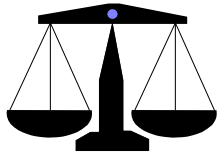


**MINUTES
KOOTENAI COUNTY HEARING EXAMINER
PUBLIC HEARING**

AUGUST 3, 2023

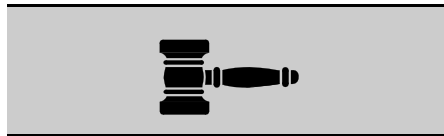
**HEARING EXAMINER
KARL GRANRATH**

**STAFF PRESENT
VLAD FINKEL
BEN TARBUTTON
DAVID CALLAHAN
JENNIFER CONNER**



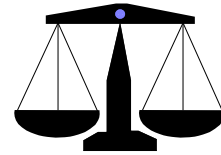
**MINUTES
PREPARED BY:**

JENNIFER CONNER
Recording Secretary



A handwritten signature in black ink, appearing to read 'K. Granrath', written over a horizontal line.

KARL GRANRATH
Hearing Examiner



**MINUTES
REVIEWED BY:**

VLAD FINKEL
Planner III

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

HEARING EXAMINER MINUTES
AUGUST 3, 2023

CASE NO. ZON23-0002 VIPER DODD LTD

Staff Presentation: Vlad Finkel, Planner III presented the project with a PowerPoint presentation. This is a request for a zone change from Agriculture to Rural by Viper Rental LTD. The subject property consists of approximately 19.5 acres, and located off Dodd Road just north of Hayden Lake. The parcel is close to but not within the ACI for the City of Hayden. A portion of the property has vegetation and wetlands. There is an existing small structure, less than 200 sq. feet. There are parcels to the west and south zoned Rural, and many parcels 5 acres in size. The Comp Plan designation is Country. A large portion is encumbered by wetlands, and a small stream in the northwestern portion. Access off Dodd Road which is under the jurisdiction of Lakes Highway District, whom stated they have no issues with the rezoning. Idaho Dept. of Fish & Game stated they need a Wetland Delineation Survey. There were no public comments. Staff states this is consistent and compliant. A future subdivision will have to delineate the boundaries of the wetland, stream and associated buffers. A final determination by a wetlands biologist will dictate a total number of lots that can be feasibly platted. Historically there have been parcels of larger size that were rezoned from Agriculture to Rural with a consensus that it is not economically viable to conduct Agricultural activities on a parcel of 80 acres or less. They do not generate enough. Agriculture does not allow for subdivision, Rural zones do down to 5 acres.

Applicant Presentation: Connie Krueger, Applicant's representative states the owner says there has been hay production on the parcel for personal use. David Pearson, Viper Rental LTD is the owner. With a subdivision, will only do 2-3 lots. Undeveloped with grass, shrub and timber. When the property was purchased, Mr. Pearson had a wetland analysis and report. There is a man-made pond, and an excavated creek on site, which buffers will be applied at the time of building permits and/or platting. Not in a FEMA mapped floodplain. KMPO has classified Dodd Road as a future major collector which could qualify for funding for future rehabilitation needs. New individual wells or connection to Kootenai Water District for water. On site sanitary sewer. Test holes would be done for sewer. These will be constructed at time of building permits. A hydrogeologic study could be requested since the parcel is not over the aquifer. 600 feet from Hayden Canyon which is a 1900 +/- unit PUD. The rezone is compatible with surrounding area. The Comp Plan designation of Country allows for subdivision with on-site services. The City of Hayden does not have their own water district, there are independent providers that could possibly provide service.

Public Comment: 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.

Exhibits: HE-1000 PowerPoint presentation by Vlad Finkel
HE-1001 PowerPoint presentation by Connie Krueger

The Hearing Examiner states he has enough information to form a recommendation for the Board of Commissioners.

Karl Granrath closed the public hearing for ZON23-0002 Viper Dodd LTD at 6:32 p.m.

Prepared By,

Jennifer Conner, Recording Secretary