



KOOTENAI COUNTY BOARD OF COMMISSIONERS

AMENDED AGENDA

MAY 30, 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. APPEAL HEARING (Action Items)
 - A. **Case No. APP19-0001, a request by Benjamin Johnson and the Ben Pointe Road Association** to appeal an administrative decision by the Kootenai County Community Director approving a 3-Lot Subdivision in Case No. MIN18-0022, Lake Vista Estates. The parcel number is 48N04W-20-4700. The site is described as TAX # 25338 [IN GOVT LTS 2,3] in Section 20, Township 48 North, Range 04 West, B. M., Kootenai County, Idaho. While this hearing will be open to the public, only affected persons will be allowed to testify. The Hearing Examiner held a public hearing on May 2, 2019 and recommended the decision of the Director be affirmed. (*Vlad Finkel-Planner*)

VI. SIGNINGS (Action Items)

Continued from May 23, 2019 Agenda –

- A. **Case No. MSP18-0002, Lake Club Estates**, a request by Echo Bay Holdings, LLC, for preliminary approval of a Major Subdivision consisting of 25 residential lots, with 7 open space Tracts on approximately 17.889 acres in the Restricted Residential zone. The proposed site is currently undeveloped. The average lot size for the residential lots is 19,010 sq ft. The lot sizes range from 10,570 square feet to 25,675. The minimum lot size for this Zone is 8,250 sq ft. Access to the property is via a private road off State Highway 97, which is maintained by the Idaho Transportation Department. The private road accessing the subdivision will be constructed to meet the Associated Highway District Standards for the East Side Highway District. Water will be provided to the residential lots by a newly constructed public drinking water system on site, and effluent discharge will be provided by individual septic systems. The parcels numbers are: 49N03W-07-7400 and 49N03W-07-2200. The site is described as: parcel 49N03W-07-7400 as PTN TAX #25221 Inside Water District [GL4] AND Parcel 49N03W-07-2200 is described as PTN TAX #25221 Outside Water District [NE-SE], both parcels are in Section 07, Township 49 N, Range 03 West, B.M Kootenai County, Idaho. The Hearing Examiner held a public hearing on January 17, 2019 and recommended approval. The Board held deliberations on February 21, 2019 and approved a public hearing request. The Board held a public hearing on April 10, 2019 and voted 2 to 1 to deny the request. (*Mary Shaw-Planner*)

Continued from May 23, 2019 Agenda –

- B. **Case No. MSF19-0003, Lone Mountain Estates, 3rd Addition (Phase II)**, a request by JT Holdings, LLC, for final approval of the 2nd and Final Phase of a Major Subdivision consisting of 19 residential lots on approximately 97 acres in the Rural zone. The parcel number is: 0—L292-000-00B-0. The site is described as Lone Mountain Estates 2nd Addition, Tract B in Section 02, Township 52 North, Range 04 West, B.M., Kootenai County, Idaho. On March 1, 2017, the Board of County Commissioners granted preliminary approval

of a 37 residential lot phased subdivision, known as Lone Mountain Estates 2nd Addition, MSP17-0005. On December 20, 2018, the Board signed an Order of Decision, granting final subdivision approval of Lone Mountain Estates 2nd Addition (Phase I) in Case No. MSF18-0007 consisting of 18 residential lots. The Board held deliberations on May 16, 2019 and approved the request. (*Ben Tarbutton-Planner*)

VII. EXECUTIVE SESSION

A. Executive session under 74-206(1)(f).

VIII. BUSINESS – Community Development Updates

A. Floodplain Regulations. (Information Item)

B. Consideration of Huetter Corridor setback overlay. (Action Item)

IX. PUBLIC COMMENT (Discussion)

X. ADJOURNMENT (Action)