

DELIBERATIONS
MINUTES OF MEETING
February 21, 2019
Lake Club Estates

Minutes Date: February 21, 2019

Case Name: Lake Club Estates

Case Number: MSP18-0002

Commissioners Present: Chairman Pro Tem Leslie Duncan and Commissioner Bill Brooks

Commissioners Absent: Chairman Chris Fillios

CONFLICT(S): None

CHANGES: None

STAFF PRESENT: Pat Braden, Clif Trimble, Kathryn Ford

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. (*Clif Trimble-Planner*)

Clif Trimble, Planner, stated the Hearing Examiner had recommended approval of this subdivision. Staff received two requests for a public hearing which were submitted for consideration by the Board.

The Board agreed a public hearing should be held to address concerns.

Motion by Commissioner Brooks, seconded by Chairman Pro Tem Duncan, to approve the public hearing request for **MSP18-0002 Lake Club Estates**.

Commissioner Brooks: Aye
Chairman Pro Tem Duncan: Aye
Chairman Fillios: Excused

Decision: Approved

Deputy Clerk's Signature: _____
February 21, 2019

DELIBERATIONS
MINUTES OF MEETING
February 21, 2019
Jean-Pierre Schrambach

Minutes Date: February 21, 2019

Case Name: Jean-Pierre Schrambach

Case Number: VAR18-0008

Commissioners Present: Chairman Pro Tem Leslie Duncan and Commissioner Bill Brooks

Commissioners Absent: Chairman Chris Fillios

CONFLICT(S): None

CHANGES: None

STAFF PRESENT: Pat Braden, Clif Trimble, Kathryn Ford

Case No. VAR18-0008, a request by Jean-Pierre Schrambach for two variances, for the front and rear setbacks. The request for the front setback variance is 15', and the request for the rear setback is 15'. The subject parcel is bisected by Lower Hayden Lake Road, and the site is encumbered by steep slopes. The building footprint for the 3,000 sq. ft., 2 story residence will be 10' from the rear lot line and 35' from the centerline of Lower Hayden Lake Road. The parcel number is 035200000980 and described as: H L Honeysuckle Hills BLDG Sites, LT 98 BLK 1 Section 19 Township 51N Range 03W B.M., Kootenai County, Idaho. Hearing Examiner held a public hearing on February 7, 2019 and recommended denial. (*Clif Trimble-Planner*)

Clif Trimble, Planner, stated the Hearing Examiner had recommended denial of this variance application. The Applicant has provided a request for a public hearing for consideration by the Board.

The Board agreed in order to provide due process a public hearing should be held to receive testimony.

Motion by Commissioner Brooks, seconded by Chairman Pro Tem Duncan, to approve the public hearing request for **VAR18-0008 Jean-Pierre Schrambach**.

Commissioner Brooks: Aye
Chairman Pro Tem Duncan: Aye
Chairman Fillios: Excused

Decision: Approved

Deputy Clerk's Signature: _____
February 21, 2019

DELIBERATIONS
MINUTES OF MEETING
February 21, 2019
LIMA Properties, LLC

Minutes Date: February 21, 2019

Case Name: LIMA Properties, LLC

Case Number: CUP18-0008

Commissioners Present: Chairman Pro Tem Leslie Duncan and Commissioner Bill Brooks

Commissioners Absent: Chairman Chris Fillios

CONFLICT(S): None

CHANGES: None

STAFF PRESENT: Pat Braden, Vlad Finkel, Kathryn Ford

Case No. CUP18-0008, a request by LIMA Properties, LLC (David and Sunshine Welton), for a Conditional Use Permit to construct a Mini Storage and Rental Warehouse facility on 5.00 gross acres in the Rural zone. The proposal will be developed in three (3) phases. At full built out there will be nine (9) buildings ranging from 6,720 sq. ft. to 8,960 sq. ft. in size. The Applicant plans to partition the proposed structures into a maximum of 178 units and an onsite office. The units will provide year-round dry storage for RVs and boats. The proposed office building will have a PHD approved on-site septic system. Domestic water to the office will be provided with a new well. Access to the project site will be from the terminus of Sylvan Road via a new 30' wide access easement across Parcel # 0-0200-001-016-B (*directly to the south of the project site*). The subject parcel number is 0-0200-001-015-B and described as Arthurs Sylvanian Acres, W2 Lot 15, Block 1 Except Right-of-way in Section 15, Township 53 North, Range 03West. B. M. Kootenai County, Idaho. Hearing Examiner held a public hearing on February 7, 2019 and recommended denial. (*Vlad Finkel-Planner*)

Vlad Finkel, Planner, stated the Hearing Examiner had recommended denial of this Conditional Use Permit application. The Applicant has provided a request for a public hearing for consideration by the Board.

