



## PUBLIC HEARING SECOND AMENDED AGENDA

KOOTENAI COUNTY HEARING EXAMINER  
**ROOM 1 and VIRTUAL PUBLIC HEARING**

JULY 15, 2021, THURSDAY, 6:00 P.M.  
451 GOVERNMENT WAY, COEUR D'ALENE, IDAHO

Join Zoom Meeting

<https://us02web.zoom.us/j/87198865992?pwd=NVRKNlRDR0ZyaVltNkJKWbDd3RmVNdz09>

Meeting ID: 871 9886 5992

Passcode: 316533

I. CALL TO ORDER

II. OPENING REMARKS

III. NEW BUSINESS

A. **Case No. CUP20-0012, a request by Les Vawter** for a Conditional Use Permit to establish a Mini-Storage Facility on an approximately 6.45-acre parcel of land in the Agricultural zone. The subject parcel is undeveloped, and has historically been used for growing hay. The Applicant is proposing to develop an area consisting of approximately 1.03 acres with two storage unit buildings containing a maximum of 44 individual storage units. The proposed facility would be located in the area of the parcel surfaced with gravel immediately north of a Conoco fueling station in the Commercial zone. Access to the mini-storage facility would be gained via a new driveway extending east from State Highway 3, a public highway maintained by the Idaho Transportation Department. The Parcel Number is 49N01W-27-0525, described as: TAX #12502 [IN NE-NE] in Section 27, Township 49 North, Range 01 West, Boise Meridian, Kootenai County, Idaho. The Assessor's Identification Number (AIN) is 128631. The subject parcel is located along the east side of State Highway 3, approximately ¼ mile south of Interstate 90. The first public hearing regarding this request was held in front of the Hearing Examiner on February 4, 2021. The public hearing was continued to a future date to allow FEMA time to provide additional information on necessary flood mitigation measures. (*Zach Trevino – Planner*)

B. **Case No. CUP21-0002, a request by Stach Construction Company** for a Conditional Use Permit to establish and operate a Mini Storage Facility on approximately 11.08 acres in the Rural zone. The subject parcel contains an existing structure, formerly occupied by a bar/restaurant, to be converted into an office. A total of six structures with storage units are proposed, with the largest unit size being 14-feet x 40-feet. The subject parcel is located west of and adjacent to N. Wilkinson Road and north of and adjacent to W. State Highway 53. Access to the subject parcel will be gained from Wilkinson Road, a public road within the jurisdiction of Lakes Highway District. No direct access from State Highway 53 is proposed. The parcel number is 0-5760-000-025-0, AIN is 171900, and is described as: Panhandle Village Tract 25 in Section 27, Township 52 North, Range 04 West, Boise Meridian, Kootenai County, Idaho. The existing structure has an address of 2555 W. Highway 53. (*Levi Basinger – Planner*)

IV. ADJOURNMENT

Kootenai County does not discriminate against individuals or groups on the basis of disability in the admission or access to, or treatment in, its public meetings, programs, or activities. Requests for assistance or accommodations can be arranged by contacting Kootenai County Community Development at (208) 446-1070 with 48-hour notice. Further information can be obtained from the Kootenai County Community Development, 451 Government Way, P. O. Box 9000, Coeur d'Alene, Idaho 83816-9000 (208) 446-1070.