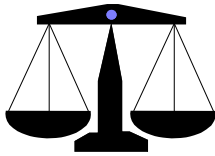


**MINUTES  
KOOTENAI COUNTY HEARING EXAMINER  
PUBLIC HEARING**

**FEBRUARY 21, 2019  
KOOTENAI COUNTY ADMINISTRATION BLDG.  
ROOM 1**

**HEARING EXAMINER  
JOAN WOODARD**

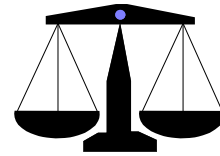
**STAFF PRESENT  
BEN TARBUTTON  
KATHRYN FORD**



**MINUTES  
PREPARED BY:**

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**KATHRYN FORD**  
Recording Secretary



**MINUTES  
REVIEWED BY:**

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**BEN TARBUTTON**  
Planner



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**JOAN WOODARD**  
Hearing Examiner

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

**Joan Woodard 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 6:15 p.m.**

HEARING EXAMINER MINUTES  
FEBRUARY 21, 2019

**CASE NO. VAR18-0007**

**Type: Variance, Druffel Laketime, LLC** request for a 22' variance to the 25' front yard setback on a 0.494 acre parcel in the Restricted Residential zone. Specifically, the Applicant wishes to construct a 442 square foot single car garage located between S. Cottonwood Bay Road and S. Snow Owl Lane. Due to the steepness of the site and the property being bisected by a private road, the Applicant cannot maintain the necessary front yard setback. As a result, the garage would be located 3' from S. Snow Owl Lane. The lake front portion of the subject property is developed with an existing residence. Access to the property is via S. Snow Owl Lane, a private road. The parcel number is 0-1740-000-006-0 and described as: Lot 6 of Amended Dewey's Cottonwood Bay Tracts in Section 04, Township 47 North, Range 04 West, B.M., Kootenai County, Idaho. (*Ben Tarbutton-Planner*)

**Staff Presentation:** Ben Tarbutton, Planner, introduced the application referencing a PowerPoint presentation. He reviewed the code setback requirements and variance criteria. He added an undue hardship exists due to the topographical constraints, the site is not in conflict of public interest, there were no agency concerns and public comments received were in support. Mr. Tarbutton stated the single car garage planned for this site would fit with the height constraint within the Kootenai Electric easement on-site.

**Applicant Presentation:** David Blanford, Applicant Representative, testified the excavation on the site was done in 2004 as shown in the presentation photographs. He added cutting further into the hillside would de-stabilize the hillside and be cost prohibitive. Ken Druffel, Applicant, provided a brief history of their site. He stated his Dad purchased the lot in 1974. The septic was grandfathered in as a cistern but in 2013 they improved the septic system. They plan to spend more time at the home and a garage would provide parking access and secured storage. Cheryl Druffel, Applicant, added the garage site design will include a concrete wall retaining the hillside to prevent slides.

**Exhibits:** HE 1000 – Presentation submitted by Ben Tarbutton.  
HE 1001 – Presentation submitted by David Blanford.

**Public Testimony:** Comment Sheets submitted: 3, Applicant/Representatives - 3; 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 from the public, testimony was closed on this item at 6:15 p.m. The Hearing Examiner, Joan Woodard will review this case and submit her written report to the Board of County Commissioners within two weeks.

Submitted by,

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Kathryn Ford, Recording Secretary