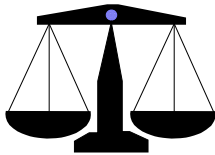


**MINUTES
KOOTENAI COUNTY HEARING EXAMINER
ROOM 1 and VIRTUAL PUBLIC HEARING**

**FEBRUARY 17, 2022
KOOTENAI COUNTY ADMINISTRATION BLDG.
ROOM 1**

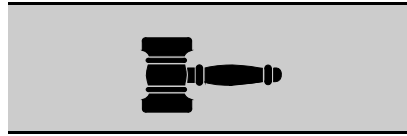
**HEARING EXAMINER
JOAN WOODARD**

**STAFF PRESENT
VLAD FINKEL
BEN TARBUTTON
BETSY ANDERSON**



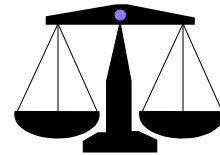
**MINUTES
PREPARED BY:**

**BETSY ANDERSON
Recording Secretary**



A handwritten signature in blue ink that reads "Joan C. Woodard".

**JOAN WOODARD
Hearing Examiner**



**MINUTES
REVIEWED BY:**

**VLAD FINKEL
Planner III**

The Official Record of Public Hearing is available on-line at
www.kcgov.us

Joan Woodard called the meeting to order at 6:01 p.m.

The Hearing Examiner explained that the purpose of the public hearing is to take testimony on the items that appear on the agenda.

The Hearing Examiner will review the testimony presented and make a written recommendation to the Board of County Commissioners, who will make the final decision.

The hearing was adjourned at 6:30 p.m.

HEARING EXAMINER MINUTES
FEBRUARY 17, 2022

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.

Staff Presentation: Vlad Finkel, Planner III, introduced the case with a power point presentation. He described the 156 acre parcel in the northeast part of Kootenai County as heavily vegetated with limited slope. The property is zoned Rural and the project will be similar in nature to properties in the area. Public agencies were asked to provide comments and conditions and Mr. Finkel stated most agencies provided standard replies. Lakeland School District was the exception, stating population growth within the district is a very real concern. Mr. Finkel explained the County has no mechanism to force developers to provide impact fees or donations of land or money to local school districts.

Applicant Presentation: Scott McArthur of McArthur Engineering, represented the Estates at Farragut, LLC. He explained that the applicant has been working closely with Lakes Highway District to construct that portion of Howard Road that did not originally connect to Perimeter Road. The interior road will be built to highway district standards and dedicated to the public. There will also be a walking path as part of the subdivision for residents’ use and the corner lots will have shared driveways. Each lot will have an individual well and septic system and cluster type mailboxes at the entrances of “*Loop Road*”. Mr. McArthur also stated the developer is willing to discuss the impact of the development with the Lakeland School District.

Exhibit: HE-1000 – Presentation by Vlad Finkel

Public Testimony: There were several people in attendance, however, none wanted to speak. . A few people on Zoom mentioned they were Realtors and were in favor of the project. Comment Sheets submitted: 4, Applicant – 2; In Favor – 1, Neutral – 0, Opposed – 1. The opposition comment sheet submitted stated on the back “Would like developer to share in the cost for trash, fire and Sheriff impact.” The names and address of the individuals speaking or submitting comments are part of the record.

Applicant Rebuttal: None.

There being no further comments, testimony was closed on this item and the Hearing Examiner concluded the hearing at 6:30pm.

Submitted by,

Betsy Anderson, Recording Secretary