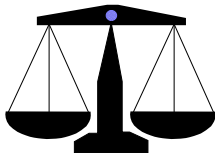


**MINUTES
KOOTENAI COUNTY HEARING EXAMINER
PUBLIC HEARING**

**APRIL 6, 2017
KOOTENAI COUNTY ADMINISTRATION BLDG.
ROOM 1**

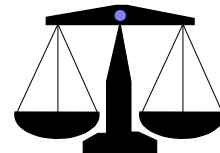
**HEARING EXAMINER
STEVEN FRAMPTON**

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



**MINUTES
PREPARED BY:**

KATHRYN FORD
Recording Secretary



**MINUTES
REVIEWED BY:**

VLAD FINKEL
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 6:10 p.m.

HEARING EXAMINER MINUTES
APRIL 6, 2017

CASE NO. ZON16-0008

Type: Zone Change, a request by TMASSHLDG, LLC, represented by Jeff Merkeley to complete a Zone Change from Agricultural to Rural on approximately 20 acres of land. The subject property is currently undeveloped. The purpose of the request is to be able to subdivide the property into four 5 acre parcels. Access to the property is off W. Harmon Avenue and N. Howell Road, public roads maintained by the Post Falls Highway District. The property is bordered by parcels that are zoned Agricultural and Rural. The property is located within the shared tier of City of Hayden, Rathdrum and Post Falls Area of City Impact. The parcel number is 51N05W-21-4200. The site is described as: N2-SE-NW [FKA TR 21 & 22 Greenacres Plat 4] in Section 21, Township 51N, Range 05W B.M. Kootenai County Idaho. (*Vlad Finkel-Planner*)

Staff Presentation: Vlad Finkel, Planner, addressed Hearing Examiner Frampton referencing documents from the case file. Mr. Finkel clarified the zone change process which requires at least two public hearings and a possible third. He added the site is over the aquifer and within the ACI shared tier of Post Falls and Rathdrum. There are no access issues or agency and public concerns to compromised this request. The site was posted and based on the signed affidavits in the file, the public notice requirements have been met.

Applicant Presentation: Jeff Merkeley, Applicant Representative, stated the staff report is adequate and the applicants do have plans to subdivide if this request is granted. The farming use for this acreage is currently not feasible since it has lost the agricultural water source. He added the request fits the changing area and public agencies would address any concerns once a subdivision application had been submitted for comment.

Exhibits: 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 6:10 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