

DELIBERATIONS
MINUTES OF MEETING
BOARD OF COUNTY COMMISSIONERS
August 19, 2021

Case Number: CUP20-0012

Case Name: Les Vawter

Commissioners Present: Commissioner Duncan, Commissioner Brooks
Commissioner Absent: Chair Fillios

CONFLICT(S): None

CHANGES: None

STAFF PRESENT: David Callahan, Pat Braden, Zach Trevino, Sandi Gilbertson

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.

Motion by Commissioner Brooks 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 ; seconded by Chair pro tem Duncan.

Chair Fillios:	Excused
Chair pro tem Duncan	Aye
Commissioner Brooks:	Aye

Decision: Approved

Deputy Clerk's Signature: _____
August 19, 2021

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Case Number: CUP21-0002

Case Name: Stach Construction

Commissioners Present: Commissioner Duncan, Commissioner Brooks

Commissioner Absent: Chair Fillios

CONFLICT(S): None

CHANGES: None

STAFF PRESENT: David Callahan, Pat Braden, Zach Trevino, Sandi Gilbertson

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.

Motion by Commissioner Brooks 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; Chair pro tem Duncan seconded the motion.

Chair Fillios:	Excused
Chair pro tem Duncan	Aye
Commissioner Brooks:	Aye

Decision: Approved

Deputy Clerk's Signature: _____
August 19, 2021

Community Development Update
Minutes of Meeting
August 19, 2021, 9:00 a.m.

The Kootenai County Board of Commissioners met to discuss Community Development updates. Chair pro tem Duncan and Commissioner Brooks were present. Chair Fillios was excused. In attendance were Community Development Director David Callahan, Civil Deputy Prosecuting Attorney Pat Braden, Planner II Zach Trevino, and Deputy Clerk Sandi Gilbertson.

I. Call to Order: Chair pro tem Duncan called the update meeting to order at 9:04 a.m.

II. Changes to the Agenda: None

III. Discussion

A. Consideration of AIN 215923.

Director Callahan said that the subject parcel appears on the oldest County historic mapping records in the same configuration as it exists today. Although the parcel meets the minimum lot size for the Restricted Residential zone, it is landlocked and unable to be developed without obtaining legal access from/through surrounding parcels. Staff recommends the Board accepts the bid from the adjacent property owner. The Board was in agreement and the item will be placed on the next business agenda.

IV. ADJOURNMENT

There being no further discussion, Chair pro tem Duncan adjourned the meeting at 9:05 a.m.

Respectfully submitted,

JIM BRANNON, CLERK

By: _____
Deputy Clerk

Leslie Duncan, Chair pro tem