



KOOTENAI COUNTY

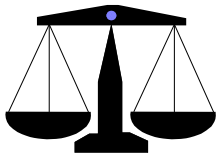
COMMUNITY DEVELOPMENT

BUILDING • CODE ENFORCEMENT • PLANNING

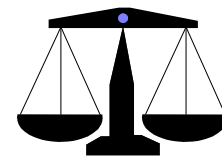
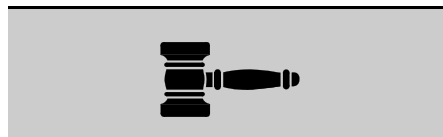
MINUTES

PUBLIC HEARING
NOVEMBER 17, 2022

STAFF PRESENT
VLAD FINKEL
BEN TARBUTTON
JENNIFER CONNER



MINUTES
PREPARED BY:
JENNIFER CONNER
Recording Secretary



MINUTES
REVIEWED BY:
VLAD FINKEL
Planner III

JOAN WOODARD
Hearing Examiner

The Official Record of the Public Hearing is available on-line at
www.kcgov.us

Joan Woodard called the meeting to order at 6:03 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 a written recommendation to the Board of County Commissioners, who will make the final decision.

CASE NO. CUP22-0006 NORTH HAYDEN STORAGE

Staff Presentation: Vlad Finkel, Planner III, presented the case with a PowerPoint presentation. This is a request by North Hayden Storage LLC to expand an existing rental mini storage facility that was originally approved in 2016 under a different owner. The original request in 2016 was across the entire property when it was one parcel of land. It has since been subdivided into 3 parcels and sold to different owners. The current property owner recently purchased the 2 southern lots, and is requesting to expand the existing facility. The subject parcel is located on the southwest corner of Old Hwy 95 and Ohio Match Rd. The property was heavily vegetated, however a majority of the vegetation was recently logged. There is a strip of vegetation along Old Hwy 95, and along the northern boundary abutting Ohio Match Road, and also some limited vegetation on the west side adjacent to the previous development. A majority of the site south of the existing man made drainage has been denuded, and appears there is no vegetation along the west side of the property. The parent parcels are zoned Rural, and the Comprehensive Plan designation is Suburban. The total property is approximately 24 acres in size. The minimum lot size for a storage facility is 5 acres. There are 10 existing buildings on the property with an existing office in which a portion has been converted into caretaker's facilities. It has been discussed with the applicant to change the use for these living quarters, and is currently under review by Panhandle Health District regarding the sewer for this. The original project contemplated 1 less building, with a total of 9 and they were supposed be different sized, however following that approval, the new owner requested a conditional modification that modified the size and number of buildings, and increased the total to 10 buildings. The Kootenai County Code does allow for these types of modifications through administrative approval by the Director. This was approved in 2020. The new proposal request is for 2 phases including 9 additional buildings, all just under 12,000 sq. feet. The threshold for requiring interior sprinkler systems per the Fire Code is 12,000 sq. feet, so these building will not be requiring them. They will still have to comply with the fire suppression requirements. Also, they want to convert part of one of the existing buildings into a habitable dwelling for the caretaker.

The applicant did state they would have a 50 foot buffer on the site plan, which is not the case. The county cannot enforce the buffer, but can request that landscaping will need to be implemented, and is necessary. Through the agency comment period, Northern Lakes Highway stated there was no adverse impact on the transportation system. Kootenai County Fire & Rescue did state fire suppression is required. The building Division is requiring building permits, and Panhandle Health stated a septic expansion permit is required for the Caretaker's residence. There were no comments from the public. Staff believes the proposal should be approved with conditions of approval regarding the agency requirements, and a landscape plan that meets at least the minimum requirements of code 8.4.603 C & E.

HEARING EXAMINER MINUTES
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Applicant Presentation: Scott McArthur with McArthur Engineering spoke on behalf of the applicant. The landscape buffer is being managed by Russ McCaslin. This is a proposed phased project based on need. The applicant is working with the County regarding minor amendments for the Caretaker's quarters. The conditions have been met through Panhandle Health District. There is an existing fire pond and pump which are sufficient to provide fire flow to the hydrants. There will be other conditions addressed at the time of building permitting in regards to smoke alarms, etc. There will be a 50 foot buffer. Loggers were brought in to clear the site under the direction of a retired forester, as many of the trees were diseased. Due to the amount of vegetation that needed to be removed, the buffers were encroached upon. Russ McCaslin spoke regarding being brought in to manage this property. If there were trees that would either hit the power lines, or had a lean of over 1/3 they were removed or trimmed. They decided to chip the logs to return back to the ground for more growth. Anything that could be left, was left. Everything did have to be removed on the west side which effectively eliminated the buffer on that side. Not sure about the possible regeneration at this point. The buffer along 95 has a lot of regeneration in it, and within the next 5 years should be substantial. There is a man-made drainage buffer between the 2 lots, south of the existing buildings. Vlad Finkel adds the access to the proposed expansion will remain the same, however the driveway within the property is proposed to run south through the drainage area. Staff asks the vegetation will be maintained except the area for the proposed driveway. There is a high demand for these types of storage facilities, and they are fully rented. It is very critical to maintain the buffer to help break up the appearance of structures, as well as for aesthetics.

The caretaker facility was established by the original owner as a place they lived while building a home. When the property changed hands, it was discovered it had become an apartment. Now it is being implemented to bring it into conformance. The plan is to have someone live there on-site for security. The storage renters can access the facility with a code, 24/7. William Nascimento, the property owner, states the facility is always full with no vacancies, and has a waiting list. The former property owner is now the property manager. There was a surveyor that outlined the 50 foot buffer around the entire property. They are willing to plant evergreens to fill in the buffer.

Public Testimony: None

Applicant Rebuttal: None

Exhibits: HE-1000 – PowerPoint Presentation by Vlad Finkel
HE-1001 – Photos by Scott McArthur

There being no further comments or testimony the Hearing Examiner closed the public hearing for **CUP22-0006** at 6:40pm.

Prepared By,

Jennifer Conner, Recording Secretary