

**MINUTES
KOOTENAI COUNTY HEARING EXAMINER
PUBLIC HEARING**

January 15, 2026

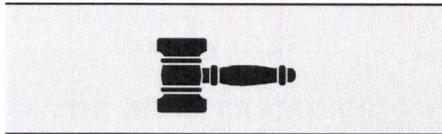
**HEARING EXAMINER
JOAN WOODARD**

**STAFF PRESENT
CRAIG DAVIDSON
BEN TARBUTTON
JUSTUS MAC GEORGE
BLAKE ZETTER
JOCELYN HENNING
REBA GRYTNESS**



MINUTES
PREPARED BY:

REBA GRYTNESS
Recording Secretary



A handwritten signature in blue ink, reading "Joan C. Woodard".

JOAN WOODARD
Hearing Examiner



MINUTES
REVIEWED BY:

BLAKE ZETTER
PLANNER II

The Official Record of Public Hearing is available on-line at
www.kegov.us

Joan Woodard 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 a written recommendation to the Board of County Commissioners, who will make the final decision.

CASE NO: CUP25-0010 WORLEY FIRE STATION 2

Staff Presentation:

Justus Mac George presented the Application submitted by the Worley Fire Protection District to establish a public safety facility, specifically a fire station, along with a request for a variance from fencing requirements. The proposed development includes two apparatus bays accommodating three fire vehicles, on-site living quarters for up to four personnel, and a helipad designed to support LifeFlight operations and future wildland fire response. The site is located west of Lake Coeur d'Alene and northeast of Worley, within the Coeur d'Alene Tribe reservation, on a parcel that is below the minimum lot size for the rural zone but permitted under applicable exemptions. Staff analysis indicated no public or agency objections and recommended approval subject to conditions, including compliance with parking and loading standards, landscaping requirements (17 trees and 51 shrubs), and adherence to all agency regulations. The requested variance to fencing standards was supported by staff based on operational efficiency and consistency with other fire stations in the district.

Applicant:

Scott Campos, representing the Worley Fire District, explained that the new fire station site was selected because the land was generously donated by a local property owner, Russell Lyster of Hope Ranch Cattle Company. The existing station, built in 1970, lacks adequate infrastructure to house firefighters, resulting in delayed response times. The new station will improve coverage by placing a firefighter 12 minutes closer to key communities such as Bloomsburg Bay, Conklin Park, and Helen Park. The project will be fully funded through community fundraisers and the sale of the current station, with no taxpayer dollars involved. The district operates with 10 paid and 35 volunteer firefighters, and staffing will be adjusted to include one firefighter at the new station. Community support has been strong, with donations and fundraising events contributing to the project.

Public Comment: Comment Sheets submitted: 1; Applicant – 1, In Favor – 0, Neutral – 0, Opposed – 0.

Exhibits: HE-1000 PowerPoint presentation by Justus Mac George

CASE NO: ZON25-0006 HUETTER PROPERTIES LLC

Staff Presentation:

Ben Tarbutton, Planning Manager, presented the zone change application by Huetter Properties, rezoning a fully developed, commercially zoned property at the northwest corner of Huetter Road and I-90 to Light Industrial to allow greater flexibility for assembly-type uses. The site, currently landscaped and asphalted, lies over the Rathdrum Prairie Aquifer and remains under Panhandle Health regulations until connected to city sewer. Agency reviews, including Post Falls Highway District, Panhandle Health, ITD, and Coeur d'Alene Fire, raised no objections, and public comments were largely supportive with one initial opposition which was later withdrawn. Staff analysis found the change consistent with the area's character and existing development, noting that commercial zoning permits higher-intensity uses than light industrial. Staff recommends approval due to minimal anticipated impacts and compatibility with surrounding uses.

Applicant:

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Rand Wickman, representing Huetter Properties LLC, addressed the hearing to request approval for a zone change. He explained that since the property was first zoned commercial in 2014 and later modified in 2019, traditional commercial uses have proven impractical due to limited accessibility from I-90. Instead, the site is better suited for light industrial uses, which are less dependent on high traffic and visibility. Wickman noted surrounding developments, potential future annexation considerations, and existing health district restrictions limiting septic capacity. He emphasized that agencies raised no concerns and public opposition appears minimal, concluding with a respectful request for approval.

