

**MINUTES  
KOOTENAI COUNTY HEARING EXAMINER  
PUBLIC HEARING**

**JULY 16, 2015  
KOOTENAI COUNTY ADMINISTRATION BLDG.  
ROOM 1**

**HEARING EXAMINER  
STEVEN FRAMPTON**

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



**MINUTES  
PREPARED BY:**

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**KATHRYN FORD**  
Recording Secretary



**MINUTES  
REVIEWED BY:**

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**MEL PALMER**  
Planner II



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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 6:11 p.m.**

HEARING EXAMINER MINUTES  
JULY 16, 2015

**CASE NO. ZON15-0006**

**Type: Zone Change, a request by Richard Dahm,** to change the zoning classification of two parcels totaling approximately 207 acres to the Light Industrial zone. The project site is located within the City of Hauser Area of City Impact and the Shared Tier Area of City Impact boundaries. The project consists of Parcel Numbers 0-5733-00A-001-0 and 0-5732-00A-001-0. Parcel No. 0-5732-00A-001-0 is described as: Panhandle 1<sup>st</sup> ADD, LT 1 BLK A and Parcel No. 0-5733-00A-001-0 is described as: Panhandle 1<sup>st</sup> ADD TO NORTH PLEASANTVIEW, LT 1 BLK A. Both parcels are located in Section 30, Township 51 North, Range 05 West, B. M., Kootenai County, Idaho. (*Mel Palmer-Planner*)

**Staff Presentation:** Mel Palmer, Planner, introduced the zone change application for two parcels currently zoned as Rathdrum Prairie and Mining with a Conditional Zoning Development Agreement. The result of the request would change the zoning classification of both parcels to Light Industrial. The 2010 Comprehensive Plan has this area as Transitional with the project site located within the City of Hauser Area of City Impact and the Shared Tier Area of City Impact boundaries. The City of Hauser provided a letter waiving their jurisdiction on this site. Ms. Palmer submitted, for the record, three agencies responses. The site was posted and based on the signed affidavits in the file, the public notice requirements have been met.

**Applicant Presentation:** Chris Clark, Applicant Representative, stated the request from mining to light industrial is beneficial to the County as a transitional area. This area would be a buffer between a heavily used mining industrial area and the residential areas. There are light industrial uses to the north and east of this site. A light industrial zone is beneficial economically, as a transitional buffer and for aquifer protection. Richard Dahm, Applicant, added the seller of the property is in the mining industry and has determined this site is an excess area. As a final sale stipulation they want the zoning changed so there is no possibility of mining.

**Exhibits:** HE 1000 – Email 7-14-15 from DEQ submitted by Mel Palmer.  
HE 1001 – Email 7-15-15 from NKWSD submitted by Mel Palmer.  
HE 1002 – Letter 7-13-15 from PHD submitted by Mel Palmer.

**Public Testimony:** Comment Sheets submitted: 4, Applicant/Representatives - 3; In Favor - 0, Neutral - 1, Opposed – 0. The names and address of the individuals speaking or submitting comments are part of the record. The Public Testimony referencing the application had comments regarding:

- Concerns were submitted by Erik Ketner of PHD regarding no access to municipal sewer service
- Industry disposes of large amounts of non-domestic wastewater that differ from the waste loads of residential communities

**Applicant Rebuttal:** None.

There being no further comments from the public, testimony was closed on this item at 6:11 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