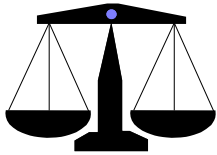


**MINUTES
KOOTENAI COUNTY HEARING EXAMINER
PUBLIC HEARING**

**FEBRUARY 7, 2019
KOOTENAI COUNTY ADMINISTRATION BLDG.
ROOM 1**

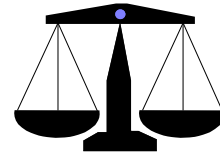
**HEARING EXAMINER
SHARON MOHR**

**STAFF PRESENT
VLAD FINKEL
CLIF TRIMBLE
DAVID CALLAHAN
KATHRYN FORD**



**MINUTES
PREPARED BY:**

KATHRYN FORD
Recording Secretary



**MINUTES
REVIEWED BY:**

VLAD FINKEL
Planner



SHARON MOHR
Hearing Examiner

The Official Record of Public Hearing is on a CD recording available at the Kootenai County Community Development.

Sharon Mohr 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 written recommendations to the Board of County Commissioners, who will make the final decision.

The hearing was adjourned at 7:08 p.m.

HEARING EXAMINER MINUTES
FEBRUARY 7, 2019

CASE NO. CUP18-0008

Type: Conditional Use Permit, LIMA Properties, LLC (David and Sunshine Welton) request for a Conditional Use Permit to construct a Mini Storage and Rental Warehouse facility on 5.00 gross acres in the Rural zone. The proposal will be developed in three (3) phases. At full built out there will be nine (9) buildings ranging from 6,720 sq. ft. to 8,960 sq. ft. in size. The Applicant plans to partition the proposed structures into a maximum of 178 units and an onsite office. The units will provide year-round dry storage for RVs and boats. The proposed office building will have a PHD approved on-site septic system. Domestic water to the office will be provided with a new well. Access to the project site will be from the terminus of Sylvan Road via a new 30' wide access easement across Parcel # 0-0200-001-016-B (*directly to the south of the project site*). The subject parcel number is 0-0200-001-015-B and described as Arthurs Sylvanian Acres, W2 Lot 15, Block 1 Except Right-of-way in Section 15, Township 53 North, Range 03West. B. M. Kootenai County, Idaho. (*Vlad Finkel-Planner*)

Staff Presentation: Vlad Finkel, Planner, provided a brief update regarding concerned neighbors which he spoke with prior to the hearing. He advised all public comments needed to be submitted in writing or presented at the hearing, however, at this point in time he had received any additional comments. Mr. Finkel introduced the application referencing his presentation. He stated the Applicant is requesting a Conditional Use Permit to establish a Mini Storage/Rental Warehouse. The proposal will be developed in three (3) phases with plans to partition the proposed structures into a maximum of 172 units including an onsite office. Agencies with jurisdiction have reviewed the request and provided comments indicating some concerns, recommendations and requirements with regard to the current physical conditions of the access road, fire suppression, and compatibility with the surrounding residential neighborhood. Staff has recommended approval with 16 conditions based on the evidence submitted to the file.

Applicant Presentation: Steve Syrcle, Applicant Representative, expressed gratitude to staff providing guidance through the process which was very beneficial in meeting the requirements needed to apply for this Conditional Use Permit application. The items of concern expressed by the public agencies have been addressed in the Conditions. Mr. Syrcle requested consideration of two changes in the conditions. The change would be the same for Condition 8.04 and 8.06 which would state, "prior to issuance of Certification of Occupancy (C/O) for the first building on-site" instead of prior to any building permits. He presented the foundation for the site being suitable for the CUP along the highway once all conditions are in compliance.

Hearing Examiner Mohr confirmed with staff that the requested condition changes were agreeable with staff.

Exhibits: HE 1000 – Presentation submitted by Vlad Finkel.
HE 1001 – Presentation submitted by Steve Syrcle.
HE 1002 – Comments submitted by Mary Adams.

