

KOOTENAI COUNTY

BOARD OF COMMISSIONERS

Meeting Minutes

Community Development

March 23, 2023 10:00 A.M.

451 N. Government Way, Administration Building, Meeting Room 1A/B

The Kootenai County Board of Commissioners: Chairman Duncan, Commissioner Brooks, Commissioner Mattare met to discuss the following agenda items.

Staff present were Planner III Vlad Finkel, Civil Deputy Prosecuting Attorney Pat Braden (via Zoom), Deputy Clerk Jennifer Conner and Administrative Manager Reba Grytness.

- A. **CALL TO ORDER:** Chair Duncan called the meeting to order at 10:00a.m.
- B. **CHANGES TO THE AGENDA (Action)-None**
- C. **CHAIRMAN'S OPENING REMARKS-** Chair Duncan mentioned that Jennifer Conner will speak in place of Director Callahan on the cost of signs discussion.
- D. **POLL FOR CONFLICTS OF INTEREST (Action)-None**
- E. **DELIBERATIONS (Action)**
 1. **CUP22-0013 Black Rock Marina Boat Storage-**Planner Vlad Finkel followed up on the Board's direction to address the concerns regarding the private road specifically relating to the maintenance of the road and what responsibility the applicant would take on. Community Development met with the applicant and owner. Two documents were brought forth that are currently in the record. The first document addresses traffic impacts associated with the CUP request. The information provided is not new information as they have addressed the number of average daily trips associated with their use in comparison to the other residential lots within the subdivision during the HE hearing. If the submitted conditions of approval are not acceptable to the Board then a short recess could be taken to have staff speak with the Applicant. The March 16, 2023 narrative that was submitted addresses concerns that were raised regarding the number of trips that would be generated on an annual basis. It was determined that seasonal use will have approximately 850 trips annually. Residential trips per resident is approximately 3,600 trips annually. Each lot will generate more than 4 times that of the applicant. The second document answered the question previously asked by Commissioner Mattare as to the timeline of when the parcels were sold to individuals in the subdivision. The document clearly shows the agreement was signed prior to that sell of the individual lots. There is no maintenance agreement or CCNrs. The applicant agrees to grade the road annually as long as there is no road maintenance agreement. If a maintenance agreement should come to be in the future then they would participate prorated per lot as one of the eleven lots served by that street. Staff believes this is an acceptable condition of approval.

Commissioner Mattare asked what the building height would be. Mr. Finkel says there are no height restrictions. Chair Duncan asked for a two minute break where Staff can speak with the applicant. Commissioner Mattare wanted to make sure that the facility would be staff operated only. Mr. Finkel said that any change to this would have to go through either a minor modification or a major modification.

Returning from the recess at 10:22 a.m., Mr. Finkel relayed that it would not be likely that the applicant would be able to stack boats due to fire safety concerns and that the ceiling height would be roughly 16 feet plus the roof trusses with a maximum height of grade to be 35 feet estimated. This is not much more than a two story residence depending on the roof pitch. The applicant has no intention of modifying the scope of their request.

Commissioner Mattare would like a new condition (8.15) to limit the height of the building within two feet more or less than the 35 feet. Commissioner Mattare moved that the CU22-0013 be approved with the condition 8.14 road maintenance as well as the 8.15 height restrictions. Commissioner Brooks seconded the motion.

Commissioner Brooks	Aye
Commissioner Mattare	Aye
Chair Duncan	Nay

2. **CUP22-0003 North McGuire Storage Addition-** Planner Vlad Finkel provided a PowerPoint presentation for a facility request by Sandra Cody located on the west side of Kootenai County over the prairie, on the corner of McGuire Road and Stone Avenue and is zoned agricultural and transitional within the comp plan. This was annexed within the area of City impact and does not need to be connected to municipal services. This request is to expand an existing storage facility that was established in 1981. Four additional buildings are being requested with a size between 6,240 square feet and 13,000 square feet with two being constructed north of the existing building and two on the east. There will be no offices or bathroom facilities on site. No customers utilize the residence or detached structure on the property. Public agencies approved with fire suppression requirements and building permits. There were no public comments in support or opposition. Staff would like to have the applicant submit a landscape plan meeting the requirements of Article 4.6. The plan would need to comply with 8.4.603.C and E. Areas adjacent to residential zones and public road frontage, respectively. The applicant may request an alternative method of compliance per section 8.4.606 because of inadequate space. The HE as well as Staff recommend approval.

Commissioner Mattare asked if the storage units would be similar to the ones that are already on the property. Mr. Finkel replied that they would.

Commissioner Brooks	Aye
Commissioner Mattare	Aye
Chair Duncan	Aye

F. **BUSINESS (Discussion)**


1. **Cost of signs** –Clerk Jennifer Conner, conveyed that the material cost of signs that need to be posted for projects cost approximately \$26.00 per sign. Some projects may have up to 3 signs and they are not being returned. Staff would like to have the applicants pay a deposit for the signs that will be refunded once they are returned. Commissioner Mattare asked if we are allowed to charge fees for costs that are actually accrued and if we pay someone to install the signs. The planners are the ones who take the signs to the parcel.

Mr. Finkel stated there is a staff review fee for every application and some of the projects are in remote locations and it could take a couple hours to set up and then retrieve the signs. Commissioner Mattre asked if mileage is reimbursed and was told County vehicles are being used. He would like to break down the cost of time and gas as well as the cost of signs to add to the deposit. Chair Duncan is not in favor of this because it is already a service we provide when we go out to the project sight. She would like the deposit to be \$30.00 and refundable if the sign is returned to Community Development within 45 days. Civil Deputy Prosecuting Attorney Pat Braden said he could write up a resolution to bring this before a public hearing.

ADJOURNMENT: Chair Duncan adjourned the meeting at 10:52 a.m.

Jennifer Locke, Clerk

By: Reba Grytness
Reba Grytness, Deputy Clerk



BOCC: Leslie Duncan, Commissioner - Signed 4/4/2023
Chairman, Leslie Duncan

