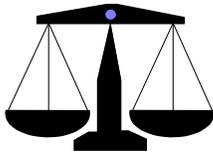


**MINUTES
KOOTENAI COUNTY HEARING EXAMINER
PUBLIC HEARING**

**MAY 15, 2014
KOOTENAI COUNTY ADMINISTRATION BLDG.
ROOM 1**

**HEARING EXAMINER
MIKE TEDESCO**

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



**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 6:42 p.m.

HEARING EXAMINER MINUTES
MAY 15, 2014

CASE NO. CUP14-0004

Type: Conditional Use Permit, a request by Scott Lewis, for a Conditional Use Permit to establish a Mini Storage and Rental Warehouse facility. The facility will also include an on-site office and caretaker's residence. The proposed facility will be located on a portion of an approximately 17.84 acre subject parcel, located in the Agriculture zone. The subject parcel is located on the northwest corner of the intersection of Highway 95 and W. Boekel Road, between Highway 95 and N. Vernon J. Baker Road. Access to the project site is from N. Vernon J. Baker Road. The Parcel Identification Number is 52N04W-35-9400. The site is described as S2 W OF HWY 95 & E OF RD, EX R/W in Section 35, Township 52 North, Range 04 West. B. M. Kootenai County, ID.

Staff Presentation: Mel Palmer, Planner II, stated the Applicant is requesting a phased Conditional Use Permit for a mini-storage and rental warehouse facility in the Agriculture zone. The parcel is not located within an Area City Impact. Ms. Palmer submitted four exhibits with three being additional agency comments (PA-12, 13, 14) and one showing the 3D rendering of the site submitted by the applicant (A-18). The site was posted and based on the signed affidavit, the public notice requirements have been met.

Applicant Presentation: Scott Lewis, applicant, provided detailed information of the proposed project which included phasing for expansion. A variance to approve a larger commercial sign was also requested due to the Highway 95 traffic site distance needed for traveling speeds. Mr. Lewis discussed the Highway District's requirement to install a turn lane and explained the turn lane requirement is based on a potential connection of Vernon J. Baker Blvd. to Highway 53. Mr. Lewis requested the Highway District's turn lane not be a condition of approval.

Exhibits: HE 1000 – LHD email of 05-12-14 (PA-12) submitted by Mel Palmer.
HE 1001 – NLFD letter of 05-06-14 (PA-13) submitted by Mel Palmer.
HE 1002 – NKWS letter of 05-07-14 (PA-14) submitted by Mel Palmer.
HE 1003 – 3D Renderings of the site (A-18) submitted by Mel Palmer.

Public Testimony: Comment Sheets submitted: 2, Applicant/Representatives - 1; In Favor - 1, Neutral - 0, 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 6:31 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

HEARING EXAMINER MINUTES

MAY 15, 2014

CASE NO. CUP14-0003

Type: Conditional Use Permit, a request by Jeanette Mahn, for a Conditional Use Permit to allow the continued operation of a non-commercial kennel. The kennel is located at 27330 N. Timber Ridge Road, Rathdrum, Idaho, on a ten acre parcel in the Rural zone. The Parcel No. is 53N04W-30-2300 and is described as TAX #13482 [IN E2-E2 SEC], Sec.30 Twp 53N Range 04W, B. M., Kootenai County, ID.

Staff Presentation: Mel Palmer, Planner II, stated the Applicant is requesting a Conditional Use Permit to allow for a private non-commercial dog kennel on 10 acres in the Rural zone. The Kootenai County Sheriff has conducted a site visit and recommended approval. Ms. Palmer added no additional design standards are being required since the permit requested is non-commercial and the location is heavily vegetated. The site was posted and based on the signed affidavit, the public notice requirements have been met.

Applicant Presentation: Jeanette Mahn, applicant, provided a brief description of the activities included with her Conditional Use Permit request. She wants to keep her older dogs in comfort for the remainder of their lives. Gerry Mahn, applicant, stated Jeanette is the main caregiver and is very conscientious of the care she provides the dogs.

Exhibits: None.

Public Testimony: Comment Sheets submitted: 2, Applicant/Representatives - 2; In Favor - 0, Neutral - 0, 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 6:42 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