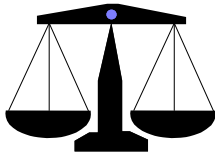


**MINUTES  
KOOTENAI COUNTY HEARING EXAMINER  
ROOM 1 and VIRTUAL PUBLIC HEARING**

**June 2, 2022  
KOOTENAI COUNTY ADMINISTRATION BLDG.  
ROOM 1**

**HEARING EXAMINER  
KARL GRANRATH**

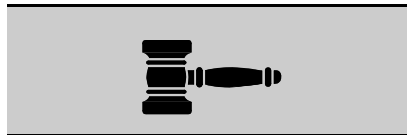
**STAFF PRESENT  
BEN TARBUTTON  
VLAD FINKEL  
JENNIFER CONNER  
BETSY ANDERSON  
REBA GRYTNESS**



**MINUTES  
PREPARED BY:**

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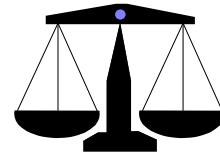
**JENNIFER CONNER**  
Recording Secretary



A handwritten signature in black ink, appearing to read 'K. Granrath'.

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**KARL GRANRATH**  
Hearing Examiner



**MINUTES  
REVIEWED BY:**

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**VLAD FINKEL**  
Planner III

The Official Record of Public Hearing is available on-line at  
[www.kcgov.us](http://www.kcgov.us)

**Karl Granrath 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.

**The hearing was adjourned at 6:24 p.m.**

HEARING EXAMINER MINUTES  
JUNE 2, 2022

**CASE NO. ZON22-0003**

**McAvoy**, a request by Samuel and Svetlana McAvoy to complete a Zone Change of a split-zoned parcel from Rural and Agricultural Suburban to Agricultural Suburban consisting of 5.07 acres. The purpose of this request is to subdivide the property into 2 lots. Access to the property is via E. High Chaparral Road, a private road. The parcel number is 50N03W-27-1500. The parcel is described as: TAX # 21716 [IN SW-NE] in Section 27, Township 50N, Range 03W B.M. Kootenai County Idaho. The subject site is located at 7392 E. High Chaparral Road.

**Staff Presentation:** Vlad Finkel, Planner III, introduced the case with a PowerPoint presentation. Mr. Finkel stated this parcel is currently split zoned 1/3 Rural on the west side, and 2/3 Agricultural Suburban on the east side. When the Applicants originally started this process, they thought this parcel was zoned fully Rural, but after research conducted by staff, it was discovered that was incorrect. The intent of this request is to make this parcel fully Agricultural Suburban to pursue a minor subdivision. Agency comments were not an issue with the rezone. However, East Side Highway District stated a future approach permit from Sunnyside Road will be required. Mr. Finkel stated with this approval, there are two benefits. First, this rezone would not impact the surrounding adjoining parcels of land. Secondly, it would simplify the complexity of a split zoned parcel, allowing staff to apply prescribed setbacks and land use applications in a more straight forward manner. There were 2 comments in opposition regarding density, but staff believes this would be a very minor impact. Ben Tarbutton, Planning Manager stated the zoning map does not change with the Director's interpretation and increase the overall allowed density. Mr. Finkel stated he has driven the private road but is unsure if it meets fire access standards at this time. Furthermore, the review of the private road is not required at the time of the zone change process.

**Applicant Presentation:** Tiffany Espe, Applicant's representative attended via Zoom. She stated the owners are very anxious to move forward with the subdivision process, should the zone change application be approved. Ms. Espe was unaware of the property owner's future subdivision design, specifically which newly proposed lot would contain the existing buildings. The Applicant was not aware that the subject parcel was split zoned when the process started. The property owners wanted it to be Agricultural Suburban and thought it was Rural. Regardless, they were going to try to rezone the parcel, but this gives an opportunity to clean up the zoning map, as well.

Vlad Finkel clarified staff had found a mapping error while researching the subject property. This was likely attributed to the fact that prior to using GIS, the Department kept record of changes in zoning by making alterations to cardboard zoning maps.

**Exhibit:** HE-1000 – Presentation by Vlad Finkel

**Public Testimony:** None. No Comment Sheets submitted.

**Applicant Rebuttal:** None.

There being no further comments, testimony was closed on this item at 6:24 pm.

Submitted by,

  
Jennifer Conner, Recording Secretary