

DELIBERATIONS
BOARD OF COUNTY COMMISSIONERS SIGNING

Minutes Date: May 23, 2019

Case Name: LIMA Properties, LLC

Case Number: CUP18-0008

Commissioners Present: Chair 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. CUP18-0008, a request by LIMA Properties, LLC (David and Sunshine Welton), for a Conditional Use Permit to construct a Mini Storage and Rental Warehouse facility on 5.00 gross acres in the Rural zone. The proposal will be developed in three (3) phases. At full built out there will be nine (9) buildings ranging from 6,720 sq. ft. to 8,960 sq. ft. in size. The Applicant plans to partition the proposed structures into a maximum of 178 units and an onsite office. The units will provide year-round dry storage for RVs and boats. The proposed office building will have a PHD approved on-site septic system. Domestic water to the office will be provided with a new well. Access to the project site will be from the terminus of Sylvan Road via a new 30' wide access easement across Parcel # 0-0200-001-016-B (*directly to the south of the project site*). The subject parcel number is 0-0200-001-015-B and described as Arthurs Sylvanian Acres, W2 Lot 15, Block 1 Except Right-of-way in Section 15, Township 53 North, Range 03West. B. M. Kootenai County, Idaho. Hearing Examiner held a public hearing on February 7, 2019 and recommended denial. The Board held deliberations on February 21, 2019 and approved a public hearing request. The Board held a public hearing on April 10, 2019 and continued deliberations. The Board held deliberations on April 25, 2019 and denied the request. (*Vlad Finkel-Planner*)

Vlad Finkel, Planner, stated the order was prepared for signing by the Board.

Motion by Commissioner Duncan, seconded by Commissioner Brooks, to execute signing the Order of Decision for denial of **CUP18-0008 LIMA Properties, LLC**.

Chair Fillios: Aye

Commissioner Duncan: Aye

Commissioner Brooks: Aye

Decision: Approved

Deputy Clerk's Signature: _____
May 23, 2019

DELIBERATIONS
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Minutes Date: May 23, 2019

Case Name: Lake Club Estates

Case Number: MSP18-0002

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

Commissioners Absent: None

CONFLICT(S): None

CHANGES: None

STAFF PRESENT: David Callahan, Pat Braden, Mary Shaw, Kathryn Ford

Continued to May 30, 2019 Agenda-not available.

Case No. MSP18-0002, Lake Club Estates, a request by Echo Bay Holdings, LLC, for preliminary approval of a Major Subdivision consisting of 25 residential lots, with 7 open space Tracts on approximately 17.889 acres in the Restricted Residential zone. The proposed site is currently undeveloped. The average lot size for the residential lots is 19,010 sq. ft. The lot sizes range from 10,570 square feet to 25,675. The minimum lot size for this Zone is 8,250 sq. ft. Access to the property is via a private road off State Highway 97, which is maintained by the Idaho Transportation Department. The private road accessing the subdivision will be constructed to meet the Associated Highway District Standards for the East Side Highway District. Water will be provided to the residential lots by a newly constructed public drinking water system on site, and effluent discharge will be provided by individual septic systems. The parcels numbers are: 49N03W-07-7400 and 49N03W-07-2200. The site is described as: parcel 49N03W-07-7400 as PTN TAX #25221 Inside Water District [GL4] AND Parcel 49N03W-07-2200 is described as PTN TAX #25221 Outside Water District [NE-SE], both parcels are in Section 07, Township 49 N, Range 03 West, B.M Kootenai County, Idaho. The Hearing Examiner held a public hearing on January 17, 2019 and recommended approval. The Board held deliberations on February 21, 2019 and approved a public hearing request. The Board held a public hearing on April 10, 2019 and voted 2 to 1 to deny the request. *(Mary Shaw-Planner)*

Deputy Clerk's Signature: _____
May 23, 2019

DELIBERATIONS
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Minutes Date: May 23, 2019

Case Number: CUP18-0006

Case Name: Elene Schumacher / Saint Herman of Alaska Skete

Commissioners Present: Chair 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. CUP18-0006, a request by Elene Schumacher / Saint Herman of Alaska Skete, for a Conditional Use Permit to “establish a place of worship” in the Agricultural Suburban zone. A Skete is defined as a monastic community in Eastern Christianity that allows relative isolation for monks. It is anticipated there would be 2 to 4 monks initially, and not more than 6. The monks will live in small cabins like structures or eventually a dormitory-style building, in addition to an established church. Access to the subject property will be a new common driveway within via a newly recorded access easement across Parcel # 51N05W-02-1550, directly from State Highway 53. The parcel number is 51N05W-02-2900. The parcel is described as TAX # 19037 [IN GOVT LT 3] in Section 2, Township 51 North, Range 05 West B.M. Kootenai County, Idaho. The Hearing Examiner held a public hearing on April 18, 2019 and recommended approval. The Board held deliberations on May 16, 2019 and unanimously approved the request. (*Vlad Finkel-Planner*)

Vlad Finkel, Planner, stated the order was prepared for signing as approved by the Board.

Motion by Commissioner Duncan, seconded by Commissioner Brooks, to execute signing the Order of Decision for **CUP18-0006 Elene Schumacher/Saint Herman of Alaska Skete**.

