

DELIBERATIONS
BOARD OF COUNTY COMMISSIONERS
MINUTES OF MEETING
May 21, 2020

Case Number: MSF20-0005

Case Name: Garnet Ranch (Phase I)

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

CONFLICT(S): None

CHANGES: None

STAFF PRESENT: David Callahan, Vlad Finkel and Kathryn Ford

STAFF VIA TELECONFERENCE: Pat Braden

Case No. MSF20-0005, Garnet Ranch (Phase I), a request by Crystal Creek, LLC, for a final subdivision approval of Garnet Ranch (Phase 1) consisting of 12 residential lots (*with Lot 7, Block 1 reserved for future Phase II*), of a preliminarily approved 25 lot residential subdivision in Case No. MSP19-0001 on 166 acres in the Agricultural Suburban zone. Since the request is located over the Rathdrum Prairie Aquifer, all residential lots will be a minimum of 5.000 gross acres. The request will meet the underlying Agricultural Suburban zone and the Panhandle Health District requirements. All lots in proposed Phase I will connect to East Greenacres Irrigation District. Effluent discharge will be treated via individual septic and drainfields. The subject Parcel Numbers are: 51N05W-20-2100, 51N05W-20-1570 and 51N05W-17-975. The Serial/AIN Numbers are 338454, 141733 and 127655. The legal description of each parcel is: Parcel 1: TAX # 25314 [IN E2]; Parcel 2: PTN TAX # 25316 [IN E2 SECT 20] both parcels located in Section 20, Township 51N, Range 05W, B.M. Kootenai County Idaho; Parcel 3: PTN TAX # 25316 [IN SE SEC 17] in Section 17, Township 51N, Range 05W, B.M. Kootenai County Idaho. The Board of County Commissioners approved Case No. MSP19-0001, Garnet Ranch preliminary request on September 5, 2019. Community Development received an application request for Final Subdivision review and approval on May 7, 2020, for Garnet Ranch (Phase I). The matter was assigned Case No. MSF20-0005. (*Vlad Finkel, Planner*)

Planner Vlad Finkel gave a brief overview of the request stating that the Applicant has complied with all the conditions of approval. He added in his site visit the road improvements were near completion last week. The highway district was not opposed to the final approval since they would not sign the final mylar if the road paving were not completed.

Commissioner Brooks confirmed if a condition were not compliant would the Board be advised. David Callahan, Director, stated a final request is thoroughly reviewed by staff for compliance and would not even be presented to the Board unless all conditions were satisfied.

Motion by Commissioner Duncan, seconded by Commissioner Brooks, to approve the final subdivision request for **Case No. MSF20-0005 Garnet Ranch (Phase I)**, a request by Crystal Creek, LLC.

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

Decision: Approved

Deputy Clerk's Signature: _____
May 21, 2020

Community Development Update
Minutes of Meeting
May 21, 2020, 9:00 a.m.

The Kootenai County Board of Commissioners met to discuss Community Development updates. Chair Fillios, Commissioner Duncan and Commissioner Brooks were present. In attendance were Director David Callahan, Ben Tarbutton, Ciarun Glynn and Deputy Clerk Kathryn Ford. Civil Deputy Prosecuting Attorney Pat Braden participated via teleconference.

- I. Call to Order: Chair Fillios called the meeting to order at 9:07 a.m. (after deliberations).
- II. Changes to the Agenda: None
- III. Business

- A. Update on Community Rating System (CRS) and signature. (Action item)

Director Callahan stated a signature by Chairman Fillios is required for submittal of the Kootenai County updated CRS detail necessitated by federal law for the Flood Insurance Program (FEMA). He added Ben Tarbutton and staff did a very detailed review for the county submittal. The manual for these reviews and working with their consultant are an enormous undertaking. The consultant and staff do not completely understand all the volume of pages provided by FEMA. They master each submittal a piece at a time and the process is beyond cumbersome. Director Callahan requested Board support him in contacting FEMA directly to work out some of the reporting issues.

The Board agreed with Director Callahan contacting FEMA to address reporting concerns for future updates.

Motion by Commissioner Duncan, seconded by Commissioner Brooks, approve signing of FEMA CC-230 Elevation Certificate submittal.

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

- B. Discussion of the impacts of vacation rental units. (Discussion Item)

Director Callahan informed the Board he had been contacted by a concerned neighbor regarding a vacation rental in Rockford Bay. The vacation rental business became a highly contested issue about 3 years ago. The Board at that time did not take any action. He added the concerns expressed most recently upset the neighbor that there are were no regulations to monitor vacation rentals.

Chairman Fillios and Commissioner Duncan asked about the details and if any laws were being disregarded or reported to the Sheriff.

Director Callahan stated he would contact the neighbor for further details.

IV. ADJOURNMENT

There being no further discussion, Chair Fillios adjourned the meeting at 9:16 a.m.

Respectfully submitted,

JIM BRANNON, CLERK

By: _____
Deputy Clerk

Chris Fillios, Chair