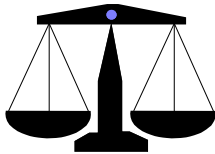


**MINUTES
KOOTENAI COUNTY HEARING EXAMINER
ROOM 1 and VIRTUAL PUBLIC HEARING**

**JANUARY 7, 2021
KOOTENAI COUNTY ADMINISTRATION BLDG.
ROOM 1**

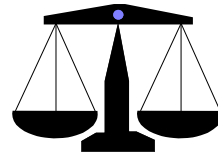
**HEARING EXAMINER
KARL GRANRATH**

**STAFF PRESENT
VLAD FINKEL
MARY SHAW
DAVID CALLAHAN
KATHRYN FORD**



**MINUTES
PREPARED BY:**

KATHRYN FORD
Recording Secretary



**MINUTES
REVIEWED BY:**

VLAD FINKEL
Planner



KARL GRANRATH
Hearing Examiner

The Official Record of Public Hearing is available on-line at
www.kcgov.us

Karl Granrath called the meeting to order at 6:00 p.m.

The Hearing Examiner explained that the purpose of the public hearing is to take testimony on the items that appear on the agenda.

The Hearing Examiner will review the testimony presented and make written recommendations to the Board of County Commissioners, who will make the final decision.

The hearing was adjourned at 6:17 p.m.

HEARING EXAMINER MINUTES
JANUARY 7, 2021

CASE NO. ZON20-0009

Type: Zone Change, Jessant T. Spencer to complete a Zone Change from Agriculture to Light Industrial on parcel of land approximately 18.5 acres in size. The subject parcel is undeveloped, and there is no specific future use contemplated at this time. The subject parcel is bordered by parcels zoned Light Industrial, Commercial with a Conditional Zoning Development Agreement, and Mining with a Conditional Zoning Development Agreement. Access to the subject parcel can be gained from W. Bedrock Road, a privately maintained road within a public right-of-way, and from N. Beck Road, a public road maintained by the Post Falls Highway District. The property is located within the shared tier of the City of Hayden, Rathdrum and Post Falls Coordinated Area of City Impact. The parcel number is 0196001143AA. The parcel is described as: East Farms Irrigation Tracts Plat 5, Tracts 143, 144 EX RW in Section 01, Township 50N, Range 06W, B.M.. Kootenai County, Idaho. The subject site is located at the southwest corner of the intersection of Beck and Bedrock Roads. (*Vlad Finkel-Planner*)

Staff Presentation: Vlad Finkel, Planner, introduced the application referencing a presentation stating the request is for a zone change from Agricultural Suburban to Light Industrial. The site is located off of Beck Road by the speedway and currently undeveloped. He added there are multiple zoned parcels in the area with high intensity uses. It is located in the Shared Tier ACL. Staff did solicit comments from those cities. The agencies with jurisdiction provided comment with no concerns and the public comments received were in support.

Applicant Presentation: Jessant Spencer, Applicant, stated staff covered the details on their application. They purchased the parcel from the Beck Family. The site has not been used for Agriculture for years since it is not possible to grow anything at this point in time. He added they would like to relocate their business and this seems like the most compatible area.

Exhibit: HE 1000 – Presentation submitted by Vlad Finkel.

Public Testimony: Comment Sheets submitted: 0, Applicant – 1 via Zoom; In Favor – 0, Neutral – 0, Opposed – 1. The names and address of the individuals speaking or submitting comments are part of the record.

Applicant Rebuttal: None.

There being no further comments from the public, testimony was closed on this item at 6:08 p.m. The Hearing Examiner, Karl Granrath will review this case and submit his written report to the Board of County Commissioners within two weeks.

Submitted by,

Kathryn Ford, Recording Secretary

HEARING EXAMINER MINUTES
JANUARY 7, 2021

CASE NO. VAR20-0010

Type: Variance, a request by Dale and Kim Ramm for a 7 ft. variance to the 10 ft. side yard setback on a 0.27-acre waterfront lot in the Restricted Residential zone. The subject property has an existing, non-conforming cabin constructed in 1966. This structure is currently located 3 ft. from the (northern) side yard property line. The Applicant wishes to expand the cabin living space by constructing a second story bedroom above an existing addition and a main floor living room in location of the existing deck within the prescribed side yard setback area. The request does not propose to encroach further into the setback area than the existing non-conforming structure already does. Due to the steepness of the site, limited area for expansion, and the existing floor plan layout, the Applicant cannot maintain the required side yard setback. No changes are proposed to the water and sewer services. Access to the property is by N. Rollins Beach Loop, a private road. The parcel number is 068400030090. The parcel is described as: Rollins Lake Shore Lots, LT 9 BLK 3, Undivided Interest in Private Roads [IN SW4] in Section 34, Township 52 North, Range 03West, B.M., Kootenai County, Idaho. (*Vlad Finkel-Planner*)

Staff Presentation: Vlad Finkel, Planner, introduced the application referencing a presentation for a side yard setback variance. There is an existing cabin on the site that the Applicants want to remodel and provide more living space. The cabin was built prior to land use ordinances for setbacks. The status of the site is considered a non-conforming use. Mr. Finkel stated the Applicant wants to expand the existing habitable space to the deck area and upward for a second story in the same footprint. There are no issues with public agencies or public comment regarding this request.

Applicant Presentation: Kim Ramm, Applicant, stated staff did a very good job explaining request. The site plan is the best plan with the property restraints. She added that part of the deck would be the room expansion with windows and the side deck remaining the same facing the lake.

Exhibit: HE 1000 – Presentation submitted by Vlad Finkel.

Public Testimony: Comment Sheets submitted: 0, Applicant – 1 via Zoom; In Favor – 0, Neutral – 0, Opposed – 1. The names and address of the individuals speaking or submitting comments are part of the record.

Applicant Rebuttal: None.

There being no further comments from the public, testimony was closed on this item at 6:17 p.m. The Hearing Examiner, Karl Granrath will review this case and submit his written report to the Board of County Commissioners within two weeks.

Submitted by,

Kathryn Ford, Recording Secretary