

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

**FEBRUARY 3, 2022
KOOTENAI COUNTY ADMINISTRATION BLDG.
ROOM 1**

**HEARING EXAMINER
KARL GRANRATH**

**STAFF PRESENT
DAVID CALLAHAN
BEN TARBUTTON
VLAD FINKEL
BETSY ANDERSON**



MINUTES
PREPARED BY:

BETSY ANDERSON
Recording Secretary



KARL GRANRATH
Hearing Examiner



MINUTES
REVIEWED BY:

VLAD FINKEL
Planner III

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 6:31 p.m.

HEARING EXAMINER MINUTES
FEBRUARY 3, 2022

CASE NO. ZON08-0003

Type: Case No. ZON08-0003 Hagadone Hospitality Corporation for a Conditional Zoning Development Agreement (CZDA) modification to increase the total number of permissible storage buildings on-site. The subject site consists of eight (8) parcels totaling 79.464 acres with a zoning classification of Commercial with a CZDA. The current CZDA allows for up to fifty-six (56) buildings to be constructed on-site. At this time, the Applicant is requesting a modification of the CZDA to allow for additional thirty-six (36) buildings, for a total of ninety-two (92) buildings, in order to accommodate increasing demand for winter boat storage for the marina customers. Access to the project site is 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 numbers are: 0-1960-01-153-ZZ, 0-1960-01-154-ZZ, 0-1960-01-155-AA, 0-1960-01-156-AA, 0-1960-01-157-AA, 0-1960-01-165-AB, 0-1960-01-166-AA, 0-1960-01-167-AA and described as: Tracts 153, 154, 155, 156, 157, 165, 166, 167, 168, 169, and Portions of Vacated Right-of-Way In East Farms Irrigated Tracts of Section 1, Township 50 North, Range 6 West, Boise Meridian, Kootenai County, Idaho. The subject site is located west of Beck Road, north of Seltice Way.

Staff Presentation: Planner Vlad Finkel introduced the case with a Power Point presentation. Mr. Finkel explained the request is to revise the Conditional Zoning Development Agreement that was originally approved in 2008. The property is near the border of Idaho and Washington, with a mix of zoning classifications. The property is located in the Shared Tire of Post Falls, Rathdrum and Hayden Area of City Impact, but adjacent to the city limits of Post Falls. The proposal calls for an increase the number of storage buildings to accommodate the growth in the marina business. One public comment in favor of the proposal was received prior to the hearing. No objections were noted from area Public Agencies, however the Post Falls Highway District is requiring the Applicant enter into a Road Development Agreement to re-analyze the Traffic Impact Study at the time of construction on the 60th building. Mr. Finkel stated the proposal is a 64% increase in the overall number of buildings on-site, a substantial change to the overall intensity of the existing facility, therefore a second public hearing is warranted before the Board of County Commissioners. Staff requests the hearing examiner make a recommendation to hold another hearing before the Board due to substantial changes in the terms and conditions of the new CZDA.

Applicant Presentation: John Barlow is a contract employee with Hagadone Hospitality through his company JRP Properties and gave some historical perspective of the entry into the Marina business. He acknowledged the company thought at the onset of the original project that 56 buildings would be enough. With the growth in the Coeur d'Alene area, the Marina business has also grown and additional buildings are needed. Under questioning for the Hearing Examiner, Mr. Barlow stated the company has not had discussions with the City of Post Falls regarding annexation. Ashley Williams is with Welch Comer Engineers. She explained there are no employees or customers on site, therefore no water or sewer services are needed. There is an on-site well available for fire suppression and the access for the project has been the main issue they have been negotiating with the highway district. They have agreed to a Traffic Impact Study and a left turn lane off Beck Road with the issuance of a building permit for the 60th building. The company has also agreed to a Special Notice Permit once traffic exceeds 50 trips per day.

Exhibit: HE 1000 – Staff Presentation – Vlad Finkel
HE-1001 – Applicant Presentation – John Barlow/Ashley Williams

Public Testimony: Comment Sheets submitted: 2, Applicant/Representative – 2; In Favor - 0; Neutral – 0; Opposed -0. The names and address of the individuals speaking or submitting comments are part of the record.

Applicant Rebuttal: No rebuttal

There being no comments from the public, testimony was closed on this item at 6:31 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,

Betsy Anderson, Recording Secretary