

**MINUTES
KOOTENAI COUNTY HEARING EXAMINER
PUBLIC HEARING**

**MARCH 3, 2016
KOOTENAI COUNTY ADMINISTRATION BLDG.
ROOM 1**

**HEARING EXAMINER
SHARON MOHR**

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



**MINUTES
PREPARED BY:**

Kathryn Ford
KATHRYN FORD
Recording Secretary



Sharon Mohr

SHARON MOHR
Hearing Examiner



**MINUTES
REVIEWED BY:**

Vlad Finkel
VLAD FINKEL
Planner

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

Sharon Mohr 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 6:15 p.m.

HEARING EXAMINER MINUTES
MARCH 3, 2016

CASE NO. ZON15-0010

Type: Zone Change, a request by Thomas Salvatore to complete a Zone Change from Agricultural to Rural zone on 10.041 acres. There is an existing residence and shop on the property. Access to the property is off Carolwood Court, a public road maintained by the Post Falls Highway District. The property is located within the Exclusive Tier of City of Post Area of City Impact. The parcel number is 0-1085-000-001-0. The property is described as Caravelle Farms, Lot 1 in Section 29, Township 51 North, Range 04 West, B.M., Kootenai County, Idaho.

Staff Presentation: Vlad Finkel, Planner, introduced the application referencing a Powerpoint presentation with documents from the Hearing Examiner case file. He stated the zone change request is from Agricultural to Rural on approximately 10 acres in a transitional area of Prairie Avenue and Huetter Road. The plan is to ultimately subdivide and be consistent with the surrounding area of 5 acres or less. The City of Post Falls and public agencies had no adverse comments. The site was posted and based on the signed affidavits in the file, the public notice requirements have been met.

Applicant Presentation: Robert Grossglauser, Applicant Representative, added he is a neighbor of the applicant and offered to facilitate the application. In review of the zoning criteria he stated the conditions warrant the rezoning, with no effect on neighboring health or welfare and would not devalue the neighboring properties. He added if the rezone were approved it would be a nice addition to the neighborhood that already has reduced acreage. There would be no infrastructure issues for the County for public safety or emergency care and a future subdivision would increase the tax base.

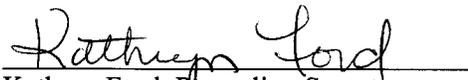
Exhibit: None.

Public Testimony: Comment Sheets submitted: 1, Applicant/Representatives - 1; 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 6:09 p.m. The Hearing Examiner, Sharon Mohr will review this case and submit her written report to the Board of County Commissioners within two weeks.

Submitted by,



Kathryn Ford, Recording Secretary

HEARING EXAMINER MINUTES
MARCH 3, 2016

CASE NO. ZON15-0011

Type: Zone Change, a request by Thomas D. Mort to complete a Zone Change of a split zoned parcel currently zoned Commercial/Agricultural Suburban to be fully zoned Agricultural Suburban. The subject parcel is 1.541 acres in size and used to have a mobile home park located on it. However, the mobile home park has recently been removed and the property is currently vacant. Access to the property is off Maplewood Avenue to the north through access easements. The property is located within the City of Post Falls and City of Huetter Area of City Impact. *(The property was recently boundary line adjusted with adjacent parcels of land)* The parcel number is 50N04W-08-0400. The property is described as TAX # 24250 [GL 4] in Section 08, Township 50 North, Range 04 West, B.M., Kootenai County, Idaho.

Staff Presentation: Vlad Finkel, Planner, introduced the application referencing maps from the Hearing Examiner case file stating the subject parcel is currently split zoned on 1.541 vacant acres since the mobile home park has recently been removed. The City of Post Falls supported the zone change and no comment was provided by the City of Huetter. Mr. Finkel added the proposed change would be down zoning and creating less intense use on the subject site. The neighborhood is residential with one boat building shop that is industrial. The site was posted and based on the signed affidavits in the file, the public notice requirements have been met.

Applicant Presentation: Drew Dittman, Applicant Representative, stated the neighbor on the industrial site is Mr. Finney who builds large boats and sold these parcels to Mr. Mort. The mobile homes have been removed and the septic has been remediated. The Applicant's goal is to change the zone to build a home on the river. They will drill a well and work with Panhandle Health District for drainfield approval. Mr. Dittman added access to the property is by Maplewood Avenue with an access easement to the site.

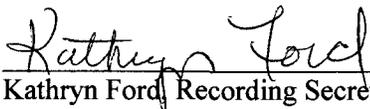
Exhibit: None.

Public Testimony: Comment Sheets submitted: 1, Applicant/Representatives - 1; 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 6:15 p.m. The Hearing Examiner, Sharon Mohr will review this case and submit her written report to the Board of County Commissioners within two weeks.

Submitted by,



Kathryn Ford, Recording Secretary