Public Testimony: Comment Sheets submitted: 9, Applicant/Representatives – 2; In Favor – 0, Neutral – 0, Opposed – 7. The names and address of the individuals speaking or submitting comments are part of the record.

- Public notice signage was not at a visible site for the neighbors
- Road is a dead end with no traffic to view the public hearing posting
- Purchased property in a rural area for the quiet location not a business
- Any construction is going to destroy the road which is now in bad condition
- Plenty of other sites available by or within the City of Athol and not in a rural neighborhood
- Moved to a small town to get away from growing cities and commercial development
- Site is at the end of the road and all customers will be driving past the neighboring residences
- Big difference in neighborhood church traffic and a 24 hour storage facility
- Who did the developers speak with in the area regarding impact and compatibility
- Lighting is currently difficult
- The road will not hold up to more traffic
- Exiting out onto Highway 54 is currently difficult and will need a signal light

HEARING EXAMINER MINUTES
FEBRUARY 7, 2019

Applicant Rebuttal: Steve Syrcle, Applicant Representative, stated they should have communicated with the neighbors and appreciates them attending to express their concerns. He confirmed the road will be designed to highway district standards and will sustain construction, customer and neighborhood traffic. The public notification was completed by county code standards. Mr. Syrcle added with the additional buffering the area would be secure and safe. This site is considered a Transitional area in the Comprehensive Plan and the location is not attractive to place a residential home along the highway.

Hearing Examiner Mohr confirmed all public notification guidelines had been met.

David Callahan, Director, addressed the Hearing Examiner stating it was not too late to produce information for an application. He added that staff reserves the right to compile more information and will take the community comments into consideration as the hearing process proceeds.

There being no further comments from the public, testimony was closed on this item at 6:55 p.m. The Hearing Examiner, Sharon Mohr will review this case and submit her written report to the Board of County Commissioners within two weeks.

Submitted by,

Kathryn Ford, Recording Secretary

HEARING EXAMINER MINUTES
FEBRUARY 7, 2019

CASE NO. VAR18-0008

Type: Variance, Jean-Pierre Schrambach request for two variances, for the front and rear setbacks. The request for the front setback variance is 15', and the request for the rear setback is 15'. The subject parcel is bisected by Lower Hayden Lake Road, and the site is encumbered by steep slopes. The building footprint for the 3,000 sq ft, 2 story residence will be 10' from the rear lot line and 35' from the centerline of Lower Hayden Lake Road. The parcel number is 035200000980 and described as: H L Honeysuckle Hills BLDG Sites, LT 98 BLK 1 Section 19 Township 51N Range 03W B.M., Kootenai County, Idaho. (*Clif Trimble-Planner*)

Staff Presentation: Clif Trimble, Planner, introduced the application referencing his presentation which provided neighboring structure details and a visual layout of the parcel. He reviewed the findings needed to approve a variance and public agencies comments with conditions.

Applicant Presentation: John Young, Applicant Representative, stated staff explained the variance requirements with one of them being a hardship. This lot has an unusual geometry which presents a hardship due to the hillside at the back of the parcel and no access from the road above. Mr. Young added if this variance were approved it would be 40 feet from center of the road instead of the required 50 feet and the home would not be pushed uphill presenting site disturbance problems. In conclusion, he added the proposed square footage of the home includes the garage, built not blocking any views of the neighbors and it would fit in the neighborhood.

Exhibit: HE 1000 – Presentation submitted by Clif Trimble.

Public Testimony: Comment Sheets submitted: 4, Applicant/Representatives - 3; In Favor – 0, Neutral - 0, Opposed – 1. The names and address of the individuals speaking or submitting comments are part of the record.

Applicant Rebuttal: None.

There being no further comments from the public, testimony was closed on this item at 7:08 p.m. The Hearing Examiner, Sharon Mohr will review this case and submit her written report to the Board of County Commissioners within two weeks.

Submitted by,

Kathryn Ford, Recording Secretary