

SIGNING  
MINUTES OF MEETING  
BOARD OF COUNTY COMMISSIONERS  
May 5, 2022

Case Number: ZON08-0003

Case Name: Hagadone Hospitality CZDA Modification

Commissioners Present: Chair Fillios, Commissioner Brooks

Commissioners Absent: Commissioner Duncan - Excused

CONFLICT(S): None

CHANGES: None

STAFF PRESENT: David Callahan, Ben Tarbutton, Pat Braden, Vlad Finkel, Jennifer Conner, Betsy Anderson

**ZON08-0003 Hagadone Hospitality Corporation** for a Conditional Zoning Development Agreement (CZDA) modification to increase the total number of permissible storage buildings on-site. The subject site consists of eight (8) parcels totaling 79.464 acres with a zoning classification of Commercial with a CZDA. The current CZDA allows for up to fifty-six (56) buildings to be constructed on-site. At this time, the Applicant is requesting a modification of the CZDA to allow for additional thirty-six (36) buildings, for a total of ninety-two (92) buildings, in order to accommodate increasing demand for winter boat storage for the marina customers. The parcel numbers are: 0-1960-01-153-ZZ, 0-1960-01-154-ZZ, 0-1960-01-155-AA, 0-1960-01-156-AA, 0-1960-01-157-AA, 0-1960-01-165-AB, 0-1960-01-166-AA, 0-1960-01-167-AA and described as: Tracts 153, 154, 155, 156, 157, 165, 166, 167, 168, 169, and Portions of Vacated Right-of-Way In East Farms Irrigated Tracts of Section 1, Township 50 North, Range 6 West, Boise Meridian, Kootenai County, Idaho. The subject site is located west of Beck Road, north of Seltice Way. The Hearing Examiner heard this case on February 3, 2022 and recommended approval with a requirement for a second public hearing before the Board of County Commissioners in compliance with Kootenai County Code, Title 8, Section 8.4.909, Modification of Agreements. The Board heard this case April 14, 2022 and upheld the Hearing Examiner's recommendation to approve.

Motion by Commissioner Brooks, seconded by Chair Fillios, to approve the signing of the order of decision for **Case No. ZON08-0003 Hagadone Hospitality CZDA Modification** and the modified Conditional Zoning Development Agreement.

Chair Fillios:	Aye
Commissioner Duncan	Excused
Commissioner Brooks:	Aye

Decision: Approved

Deputy Clerk's Signature:  
May 5, 2022

*Elizabeth Anderson*



DELIBERATIONS  
MINUTES OF MEETING  
BOARD OF COUNTY COMMISSIONERS  
May 5, 2022

Case Number: MSP21-0007

Case Name: Revelstoke Ranch

Commissioners Present: Chair Fillios, Commissioner Brooks

Commissioners Absent: Commissioner Duncan - Excused

CONFLICT(S): None

CHANGES: None

STAFF PRESENT: David Callahan, Ben Tarbutton, Pat Braden, Vlad Finkel, Jennifer Conner, Betsy Anderson

**Case No. MSP21-0007 Revelstoke Ranch**, a request by Trail Creeks Development, LLC for preliminary approval of a Major Subdivision consisting of twenty (20) residential lots on three (3) parcels of land totaling 98.5 acres in the Rural zone. The Applicant intends to develop the subdivision and all associated infrastructure in a single phase. The subject parcels are currently undeveloped. Each proposed lot will consist of at least 4.50 net acres (5.00 gross acres). Domestic water supply to the subdivision will be provided by Gem State Water. Sewage disposal will be provided by individual septic and drainfield systems. No wetlands have been identified on the property. The subject property does not contain areas where the natural slope exceeds 15% grade. Access to the proposed lots will be provided via a new internal road system with two access points from Old Highway 95, a public road maintained by Lakes Highway District. The interior roads will be constructed to the Associated Highway District Standards and privately maintained by the Home Owners Association. The subject parcel numbers are: 53N03W-28-4000, 53N03W-28-2650 and 53N03W-28-2600. The subject property is described as: Parcel # 1: S2-NW W of RR; Parcel # 2: TAX # 21135 [IN N2-NW]; and Parcel # 3: TAX # 21136 [IN N2-NW], all located in Section 28, Township 53 North, Range 03 West, Boise Meridian, Kootenai County, Idaho. The subject property is located ½ mile north of the intersection of Brunner Road and Old Highway 95, directly west of Silverwood Theme Park. The hearing Examiner heard this case on April 7, 2022 and recommended approval.

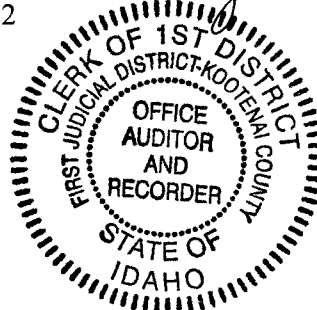
Vlad Finkel, Planner III, introduced the case with a Power Point presentation. Mr. Finkel states Revelstoke Ranch is located west of Silverwood Theme Park. The eastern portion of the property is relatively flat and forested, while the western portion is pasture land. The surrounding zoning to the north, west and the south is Rural with parcels approximately 5 acres in size. Mr. Finkel stated the internal road system will have 2 access points, and will be privately maintained. Although most the public agency comments were standard, a question was raised regarding water supply that will be provided by Gem State. Public concerns regarding emergency response, increase in traffic and road maintenance is typical. School capacity challenges will continue to be an issue until there can be some sort of state law in place for impact fees. Civil Prosecuting Attorney Pat Braden explained that state law does not allow impact fees for school districts and that Idaho is known for the difficulty to build schools because of the lack of a funding mechanism.

Chair Fillios:	Aye
Commissioner Duncan	Excused
Commissioner Brooks:	Aye

Decision: Approved

Deputy Clerk's Signature:  
May 5, 2022

*Elizabeth Anderson*



Community Development Update  
Minutes of Meeting  
May 5, 2022, 9:00 a.m.

The Kootenai County Board of Commissioners met to discuss Community Development updates. Commissioner Brooks and Chair Fillios were present, Commissioner Duncan was excused. In attendance were Director David Callahan, Planning Manager Ben Tarbutton, Planner III Vlad Finkel, Civil Attorney Pat Braden, Customer Service Technician Jennifer Conner and Deputy Clerk Betsy Anderson.

- I. Call to Order: Chair Chris Fillios called the meeting to order at 9:15 a.m., following signings and deliberations.
- II. Changes to the Agenda: None
- III. Business Community Development Update

Discussion of the department's 2022 fiscal year budget. Director Callahan explained the department budget is approximately 96% of the budgeted amount for FY 2022 due to the number of consultants for building permit reviews and long-range planning projects such as the Coeur d'Alene Tribal land re-zoning and Rathdrum Prairie Aquifer protection/Subsurface Sewage Disposal. Mr. Callahan stated with the number of permits and projects the department is processing the budget should balance the overage. Under questioning from the Board, Director Callahan mentioned the department and consultants are not keeping up with plan reviews and that part of the reasoning is that many permit applications are incomplete submittals.

Chairman Fillios adjourned the meeting at 9:18 am.

IV. ADJOURNMENT

Respectfully submitted,

JIM BRANNON, CLERK

By: *Betsy Anderson*  
Deputy Clerk

\_\_\_\_\_  
Chris Fillios -Chairman

