

DELIBERATIONS
MINUTES OF MEETING
BOARD OF COUNTY COMMISSIONERS
January 6, 2022

Case Number: CUP21-0003

Case Name: American Universal Storage

Commissioners Present: Chair Pro Tem Duncan, Commissioner Brooks via teleconference

Commissioner Absent: Chair Fillios - excused

CONFLICT(S): None

CHANGES: None

STAFF PRESENT: David Callahan, Pat Braden (teleconference), Ben Tarbutton, Vlad Finkel, Betsy Anderson

Case No. CUP21-0003, American Universal Storage - a request by Anthony Villelli, American Universal Storage, LLC, for a Conditional Use Permit to enable the expansion of a Mini Storage and Rental Warehouse Facility originally approved in Case No. CUP08-0011 on 9.486 acres in the Agricultural zone. The original request consisted of eight (8) buildings (approximately 81,100 total sq. ft.) with a total of 471 units. When the facility was originally under construction, the Applicant increased the size of some units to meet the demands of customers by reducing the overall number of units to 318. At this time, the Applicant wishes to construct five (5) more storage buildings totaling 35,250 sq. ft. with 150 additional units. As a result, the request would bring the total unit count to 468, still fewer than originally proposed. There is an existing office building and manager's residence on-site. Domestic water is currently provided by Hayden Lake Irrigation District. Effluent discharge is currently treated via septic and drainfield. Access to the subject parcel is provided from Prairie Avenue, a public road maintained by Post Falls Highway District. The subject parcel is located within the City of Hayden Exclusive Tier of the Coordinated Area of City Impact. The subject parcel number is: 0356021302AA and is described as: Hayden Lake Irrigation Tracts Amended, E2-TRS 302 & 303 EX RW in Section 21, Township 51 North, Range 04 West, B.M., Kootenai County, Idaho. The subject property is located at 3839 W. Prairie Avenue. The Hearing Examiner heard this case on December 2, 2021 and recommended approval. (*Vlad Finkel – Planner III*)

Vlad Finkel presented the case with a Power Point Presentation, explaining this request is to expand a previously approved Conditional Use Permit (CUP08-0011). Mr. Finkel explained that the original CUP allowed a total of 471 units, but the owner/operator re-configured the buildings to allow several larger units, reducing the total number of approved units to 318. This proposed expansion would increase the number of buildings and units, but the number of rental units would not exceed the original number approved. Mr. Finkel stated the City of Hayden has placed some conditions on the expansion, including entering into a Declaration of Restricted Covenants and possibly requiring additional landscaping on the parcel. He added the Post Falls Highway District is also requesting the dedication of right of way on the northern portion of the parcel for the extension of Cranston Avenue. However, those dedications can be accomplished through the Declaration of Restrict Covenants with the City of Hayden.

Motion by Commissioner Brooks, seconded by Chair Pro Tem Duncan, to approve **Case No. CUP21-0003**, a request by Anthony Villelli, American Universal Storage to enable the expansion of a Mini-Storage and Rental Warehouse Facility originally approved in CUP08-0011.

| | |
|----------------------|---------|
| Chair Fillios: | Excused |
| Chair Pro Tem Duncan | Aye |
| Commissioner Brooks: | Aye |

Decision: Approved

Deputy Clerk's Signature: _____
January 6, 2022

Community Development Update
Minutes of Meeting
January 6, 2022, 9:00 a.m.

The Kootenai County Board of Commissioners met to discuss Community Development updates. Chair Pro Tem Duncan, and Commissioner Brooks (teleconference) were present. Chair Fillios was excused. In attendance were Director David Callahan, Civil Deputy Prosecuting Attorney Pat Braden (teleconference), Planning Manager Ben Tarbutton, Planner Vlad Finkel and Deputy Clerk Betsy Anderson. Anthony Villelli was also in attendance

- I. Call to Order: Chair Pro Tem Duncan called the meeting to order at 9:13 a.m. following deliberations.
- II. Changes to the Agenda: None
- III. Business
 - A. Consideration of hiring Rachel Granrath for consulting service to conduct project management for the Rathdrum Prairie 5-acre overly zone and Tribal re-zoning.

Director David Callahan brought forth the proposal, explaining Ms. Granrath is married to Hearing Examiner Karl Granrath. She has a planning background and is willing to assist with several of the more complicated projects such as the Coeur d'Alene Tribal re-zoning and the overlay zoning for the Rathdrum Prairie aquifer. She would be acting a surrogate planner for the department as Mr. Callahan stated he doesn't have the staff available at the moment. Mr. Callahan has discussed the financial aspect of this proposal with Dena Darrow, Kootenai County Finance Director and is comfortable moving forward.

Chair Pro Tem Duncan directed Mr. Callahan to bring a contract for Rachel Granrath to a future Board Business meeting

IV. ADJOURNMENT

There being no further discussion, Chair Pro Tem Duncan adjourned the meeting at 9:15 a.m.

Respectfully submitted,

JIM BRANNON, CLERK

By: _____
Deputy Clerk

Leslie Duncan, Chair Pro Tem