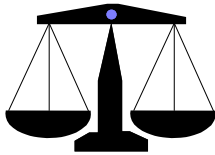


**MINUTES
KOOTENAI COUNTY HEARING EXAMINER
PUBLIC HEARING**

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

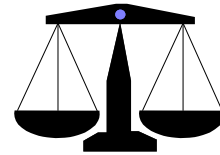
**HEARING EXAMINER
JOAN WOODARD**

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



**MINUTES
PREPARED BY:**

KATHRYN FORD
Recording Secretary



**MINUTES
REVIEWED BY:**

CLIF TRIMBLE
Planner



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 6:10 p.m.

HEARING EXAMINER MINUTES

MARCH 21, 2019

CASE NO. VAR18-0010

Type: Variance, a request by John Hunt for a 13' variance to the rear setback. The request would place the 2,184 sq. ft. home 12 ft. from the rear property line. The Parcel number is 03420002007A, described as Harmons ADD (Amended), LTS 7 & 8 BLK 2 1947N03W, B.M., Kootenai County, Idaho. (*Clif Trimble-Planner*)

Staff Presentation: Clif Trimble, Planner, introduced the application referencing a PowerPoint presentation. He reviewed the variance requirements that needed to be met for this request to the rear setback of the property. The request is to have the structure/edge of the roof eave beginning 12 feet from the rear property line. The lot has extreme slopes that front W. Harmon Avenue and push the building envelope towards to the back of the property. Mr. Trimble added that agencies had no objections and provided comment or conditions. The public comments submitted were neighbors in support of his request.

Applicant Presentation: John Hunt, Applicant Representative, provided a brief history on his site which he purchased awhile back for retirement. He began working with the Planning Department about 3 years ago and then he acquired a neighboring lot to help build but staying within the setbacks was still an issue. Mr. Hunt stated without taking the mountain down or moving massive amounts of dirt this variance request would be the minimal least needed. His neighbors are enjoying their new view since he has been clearing and landscaping the site.

Exhibit: HE 1000 – Presentation submitted by Clif Trimble.

Public Testimony: Comment Sheets submitted: 1, Applicant/Representatives - 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 from the public, testimony was closed on this item at 6:10 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,

Kathryn Ford, Recording Secretary