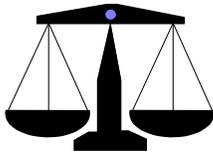


**MINUTES
KOOTENAI COUNTY HEARING EXAMINER
PUBLIC HEARING**

**JUNE 2, 2016
KOOTENAI COUNTY ADMINISTRATION BLDG.
ROOM 1**

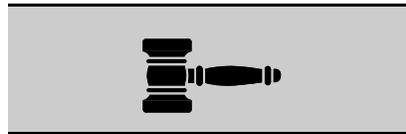
**HEARING EXAMINER
STEVEN FRAMPTON**

**STAFF PRESENT
MEL PALMER
KATHRYN FORD**



**MINUTES
PREPARED BY:**

KATHRYN FORD
Recording Secretary



STEVEN FRAMPTON
Hearing Examiner



**MINUTES
REVIEWED BY:**

MEL PALMER
Planner

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 6:58 p.m.

HEARING EXAMINER MINUTES

JUNE 2, 2016

CASE NO. ZON16-0001

Type: Zone Change, a request by Mongan for Glacier 8049 Huetter, LLC, to change the zoning classification of a parcel totaling approximately 9.5 acres from Agricultural to Agricultural Suburban zone. The matter is running concurrently with a Conditional Use Permit application (CUP16-0002), to establish a Privately Owned Recreational Facilities (soccer facility). The subject Parcel Number is 51N04W-29-0050, and it is described as: TAX #13968 EX RW [IN NE-NE] in Section 29, Township 51 North, Range 04 West, B. M., Kootenai County, Idaho. The subject parcel is located on the southwest corner of the intersection of Prairie Avenue and Huetter Road, within the City of Post Falls Area of City Impact.

CASE NO. CUP16-0002

Type: Conditional Use Permit, a request by Mongan for Glacier 8049 Huetter, LLC, for a Conditional Use Permit to establish a Privately Owned Recreational Facilities (soccer facility) on an approximately 9.5 acre parcel. The matter is running concurrently with a zone change application request to change the zoning classification from Agricultural to Agricultural Suburban (ZON16-0001). The subject parcel number is 51N04W-29-0050, and it is described as: TAX #13968 EX RW [IN NE-NE] in Section 29, Township 51 North, Range 04 West, B. M., Kootenai County, Idaho. The subject parcel is located on the southwest corner of the intersection of Prairie Avenue and Huetter Road, within the City of Post Falls Area of City Impact.

Staff Presentation: Mel Palmer, Planner, addressed Hearing Examiner Frampton for direction in proceeding with the concurrent applications on the same site.

Steven Frampton stated presenting, commenting and rebutting on both applications at the same time is acceptable.

Mel Palmer provided a brief overview stating the Zone Change request is to support a Conditional Use Permit for a privately owned soccer facility. The public agencies and city comments had no concerns and were outlined in the staff report with conditions of approval. Ms. Palmer added access to the soccer field would be from Huetter Road with the existing residence located on the project site currently being served by the Hayden Lake Irrigation District for water. She provided public comments that were submitted after the staff report had been distributed (HE 1000). The site was posted and based on the signed affidavits in the file, the public notice requirements have been met.

Applicant Presentation: Ryan Nipp, Applicant Representative, provided details on the business aspect of acquiring the soccer facility which includes having the zone change to support the Conditional Use Permit. The indoor and outdoor soccer fields are needed for consistent training throughout various weather conditions. Mr. Nipp added the project is utilizing various details from other fields to provide maximum office, parking and field use. They are local and take pride and care of what and how they develop their properties. Toni Norris, Applicant Representative, provided background details and statistics of the local Coeur d'Alene Sting Soccer Team. Mark Mongan, Applicant Representative, stated he is a local contractor in the area with four children who play for the Sting Timbers. He also coaches and knows a winter time training program is severely lacking. It is a real challenge for the kids to compete without year around training. Mr. Mongan provided details on the raw land and preliminary site plan with water, sewer, parking, landscaping with the fields, existing home for the office and the structures for indoor use.

CASE NO. ZON16-0001

Exhibits: HE 1000 – Public comments (late) submitted by Mel Palmer.

HE 1001 – Presentation submitted by Ryan Nipp.

CASE NO. ZON16-0001

Public Testimony: Comment Sheets submitted: 15, Applicant/Representatives - 3; In Favor - 7, Neutral - 2, Opposed – 3. The names and address of the individuals speaking or submitting comments are part of the record.

- Neighboring parcels also need to be rezoned to Agricultural Suburban

HEARING EXAMINER MINUTES

JUNE 2, 2016

- A proposed sport field site north of the area has been abandoned and unkept
- Neighbors have been trying to rezone for years

CASE NO. CUP16-0002

Exhibits: HE 1000 – Public comments (late) submitted by Mel Palmer.

HE 1001 – Presentation submitted by Ryan Nipp.

HE 1001-A – Presentation submitted by Mike Mongan.

HE 1002 – Applicant response to public agency comments submitted by Mike Mongan.

CASE NO. CUP16-0002

Public Testimony: Comment Sheets submitted: 15, Applicant/Representatives - 3; In Favor - 7, Neutral - 2, Opposed – 3. The names and address of the individuals speaking or submitting comments are part of the record.

- Increased traffic and noise
- Lighting
- Berm height
- Leasing the fields for other uses
- Neighboring properties being de-valued due to traffic, noise, lighting and fencing looking like a prison
- Security in the neighborhood
- Crowd and noise control
- Sewer and sanitation issues
- Current dilapidated home on the site should be taken down and replaced with a pole barn
- Huetter Road becoming an overflow parking area

Applicant Rebuttal: Mike Mongan, Applicant, stated a failed complex unrelated to this project in the area is not for them to provide comment. He addressed various concerns stating there would be no night time lighting outdoors, no leasing of space, the surrounding berm plus chain link fencing with privacy slats will be a maximum of 6.5 feet the entire length of the property with the area well groomed using old growth trees in the landscaping design. Mr. Mongan added the site and landscaping plans would include support for 3 fields with open space and parking. If parking on Huetter Road becomes a problem “No Parking” signs will be placed and there are no plans for a turning lane at their access off of Huetter Road. However, there is a new traffic light at the intersection of Prairie and Huetter Roads which will help in the traffic flow. Ryan Nipp, Applicant Representative, added as a developer they want to add value. There are neighborhoods in the area that have sport fields, open space and or parks included within the neighborhoods which add value for the community. Mr. Nipp stated several fields are in operation using public portable toilets included in their design which Panhandle Health District will provide guidelines.

There being no further comments from the public, testimony was closed on this item at 6:58 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