



KOOTENAI COUNTY

BOARD OF COMMISSIONERS

Meeting Minutes
Community Development
April 25, 2023
11:00 A.M.

451 N. Government Way, Administration Building, Meeting Room 1A/B

The Kootenai County Board of Commissioners: Chairman Duncan, Commissioner Brooks, and Commissioner Mattare met to discuss the following agenda items.

Staff present were Community Development Director, David Callahan, Planning Manager Ben Tarbutton, Planner III Vlad Finkel, Civil Deputy Prosecuting Attorney Pat Braden, and Deputy Clerk Jennifer Conner

- A. **CALL TO ORDER**- Chairman Duncan called the meeting to order at 11:00 a.m.
- B. **CHANGES TO THE AGENDA (Action)** - None
- C. **CHAIRMAN'S OPENING REMARKS**- None
- D. **POLL FOR CONFLICTS OF INTEREST (Action)** - None
- E. **DELIBERATIONS (Action)**

1. MSF22-0006 The Estates at Farragut

Vlad Finkel, Planner III presented the case with a PowerPoint presentation. This is a request for a final plat approval of a major subdivision that was approved in March 2022 by the Board. This process is to determine and confirm whether the applicant has substantially complied with all the conditions of approval, including infrastructure improvements. The subject property is located on the north side of Kootenai County, on the northwest corner of Howard Road and Perimeter Road. Howard Road was constructed about a year and a half ago, and has been accepted into Lakes Highway District for maintenance purposes. Howard Road abuts the property on the south, and will provide direct access to the subdivision. The parcel is heavily vegetated, but there are ongoing improvements for the interior road. This parcel is zoned Rural, with a minimum lot size of 5 acres, and the overall parcel size is approximately 156 acres. The request was for 27 lots with access off Howard Road, and with an interior road being constructed according to the Associated Highway District Standard and dedicated to the Highway District for maintenance purposes. Each lot will have individual wells and septic systems. Staff has addressed each condition of approval that were imposed in the May 10, 2022 decision with a compliance statement. The interior road has not been constructed, but staff did receive notice from lakes Highway District that a Road Development Agreement has been retained. There were a total of 16 conditions of approval, and the applicant has met all of them.

The agency comment period is done through the preliminary process of a major subdivision, so the applicant knows what issues need addressed before the final plat review and approval.

Commissioner Mattare moved that MSF22-0006 be approved. Commissioner Brooks seconded the motion.

Commissioner Brooks	Aye
Commissioner Mattare	Aye
Chairman Duncan	Aye

Approved.

2. MSP22-0004 Reconsideration with respects to Lakes Highway District's unwillingness to accept a gate

David Callahan, Community Development Director, states he spoke with Eric Shanley with Lakes Highway District who said they would not accept a gate over the public road.

Pat Braden, Civil Deputy Prosecuting Attorney, states the leverage the Highway District has in this case would be withholding approach permits and/or refusing to sign off on the final plat, which would make the plat unable to be recorded. There will be a hearing with the Highway District at the request of the neighborhood to hear about the road issues, again, which will be May 2nd. Could defer this decision until after that meeting, May 11th.

Commissioner Mattare moved to continue the reconsideration of MSP22-0004 until May 11, 2023. Commissioner Brooks seconded the motion.

Commissioner Brooks	Aye
Commissioner Mattare	Aye
Chairman Duncan	Aye

F. **BUSINESS** - None

G. **ADJOURNMENT**- Chairman Duncan called the meeting to a close at 11:14 AM.

Jennifer Locke, Clerk

By: 
Jennifer Conner, Deputy Clerk



BOCC: Leslie Duncan, Commissioner - Signed 5/9/2023
Chairman, Leslie Duncan