



## PUBLIC HEARING AGENDA

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

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

#### WEBLINK:

<https://www.kcgov.us/927/Planning-Department-Virtual-Meetings>

#### I. CALL TO ORDER

#### II. OPENING REMARKS

#### III. NEW BUSINESS

- A. **Case No. VAR20-0012 , a request by Benjamin Miller** for a 10 foot variance to the 25 foot front yard setback requirement from a public road on an approximately 0.34-acre parcel of land in the Agricultural Suburban zone. The parcel is currently developed with a residence, which the applicant desires to expand by constructing an addition to the front of the existing structure. The proposed addition would include garage and office space, and the driveway extending from Harrison Avenue would be reconfigured to accommodate this addition. The purpose of the request is to enable the proposed addition to be located 15 feet from a line 25 feet from, and parallel to, the centerline of Harrison Avenue, a public road under the jurisdiction of East Side Highway District. The Applicant cites lack of sufficient area to locate the addition elsewhere, lack of vehicular access to the rear of the residence, and steep slope as contributing to undue hardship justifying the variance. The parcel number is 50N03W-18-0800, described as: W2-TAX #3410 (IN NE) in Section 18, Township 50 North, Range 03 West, Boise Meridian, Kootenai County, State of Idaho. The subject parcel is located at address 2480 E. Harrison Avenue, approximately 300 feet east of the intersection of Harrison Avenue and Stanley Hill Road. (*Zach Trevino-Planner*)
- B. **Case No. CUP21-0001, Stanley Pope** to remedy an active Code Violation and to establish an Automobile Wrecking Yard and Junk Yard on a 7-acre portion of a 20.86-acre parcel of land in the Rural zone. Specifically, the Applicant proposes to utilize the southwest portion of the property for purposes of storing, dismantling and recycling of old vehicles. The Applicant will transport all of the unwanted vehicles to the property, as there will be no public access to the site. The recycling and removal of metal material and hazardous fluids will be done on as needed basis in compliance with the regulations of all local and state agencies. The existing residence and outbuildings will not be utilized as part of the request. The Applicant intends to place a small storage building within the requested CUP area. There are currently two access approaches to the subject site from Pope Road, a public road maintained by the Lakes Highway District. One approach is located in the southwest corner of the parcel and a second approach approximately 800 feet to the north. The Applicant proposes to utilize the existing approach in the southwest corner of the property for the proposed use, while the other approach will be used for the primary residence on-site. No additional wastewater will be generated by the proposed use. The parcel number 52N04W-24-2020 and described as: TAX # 8620 EX TAX # & EX RW in Section 24, Township 52 North, Range 04 West. B. M. Kootenai County, ID. The subject property is located at 19028 N. Pope Road, Hayden, ID 83835. (*Vlad Finkel-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.