



## KOOTENAI COUNTY BOARD OF COMMISSIONERS

### SECOND AMENDED AGENDA

APRIL 9, 2020, THURSDAY, 9:00 A.M.  
KOOTENAI COUNTY ADMINISTRATION, **BOARDROOM**  
451 GOVERNMENT WAY, COEUR D'ALENE, IDAHO

If you wish to participate via teleconference, please call 205-825-9699.

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. CHAIRMAN'S OPENING REMARKS
- IV. POLL FOR CONFLICTS OF INTEREST
- V. CHANGES TO AGENDA (Action Item)
- VI. DELIBERATIONS (Action Item)
  - A. **Case No. MSF20-0003, The Glades (formerly McCarthy Estates)**, a request by McCarthy Capital Inc, for a final subdivision approval of The Glades (Phase I) consisting of 13 residential lots and one tract for future (Phase II), of a preliminarily approved 26 lot residential subdivision in Case No. MSP18-0003 on approximately 136.7 acres in the Rural zone. All lots in this proposal will meet or exceed the minimum net acreage of 4.500 acres and gross acreage of 5.000 acres. Domestic water will be provided by Gem State Water Company. Wastewater will be treated by individual septic and drainfield systems. The project site is located within the boundaries of the Lakes Highway District and will be accessed from Garwood Road an extension of Dolan Road. The newly constructed internal road will be dedicated to the public in the name of Lakes Highway District. The Parcel Number is: 0L072001001A. The Serial Number is 333987. The project legal description is Garwood Corner, Lot 1, Block 1, Tax # 25311 in Section 24, Township 52 North, Range 04 West. B. M. Kootenai County, ID. The Board of County Commissioners approved Case No. MSP18-0003, McCarthy Estates preliminary request on June 13, 2019. Community Development received an application request for Final Subdivision review and approval on March 3, 2020, for The Glades. The matter was assigned Case No. MSF20-0003. (*Vlad Finkel, Planner*)
  - B. **Case No. MSF20-0004, Lone Mt. Estates (LME) 4<sup>th</sup> Addition**, a request by JT Holdings, LLC for a final subdivision approval of LME 4<sup>th</sup> Add. (Phase I) consisting of 22 residential lots and one tract for future LME 5<sup>th</sup> Add. (Phase II), of a preliminarily approved 40 lot residential subdivision in Case No. MSP19-0004 on approximately 210 acres in the Rural zone. All lots in this proposal will meet or exceed the minimum net acreage of 4.500 acres and gross acreage of 5.000 acres. Lots within the subdivision are proposed to be served by an existing public water system, Lone Mountain Home Owner's Association. Wastewater will be treated by individual septic and drainfield systems. The project site is located within the boundaries of the Lakes Highway District and will be accessed by two ingress and egress points. The first access point is a new approach from N. Ramsey Road. The second point of access will be from the south via N. Prominence Road from N. Massif Road. All roads will be constructed to Highway District standards and dedicated to the public in the name of Lakes Highway District. The subject Parcel Numbers are: 52N04W022200 and 52N04W013400. The respective Serial Numbers are 127737 and 327577. Parcel #1 legal description is PTN TAX # 25417 EX PTN LYING NW OF RW IN S2-NW [IN GOVT LTS 1,2,3,4 & S2-N2] located in Section 02, Township 52N, Range 04W, B.M. Kootenai County Idaho. Parcel # 2 legal description is PTN TAX 25417 [IN GOVT LT 4] located in Section 01, Township 52N, Range 04W, B.M. Kootenai County Idaho.

The Board of County Commissioners approved Case No. MSP19-0004, Lone Mountain Estates 4<sup>th</sup> Addition preliminary request on November 21, 2019. Community Development received an application request for Final Subdivision review and approval on March 6, 2020, for Lone Mountain Estates 4<sup>th</sup> Addition (Phase I). The matter was assigned Case No. MSF20-0004. (*Vlad Finkel, Planner*)

- C. **Case No. MSF20-0002, a request by Aspen Homes & Development, LLC, for final approval of Riverview Heights CDS**, a Major Subdivision consisting of a 25 residential lot, gated, Conservation Design Subdivision on approximately 53.91-acre in the Agricultural Suburban zone. The parcel number is: 50N05W-11-4650. The overall open space areas will be approximately 21.66 acres and include: a 16.9-acre open natural green space tract, 1.69 acres of stormwater tracts, and 3.07 acres of drainfield tracts. The internal road system tract will total approximately 4.57 acres. On June 14, 2018, the Board granted preliminary subdivision approval of Riverview Heights, CDS in Case No. MSP17-0006. (*Vlad Finkel-Planner*)

VII. BUSINESS – Community Development Updates

1. Discussion of AIN 128085 (Information Item)
2. Discussion of AIN 256820 (Information Item)
3. Dealing with Location Permits that have not been completed. (Action Item)
4. Whether to seek an injunction for a structure without a permit (CV19-0194). (Action Item)

VIII. ADJOURNMENT

Kootenai County does not discriminate against individuals or groups on the basis of disability in the admission or access to, or treatment in, its public meetings, programs, or activities. Requests for assistance or accommodations can be arranged by contacting Kootenai County Community Development at (208) 446-1070 with 48-hour notice. Further information can be obtained from the Kootenai County Community Development, 451 Government Way, P. O. Box 9000, Coeur d’Alene, Idaho 83816-9000 (208) 446-1070.