

DELIBERATIONS
MINUTES OF MEETING
BOARD OF COUNTY COMMISSIONERS
March 3, 2022

Case Number: MSP21-0005

Case Name: The Estates at Farragut

Commissioners Present: Chair Fillios, Commissioner Duncan, Commissioner Brooks

CONFLICT(S): None

CHANGES: None

STAFF PRESENT: Pat Braden (teleconference), David Callahan, Ben Tarbutton, Vlad Finkel, Betsy Anderson

Case No. MSP21-0005 The Estates at Farragut, a request by The Estates at Farragut, LLC, for preliminary approval of a Major Subdivision consisting of 27 residential lots on 156.4 acres in the Rural zone. Each newly proposed lot will be a minimum of 5.000 acres gross (4.500 net) in size meeting the lot size requirement in the Rural zone. Domestic water supply to each lot will be provided via individual wells. Effluent discharge on each lot will be treated by individual septic and drainfield systems. Access to the proposed subdivision will be via two approaches from Howard Road, a public road maintained by Lakes Highway District. The new internal “*Loop Road*” will be constructed to the Associated Highway Districts Standards and dedicated to Lakes Highway District. The subject parcel number is: 53N02W-06-8400 and is described as: Southeast Quarter in Section 6, Township 53 North, Range 02 West, B. M., Kootenai County, ID. The subject property is located at the northwest corner of the intersection of Howard Road and Perimeter Road. The Hearing Examiner heard this case on February 17, 2022 and recommended approval.

Vlad Finkel introduced the case stating the parcel is located in the northeast portion of the County at the intersection of Perimeter Road and newly constructed portion of Howard Road. The site is relatively flat and heavily vegetated. The property is zoned rural and all 27 lots will be 5 acres. Mr. Finkel said all Public Agencies responded without any concerns, with the exception of the continued growth issues experienced by Lakeland School District. Two public comments were received in opposition to the project, with concerns of density, noise and the impact to wildlife.

Motion by Commissioner Duncan, seconded by Bill Brooks to approve Case No. MSP21-0005, The Estates at Farragut, a Major Subdivision consisting of 27 residential lots on 156.4 acres in the Rural zone.

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| Chair Fillios: | Aye |
| Commissioner Duncan | Aye |
| Commissioner Brooks: | Aye |

Decision: Approved

Deputy Clerk’s Signature: _____
March 3, 2022