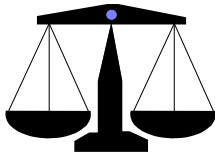


**MINUTES
KOOTENAI COUNTY HEARING EXAMINER
ROOM 1 and VIRTUAL PUBLIC HEARING**

**MARCH 4, 2021
KOOTENAI COUNTY ADMINISTRATION BLDG.
ROOM 1**

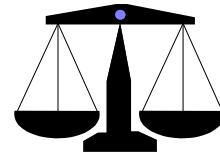
**HEARING EXAMINER
KARL GRANRATH**

**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 6:13 p.m.

HEARING EXAMINER MINUTES

MARCH 4, 2021

CASE NO. VAR20-0014

Type: Variance, a request by Jeffery and Ginger Carter for a variance to the minimum lot size requirement of 4.500 net (5.000 gross) acres in the Rural zone. The subject parcel of land is 4.25 net acres in size created via a deed in 1992 by a previous property owner not in compliance with the aforementioned parcel size requirements. The purpose of this variance is to legitimize the status of the property and request building permits. Access to the property is from S. Wolf Lodge Creek Road, a public road maintained by the East Side Highway District. The parcel number is 50N02W-32-1900. The parcel is described as: SE-NE LYING N & W OF WOLF LODGE CREEK RD. in Section 32, Township 50 North, Range 02 West, B.M., Kootenai County, Idaho. The property is located at 5345 S. Wolf Lodge Creek Road. (*Vlad Finkel-Planner*)

Staff Presentation: Vlad Finkel, Planner, introduced the application referencing a presentation stating the request is a variance to the minimum lot size of 5.000 acres in the Rural zone. The subject parcel of land is 4.25 net acres in size created via a deed in 1992 by a previous property owner not in compliance with the parcel size requirements. He added when the property was purchased it was not disclosed that the property was non-compliant with the current zoning. The purpose of this variance is to legitimize the status of the property so the Applicant can apply for building permits to improve the existing home. Mr. Finkel stated the attempt to purchase property from the neighboring parcels was not possible due to the increase of land value in the county. The public agencies with jurisdiction had no objections and public comment was in favor. Staff believes approval of this variance does not create an impact or hardship on adjoining parcels.

Applicant Presentation: Ginger Carter, Applicant, testified when they purchased the property they had no idea they could not restore the 30 year old farmhouse. They were told they could not build a new home which was not their intention. She applied for a site disturbance permit and discovered from Kootenai County staff the parcel size was not in compliance and could not be approved for permits. They spoke with the neighbors on purchasing ¼ acre which was not affordable. Ms. Carter added without this variance they cannot have a repaired home to live in. The staff has been a big help in finding an opportunity for them the remedy the non-compliance with this variance process.

Exhibit: HE 1000 – Presentation submitted by Vlad Finkel.

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

There being no further comments from the Applicant or the public, Hearing Examiner Granrath table the hearing to a date uncertain. Testimony was closed on this item at 6:13 p.m.

Submitted by,

Kathryn Ford, Recording Secretary