

**MINUTES
KOOTENAI COUNTY HEARING EXAMINER
PUBLIC HEARING**

**JANUARY 16, 2014
KOOTENAI COUNTY ADMINISTRATION BLDG.
ROOM 1**

**HEARING EXAMINER
MIKE TEDESCO**

**STAFF PRESENT
MEL PALMER
DAVID CALLAHAN
KATHRYN FORD**



**MINUTES
PREPARED BY:**

KATHRYN FORD
Recording Secretary



**MINUTES
REVIEWED BY:**

MEL PALMER
Planner II



MIKE TEDESCO
Hearing Examiner

The Official Record of Public Hearing is on a CD recording available at the Kootenai County Community Development.

Mike Tedesco 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 6:24 p.m.

HEARING EXAMINER MINUTES
JANUARY 16, 2014

CASE NO. CUP13-0017

Type: Conditional Use Permit, a request by Kirk and Virginia Hughes Revocable Inter Vivos Trust for a Conditional Use Permit to establish a Mini Storage and Rental Warehouse. The proposal includes an on-site office and caretaker's residence. The subject parcel consists of approximately 9.52 acres located in the Agricultural zone. Access to the project site will be via Daisy Lane, on the north side of Prairie Avenue. The project site is located within the Shared Tier of the County Coordinated Area of City Impact. The Parcel Identification Number is 0-1534-00A-001-A. The site is described as COUNTRY LANE ESTATES, LT 1 BLK A EX R/W in Section 20, Township 51 North, Range 04 West. B. M. Kootenai County, Idaho.
(Planner-Mel Palmer)

Staff Presentation: Mel Palmer, Planner II, introduced the application stating the proposal is to establish a Mini Storage and Rental Warehouse in the Agricultural zone on approximately 9.52 acres. The site is located within a coordinated Area of City Impact (ACI) for the cities of Post Falls, Hayden and Rathdrum. The City of Post Falls provided comment and the Cities of Hayden and Rathdrum provided comment stating they would not be providing any comment. Ms. Palmer added the Post Falls Highway District has acquired the right of way needed for the 5 lane section of Prairie Avenue for the sponsored Federal Aid Project. The site was posted and based on the signed affidavit, the public notice requirements have been met.

Applicant Presentation: Rand Wichman, applicant representative, stated the applicant is requesting approval for a Mini Storage and Rental Warehouse facility. He added the public agencies have provided review with no significant concerns. The structures, landscaping and vegetative screening will be using the agricultural theme to acknowledge the country fare in the area. The larger structures will be in the center of the complex with all outside no glare lighting being directed downward. Mr. Wichman addressed the traffic concerns from the neighbors citing his telephone survey of other storage units that are placed strategically in neighborhoods, having no traffic issues. He added a small level of activity at night does not provide significant justification to warrant a condition as stated in Condition 7.10 and respectfully requested no limit on the hours of operation be required. For the record, Mr. Wichman submitted a language change for Condition 7.11 (HE-1000) since the build out may take longer than two years with the highway construction being completed before the construction of the facility. At the time of development, the site disturbance application will include the landscaping and paving plans.

Exhibits: HE 1000 – Requested language for Condition 7.11 submitted by Rand Wichman.

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

Applicant Rebuttal: None.

There being no further comments from the public, testimony was closed on this item at 6:24 p.m. The Hearing Examiner, Mike Tedesco will review this case and submit his written report to the Board of County Commissioners within two weeks.

Submitted by,

Kathryn Ford, Recording Secretary