

DELIBERATIONS
BOARD OF COUNTY COMMISSIONERS SIGNING
MINUTES OF MEETING
April 23, 2020

Case Number: MSF20-0003

Case Name: The Glades

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

CONFLICT(S): None

CHANGES: None

STAFF PRESENT: David Callahan, Sandi Gilbertson

STAFF VIA TELECONFERENCE: Pat Braden

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.

Motion by Commissioner Duncan, seconded by Commissioner Brooks, to execute the signing of 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 23, 2020

DELIBERATIONS
BOARD OF COUNTY COMMISSIONERS SIGNING
April 23, 2020

Case Number: MSF20-0004

Case Name: Lone Mt. Estates, 4th Addition

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

CONFLICT(S): None

CHANGES: None

STAFF PRESENT: David Callahan, Sandi Gilbertson

STAFF VIA TELECONFERENCE: Pat Braden

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.

Motion by Commissioner Duncan, seconded by Commissioner Brooks, to executive the signing of 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 23, 2020

DELIBERATIONS
BOARD OF COUNTY COMMISSIONERS SIGNING
April 23, 2020

Case Number: MSF20-0002

Case Name: Riverview Heights CDS

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

CONFLICT(S): None

CHANGES: None

STAFF PRESENT: David Callahan, Sandi Gilbertson

STAFF VIA TELECONFERENCE: Pat Braden

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.

Motion by Commissioner Duncan, seconded by Commissioner Brooks, to execute the signing of 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 23, 2020

Community Development Update
Minutes of Meeting
April 23, 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 participated via teleconference.

I. Call to Order: Chair Fillios called the meeting to order at 9:04 a.m. (after deliberations).

II. Changes to the Agenda: None

III. Business

A. Consideration of Tax Deed Bid / AIN 256820/ Shafer (Action Item)

Director Callahan advised the Board that the bid received for AIN256820 should be denied as the bid did not come from an adjoining property owner. The property should only go to a neighboring property owner.

Motion by Commissioner Duncan, seconded by Commissioner Brooks, to deny the bid received for AIN 256820.

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

B. Discussion of Tax Deed Bid/ AIN 128085/Nagel (Action item)

Director Callahan said that staff recommends the County deny the bid received for AIN128085. This property should be conveyed to one of two parties. It could be absorbed into the adjoining 84-acre parcel owned by Robert Hanson or sold to the Medicine Mountain Grange. If conveyed to the Grange, the deed should be restricted for cemetery use.

Motion by Commissioner Duncan, seconded by Commissioner Brooks, to deny the bid received for AIN 128085.

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

C. Consideration of a revised process for handling future tax deeds. (Action item)

Director Callahan asked that the Board's staff let Community Development know the information on the bidder right away so the department can do the research in a timely manner. The Board agreed to the revised process.

IV. ADJOURNMENT

There being no further discussion, Chair Fillios adjourned the meeting at 9:14 a.m.

Respectfully submitted,

JIM BRANNON, CLERK

By: _____
Deputy Clerk

Chris Fillios, Chair