

**MINUTES
KOOTENAI COUNTY HEARING EXAMINER
PUBLIC HEARING**

**FEBRUARY 18, 2016
KOOTENAI COUNTY ADMINISTRATION BLDG.
ROOM 1**

**HEARING EXAMINER
STEVEN FRAMPTON**

**STAFF PRESENT
MEL PALMER
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 6:08 p.m.

HEARING EXAMINER MINUTES
FEBRUARY 18, 2016

CASE NO. ZON15-0012

Type: Zone Change, a request by Naomi Osborn, to change the zoning classification of a parcel totaling approximately 9.315 acres from Agricultural to the Agricultural Suburban zone. The Parcel Number is 50N05W-12-8900 and described as: SE-SW-SE in Section 12, Township 50 North, Range 05 West. B. M. Kootenai County, ID. The subject parcel is addressed as 8497 W. Highland Drive, Coeur d'Alene.

Staff Presentation: Mel Palmer, Planner, introduced the application stating the zone change request is from Agricultural to the Agricultural Suburban zone on 9.315 acres. Ms. Palmer added the area is residential in nature and not largely developed with the site being vegetated with timber with no agricultural use. She referenced the Zoning, ACI, Comprehensive and Google Aerial maps in the file. The agencies provided comment with no objections. The site was posted and based on the signed affidavits in the file, the public notice requirements have been met.

Applicant Presentation: Naomi Osborn, Applicant, provided a brief history of the parcel stating their intentions are to purchase the property from their grandmother's estate and to keep the property in the family. They plan to divide it to be able to afford to build their home. Ms. Osborn added they are a small family going to live, work and stay in the neighborhood they enjoy. Currently the land is unused and this request would allow the parcel to have a new home for them to maintain the trees, brush, noxious weeds and increase property value. Currently there is an old structure on site in disrepair and it would be replaced with a new building. She added they are not a corporation or a builder and the area would not be impacted by her request.

Exhibit: None.

Public Testimony: Comment Sheets submitted: 14, Applicant/Representatives - 1; In Favor - 13, 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 6:08 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