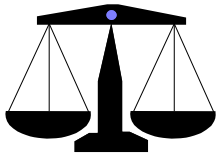


**MINUTES
KOOTENAI COUNTY HEARING EXAMINER
ROOM 1 and VIRTUAL PUBLIC HEARING**

**MARCH 18, 2021
KOOTENAI COUNTY ADMINISTRATION BLDG.
ROOM 1**

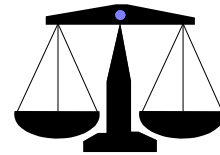
**HEARING EXAMINER
JOAN WOODARD**

**STAFF PRESENT
ZACH TREVINO
DAVID CALLAHAN
KATHRYN FORD**



**MINUTES
PREPARED BY:**

KATHRYN FORD
Recording Secretary



**MINUTES
REVIEWED BY:**

ZACH TREVINO
Planner



JOAN WOODARD
Hearing Examiner

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

The hearing was adjourned at 6:13 p.m.

HEARING EXAMINER MINUTES

MARCH 18, 2021

CASE NO. ZON20-0011

Type: Zone Change, Steve Payment a request for a Zone Change from Agricultural to Rural of a parcel measuring approximately 10.046 acres in size. The parcel is developed with a residence and accessory buildings located in the southwest portion of the parcel. The purpose of the request is to enable the Applicant to subdivide the subject parcel, as subdivisions are prohibited in the Agricultural zone. Access to the subject parcel is gained from Howell Road and Bodine Avenue, public roads maintained by Post Falls Highway District. The subject parcel is adjacent to parcels zoned Rural to the north and west, while parcels to the south and east are zoned Agricultural. The parcel number is 51N05W-21-1500, described as: SW-SW-NE [FKA TR 29 GREENACRES PLAT 4] in Section 21, Township 51 North, Range 05 West, Boise Meridian, Kootenai County, State of Idaho. The subject parcel is located at address 13593 W. Bodine Avenue, immediately northeast of the intersection of Howell Road and Bodine Avenue.

(Zach Trevino-Planner)

Staff Presentation: Zach Trevino, Planner, introduced the application providing a brief overview referencing a presentation. The site is 10 acres approximately a half mile north from the City of Post Falls in the Area of City Impact (ACI) Shared Tier. He added the purpose of the zone change is to enable a possible future subdivision into 2 lots. Most parcels in the area are 5 to 10 acres in size with the Comprehensive Plan designation of Transitional. Mr. Trevino stated the ACI Shared Tier includes the Cities of Post Falls, Hayden and Rathdrum who had no objections or requirements to this request. Currently, the Applicant is in the process of establishing an Accessory Living Unit (ALU) and working with the Post Falls Highway District regarding access to a portion of this site. The neighboring parcels are changing from agricultural properties to parcels characteristic of that in the rural zone.

Applicant Presentation: Rand Wichman, Applicant Representative, stated the staff report and presentation provided the details of the application. The area is becoming increasingly rural with more 5 acre parcels. He added the neighbors and Cities within the ACI Shared Tier were not opposed. This is just a straight forward request so the Applicant can consider a minor subdivision in the future.

Exhibit: HE 1000 – Presentation submitted by Zach Trevino.

Public Testimony: Comment Sheets submitted: 1, Applicant – 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 6:13 p.m. The Hearing Examiner, Joan Woodard will review this case and submit her written report addressing the remand to the Board of County Commissioners within two weeks.

Submitted by,

Kathryn Ford, Recording Secretary