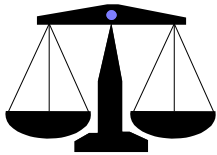


MINUTES
KOOTENAI COUNTY HEARING EXAMINER
ROOM 1 and VIRTUAL PUBLIC HEARING

MARCH 3, 2022
KOOTENAI COUNTY ADMINISTRATION BLDG.
ROOM 1

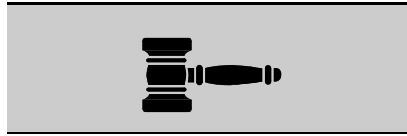
HEARING EXAMINER
KARL GRANRATH

STAFF PRESENT
BEN TARBUTTON
VLAD FINKEL
BETSY ANDERSON



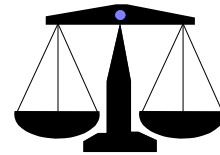
MINUTES
PREPARED BY:

BETSY ANDERSON
Recording Secretary



A handwritten signature in black ink, appearing to read 'K. Granrath', positioned below the gavel icon.

KARL GRANRATH
Hearing Examiner



MINUTES
REVIEWED BY:

VLAD FINKEL
Planner III

The Official Record of Public Hearing is available on-line at
www.kcgov.us

Karl Granrath called the meeting to order at 6:00 p.m.

The Hearing Examiner explained that the purpose of the public hearing is to take testimony on the items that appear on the agenda.

The Hearing Examiner will review the testimony presented and make a written recommendation to the Board of County Commissioners, who will make the final decision.

The hearing was adjourned at 6:16 p.m.

HEARING EXAMINER MINUTES
NOVEMBER 18, 2021

CASE NO. CUP21-0010

Blackwell Booster Station (City of Coeur d'Alene) to establish a Conditional Use Permit (CUP) for a Public Utility Complex Facility on a 0.275 acre split-zoned parcel in the Agricultural Suburban and Restricted Residential zones. The City of Coeur d'Alene has recently acquired the subject property with the intent to establish and operate a booster pumping station on it. Due to the steepness of the site (*slopes exceeding 35%*) and in order to minimize the amount of excavation, extensive retaining walls and create an adequate vehicular access, the Applicant is requesting a 25 ft. variance to the 25 ft. front yard setback requirement in the Restricted Residential zone. The parcel number 04770000003E and described as: Lakeview Terrace, Tax #26171 in Lot 3 in Sections 14 & 15, Township 50 North, Range 04 West, Boise Meridian, Kootenai County, Idaho.

Staff Presentation: Vlad Finkel, Planner III, introduced the case with a power point presentation. The Public Utility Complex Facility would be a replacement for the current, failing facility. Mr. Finkel states the parcel is located within the Area of City Impact of the City of Coeur d'Alene, steeply sloped and heavily vegetated. According to the Narrative, the structure on-site will be about 900 square feet and will contain a booster station and a back-up generator. Public agencies were asked to provide comment and only the Department of Environmental Quality may require further review. No public comments were received from surrounding neighbors

Applicant Presentation: Terry Pickel, Director of the Coeur d'Alene City Water Department said the city acquired the system in 1993. He stated the water system was privately sourced at the time, undersized, overloaded and failing. The City plans to design the booster station blend into the hillside. Under questioning from the Hearing Examiner, Mr. Pickel stated although the city would like to annex the system and affected properties into the city, the residents do not want to be annexed.

Exhibit: HE-1000 – Presentation by Vlad Finkel

Public Testimony: None. Comment Sheets submitted: 1, Applicant – 1; In Favor – 0, Neutral – 0, Opposed – 0. The names and address of the individuals speaking or submitting comments are part of the record.

Applicant Rebuttal: None.

There being no further comments, testimony was closed on this item at 6:16pm.

Submitted by,

Betsy Anderson, Recording Secretary