

DELIBERATIONS  
MINUTES OF MEETING  
BOARD OF COUNTY COMMISSIONERS  
June 24, 2021

Case Number: VAR21-0005

Case Name: Gregory and Julie Hasenoehrl

Commissioners Present: Chair Fillios, Commissioner Brooks

Commissioners Excused: Commissioner Duncan

CONFLICT(S): None

CHANGES: None

STAFF PRESENT: David Callahan, Pat Braden, Vlad Finkel, Mary Shaw, Sandi Gilbertson

**Case No. VAR21-0005, a request by Gregory and Julie Hasenoehrl** for the following variances on a 0.24 acre waterfront parcel of land located in the Restricted Residential zone: 1) 7’-4” variance to the 25’ front yard setback; 2) 5’ variance to the 10’ side yard setback. The Applicants wish to construct a 720 sq. ft. detached shop located 17’-8” from the edge of the front property line and 5’ from the northwest side property line at the nearest points. Due to the location of the existing cabin, access stairway, loading / unloading area, shed (on permanent foundation) and steep slopes on-site, the Applicant is not able to maintain the prescribed setback requirements in the underlying zone. Water and sewer services to the existing cabin will remain unchanged. Access to the subject parcel is from W. Pine Terrace, a private road. The parcel number is 0612000006A and described as: Pine Terrace Tracts, Tract 6, E2-TR 7, Tax # 17557 [In Government Lot 4] in Section 19, Township 48 North, Range 04 West, B.M., Kootenai County, Idaho. The subject parcel is located at 9280 W. Pine Terrace Road. The Hearing Examiner held a public hearing on June 3, 2021 and recommended approval.

Planner III Vlad Finkel presented this variance request to the front and side-yard setbacks on a 0.24 acre of waterfront property to build a 725 square foot detached shop in the Restricted Residential zone. Mr. Finkel stated the area where the shop is proposed is fairly level, but there is limited space for construction of the proposed shop. He said the location of the existing effluent discharge distribution line is not in conflict with the proposed location of the proposed shop.

Motion by Commissioner Brooks, seconded by Chair Fillios, to approve the variance request for Case No. VAR21-0005, a request by Gregory and Julie Hasenoehrl for the following variances on a 0.24 acre waterfront parcel of land located in the Restricted Residential zone: 1) 7’-4” variance to the 25’ front yard setback; 2) 5’ variance to the 10’ side yard setback.

Chair Fillios:	Aye
Commissioner Duncan	Excused
Commissioner Brooks:	Aye

Decision: Approved

Deputy Clerk’s Signature: \_\_\_\_\_  
June 24, 2021

DELIBERATIONS  
MINUTES OF MEETING  
BOARD OF COUNTY COMMISSIONERS SIGNING  
June 24, 2021

Case Number: CUP20-0016

Case Name: Michael Bieter

Commissioners Present: Chair Fillios, Commissioner Brooks

Commissioners Excused: Commissioner Duncan

CONFLICT(S): None

CHANGES: None

STAFF PRESENT: David Callahan, Pat Braden, Vlad Finkel, Mary Shaw, Sandi Gilbertson

**Case No. CUP20-0016, a request by Michael Beiter** for a Conditional Use Permit to construct a Wireless Communication Facility (WCF) tower on an approximately 20-acre parcel of land in the Rural zone. The subject parcel is developed with a single-family residence and accessory structure. The proposed WCF will consist of a 100-foot tall self-supporting tower and related ground equipment, for the purpose of receiving internet signals from local wireless internet service providers. The tower would primarily be for residential use, but is designed to allow for collocation of up to three additional providers. A secondary purpose of the tower would be to serve as a repeater tower to enhance internet service for neighboring residences, although the tower will only serve the Applicant's residence initially. The tower will be located over 150 feet from the boundary of any adjacent parcel. Access to the subject parcel is gained directly from Walking Horse Lane, a public road maintained by Lakes Highway District. The parcel number is 53N03W-01-8000, described as: W2-NW-SE in Section 01, Township 53 North, Range 03 West, Boise Meridian, Kootenai County, State of Idaho. The Assessor's Identification Number (AIN) is 112144. The existing residence is located at address 32535 N. Walking Horse Lane. The Hearing Examiner held a public hearing on May 20, 2021 and recommended approval. The Board heard this at deliberations on June 17, 2021 and approved this request.

Motion by Commissioner Brooks, seconded by Chair Fillios, to execute the signing of the Order of Decision for Case No. CUP20-0016, a request by Michael Beiter for a Conditional Use Permit to construct a Wireless Communication Facility (WCF) tower on an approximately 20-acre parcel of land in the Rural zone.

Chair Fillios:	Aye
Commissioner Duncan	Excused
Commissioner Brooks:	Aye

Decision: Approved

Deputy Clerk's Signature: \_\_\_\_\_  
June 24, 2021

