

SIGNING
MINUTES OF MEETING
BOARD OF COUNTY COMMISSIONERS
January 13, 2022

Case Number: CUP21-0003

Case Name: American Universal Storage

Commissioners Present: Chair Chris Fillios, Commissioner Bill Brooks,
Commissioner Leslie Duncan via teleconference

CONFLICT(S): None

CHANGES: None

STAFF PRESENT: David Callahan, Pat Braden (teleconference), Ben Tarbutton, Vlad Finkel, Crystal Garner,
Betsy Anderson

Case No. CUP21-0003, American Universal Storage - a request by Anthony Villelli, American Universal Storage, LLC, for a Conditional Use Permit to enable the expansion of a Mini Storage and Rental Warehouse Facility originally approved in Case No. CUP08-0011 on 9.486 acres in the Agricultural zone. The original request consisted of eight (8) buildings (approximately 81,100 total sq. ft.) with a total of 471 units. When the facility was originally under construction, the Applicant increased the size of some units to meet the demands of customers by reducing the overall number of units to 318. At this time, the Applicant wishes to construct five (5) more storage buildings totaling 35,250 sq. ft. with 150 additional units. As a result, the request would bring the total unit count to 468, still fewer than originally proposed. There is an existing office building and manager's residence on-site. Domestic water is currently provided by Hayden Lake Irrigation District. Effluent discharge is currently treated via septic and drainfield. Access to the subject parcel is provided from Prairie Avenue, a public road maintained by Post Falls Highway District. The subject parcel is located within the City of Hayden Exclusive Tier of the Coordinated Area of City Impact. The subject parcel number is: 0356021302AA and is described as: Hayden Lake Irrigation Tracts Amended, E2-TRS 302 & 303 EX RW in Section 21, Township 51 North, Range 04 West, B.M., Kootenai County, Idaho. The subject property is located at 3839 W. Prairie Avenue. The Hearing Examiner heard this case on December 2, 2021 and recommended approval. The Board held deliberations on this project January 6, 2022 and upheld the recommendation of the Hearing Examiner to approve this request.

Motion by Commissioner Brooks, seconded by Commissioner Duncan, to approve the signing of **Case No. CUP21-0003**, a request by Anthony Villelli, American Universal Storage to enable the expansion of a Mini-Storage and Rental Warehouse Facility originally approved in CUP08-0011.

Chair Fillios:	Aye
Chair Pro Tem Duncan	Aye
Commissioner Brooks:	Aye

Decision: Approved

Deputy Clerk's Signature: _____
January 13, 2022

Community Development Update
Minutes of Meeting
January 13, 2022, 9:00 a.m.

The Kootenai County Board of Commissioners met to discuss Community Development updates. Chairman Fillios, Commissioner Duncan (teleconference) and Commissioner Brooks were present. In attendance were Director David Callahan, Civil Deputy Prosecuting Attorney Pat Braden (teleconference), Planning Manager Ben Tarbutton, Planner Vlad Finkel, Customer Service Tech Crystal Garner and Deputy Clerk Betsy Anderson.

- I. Call to Order: Chair Fillios called the meeting to order at 9:03 a.m. following the signing of an order of decision.
- II. Changes to the Agenda: None
- III. Business
 - A. Consideration of the County being the lead agency for the following CDA2030 comprehensive plan Action Item:
 - 1. Evaluate the Zoning Code and development standards regarding development occurring near shorelines.

Director David Callahan presented a contextual overview of the City of Coeur d'Alene's Comprehensive Plan update for 2030. The City has invited the County to work with the City with certain portions of the updated plan, but the County is not obligated. At a future Planning Commission workshop, the Director would address that the proposal is part of the City's updated Comp Plan, asking us to look at our current regulations. If the Planning Commission is amenable to reviewing our regulations, is there any rationale to changing our regulations. A dialogue may then take place as to whether or not the Commission is will to make changes. The changes would be presented through the public hearing process for both the Planning Commission and the Board of County Commissioners before any changes are made.

Commissioner Duncan was agreeable to the City asking the Planning Commission to review regulations, but was not in favor of the Planning Commission going through any process at this time as the Commission has enough projects undergoing review at this time. Commission Brooks and Chair Fillios were also in agreement the Planning Commission may be approached, but will table any decision to allow public hearing.

Chairman Fillios adjourned the meeting at 9:11 am.

IV. ADJOURNMENT

Respectfully submitted,

JIM BRANNON, CLERK

By: *Betsy Anderson*
Deputy Clerk



Chris Fillios -Chairman