

DELIBERATIONS
MINUTES OF MEETING
March 19, 2020

Case Number: VAR19-0008

Case Name: Heatherly Living Trust

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

Commissioners Absent: Commissioner Bill Brooks was present by telephone.

CONFLICT(S): None

CHANGES: None

STAFF PRESENT: David Callahan, Pat Braden, Kathryn Ford

Case No. VAR19-0008, a request by Heatherly Living Trust for a 15' variance to the 25' front yard setback from E. Hayden Lake Road and a 20' variance to the 25' rear yard setback from the rear property line for construction of an Accessory Living Unit (ALU) on a 0.513 acre parcel of land in the Restricted Residential zone. There is an existing residence on the waterfront portion of the property (west of E. Hayden Lake Road), while the upland portion of the property (east of E. Hayden Lake Road) where the Applicant intends to construct an ALU is currently undeveloped. Said portion of the property has very steep slopes and limited area for construction of any structures. Access to the property is via E. Hayden Lake Road, a public road which bisects the subject parcel of land. The parcel number is 03520000049A and described as: H L Honeysuckle Hills Building Sites, Lot 49 EX TAX # 17811, Lot 50 BLK 1 in Section 20, Township 51 North, Range 03 West, B.M., Kootenai County, Idaho. The subject site is located at 4513 E. Hayden Lake Road. The Hearing Examiner held a public hearing on February 20, 2020 and recommended approval. (*Vlad Finkel-Planner*)

David Callahan, Director, stated this item will not be presented to the Board due to a recent issue that needs to be addressed. At this point in time it may be rescheduled for the Board or for another public hearing before the Hearing Examiner once the details have been reviewed by staff.

Motion by Commissioner Duncan, seconded by Commissioner Brooks, to remove item **VAR19-0008 Heatherly Living Trust** from the Board Deliberations Agenda to be scheduled to a later date.

Chair Fillios: Aye

Commissioner Duncan: Aye

Commissioner Brooks: Aye

Decision: Approved

Deputy Clerk's Signature: _____
March 19, 2020

DELIBERATIONS
MINUTES OF MEETING
March 19, 2020

Case Number: MSP19-0003

Case Name: Bedrock Commercial

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

Commissioners Absent: Commissioner Bill Brooks was present by telephone.

CONFLICT(S): None

CHANGES: None

STAFF PRESENT: David Callahan, Pat Braden, Kathryn Ford

Case No. MSP19-0003, Bedrock Commercial, a request by BLR Materials, LLC, for preliminary approval of a 12-lot (for commercial/light industrial uses) Major Subdivision located on 60 acres in the Light Industrial zone. Historically, a portion of the parent parcel consisting of approximately 20-25 acres was utilized for mining activities. As a result, a 15-20 foot depression is located in the southern part of the property surrounded by earth berms. The existing gravel pit will be backfilled and graded for future construction of the shared infrastructure improvements such as interior roads and development of each lot. Each lot will be approximately 5.0 gross acres in size. Water service will be provided via a new on-site private system with the use of an existing well. The well has an adjudicated water right to 2.23 cfs (1,000 gpm), 384.8 AFA, per water right number 95-9042. Effluent discharge will be treated via individual on-site septic and drainfields. Access to the subject parcel is via W. Bedrock Road, a private road. The Applicant intends to improve W. Bedrock Road to the Associated Highway District (AHD) standards in order for the off-site road to be turned over for maintenance purposes to the Post Falls Highway District. Furthermore, the Applicant will construct all interior roads to AHD standards and dedicate them to the public in the name of the Post Falls Highway District. The property is located within the shared tier of the Coordinated Area of City Impact of Cities of Hayden, Rathdrum and Post Falls. The parent parcel number is: 51N06W-36-8600 and is described as: SW-SE, S2-NW-SE in Section 36, Township 51N, Range 06W B.M. Kootenai County Idaho. The subject site is located at 6023 W. Bedrock Road, Post Falls ID. The Hearing Examiner held a public hearing on February 20, 2020 and recommended approval. (*Vlad Finkel-Planner*)

David Callahan, Director, stated the case file was provided to the Board for review. The Hearing Examiner and Staff have recommended this application be approved.

