

DELIBERATIONS
MINUTES OF MEETING
July 30, 2020

Case Number: CUP19-0012

Case Name: King Sod, LLC

Commissioners Present: Chair Chris Fillios, Commissioner Leslie Duncan and Commissioner Bill Brooks

Commissioners Absent: None

CONFLICT(S): None

CHANGES: None

STAFF PRESENT: David Callahan, Mary Shaw, Amy Hilland, Kathryn Ford

STAFF VIA TELECONFERENCE: Pat Braden

Case No. CUP19-0012, a request by Richard and Inga Arts/King Sod, LLC for a Conditional Use Permit for an Agricultural Product Sales Store to operate a commercial sod business on approximately ten (10) acres in the Agricultural Zone. The parcel number is 51N04W-17-7600. The parcel description is: The Southwest quarter of the Northeast quarter of the Southeast quarter Section 17, Township 51N, Range 04W, B.M., Kootenai County Idaho. The site is located at 10102 N. Memory Lane, Rathdrum, ID 83858. The Hearing Examiner held a public hearing on July 2, 2020 and recommended approval. (*Amy Hilland-Planner*)

Amy Hilland, Planner, provided a brief overview stating the request is to operate a commercial sod business. The sod would be delivered by trucks to a holding barn for pick-up or delivery of orders. She added concerns of dust and road condition have been address in the conditions that the Hearing Examiner recommended for approval. This is a shared road accessed by neighbors and the Applicant is going to be responsible for the road maintenance.

Chair Fillios confirmed the zoning and Commissioner Brooks did not agree with limiting truck access.

Motion by Commissioner Duncan, seconded by Chair Fillios, to approve adopting the Hearing Examiner's Recommendation, Comprehensive Plan Analysis, Conclusions of Law and Conditions of Approval for Case No. **CUP20-0002 Basin Properties, LLC.**

Chair Fillios: Aye

Commissioner Duncan: Aye

Commissioner Brooks: Nay

Decision: Approved

Deputy Clerk's Signature: _____
July 30, 2020

DELIBERATIONS
MINUTES OF MEETING
July 30, 2020

Case Number: MSP19-0006

Case Name: Bayshore Estates

Commissioners Present: Chair Chris Fillios, Commissioner Leslie Duncan and Commissioner Bill Brooks

Commissioners Absent: None

CONFLICT(S): None

CHANGES: None

STAFF PRESENT: David Callahan, Mary Shaw, Vlad Finkel, Kathryn Ford

STAFF VIA TELECONFERENCE: Pat Braden

Case No. MSP19-0006, Bayshore Estates, a request by Jesse Goetz Family Ltd Partnership, for preliminary approval of a two (2) phase Major Subdivision consisting of 57 residential lots on approximately 28.5 acres in the Restricted Residential zone with a Conditional Zoning Development Agreement (CZDA). The CZDA restricts development density to 2 residential dwelling units per acre. The proposed lots will range from 0.340 to 0.578 acres in size. Domestic water to the residential lots will be provided by connection to the public water system operated by Greenferry Sewer and Water District. Effluent discharge will be treated via individual septic and drainfields on each lot. Access to the proposed lots will be from the newly constructed roads that will connect to Riverview Drive on the south and Patrick Drive to the northeast. The new roads will be constructed to the highway district standards and will be dedicated to the public in the name of the Post Falls Highway District for maintenance purposes. The parent parcel number is 50N05W-12-5500 described as: TAX #25915 [IN GL5 &IN NW-SW] in Section 12, Township 50 North, Range 05 West, Boise Meridian, Kootenai County, State of Idaho. The subject proper is located just northeast of the intersection of Riverview Road and Greensferry Road. The Hearing Examiner held a public hearing on July 2, 2020 and recommended approval. (*Vlad Finkel-Planner*)

Vlad Finkel, Planner, stated the application for a 57 residential lot subdivision was recommended for approval by the Hearing Examiner. Staff did receive a public hearing request which was provided to the Board for their consideration.

Chair Fillios stated public hearing requests are usually granted and he would agree with a motion for a public hearing before the Board regarding this application.

Motion by Commissioner Duncan, seconded by Commissioner Brooks, to approve the public hearing request for Case No. **MSP19-0006 Bayshore Estates**.

Chair Fillios: Aye

Commissioner Duncan: Aye

Commissioner Brooks: Aye

Decision: Approved

Deputy Clerk's Signature: _____
July 30, 2020

DELIBERATIONS
BOARD OF COUNTY COMMISSIONERS SIGNING

Minutes Date: July 30, 2020

Case Name: Basin Properties, LLC

Case Number: CUP20-0002

Commissioners Present: Chair Chris Fillios, Commissioner Leslie Duncan and Commissioner Bill Brooks

Commissioners Absent: None

CONFLICT(S): None

CHANGES: None

STAFF PRESENT: David Callahan, Mary Shaw, Zach Trevino, Kathryn Ford

STAFF VIA TELECONFERENCE: Pat Braden

Case No. CUP20-0002, a request by Basin Properties, LLC for a Conditional Use Permit to operate a Restricted Surface Mine on a parcel in the Agricultural zone. The site is located at 32280 State Highway 3. The parcel number is 47N02W-04-4900, described as: PTN GOVT LT 5 LYING S OF HWY & E OF CO RD EX E 200 FT & EX TX#24059, NE-SW & GOVT LT 8 LYING NE OF CO RD in Section 4, Township 47 North, Range 02 West, Boise Meridian, Kootenai County, State of Idaho. The subject parcel is located along the south side of State Highway 3 and along the east side of Willow Creek Road, a public road maintained by East Side Highway District. Access to the subject site is via an existing driveway extending from State Highway 3, with supplementary access via Willow Creek Road. The parcel consists of approximately 37.5 acres, of which 6 acres are currently utilized for mining activities. The Hearing Examiner held a public hearing on July 2, 2020 and recommended approval. The held deliberations on July 23, 2020 and approved the request. *(Zach Trevino-Planner)*

Zach Trevino, Planner, stated the order was before the Board for signature as approved.

Motion by Commissioner Duncan, seconded by Commissioner Brooks, to execute signing the Order of Decision for Case No. **CUP20-0002 Basin Properties, LLC.**

Chair Fillios: Aye

Commissioner Duncan: Aye

Commissioner Brooks: Aye

Decision: Approved

Deputy Clerk's Signature: _____
July 30, 2020