

**MINUTES  
KOOTENAI COUNTY HEARING EXAMINER  
PUBLIC HEARING**

**JANUARY 21, 2016  
KOOTENAI COUNTY ADMINISTRATION BLDG.  
ROOM 1**

**HEARING EXAMINER  
STEVEN FRAMPTON**

**STAFF PRESENT  
VLAD FINKEL  
DAVID CALLAHAN  
KATHRYN FORD**



**MINUTES  
PREPARED BY:**

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**KATHRYN FORD**  
Recording Secretary



**MINUTES  
REVIEWED BY:**

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**VLAD FINKEL**  
Planner



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**STEVEN FRAMPTON**  
Hearing Examiner

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

**Steven Frampton 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 6:13 p.m.**

HEARING EXAMINER MINUTES  
JANUARY 21, 2016

**CASE NO. CUP15-0009**

**Type: Conditional Use Permit, a request by Cornerstone Baptist Church,** for a Conditional Use Permit to expand an existing church in three separate phases on approximately 8.79 acres in the Agricultural zone. The church was originally approved in 1998 in Case No. C-957-98 and subsequently expanded in 2002 in Case No. C-957A-02. The 2002 request did not contemplate the latest expansion phases and a new Conditional Use Permit is required. The site is accessed via Prairie Avenue. The parcel number is 0-3560-21-303-AA. The parcel is described as Hayden Lake Irrigation Tracts Amended, W2-TR 302 EX RW, W2-TR 303 EX RW in Section 21, Township 51 North, Range 04 West. B. M. Kootenai County, ID. (*Vlad Finkel-Planner*)

**Staff Presentation:** Vlad Finkel, Planner, stated the application for a Conditional Use Permit (CUP) is to expand an existing church in three separate phases on approximately 8.79 acres in the Agricultural zone. The site currently has an approved CUP but due to the proposed expansion it was determined the proposal was a major change and requires an additional CUP. The narrative thoroughly addresses each newly proposed phase. The existing drainfield will be enlarged to accommodate the effluent discharge from the proposed expansion. The site is within the City of Hayden Area of City Impact (ACI) and received no concerns from the City of Hayden. The proposal exceeds existing and proposed vegetation for landscaping. Mr. Finkel added at the time of development of each phase a detailed site and parking plan will be required. The site was posted and based on the signed affidavits in the file, the public notice requirements have been met.

**Applicant Presentation:** Drew Winstrom, Applicant Representative, reviewed the details of the phased proposal stating Phase 1 would add an 84 x 44 foot area with a connecting breezeway to the current structure and to include increased parking to 63 spaces from the current 61 spaces. Phase 2 would add 24 x 26 foot area for seating from 170 to 266 with the parking to increase to 70 spaces and Phase 3 would add 44 x 662 foot structure to the east end of the building with parking increased to 88 spaces and landscaping to compliance. Mr. Winstrom added in speaking with the City of Hayden a new road is planned to be developed in front of this parcel and to be designated as Carrington Lane. In conclusion, he stated the kitchen would stay simple to be used for preparing and storage for potlucks and there is no intension to have a school but to have classrooms for bible studies.

**Exhibits:** None.

**Public Testimony:** Comment Sheets submitted: 9, Applicant/Representatives - 4; In Favor - 5, 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 6:13 p.m. The Hearing Examiner, Steven Frampton will review this case and submit his written report to the Board of County Commissioners within two weeks.

Submitted by,

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Kathryn Ford, Recording Secretary