

DELIBERATIONS  
MINUTES OF MEETING  
April 9, 2020

Case Number: MSF20-0003

Case Name: The Glades

Commissioners Present: Chair Chris Fillios, Commissioner Leslie Duncan

Commissioners Absent: Commissioner Bill Brooks via teleconference

CONFLICT(S): None

CHANGES: None

STAFF PRESENT: David Callahan, Sandi Gilbertson

STAFF VIA TELECONFERENCE: Pat Braden, Vlad Finkel

**Case No. MSF20-0003**, The Glades (formerly McCarthy Estates), a request by McCarthy Capital Inc, for a final subdivision approval of The Glades (Phase I) consisting of 13 residential lots and one tract for future (Phase II), of a preliminarily approved 26 lot residential subdivision in Case No. MSP18-0003 on approximately 136.7 acres in the Rural zone. All lots in this proposal will meet or exceed the minimum net acreage of 4.500 acres and gross acreage of 5.000 acres. Domestic water will be provided by Gem State Water Company. Wastewater will 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 from Garwood Road an extension of Dolan Road. The newly constructed internal road will be dedicated to the public in the name of Lakes Highway District. The Parcel Number is: 0L072001001A. The Serial Number is 333987. The project legal description is Garwood Corner, Lot 1, Block 1, Tax # 25311 in Section 24, Township 52 North, Range 04 West. B. M. Kootenai County, ID. The Board of County Commissioners approved Case No. MSP18-0003, McCarthy Estates preliminary request on June 13, 2019. Community Development received an application request for Final Subdivision review and approval on March 3, 2020, for The Glades. The matter was assigned Case No. MSF20-0003.

Planner Vlad Finkel gave a brief overview of this request stating that the applicant has or will comply with all the conditions of approval. He added that the applicant has entered into a Road Development Agreement with Lakes Highway District.

Motion by Commissioner Duncan, seconded by Commissioner Brooks, to approve Case No. MSF20-0003, The Glades (formerly McCarthy Estates), a request by McCarthy Capital Inc, for a final subdivision approval of The Glades (Phase I).

Chair Fillios: Aye

Commissioner Duncan: Aye

Commissioner Brooks: Aye

Decision: Approved

Deputy Clerk's Signature: \_\_\_\_\_  
April 9, 2020

DELIBERATIONS  
MINUTES OF MEETING  
April 9, 2020

Case Number: MSF20-0004

Case Name: Lone Mt. Estates, 4<sup>th</sup> Addition

Commissioners Present: Chair Chris Fillios, Commissioner Leslie Duncan

Commissioners Absent: Commissioner Bill Brooks via teleconference

CONFLICT(S): None

CHANGES: None

STAFF PRESENT: David Callahan, Sandi Gilbertson

STAFF VIA TELECONFERENCE: Pat Braden, Vlad Finkel

**Case No. MSF20-0004, Lone Mt. Estates (LME) 4th Addition**, a request by JT Holdings, LLC for a final subdivision approval of LME 4th Add. (Phase I) consisting of 22 residential lots and one tract for future LME 5th Add. (Phase II), of a preliminarily approved 40 lot residential subdivision in Case No. MSP19-0004 on approximately 210 acres in the Rural zone. All lots in this proposal will meet or exceed the minimum net acreage of 4.500 acres and gross acreage of 5.000 acres. Lots within the subdivision are proposed to be served by an existing public water system, Lone Mountain Home Owner's Association. Wastewater will 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 two ingress and egress points. The first access point is a new approach from N. Ramsey Road. The second point of access will be from the south via N. Prominence Road from N. Massif Road. All roads will be constructed to Highway District standards and dedicated to the public in the name of Lakes Highway District. The subject Parcel Numbers are: 52N04W022200 and 52N04W013400. The respective Serial Numbers are 127737 and 327577. Parcel #1 legal description is PTN TAX # 25417 EX PTN LYING NW OF RW IN S2-NW [IN GOVT LTS 1,2,3,4 & S2-N2] located in Section 02, Township 52N, Range 04W, B.M. Kootenai County Idaho. Parcel # 2 legal description is PTN TAX 25417 [IN GOVT LT 4] located in Section 01, Township 52N, Range 04W, B.M. Kootenai County Idaho. The Board of County Commissioners approved Case No. MSP19-0004, Lone Mountain Estates 4th Addition preliminary request on November 21, 2019. Community Development received an application request for Final Subdivision review and approval on March 6, 2020, for Lone Mountain Estates 4th Addition (Phase I). The matter was assigned Case No. MSF20-0004.