The Board agreed in order to provide due process a public hearing should be held to receive testimony.

Motion by Commissioner Brooks, seconded by Chairman Pro Tem Duncan, to approve the public hearing request for **CUP18-0008 LIMA Properties, LLC**.

Commissioner Brooks: Aye
Chairman Pro Tem Duncan: Aye
Chairman Fillios: Excused

Decision: Approved

Deputy Clerk's Signature: _____
February 21, 2019

DELIBERATIONS
BOARD OF COUNTY COMMISSIONERS SIGNING

Minutes Date: February 21, 2019

Case Name: Robert and Laura Lambert

Case Number: Ordinance No. 535/ZON18-0013

Commissioners Present: Chairman Pro Tem Leslie Duncan and Commissioner Bill Brooks

Commissioners Absent: Chairman Chris Fillios

CONFLICT(S): None

CHANGES: None

STAFF PRESENT: Pat Braden, Vlad Finkel, Kathryn Ford

Ordinance No. 535/Case No. ZON18-0013, a request by Robert and Laura Lambert to complete a Zone Change from Agricultural to Restricted Residential on approximately 5.007 acres of land. The purpose of the request is be able to subdivide the parent parcel into two lots. The subject parcel of land has an existing residence and outbuildings. Access to the property is from English Point Road, a public road maintained by the Lakes Highway District. The property is located within the City of Hayden Lake Area of City Impact. Concurrently, the Applicant is requesting a two lot Minor Subdivision Case No. MIN18-0033, Lambert Addition, a decision of which will depend on the approval of the above referenced Zone Change. The parcel number is 51N03W-08-7125. The parcel is described as: TAX # 10951 in Section 08, Township 51N, Range 03W B.M. Kootenai County Idaho. The Hearing Examiner held a public hearing on December 6, 2018 and recommended approval. The Board held a public hearing on February 14, 2019 and unanimously approved the request. (*Vlad Finkel-Planner*)

Vlad Finkel, Planner, stated the zone change was approved by the Board on February 14, 2019. The Order of Decision with the supporting Ordinance was prepared for signing in accordance with the Board approval.

Motion by Commissioner Brooks, seconded by Chairman Pro Tem Duncan, to approve signing **Ordinance 535** and Order of Decision for **ZON18-0013 Robert and Laura Lambert**.

Commissioner Brooks: Aye
Chairman Pro Tem Duncan: Aye
Chairman Fillios: Absent

Decision: Approved

Deputy Clerk's Signature: _____
February 21, 2019

**Minutes of Meeting
Community Development Update
February 21, 2019, 9:00 a.m.**

The Kootenai County Board of Commissioners met to discuss Community Development updates. Commissioner Brooks and Commissioner Duncan were present. Chairman Fillios was excused. In attendance were Code Compliance Officer II Sandy Forstrom, Code Compliance Officer I Jennifer Strampher, Planner II Ben Tarbutton, Planner II Clif Trimble, Civil Deputy Prosecuting Attorney Pat Braden, and Deputy Clerk Sandi Gilbertson.

- A. **Call to Order:** Chairman pro tem Duncan called the meeting to order at 9:07 a.m. (Continuation of deliberations agenda)
- B. **Changes to the Agenda:** None.
- C. **Business**
 - 1. Blackstone Estates water problems (Information item: staff requests any decision be delayed until March 7 when the developer/builder can attend.)

Steve Fritsch spoke on behalf of the property owners in Blackstone Estates. He said they are asking the County to cease issuing building permits in Blackstone Estates until the developers can demonstrate that the water system can produce sufficient water for all 12 lots. Mr. Fritsch said they believe the County is negligent in approving this development and that a majority of the problems are due to the County's lax enforcement. He continued saying the County should be responsible in requiring the developers to adhere to the requirements of the decision allowing this subdivision. He and his fellow property owners in Blackstone Estates are asking for help in addressing these issues. Mr. Fritsch expressed his concerns that he believed they were not being treated the same as others have been treated.

The Commissioners said they would take all these issues under advisement and would be hearing from the developer/builder at the update meeting on March 7.

Public Comment: This section is reserved for citizens wishing to address the Board regarding a County related issue. Idaho Law prohibits Board action on items brought under this section except in an emergency circumstance. Comments related to future public hearings should be held for that public hearing.

There being no further discussion, Chairman pro tem Duncan adjourned the meeting at 9:34 a.m.

Respectfully submitted,

JIM BRANNON, CLERK

By: _____
Deputy Clerk

Leslie Duncan, Chairman pro tem