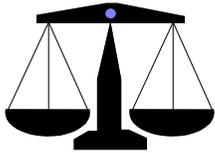


**MINUTES
KOOTENAI COUNTY HEARING EXAMINER
PUBLIC HEARING**

**MAY 5, 2016
KOOTENAI COUNTY ADMINISTRATION BLDG.
ROOM 1**

**HEARING EXAMINER
STEVEN FRAMPTON**

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



**MINUTES
PREPARED BY:**

KATHRYN FORD
Recording Secretary



**MINUTES
REVIEWED BY:**

MEL PALMER
Planner



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 6:30 p.m.

HEARING EXAMINER MINUTES

MAY 5, 2016

CASE NO. ZON15-0002

Type: Zone Change, a request by Kootenai County to assign a new zoning classification to Parcel No. 50N03W-17-3850 (subject portion). Parcel No. 50N03W-17-3850 consists of 0.1313 acres and is a small portion of an existing larger parcel (1.8912 acres) known as Parcel No. 50N03W-18-0580. *(For clarification purposes, the two parcel numbers are one (1) parcel by Deed, located in two separate Sections and Taxing Areas).* The subject portion was recently de-annexed from the city limits of the City of Coeur d'Alene and is now within the County jurisdiction. As such, the County is required to assign a zoning classification to it. The County proposes the subject portion be assigned a Commercial zoning classification, consistent with the remaining larger portion of the parcel (Parcel No. 50N03W-18-0580), which is zoned Commercial. Access to the property is off French Gulch Road. The parcel numbers are 50N03W-18-0580 and 50N03W-17-3850. The property is described as Parcel #1: PTN TAX # 24074 IN SEC 18 [NE-NE] in Section 18, Township 50 North, Range 03 West, B.M., Kootenai County, Idaho. Parcel #2: PTN TAX # 24074 IN SEC 17 [W2-NW] in Section 17, Township 50 North, Range 03 West, B.M., Kootenai County, Idaho. The project site is located East of Murphy Road and French Gulch Road intersection. *(Vlad Finkel-Planner)*

Staff Presentation: Vlad Finkel, Planner, introduced the application stating Kootenai County Community Development is requesting a land zone designation for the parcel owner RBS Investments. The parcel is .1313 acres and is a land locked smaller portion of an existing larger parcel. He added the larger parcel is zoned commercial and this portion should be consistent with the area and not split zoned. The subject portion was de-annexed from the city limits of the City of Coeur d'Alene in 2014 and is now within the County jurisdiction. The County is required to assign a zoning classification to all areas within their jurisdiction. The City of Coeur d'Alene and public agencies had no concerns regarding the re-zoning. The site was posted and based on the signed affidavits in the file, the public notice requirements have been met.

David Callahan, Director, added the Hearing Examiner will need to ignore a few of the re-zoning guidelines since the city thought it made sense for their overall conditions when they de-annexed and the land needs to have a zoning designation.

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.

- The area fits better with the land to the east in Agricultural-Suburban
- Area is too rural to support Commercial zoning

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, Steven Frampton 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 5, 2016

CASE NO. MSP16-0001

Type: Subdivision, a request by Big Sky Capital, Inc., to create thirteen (13) residential lots on an approximately 65 acres in the Rural zone. The project site is currently undeveloped. Each newly created lot will meet the minimum lot size for the Rural zone. Access to the subdivision will be via a newly created road from Weir Road. Domestic water will be provided by Remington Water District and septic service will be provided via individual septic systems. The subject parcel is: Parcel Number 53N04W-26-1500 and is described as: TAX #24423 [IN S2-NE], Section 26, Township 53 North, Range 04 West, B. M., Kootenai County, Idaho. (*Mel Palmer-Planner*)

Staff Presentation: Mel Palmer, Planner, introduced the application to create a 13 lot subdivision in the Rural zone. Each lot will have individual septic systems and water will be provided by Remington Water. Agencies with jurisdiction have provided their comments indicating no opposition and the Applicant has indicated they will mitigate any comments or concerns expressed by the agencies. The site was posted and based on the signed affidavits in the file, the public notice requirements have been met.

Applicant Presentation: Mike Curry, Applicant Representative, complimented staff assisting him through the process. Mr. Curry provided a brief history of the project site with Big Sky being the owner and builder for the subdivision. He submitted an approved site disturbance plan for the record (HE 1000).

Exhibits: HE 1000 – Approved Site Disturbance plans SDP16-0028 submitted by Mike Curry.
HE 1001 – Information on controlling bark beetle in the area submitted by Jeff Odland.

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

- Athol area has concerns regarding the bark beetles
- Keep site clean to deter any infestation

Applicant Rebuttal: Mike Curry, Applicant Representative, stated when Big Sky purchased the property it was in rough condition and had been logged with slash piles still smoking. They went in with the excavator to clean and control the piles in preparation for putting in the roads. The wind storm did come through and left it looking like a bomb site which they are now actively cleaning up. He added Big Sky develops with principles to incorporate subdivisions and build in each area.

There being no further comments from the public, testimony was closed on this item at 6:30 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,

Kathryn Ford, Recording Secretary