

DELIBERATIONS  
MINUTES OF MEETING  
BOARD OF COUNTY COMMISSIONERS  
August 12, 2021

Case Number: CUP20-0012

Case Name: Les Vawter

Commissioners Present: Chair Fillios, Commissioner Duncan  
Commissioner Brooks participated via teleconference

CONFLICT(S): None                      CHANGES: None

STAFF PRESENT: David Callahan, Pat Braden, Levi Basinger, Zach Trevino, Mary Shaw, Sandi Gilbertson  
Pat Braden participated via teleconference.

**Case No. CUP20-0012, a request by Les Vawter for a Conditional Use Permit to establish a Mini-Storage Facility on an approximately 6.45-acre parcel of land in the Agricultural zone.** The subject parcel is undeveloped, and has historically been used for growing hay. The Applicant is proposing to develop an area consisting of approximately 1.03 acres with two storage unit buildings containing a maximum of 44 individual storage units. The proposed facility would be located in the area of the parcel surfaced with gravel immediately north of a Conoco fueling station in the Commercial zone. Access to the mini-storage facility would be gained via a new driveway extending east from State Highway 3, a public highway maintained by the Idaho Transportation Department. The Parcel Number is 49N01W-27-0525, described as: TAX #12502 [IN NE-NE] in Section 27, Township 49 North, Range 01 West, Boise Meridian, Kootenai County, Idaho. The Assessor’s Identification Number (AIN) is 128631. The subject parcel is located along the east side of State Highway 3, approximately ¼ mile south of Interstate 90. The first public hearing regarding this request was held in front of the Hearing Examiner on February 4, 2021. The public hearing was continued to a future date to allow FEMA time to provide additional information on necessary flood mitigation measures. The Hearing Examiner heard this case on July 15, 2021 and recommended approval.

Planner II Zach Trevino presented this conditional use permit stating that there had been a request from a neighboring property owner for the Board to conduct a public hearing. The Board denied the request since no new information was offered to present. Mr. Trevino continued his presentation stating that the parcel is located in a valley near the Fourth of July Creek, a Class II stream and approximately 2 miles north of the Coeur d’Alene River. He added the parcel is undeveloped and within the parcel, there is a graveled area approximately 1 acre in size above the base flood level that is proposed for the mini storage facility. Staff has placed several conditions to mitigate the potential problems with flooding and access. Mr. Trevino said site buffering vegetation for the proposed building site as well as neighboring property is proposed. Mr. Trevino suggested to the Board that additional language be added to Condition 8.14 to read “The site disturbance plans must propose sufficient stormwater mitigation measures and address observed flooding in the State Highway 3 right-of-way, demonstrating that flooding will be prevented in the location of driveways or building sites and that the work will not direct stream water onto adjacent parcels, **except as necessary to ensure that flowing water follows the natural course of Fourth of July Creek**”.

The Board was in agreement that with all the conditions required this request could be approved.

Motion by Commissioner Duncan to approve Case No. CUP20-0012, a request by Les Vawter for a Conditional Use Permit to establish a Mini-Storage Facility on an approximately 6.45-acre parcel of land in the Agricultural zone with the additional language “except as necessary to ensure that flowing water follows the natural course of Fourth of July Creek.” The motion was seconded by Commissioner Brooks.

Chair Fillios:                      Aye  
Commissioner Duncan            Aye  
Commissioner Brooks:            Aye

Decision:            Approved

Deputy Clerk’s Signature: \_\_\_\_\_  
August 12, 2021

DELIBERATIONS  
MINUTES OF MEETING  
BOARD OF COUNTY COMMISSIONERS  
August 12, 2021

Case Number: CUP21-0002

Case Name: Stach Construction

Commissioners Present: Chair Fillios, Commissioner Duncan  
Commissioner Brooks participated via teleconference.

CONFLICT(S): None

CHANGES: None

STAFF PRESENT: David Callahan, Pat Braden, Levi Basinger Zach Trevino, Mary Shaw, Sandi Gilbertson  
Pat Braden participated via teleconference.

**Case No. CUP21-0002**, a request by Stach Construction Company for a Conditional Use Permit to establish and operate a Mini Storage Facility on approximately 11.08 acres in the Rural zone. The subject parcel contains an existing structure, formerly occupied by a bar/restaurant, to be converted into an office. A total of six structures with storage units are proposed, with the largest unit size being 14-feet x 40-feet. The subject parcel is located west of and adjacent to N. Wilkinson Road and north of and adjacent to W. State Highway 53. Access to the subject parcel will be gained from Wilkinson Road, a public road within the jurisdiction of Lakes Highway District. No direct access from State Highway 53 is proposed. The parcel number is 0-5760-000-025-0, AIN is 171900, and is described as: Panhandle Village Tract 25 in Section 27, Township 52 North, Range 04 West, Boise Meridian, Kootenai County, Idaho. The existing structure has an address of 2555 W. Highway 53. The Hearing Examiner heard this case on July 15, 2021 and recommended approval.

Planner II Levi Basinger presented this conditional use permit request with a PowerPoint presentation. He said the applicant's request is to establish a mini storage in the Rural zone. Mr. Basinger stated that the commercial structure on site was formerly a bar/restaurant and will be remodeled into an office space. The proposal includes 24 hour access with a card-lock system and a manager on-site for certain hours daily He added that the site currently has approaches from both Highway 53 and Wilkinson Road but the applicant is being required to eliminate the Highway 53 approach. Mr. Basinger reviewed all the agency comments and said that staff has determined the proposal meets performance standards for mini storage facilities, no adverse impacts will be generated from this use, and that it is compatible with the existing area.

The Commissioners were in agreement that the traffic impacts will be considerably less than when it was a bar/restaurant and expressed approval of the request with the conditions stated.

Motion by Commissioner Duncan to approve Case No. CUP21-0002, a request by Stach Construction Company for a Conditional Use Permit to establish and operate a Mini Storage Facility on approximately 11.08 acres in the Rural zone. Commissioner Brooks seconded the motion.

Chair Fillios: Aye  
Commissioner Duncan: Aye  
Commissioner Brooks: Aye

Decision: Approved

Deputy Clerk's Signature: \_\_\_\_\_  
August 12, 2021