

DELIBERATIONS
BOARD OF COUNTY COMMISSIONERS SIGNING

Minutes Date: March 26, 2020

Case Name: Bedrock Commercial

Case Number: MSP19-0003

Commissioners Present: Chair Chris Fillios, Commissioner Leslie Duncan

Commissioners Absent: Commissioner Bill Brooks was present by telephone.

CONFLICT(S): None

CHANGES: None

STAFF PRESENT: David Callahan, Vlad Finkel, Sandi Gilbertson

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. The Board held deliberations on March 19, 2020 and approved the request. (*Vlad Finkel-Planner*)

Planner Vlad Finkel 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 **MSP19-0003 Bedrock Commercial**.

Chair Fillios: Aye
Commissioner Duncan: Aye
Commissioner Brooks: Aye

Decision: Approved

Deputy Clerk's Signature: _____
March 26, 2020