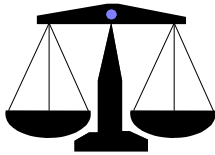


**MINUTES  
KOOTENAI COUNTY HEARING EXAMINER  
ROOM 1 and VIRTUAL PUBLIC HEARING**

**JUNE 3, 2021  
KOOTENAI COUNTY ADMINISTRATION BLDG.  
ROOM 1**

**HEARING EXAMINER  
KARL GRANRATH**

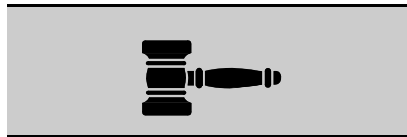
**STAFF PRESENT  
ZACH TREVINO  
VLAD FINKEL  
DAVID CALLAHAN  
BETSY ANDERSON  
KATHRYN FORD**



**MINUTES  
PREPARED BY:**

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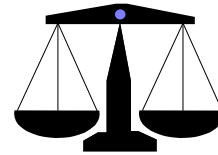
**Betsy Anderson  
Recording Secretary**



A handwritten signature in black ink, appearing to read 'K. Granrath'.

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**KARL GRANRATH  
Hearing Examiner**



**MINUTES  
REVIEWED BY:**

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**VLAD FINKEL  
Planner**

The Official Record of Public Hearing is available on-line at  
[www.kcgov.us](http://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 6:52 p.m.**

HEARING EXAMINER MINUTES

JUNE 3, 2021

**CASE NO. VAR21-0002**

**Type: Variance, 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. (*Zach Trevino – Planner*)

**Staff Presentation:** Zach Trevino, Planner II, introduced the application referencing a presentation stating the request is a variance of 10 feet 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. He stated this 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 public agencies comments were provided with the only concern from the fire district that Cochran Lane remain unobstructed. One public comment was received, stating they were neutral. 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.

**Applicant Presentation:** Travis Roth, Applicant introduced his proposal referencing a power point presentation. He stated that while talking with a draftsman about the plans for a garage, they ran into issues because of the irregular shape of the lot. He stated they have lived in the neighborhood for 11 years and do not want to change the area. All other houses in the area are on rectangular lots. Mr. Roth says the variance will not create safety issues with parking or obstructions.

**Exhibit:** HE 1000 – Presentation submitted by Zach Trevino.  
HE-1001 – Presentation submitted by Travis Roth.

**Public Testimony:** Comment Sheets submitted: 2, Applicant – 2; 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 public, testimony was closed on this item at 6:15 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,

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Betsy Anderson, Recording Secretary

HEARING EXAMINER MINUTES

JUNE 3, 2021

**CASE NO. VAR21-0005**

**Type: VARIANCE, a request by Gregory and Julie Hasenoehrl** to consider 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 square foot 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. (*Vlad Finkel – Planner*)

**Staff Presentation:** Vlad Finkel, Planner III, introduced the application referencing a presentation stating the request is a variance to the front and side-yard setbacks on a 0.24 acre of waterfront property to build a 725 square foot detached shop in the Restricted Residential zone. Mr. Finkel stated the area where the shop is proposed is fairly level, but there is limited space for construction of the proposed shop. He stated the Applicant wishes to maintain a 9 foot separation between an existing shed and the proposed shop for an access pathway and a loading and unloading area. Public agencies with jurisdiction asked to provide comments, did not have any opposition. Three public comments were submitted in support of the project. Staff believes the request is minimal and supports the proposal

**Applicant Presentation:** Gregory Hasenoehrl, Applicant, introduced his proposal stating he did not have a lot to add to the staff presentation. He stated the property line juts out a bit and is used for parking, but the road is not obstructed. Pine Terrace Road is a private road without a road association. Mr. Hasenoehrl says the adjacent property owners bring in gravel on occasion to maintain the road.

**Exhibits:** 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 public, testimony was closed on this item at 6:26 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,

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Betsy Anderson, Recording Secretary

HEARING EXAMINER MINUTES

JUNE 3, 2021

**CASE NO. MSP20-0002**

**Type: Subdivision, 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 systems. Access to the project site will be provided via two primary access points. 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. (*Vlad Finkel - Planner*)

**Staff Presentation:** Vlad Finkel, Planner III, addressed the Hearing Examiner referencing a presentation proposing a Major Subdivision consisting of 66 residential lots on approximately 336 acres. The project will be completed in six phases. Agencies with jurisdiction have reviewed the request and provided comments. The largest concern was from Lakes Highway District, resulting in changes to the road system including extending the roads to abut adjacent properties. Access to the property is through two newly dedicated roads. Mr. Finkel said Final plat approval will require a Wildfire Mitigation Plan. The request is consistent with other minor subdivisions in the area. One public comment in support was submitted

**Applicant Presentation:** Drew Dittman, Applicant Representative, provided an overview of the project stating the project is similar in nature to several minor subdivisions recently developed due to high demand. The proposed utility lot is a well lot and will not be used for residential use. Interior roads will connect to the tree farm parcel in order to provide ingress/egress. Mr. Dittman said the State would not allow access off Highway 54 and the highway district has requested turn lanes on Ramsey Road and Remington Road into the proposed development. A road development agreement will be part of the Final plat process. Mr. Dittman stated his company is in agreement with the 17 conditions of approval staff has recommended.

**Exhibit:** HE 1000 – Presentation submitted by Vlad Finkel.

**Public Testimony:** Comment Sheets submitted: 3, Applicant – 1; In Favor – 0, Neutral – 2, Opposed – 0. The names and address of the individuals speaking or submitting comments are part of the record. Concerns included:

- Traffic impact
- Number of cars on two roads
- Has the developer asked the State for access to Highway 54

**Applicant Rebuttal:** Applicant Representative Drew Dittman spoke on rebuttal, stating the project plat and Traffic Impact Study could be found on the County's website. He also mentioned that in his experience, obtaining permission to access a State Highway is difficult.

Staff member Zach Trevino demonstrated for those in attendance, both in person and via Zoom/You Tube how to search for Projects through the County's eTrakit portal.

There being no further testimony, the hearing was closed on this item at 6:52 p.m.

Submitted by,

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Betsy Anderson, Recording Secretary