Public Comment: Comment Sheets submitted: 1; Applicant – 1, In Favor – 0, Neutral – 0, Opposed – 0.

Exhibits: HE-2001 PowerPoint presentation by Ben Tarbutton

CASE NO: ZON25-0005 RFI LLC

Staff Presentation:

Ben Tarbutton, Planning Manager, reviewed the zone change application submitted by RFI LLC, requesting to rezone two parcels northwest of the Highway 53 and Highway 95 intersection—one from Rural to Light Industrial and the other from Rural to Commercial. The site, currently undeveloped and designated as Suburban in the comprehensive plan, lies over the Rathdrum Prairie Aquifer and will require compliance with wastewater regulations during future development. Agency reviews, including ITD, Panhandle Health District, Northern Lakes Fire, and Lakes Highway District, reported no objections, though public comments raised concerns about traffic, water, noise, and property values. Staff analysis found the proposal consistent with surrounding land uses and the area's development pattern, recommending approval of the application.

Applicant:

Jeramie Terzulli, Olson Engineering, presented a zone map amendment proposal on behalf of the property owner. The request aligns with the county's comprehensive plan, promoting economic development, protecting water quality, and utilizing transportation corridors effectively. Terzulli highlighted similar development patterns along Highway 95 and other major routes, emphasizing compatibility with surrounding uses and responsible growth. The proposal includes commercial and light industrial zoning near Old Highway 95 and Highway 53, with plans for adjacent residential subdivisions to maintain cohesive land use. Infrastructure such as power, water, and road access is available, and agency reviews raised no concerns. The applicant asserts the change represents the highest and best use of the property and respectfully requests approval.

Public Comment: Comment Sheets submitted: 3; Applicant – 3, In Favor – 0, Neutral – 0, Opposed – 0.

Exhibits: HE-3000 PowerPoint presentation by Staff, Ben Tarbutton
HE-3001 PowerPoint presentation by Applicant's Representative, Olson Engineering, Jeramie Terzulli

CASE NO: CUP25-0011 LAKES HIGHWAY DISTRICT BRINE FACILITY

Staff Presentation:

Blake Zetter, Planner II, explained that The Lakes Highway District is requesting a conditional use permit to develop a public utility complex for salt brine production and storage on a rural parcel near the intersection of Highways 95 and 53. The site is currently undeveloped, well-screened, and surrounded by rural, agricultural, and mining uses, aligning with the area's character. The proposed facility will include a storage building, brine production equipment, and three 9,000-gallon tanks within a concrete spill basin, with additional protective measures such as sealant or membrane lining to prevent contamination. The revised site plan reduces disturbance and visual impact. All agencies reviewed the project without concerns, and no

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public comments were received. Staff concludes the application meets required findings and recommends approval with conditions.

Applicant:

Richard Coburn, H2A Architects, addressed the Hearing Examiner, affirming agreement with staff recommendations and emphasizing that his role was to answer questions rather than provide additional information. Discussion focused on operational details of filling trucks with brine solution, spill prevention measures, and secondary containment requirements.

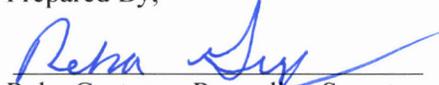
Eric Shanley, Lakes Highway District, clarified that road salts are considered low-hazard materials under Panhandle Health District guidelines, and the proposed concrete basin exceeds minimum containment standards. He explained procedures to minimize spills during truck filling and noted that similar practices are used by ITD and the City of Coeur d'Alene. The conversation also touched on alternative deicing products, cost savings of approximately \$200,000 annually, and the efficiency of comparable facilities.

Public Comment: Comment Sheets submitted: 2; Applicant – 2, In Favor – 0, Neutral – 0, Opposed – 0.

Exhibits: HE-4000 PowerPoint presentation by Blake Zetter

Joan Woodard closed the public hearing at 7:15 p.m.

Prepared By,


Reba Grytness, Recording Secretary