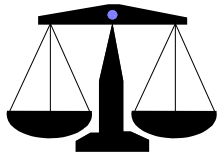


**MINUTES
KOOTENAI COUNTY HEARING EXAMINER
PUBLIC HEARING**

MARCH 2, 2023

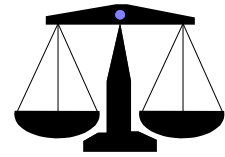
**HEARING EXAMINER
KARL GRANRATH**

**STAFF PRESENT
VLAD FINKEL
BEN TARBUTTON
DAVID CALLAHAN
JENNIFER CONNER**



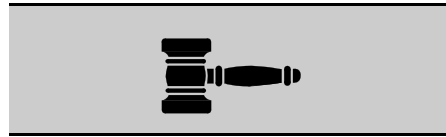
**MINUTES
PREPARED BY:**

JENNIFER CONNER
Recording Secretary



**MINUTES
REVIEWED BY:**

VLAD FINKEL
Planner III



A handwritten signature in black ink, appearing to read 'K. Granrath', written over a horizontal line.

KARL GRANRATH
Hearing Examiner

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.

HEARING EXAMINER MINUTES
MARCH 2, 2023

CASE NO. CUP22-0003 North McGuire Storage Addition

Staff Presentation: Vlad Finkel, Planner III, presented the case with a PowerPoint presentation. The request is to expand an existing mini storage facility located on North McGuire Road and West Stone Avenue. The parcel is approx. 5 gross acres, which is the minimum lot size for this type of use. The original storage facility was permitted in 1981 with CUP number C-400-81. The subject property is fairly level and is located over the Rathdrum Prairie Aquifer. There is very little vegetation where the expansion is being proposed, and sparse vegetation next to the residence. There are currently two storage buildings in the southwest corner of the property, with some outdoor storage to the north of those buildings. The parcel is zoned Agriculture. The Comp Plan designation is Transitional, however typically there is not Transitional zoning adjacent to city limits, but the City of Post Falls has recently annexed the area to the west of this parcel. This parcel is in the shared tier of the ACI. The applicant is proposing to add four additional buildings, two smaller to the east of the existing buildings, and two larger buildings along the northern portion. The building will range from 6,240 sq. ft. to 13,000 sq. ft. There is no plan for an office or restrooms. The applicant is in the process of building a website that will serve for customers to pay their fees. Post Falls Highway District would like the access to remain on McGuire. Avista stated any improvements need to be done outside of their utility easement. There were no other agency requirements. A landscaping buffer is mandatory, and staff is recommending this be done. On the north side of the parcel, there is enough room for the 15 foot buffer, however, along the west side of the property there is not enough room to provide a 15 foot buffer. The applicant can request an alternative method of compliance according to Kootenai County Code section 8.4.606. The applicant has planted shrubs/bushes along North McGuire Road and Stone Avenue. It is prohibited to subdivide in the Agricultural zone, and the minimum lot size is 5 acres. Being this parcel is over the aquifer, Panhandle Health District and the new ordinance will not allow for more than one dwelling per 5 acres. The landscape plan will also have to be approved by the Post Falls Highway District for site distance and visibility to the approach of the intersection.

Applicant Presentation: Sandra Cody states after reading through all the documentation, she understands the expectations. The intersection is already low visibility because of the sign. There is not going to be an office where people come in, but she does have a “home” office, not for members of the public. The irrigation system runs from the house along Stone Avenue, all the way down to McGuire. Ms. Cody states Pyracantha is what she would like to use for the landscaping buffer, as they grow to 20 feet.

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

No Public comments. No one on zoom

Applicant Rebuttal: None

Exhibits: HE-1000 PowerPoint presentation by Vlad Finkel

There being no further comments or testimony, the Hearing Examiner closed the public hearing for CUP22-0003 at 6:27 pm.

Karl Granrath closed the public hearing at 6:27 p.m.

Prepared By,

Jennifer Conner, Recording Secretary