Chair Fillios confirmed there were no questions or concerns from the Board.

Motion by Commissioner Duncan, seconded by Commissioner Brooks, to approve and adopt the Hearing Examiner's recommendation, Comprehensive Plan Analysis, Conclusions of Law and Conditions of Approval for **MSP19-0003 Bedrock Commercial**.

Chair Fillios: Aye

Commissioner Duncan: Aye

Commissioner Brooks: Aye

Decision: Approved

Deputy Clerk's Signature: _____
March 19, 2020

DELIBERATIONS
BOARD OF COUNTY COMMISSIONERS SIGNING

Minutes Date: March 19, 2020

Case Name: Lake Club Estates

Case Number: MSP18-0002

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

Commissioners Absent: Commissioner Bill Brooks was present by telephone.

CONFLICT(S): None

CHANGES: None

STAFF PRESENT: David Callahan, Pat Braden, Mary Shaw, Kathryn Ford

Case No. MSP18-0002, Lake Club Estates, a request for reconsideration by Jillian H. Caires, Attorney at Law, on behalf of Echo Bay Holdings, LLC, of the denial of an application 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 square feet. The lot sizes range from 10,570 square feet to 25,675 square feet. The minimum lot size for this Zone is 8,250 square feet. Access to the property is via a private road from 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. The Board held deliberations on February 21, 2019 and approved a public hearing request. The Board held a public hearing on April 10, 2019 and voted to deny the subdivision application. The Board held deliberations on June 27, 2019 and voted to hold a public hearing granting a reconsideration request. On August 14, 2019 the Board held a public hearing and voted to reschedule deliberations. On August 19, 2019 the Board held deliberations and voted to remand the application back to Community Development to work with the Applicant to conduct an independent traffic study. On December 3, 2019 Community Development received a Traffic Impact Analysis. On February 13, 2020 the Board held a reconsideration public hearing and voted to approve the subdivision application. *(Mary Shaw-Planning Manager)*

David Callahan, Director, stated the order was before the Board for signature as approved on a reconsideration remand.

Motion by Commissioner Duncan, seconded by Commissioner Brooks, to execute signing the Order of Decision for **MSP18-0002 Lake Club Estates**.

Chair Fillios: Aye

Commissioner Duncan: Aye

Commissioner Brooks: Aye

Decision: Approved

Deputy Clerk's Signature: _____

March 19, 2020

DELIBERATIONS
BOARD OF COUNTY COMMISSIONERS SIGNING

Minutes Date: March 19, 2020

Case Name: Fee Waivers

Case Number: Resolution No. 2020-22

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

Commissioners Absent: Commissioner Bill Brooks was present by telephone.

CONFLICT(S): None

CHANGES: None

STAFF PRESENT: David Callahan, Pat Braden, Kathryn Ford

Resolution No. 2020-22, Authorizing Community Development Director to fee waivers rather than taking the request to the Board on a deliberations agenda. *(David Callahan, Director)*

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

Motion by Commissioner Duncan, seconded by Commissioner Brooks, to execute signing **Resolution No. 2020-22**.

Chair Fillios: Aye

Commissioner Duncan: Aye

Commissioner Brooks: Aye

Decision: Approved

Deputy Clerk's Signature: _____
March 19, 2020

DELIBERATIONS
BOARD OF COUNTY COMMISSIONERS SIGNING

Minutes Date: March 19, 2020

Case Name: Subdivision Completion/Warranty Agreements

Case Number: Resolution No. 2020-23

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

Commissioners Absent: Commissioner Bill Brooks was present by telephone.

CONFLICT(S): None

CHANGES: None

STAFF PRESENT: David Callahan, Pat Braden, Kathryn Ford

Resolution No. 2020-23, Authorizing Community Development Director to sign the department's subdivision completion/warranty agreements rather than the Board's chairman. (*David Callahan, Director*)

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

Motion by Commissioner Duncan, seconded by Commissioner Brooks, to execute signing **Resolution No. 2020-23**.

Chair Fillios: Aye

Commissioner Duncan: Aye

Commissioner Brooks: Aye

Decision: Approved

Deputy Clerk's Signature: _____
March 19, 2020