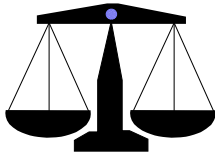


**MINUTES  
KOOTENAI COUNTY HEARING EXAMINER  
PUBLIC HEARING**

**JUNE 15, 2017  
KOOTENAI COUNTY ADMINISTRATION BLDG.  
ROOM 1**

**HEARING EXAMINER  
STEVEN FRAMPTON**

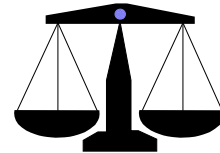
**STAFF PRESENT  
MEL PALMER  
VLAD FINKEL  
DAVID CALLAHAN  
KATHRYN FORD**



**MINUTES  
PREPARED BY:**

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**KATHRYN FORD**  
Recording Secretary



**MINUTES  
REVIEWED BY:**

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**MEL PALMER**  
Planner



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**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 6:43 p.m.**

HEARING EXAMINER MINUTES  
JUNE 15, 2017

**CASE NO. ZON16-0007**

**Type: Zone Change, a request by Kootenai Properties, Inc.,** to change the zoning classification of two parcels totaling approximately 59.5 acres from Rural to Light Industrial with a Conditional Zoning Development Agreement. The parcel numbers are 52N03W-18-1200 and 52N03W-18-2000. Parcel 52N03W-18-1200 is described as: W2-SE-NE, SW-NE E OF HWY 95 and Parcel 52N03W-18-2000 is described as E2-SE-NE. Both parcels are located in Section 18, Township 52 North, Range 03 West, Boise Meridian, Kootenai County, Idaho.

**Staff Presentation:** Mel Palmer, Planner, addressed Hearing Examiner Frampton referencing documents from the case file. She stated the zone change is supported by a Conditional Zoning Development Agreement (CZDA) and submitted the latest revised version (HE 1000). The staff report did not reference the latest CZDA and Section 1.01 (HE 1001) was submitted for reference. Ms. Palmer added the site is across from Light Industrial zoning and in a Rural zone area with a BPA powerline easement in the area and no wetland or sensitive areas. For the record, a public agency (PA-9) and public comment (P-7) was sent in prior to the hearing and provided to the Hearing Examiner for review. The site was posted and based on the signed affidavits in the file, the public notice requirements have been met.

**Applicant Presentation:** Rand Wichman, Applicant Representative, addressed Hearing Examiner Frampton by thanking the staff with their assistance and professionalism even when they have differences of opinion. He stated this site is well-suited for light industrial and not rural uses. The area has Highway 95, highway exits, active train lines and Chilco lumber mill activity. With the BPA easement the constant hum for residential uses would be undesirable since subdivisions have shown complaints result from surrounding uses and noise. Mr. Wichman added the latest version of the CZDA supports meeting with the neighbor concerns to the south and adding a vegetative buffer greater than county requirements. It is unlikely Pinecone Road would be punched through for a light industrial venture and more likely if a subdivision were developed on the site.

**Exhibits:** HE 1000 – Revised CZDA (A-12) submitted by Mel Palmer.  
HE 1001 – Revision of staff report Section 1.01 submitted by Mel Palmer.  
HE 1002 – Agency comment (PA-9) submitted by Mel Palmer.  
HE 1003 – Public comment (P-7) submitted by Mel Palmer.

**Public Testimony:** Comment Sheets submitted: 7, Applicant/Representatives - 1; In Favor - 1, Neutral - 5, Opposed – 0. The names and address of the individuals speaking or submitting comments are part of the record.

- Timber on the site has not been managed
- Soil is very poor for timber and pine beetle can be an issue
- Residential parcels would be tough to apply to this site
- Berms proposed is a win – win for applicant and neighbors
- Site is now an eyesore to the area
- Light Industrial large trucks coming and going would damage Pinecone Road
- Future subdivision would bring more traffic to the area

**Applicant Rebuttal:** Rand Wichman, Applicant Representative, clarified the applicant has no desire to access by Pinecone Road for development. If approved and the site is developed they will work with the highway district for an internal road system and that would make a thoroughfare on Pinecone Road inconvenient. They will continue to work with the neighbors.

There being no further comments from the public, testimony was closed on this item at 6:34 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,

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Kathryn Ford, Recording Secretary

HEARING EXAMINER MINUTES  
JUNE 15, 2017

**CASE NO. ZON17-0006**

**Type: Zone Change, a request by Clarke & Rita Webb and Kelly D. Hancock** to complete a Zone Change of two parcels totaling 12.8 acres from Rural to Agricultural Suburban. The property is located within the City of Coeur d'Alene Area of City Impact. Access to the property is from Frosty Pine Trail, a private road. The parcel numbers are 50N03W-17-2800 and 50N03W-17-4310. The parcels are described as: Parcel #1: TAX #13263 in Section 17, Township 50 North, Range 03 West, B.M., Kootenai County, Idaho. Parcel #2: TAX #11398 EX TX#, TX#11400 in Section 17, Township 50 North, Range 03 West, B.M., Kootenai County, Idaho.

**Staff Presentation:** Vlad Finkel, Planner, introduced the zone change application stating the request is for two owners to gain access of off Frosty Pine Trail. The intent is to subdivide into two parcels. The Comprehensive Plan designation is Border and the site is located within the Coeur d'Alene Area of City Impact. He added there was no opposition to this request and staff is in support of the rezone but future subdivision discussion may need to be reviewed for additional impact. The site was posted and based on the signed affidavits in the file, the public notice requirements have been met.

**Applicant Presentation:** Sandy Young, Applicant Representative, added the applicant agrees with the staff report and currently they have no plans but subdivision could be an option in the future. Public agencies had no concerns and the Comprehensive Plan allows for development in conformance with the surrounding area.

**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 6:43 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,

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Kathryn Ford, Recording Secretary