Planner Vlad Finkel gave a brief overview of this request stating that the applicant has or will comply with all the conditions of approval.

Motion by Commissioner Duncan, seconded by Commissioner Brooks, to approve Case No. MSF20-0004, Lone Mt. Estates (LME) 4th Addition, a request by JT Holdings, LLC.

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

Decision: Approved

Deputy Clerk's Signature: \_\_\_\_\_  
April 9, 2020

DELIBERATIONS  
MINUTES OF MEETING  
April 9, 2020

Case Number: MSF20-0002

Case Name: Riverview Heights CDS

Commissioners Present: Chair Chris Fillios, Commissioner Leslie Duncan

Commissioners Absent: Commissioner Bill Brooks via teleconference

CONFLICT(S): None

CHANGES: None

STAFF PRESENT: David Callahan, Sandi Gilbertson

STAFF VIA TELECONFERENCE: Pat Braden, Vlad Finkel

**Case No. MSF20-0002, a request by Aspen Homes & Development, LLC, for final approval of Riverview Heights CDS**, a Major Subdivision consisting of a 25 residential lot, gated, Conservation Design Subdivision on approximately 53.91-acre in the Agricultural Suburban zone. The parcel number is: 50N05W-11-4650. The overall open space areas will be approximately 21.66 acres and include: a 16.9-acre open natural green space tract, 1.69 acres of stormwater tracts, and 3.07 acres of drainfield tracts. The internal road system tract will total approximately 4.57 acres. On June 14, 2018 the Board granted preliminary subdivision approval of Riverview Heights, CDS in Case No. MSP17-0006.

Planner Vlad Finkel gave a brief overview of this request stating that the applicant has or will comply with all the conditions of approval.

Motion by Commissioner Duncan, seconded by Commissioner Brooks, to approve Case No. MSF20-0002, a request by Aspen Homes & Development, LLC, for final approval of Riverview Heights CDS.

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

Decision: Approved

Deputy Clerk's Signature: \_\_\_\_\_  
April 9, 2020

Community Development Update  
Minutes of Meeting  
April 9, 2020, 9:00 a.m.

The Kootenai County Board of Commissioners met to discuss Community Development updates. Chair Fillios and Commissioner Duncan. Commissioner Brooks participated via teleconference. In attendance were Director David Callahan and Deputy Clerk Sandi Gilbertson. Civil Deputy Prosecuting Attorney Pat Braden and Planner Vlad Finkel participated via teleconference.

I. Business

A. Discussion of AIN 128085 (Information Item)

Director Callahan provided the history of this property. County records reflect conveyance of the property by recorded deed as early as 1913. The Cemetery tax exempt status for assessment purposes was assigned in 1940. A deed restriction specific to Cemetery use shall be required as part of transaction should the County wish to convey ownership of the property at this time. Commissioner Duncan said she would contact the Parks Department to see if they maintain this cemetery. Director Callahan suggested staff conduct a site visit.

B. Discussion of AIN 256820 (Information Item)

Director Callahan said that staff recommends the County convey the subject parcel to adjacent property owners to be combined with adjacent parcels.

C. Dealing with Location Permits that have not been completed. (Action Item)

Director Callahan provided the Board with the number of location permits. Staff is working to notify applicants that the permit is ready to be picked up or find if the applicants are wanting to extend the permit or if they are no longer wanting that permit.

D. Whether to seek an injunction for a structure without a permit (CV19-0194). (Action Item)

Director Callahan stated that a Notice of Violation was issued on 11/07/2019 and a stop work was issued on 01/27/20. The structure needs a permit because it's more than 10 feet tall (approximately 15 feet tall, but less than 200 sq. ft. in floor area). The complainant claims it is being lived in and there is also the issue of an unpermitted wood burning stove. The owner said he would apply for permits by February but he has made no progress. The Commissioners asked that Director Callahan contact the Fire District to see they could do anything under their jurisdiction. The Board asked that be done before any work was done towards an injunction.

II. ADJOURNMENT

There being no further discussion, Chair Fillios adjourned the meeting at 9:27 a.m.

Respectfully submitted,

JIM BRANNON, CLERK

By: \_\_\_\_\_  
Deputy Clerk

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Chris Fillios, Chair