

DELIBERATIONS  
MINUTES OF MEETING

April 11, 2019  
Fox Hollow

Minutes Date: April 11, 2019

Case Name: Fox Hollow

Case Number: MSF18-0006

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

Commissioners Absent: None

CONFLICT(S): None

CHANGES: None

STAFF PRESENT: David Callahan, Pat Braden, Vlad Finkel, Kathryn Ford

**Case No. MSF18-0006 Fox Hollow**, a request by 7 Lakes, LLC, for final approval of the 1<sup>st</sup> Phase of a Major Subdivision consisting of 28 residential lots, three (3) open space tracts and one (1) utility tract on 57.234 acres in the Restricted Residential zone. The project site is comprised of three separate parcels: Parcel No. 1) 51N03W-08-5700; Parcel No. 2) 51N03W-08-6100 and Parcel No. 3) 51N03W-08-5725. The *Legal Descriptions are*: Parcel No. 1) 51N03W-08-5700 is described as: TAX#16970 EX PLTD PTN & EX TX# 21307 & EX RW [IN SW], Parcel No. 2) 51N03W-08-6100 is described as: TAX#8922 and Parcel No. 3) 51N03W-08-5725 is described as: TAX# 21307 [IN SW]. All of these parcels are located in Section 8, Township 51 North, Range 03 West, B. M., Kootenai County, Idaho. The serial numbers are: 204772; 106718 and 303774. On May 1, 2014 the Board of County Commissioners granted preliminary approval of a 59 residential lot subdivision consisting of two (2) phases, known as Fox Hollow in Case No. MSP13-0003. (*Vlad Finkel-Planner*)

Vlad Finkel, Planner, provided the timeline details for this subdivision which included an extension to complete the preliminary. Upon submittal of the final all the compliance items had not been met and on March 4, 2019 the request was complete and in compliance. He stated the conditions have been met by bonds or constructed and approved by appropriate agencies.

Commissioner Brooks appreciated staff working with the Applicant and providing them time to comply for final submittal. Commissioner Duncan had no concerns. Chairman Fillios stated it seems to fit in well with area.

Motion by Commissioner Duncan, seconded by Commissioner Brooks, to approve the final subdivision request based on the Findings of Fact, Analysis and Conclusions of Law for **MSF18-0006 Fox Hollow Phase I**.

Commissioner Brooks: Aye

Commissioner Duncan: Aye

Chairman Fillios: Aye

Decision: Approved

Deputy Clerk's Signature: \_\_\_\_\_

April 11, 2019

DELIBERATIONS  
MINUTES OF MEETING

April 11, 2019

John Hunt

Minutes Date: April 11, 2019

Case Name: John Hunt

Case Number: VAR18-0010

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

Commissioners Absent: None

CONFLICT(S): None

CHANGES: None

STAFF PRESENT: David Callahan, Pat Braden, Clif Trimble, Kathryn Ford

**Case No. VAR18-0010, a request by John Hunt** for a 13' variance to the rear setback. The request would place the 2,184 sq. ft. home 12 ft. from the rear property line. The Parcel number is 03420002007A, described as Harmons ADD (Amended), LTS 7 & 8 BLK 2 1947N03W, B.M., Kootenai County, Idaho. The Hearing Examiner held a public hearing on March 28, 2019 and recommended approval. (*Clif Trimble-Planner*)

Clif Trimble, Planner, provided an overview of the variance criteria. The site is near Worley in the Restricted Residential zone. There were two lots consolidated to work on a flat area due to the extreme slopes. He added the driveway comes off of Harmon Avenue on the only flat area of the site. The public agencies had no concerns as the code applies. Mr. Trimble added the public comments were from the neighbors who were all in support.

The Board had no concerns to be addressed.

Motion by Commissioner Duncan, seconded by Commissioner Brooks, to approve the variance request as recommended by the Hearing Examiner based on the Findings of Fact, Applicable Legal Standards, Analysis and Conclusions of Law for **VAR18-0010 John Hunt**.

Commissioner Brooks: Aye

Commissioner Duncan: Aye

Chairman Fillios: Aye

Decision: Approved

Deputy Clerk's Signature: \_\_\_\_\_  
April 11, 2019

DELIBERATIONS  
BOARD OF COUNTY COMMISSIONERS SIGNING

Minutes Date: April 11, 2019

Case Name: The Reserve at Twin Lakes

Case Number: MSF19-0002

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

Commissioners Absent: None

CONFLICT(S): None

CHANGES: None

STAFF PRESENT: David Callahan, Pat Braden, Kathryn Ford

**Case No. MSF19-0002, The Reserve at Twin Lakes**, a request by Donald R. and Margaret L. Smock, for final approval of The Reserve at Twin Lakes a Major Subdivision consisting of 16 residential lots on approximately 85.6 acres in the Restricted Residential zone. The parcel number is: 52N04W-05-2700. The site is described as GOVT LT 3 EX RW, SE-NW EX PLTD PTN & EX RW, NE-SW NE OF RD in Section 05, Township 52N, Range 04W B.M. Kootenai County Idaho. On April 6, 2017, the Board of County Commissioners granted preliminary approval of a 16 residential lot subdivision in Case No. MSP16-0003. The Board held deliberations on April 4, 2019 and unanimously approved the request. *(Vlad Finkel-Planner)*

David Callahan, Director, stated the final subdivision order was prepared for signing in accordance with the Board approval.

Motion by Commissioner Duncan, seconded by Commissioner Brooks, to approve signing the Order of Decision for **MSF19-0002 The Reserve at Twin Lakes**.

Commissioner Brooks: Aye

Commissioner Duncan: Aye

Chairman Fillios: Aye

Decision: Approved

Deputy Clerk's Signature: \_\_\_\_\_

April 11, 2019