

DELIBERATIONS  
MINUTES OF MEETING  
BOARD OF COUNTY COMMISSIONERS  
July 1, 2021

Case Number: VAR21-0002

Case Name: Travis and Kimberli Roth

Commissioners Present: Chair Fillios, Commissioner Duncan  
Commissioner Brooks participated via teleconference.

CONFLICT(S): None

CHANGES: None

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

**Case No. VAR21-0002, a request by Travis and Kimberli Roth** for a 10 foot variance to the 25 foot front yard setback requirement from a public right-of-way on an approximately 0.19-acre parcel of land in the Restricted Residential zone. The subject lot is currently undeveloped. The Applicant desires to construct a 38' x 26' garage located 15 feet from the edge of the Cochran Lane right-of-way. The garage would not require connection to water or sewer systems, as it would only be used for storage and would contain no habitable space. The garage would gain access directly from Cochran Lane, a privately maintained road within a public right-of-way under the jurisdiction of Lakes Highway District. The Applicant cites small lot size and irregular lot configuration resulting in limited buildable area as contributing to undue hardship justifying the variance. The parcel number is 0-5920-000-075-0, described as: PERCY COCHRAN BEACH, LT 75 in Section 08, Township 52 North, Range 04 West, Boise Meridian, Kootenai County, State of Idaho. The subject parcel is located approximately 300 feet north of the intersection of Cochran Lane and Rice Road. The Hearing Examiner heard this case at a public hearing on June 3, 2021 and recommended approval.

Planner II Zach Trevino presented this variance request referencing a PowerPoint presentation. He said the property is a secondary lake front lot and is located near the Twin Lakes Golf Course on Cochran Lane. The lot is the only triangular lot in the subdivision presenting setback problems due to the shape of the lot. He also stated the applicant plans to retain much of the vegetation for visual screening. Mr. Trevino added that if the variance was granted, the applicant would still have to apply for a Special Notice Permit in order to construct the garage. Staff believes the request is appropriate due to the parcel shape and the minimum necessary to accommodate the proposed garage.

The Board were in agreement with the variance request given the size and shape of the lot.

Motion by Commissioner Duncan, second by Commissioner Brooks, to approve Case No. VAR21-0002, a request by Travis and Kimberli Roth for a 10 foot variance to the 25 foot front yard setback requirement from a public right-of-way on an approximately 0.19-acre parcel of land in the Restricted Residential zone.

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| Chair Fillios:       | Aye |
| Commissioner Duncan  | Aye |
| Commissioner Brooks: | Aye |

Decision: Approved

Deputy Clerk's Signature: \_\_\_\_\_  
July 1, 2021

DELIBERATIONS  
MINUTES OF MEETING  
BOARD OF COUNTY COMMISSIONERS  
July 1, 2021

Case Number: MSP20-0002

Case Name: Hoodoo Valley North

Commissioners Present: Chair Fillios, Commissioner Duncan  
Commissioner Brooks participated via teleconference.

CONFLICT(S): None

CHANGES: None

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

**Case No. MSP20-0002, Hoodoo Valley North**, a request by JB Dodge Company LLC, for preliminary approval of a Major Subdivision consisting of 66 residential lots and 1 utility tract on 335.89 acres in the Rural zone. The subject parcel of land is currently undeveloped and will be completed in six phases. The proposed lots will be a minimum of 5.000 acres gross (4.500 net) in size meeting the lot size and density requirements in the Rural zone. Domestic water supply to each lot will be provided via individual wells. Effluent discharge on each lot will be treated by individual septic and drainfield. One access point will be from Pulaski Road, a newly dedicated public road located within Hoodoo Valley 5th Addition plat, connecting to Ramsey Road to the west. The other access point will be from Archer Road, a newly dedicated public road located within Hoodoo Valley 6th Addition plat, connecting to Remington Road to the south. The interior road system will be constructed to the Associated Highway District Standards and dedicated to the public in the name of Lakes Highway District. The subject parcel number is: 53N04W-14-5000 and is described as: TAX # 25710 [IN NE, NW, SW, SE] in Section 14, Township 53 North, Range 04 West, B. M., Kootenai County, ID. The subject parcel is located east of Ramsey Road, between State Highway 54 and Remington Road. The Hearing Examiner held a public hearing on June 3, 2021 and recommended approval. (Vlad Finkel-Planner)

Planner III Vlad Finkel gave an overview of this major subdivision consisting of 66 residential lots on approximately 336 acres. The project will be completed in six phases. Mr. Finkel stated that agencies with jurisdiction have reviewed the request and provided comments. He added that access to the property is through two newly dedicated roads.

Motion by Commissioner Duncan, second by Commissioner Brooks, to approve Case No. MSP20-0002, Hoodoo Valley North, a request by JB Dodge Company LLC, for preliminary approval of a Major Subdivision consisting of 66 residential lots and 1 utility tract on 335.89 acres in the Rural zone.

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| Chair Fillios:       | Aye |
| Commissioner Duncan  | Aye |
| Commissioner Brooks: | Aye |

Decision: Approved

Deputy Clerk's Signature: \_\_\_\_\_  
July 1, 2021

DELIBERATIONS  
MINUTES OF MEETING  
BOARD OF COUNTY COMMISSIONERS SIGNING  
July 1, 2021

Case Number: VAR20-0005

Case Name: Gregory and Julie Hasenoehrl

Commissioners Present: Chair Fillios, Commissioner Duncan

Commissioner Brooks participated via teleconference

CONFLICT(S): None

CHANGES: None

STAFF PRESENT: David Callahan, Pat Braden, Vlad Finkel, Zach Trevino, 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 06120000006A 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.

Motion by Commissioner Duncan, second by Commissioner Brooks, to approve the signing of 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.

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| Chair Fillios:       | Aye |
| Commissioner Duncan  | Aye |
| Commissioner Brooks: | Aye |

Decision: Approved

Deputy Clerk’s Signature: \_\_\_\_\_  
July 1, 2021