



KOOTENAI COUNTY BOARD OF COMMISSIONERS

AGENDA

APRIL 18, 2019, THURSDAY, 9:00 A.M.

KOOTENAI COUNTY ADMINISTRATION BUILDING, Boardroom
451 GOVERNMENT WAY, COEUR D'ALENE, IDAHO

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. CHAIRMAN'S OPENING REMARKS
- IV. POLL FOR CONFLICTS OF INTEREST
- V. SIGNINGS (Action Items)
 - A. **Case No. ORA19-0001**, regarding the Kootenai County Building Code Ordinance, currently codified at Title 7, Chapter 1 of the Kootenai County Code, as follows:

AN ORDINANCE OF KOOTENAI COUNTY, IDAHO, A POLITICAL SUBDIVISION OF THE STATE OF IDAHO, RELATING TO ADOPTION OF BUILDING CODES; REPEALING TITLE 7, CHAPTER 1, KOOTENAI CODE AND ADOPTING A NEW TITLE 7, CHAPTER 1, KOOTENAI COUNTY CODE, ADOPTING PURPOSES AND DEFINITIONS, ADOPTING CONSTRUCTION, MECHANICAL, ENERGY, AND OTHER CODES AND REQUIREMENTS, INCLUDING EXEMPTIONS CONTAINED THEREIN, ADOPTING LOCAL AMENDMENTS TO ADOPTED CODES, PROVIDING FOR ADMINISTRATION AND ENFORCEMENT, PROVIDING FOR VESTING OF LOCATION PERMITS ISSUED UNDER PRIOR ORDINANCE AND PROVIDING THE BUILDING OFFICIAL WITH AUTHORITY TO GRANT EXTENSIONS OF SUCH PERMITS, PROVIDING FOR APPEALS OF ACTIONS OF THE BUILDING OFFICIAL, REPEALING PREVIOUSLY ADOPTED ORDINANCES AND CODES; PROVIDING FOR SEVERABILITY; PROVIDING FOR SURVIVAL AND NON-WAIVER OF ENFORCEMENT ACTIONS UNDER PREVIOUSLY ADOPTED ORDINANCES AND CODES; AND PROVIDING FOR AN EFFECTIVE DATE. The Board held a public hearing on March 28, 2019 and approved the Ordinance Amendment voting 2-Aye and 1-Nay.
(David Callahan, Director/John Mills-Chief Building Official)

- B. **Case No. MSP19-0002, Hauser-Beck Industrial Park**, a request by AAK, LLC for preliminary approval of a seven (7) lot subdivision on approximately 35.5 acres in the Rathdrum Prairie zone. The proposed subdivision is located within the Hauser Area of City Impact and has received a recommendation of approval from the Hauser Joint Planning Commission. The proposed lots will be served by individual wells. Each lot will be served by individual septic and drainfield systems. Access to the lots will be via a new private road, off of N. Beck Road, a public road in the jurisdiction of Post Falls Highway District. The parcel numbers are: 51N05W303520 and 51N05W303600. The parcels are respectively described as: Tax # 22333 [IN GOVT LT 1] and Tax # 22332 [IN GOVT LTS 1&2] in section 30, Township 51N, Range 05W B.M. Kootenai County, Idaho. The Board held deliberations on April 4, 2019 and unanimously approved the request. *(Ben Tarbutton-Planner)*

- C. **Case No. MSF18-0006 Fox Hollow**, a request by 7 Lakes, LLC, for final approval of the 1st Phase of a Major Subdivision consisting of 28 residential lots, three (3) open space tracts and one (1) utility tract on 57.234 acres in the Restricted Residential zone. The project site is comprised of three separate parcels: Parcel No. 1) 51N03W-08-5700; Parcel No. 2) 51N03W-08-6100 and Parcel No. 3) 51N03W-08-5725. The *Legal Descriptions are:* Parcel No. 1) 51N03W-08-5700 is described as: TAX#16970 EX PLTD PTN & EX TX# 21307 & EX RW [IN SW], Parcel No. 2) 51N03W-08-6100 is described as: TAX#8922 and Parcel No. 3) 51N03W-08-5725 is described as: TAX# 21307 [IN SW]. All of these parcels are located in Section 8, Township 51 North, Range 03 West, B. M., Kootenai County, Idaho. The serial numbers are: 204772; 106718 and 303774. On May 1, 2014 the Board of County Commissioners granted preliminary approval of a 59 residential lot subdivision consisting of two (2) phases, known as Fox Hollow in Case No. MSP13-0003. The Board held deliberations on April 11, 2019 and unanimously approved the request. (*Vlad Finkel-Planner*)

VI. BUSINESS – Community Development Updates

- A. Update on opt out permits. (Discussion Item)
- B. Consideration of allowing the Community Development Director to sign subdivision agreements to accept sureties associated with major subdivisions. (Action Item)

VII. PUBLIC COMMENT (Discussion)

VIII. ADJOURNMENT (Action)

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.