

DELIBERATIONS
MINUTES OF MEETING
March 12, 2020

Case Number: SDP20-0053

Case Name: Kootenai County Fairgrounds-North Idaho Fair Board

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

Commissioners Absent: Chair Chris Fillios

CONFLICT(S): None

CHANGES: None

STAFF PRESENT: David Callahan, Pat Braden, Kathryn Ford

Request for Fee Waiver from Kootenai County Fairgrounds-North Idaho Fair Board, a request by Gerald Johnson to waive all fees for Phase III. **Permit SDP20-0053** has been submitted for the site disturbance and plan review fees in the amount of \$1,237.27. Alexcia Jordan, Fair Manager, submitted the application proposing to install a pre-manufactured shower house facility within the existing RV Park. *(David Callahan, Director)*

David Callahan, Director, stated he would recommend approval of the request item that is before the Board.

Motion by Commissioner Brooks, seconded by Chair Pro Tem Duncan, to approve the fee waiver request by **Kootenai County Fairgrounds-North Idaho Fair Board**.

Chair Fillios: Absent

Commissioner Duncan: Aye

Commissioner Brooks: Aye

Decision: Approved

Deputy Clerk's Signature: _____
March 12, 2020

DELIBERATIONS
BOARD OF COUNTY COMMISSIONERS SIGNING

Minutes Date: March 12, 2020

Case Name: Walking Horse Estates

Case Number: MSF20-0001

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

Commissioners Absent: Chair Chris Fillios

CONFLICT(S): None

CHANGES: None

STAFF PRESENT: David Callahan, Pat Braden, 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. The Board held deliberation on March 5, 2020 and approved the request.

(Vlad Finkel, Planner)

David Callahan, Director, stated the order was before the Board for signature as approved.

Motion by Commissioner Brooks, seconded by Chair Pro Tem Duncan, to execute signing the Order of Decision for **MSF20-0001 Walking Horse Estates**.

Chair Fillios: Absent

Commissioner Duncan: Aye

Commissioner Brooks: Aye

Decision: Approved

Chair Fillios arrived after the motion and signed the order.

Deputy Clerk's Signature: _____
March 12, 2020

**Community Development Update
Minutes of Meeting
March 12, 2020, 9:00 a.m.**

The Kootenai County Board of Commissioners met to discuss Community Development updates. Chair Fillios (arrived at 9:03 am), Commissioner Duncan, and Commissioner Brooks were present. In attendance were Director David Callahan, Civil Deputy Prosecuting Attorney Pat Braden, Planning Manager Mary Shaw (arrived at 9:15 a.m.) and Deputy Clerk Sandi Gilbertson.

I. Call to Order: Chair Fillios called the meeting to order at 9:03 a.m. (after deliberations).

II. Changes to the Agenda: None.

III. Business

- A. Consideration for Ordinance Amendment of Section regarding County Land Use and Development Code 8.6.707 Public and Private Roads A. 2. Roads Connecting Subdivisions to Public Roads stating any new or existing private road providing access to the proposed minor or major subdivision shall meet AASHTO standards or be approved through a highway district (of jurisdiction) process to deviate from the Standards. (Action Item)

Director Callahan explained one of the items of concern for the highway districts is the friction with their regulations versus the County's regulations. He added that if a private existing road connects a minor subdivision it only has to meet fire district standards. The Board expressed concerns on the monetary costs for the mom and pop type applicants if the highway district standards had to be met. One issue is the developers who are creating several minor subdivisions and circumventing the major subdivision process to avoid paying for the highway district standard roads. Director Callahan said he would do research on what other county government entities are doing to have a starting point for a solution.

- B. Direction regarding staff attendance at Community Development scheduled agenda items. (Discussion Item)

Director Callahan said Community Development staff attend deliberations/update meetings to keep informed with land use issues. Staff wanted to be certain that the Board was comfortable with them attending even though they were not the planner on the case. The Board was unanimous in that they realize their attendance was educational. Director Callahan further explained that if it was an evening public hearing, staff would attend on their own time unless it was a public hearing relating to an ordinance on land use or the comprehensive plan.

IV. ADJOURNMENT

Public Comment (Discussion): 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, Chair Fillios adjourned the meeting at 9:27 a.m.

Respectfully submitted,

JIM BRANNON, CLERK

By: _____
Deputy Clerk

Chris Fillios, Chair