

DELIBERATIONS
MINUTES OF MEETING
March 5, 2020

Case Number: MSF20-0001

Case Name: Walking Horse Estates

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

Commissioners Absent: None

CONFLICT(S): None

CHANGES: Commissioner Duncan stated Item VII-A. was moved to March 12, 2020

STAFF PRESENT: Mary Shaw, Craig Davidson, Vlad Finkel, Kathryn Ford

Case No. MSF20-0001, Walking Horse Estates, a request by Walking Horse Partner, LLC for a final subdivision approval of a preliminarily approved 10 lot residential subdivision in Case No. MSP19-0005 on approximately 51 acres in the Rural zone. All lots in this proposal will range from 4.510 to 5.460 net acres (5.002 acres to 5.564 gross acres) in size. The minimum requirement for the rural zone is 4.500 net (5.000 gross) acres. Lots within the subdivision are proposed to be served by individual wells. Wastewater is intended to be treated by individual septic and drainfield systems. The project site is located within the boundaries of the Lakes Highway District and will be accessed by extending N. Walking Horse Lane, a public road. The newly constructed road will be dedicated to the public in the name of Lakes Highway District. The Parcel Number is: 53N02W-07-5100. The Serial Number is 340941. The project legal description is TAX # 25752 [IN W2-SEC] located in Section 07, Township 53N, Range 02W, B.M. Kootenai County Idaho. The Board of County Commissioners approved Case No. MSP19-0005, Walking Horse Estates preliminary request on October 17, 2019. Community Development received an application request for Final Subdivision review and approval on January 9, 2020, for Walking Horse Estates. The matter was assigned Case No. MSF20-0001. (*Vlad Finkel, Planner*)

Vlad Finkel, Planner, referenced a presentation stating the Applicant is requesting a final subdivision approval of Walking Horse Estates, consisting of 10 residential lots on 51 acres in the Rural zone. After a thorough review of the final subdivision application information and agency comments the Applicant has demonstrated they currently are, or will be in compliance with all of the Conditions of Approval set forth in the preliminary approval Case Number MSP19-0005, prior to final plat recordation.

The Board agreed the Applicant has demonstrated through the final subdivision design and onsite/offsite improvements, the proposal is capable of meeting the requirements of Kootenai County Code.

Motion by Commissioner Duncan, seconded by Commissioner Brooks, to approve the final subdivision request based on the Findings of Fact, Staff Recommendation and Conclusions of Law for **MSF20-0001 Walking Horse Estates**.

Chair Fillios: Aye

Commissioner Duncan: Aye

Commissioner Brooks: Aye

Decision: Approved

Deputy Clerk's Signature: _____
March 5, 2020