Chair Fillios: Aye

Commissioner Duncan: Aye

Commissioner Brooks: Aye

Decision: Approved

Deputy Clerk's Signature: _____
May 23, 2019

DELIBERATIONS
BOARD OF COUNTY COMMISSIONERS SIGNING

Minutes Date: May 23, 2019

Case Number: VAR19-0001

Case Name: Lloyd B. Craine Family LLC

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

Commissioners Absent: None

CONFLICT(S): None

CHANGES: None

STAFF PRESENT: David Callahan, Pat Braden, Ben Tarbutton, Kathryn Ford

Case No. VAR19-0001, a request by Lloyd B. Craine Family LLC for a 3.5' variance to the 10' north side yard setback and a 3.81' variance to the south side yard setback on a lot of 0.192 acres in the Restricted Residential zone. Specifically, the Applicant wishes to improve an existing residence by replacing the roof and increasing the height of the third story attic with intent of making it habitable. The existing residence was constructed prior to the County adopting setback regulations, and currently does not meet the required side yard setbacks. Access to the property is water-access only. The parcel number is 0-4480-009-002-A and described as: Lot 2 Block 9 of La Delcardo Bay in Section 23, Township 49 North, Range 04 West, B.M., Kootenai County, Idaho. The Hearing Examiner held a public hearing on April 18, 2019 and recommended approval. The Board held deliberations on May 16, 2019 and unanimously approved the request. *(Ben Tarbutton-Planner)*

Ben Tarbutton, Planner, stated the order was prepared for signing as approved by the Board.

Motion by Commissioner Duncan, seconded by Commissioner Brooks, to execute signing the Order of Decision for **VAR19-0001 Lloyd B. Craine Family LLC.**

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

Decision: Approved

Deputy Clerk's Signature: _____
May 23, 2019

DELIBERATIONS
BOARD OF COUNTY COMMISSIONERS SIGNING

Minutes Date: May 23, 2019

Case Number: MSF19-0003

Case Name: Lone Mountain Estates 3rd Addition (Phase II)

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

Commissioners Absent: None

CONFLICT(S): None

CHANGES: None

STAFF PRESENT: David Callahan, Pat Braden, Ben Tarbutton, Kathryn Ford

Continued to May 30, 2019 Agenda due to an agenda noticing error.

Case No. MSF19-0003, Lone Mountain Estates, 3rd Addition (Phase II), a request by JT Holdings, LLC, for final approval of the 2nd and Final Phase of a Major Subdivision consisting of 19 residential lots on approximately 97 acres in the Rural zone. The parcel number is: 0—L292-000-00B-0. The site is described as Lone Mountain Estates 2nd Addition, Tract B in Section 02, Township 52 North, Range 04 West, B.M., Kootenai County, Idaho. On March 1, 2017, the Board of County Commissioners granted preliminary approval of a 37 residential lot phased subdivision, known as Lone Mountain Estates 2nd Addition, MSP17-0005. On December 20, 2018, the Board signed an Order of Decision, granting final subdivision approval of Lone Mountain Estates 2nd Addition (Phase I) in Case No. MSF18-0007 consisting of 18 residential lots. The Board held deliberations on May 16, 2019 and unanimously approved the request. *(Ben Tarbutton-Planner)*

Deputy Clerk's Signature: _____
May 23, 2019

**Minutes of Meeting
Community Development Update
May 23, 2019, 9:00 a.m.**

The Kootenai County Board of Commissioners met to discuss Community Development updates. Chairman Fillios, Commissioner Duncan, and Commissioner Brooks were present. In attendance were Director David Callahan, Civil Deputy Prosecuting Attorney Pat Braden, Planner II Ben Tarbutton, Planner II Vlad Finkel, Planning Manager Mary Shaw and Deputy Clerk Sandi Gilbertson.

A. Call to Order: Chairman Fillios called the meeting to order at 9:07 a.m. (Continuation of deliberations agenda).

B. Changes to the Agenda: None.

C. Business

A. City of Coeur d'Alene Elk Point Annexation (Action Item)

Director Callahan explained the situation where this property will be annexed into the City of Coeur d'Alene with the annexation process being completed in August of 2019. The issue is that the property owners have a large deposit with the builder to start construction of their home by June 10, 2019 or the builder will move on to another project and the deposit will be lost. City Attorney Mike Gridley said the City and the property owners are requesting that they be allowed to go forward with construction by obtaining City building and site disturbance permits. The annexation agreement will reflect that the property is being annexed and the property owners agree to build and be bound by City codes. Commissioner Duncan made a motion to honor the annexation agreement that the City of Coeur d'Alene could issue permits prior to the annexation process being completed, seconded by Commissioner Brooks.

Commissioner Brooks: Aye

Commissioner Duncan: Aye

Chairman Fillios: Aye

B. Minor subdivision referrals to Highway Districts (Action Item)

Director Callahan presented the issues with minor subdivision referrals to the highway districts. One issue is for roads that are public, but not up to standard and not maintained. One instance is Case No MIN19-0014 for Red Fir Acres. Lake Highway District requests that the County require the developer build the portion of Red Fir Road serving the proposed subdivision to highway district standards. Director Callahan explained the cost of this is grossly exceeding the portion of the impact of development. The Board suggested contacting Idaho Department of Transportation on the possibility of obtaining an approach permit off Highway 54. Commissioner Duncan said she would go with Director Callahan to the next quarterly meeting of the four highway districts to discuss these issues with all involved.

Public Comment: This section is reserved for citizens wishing to address the Board regarding a County related issue. Idaho Law prohibits Board action on items brought under this section except in an emergency circumstance. Comments related to future public hearings should be held for that public hearing. No public comments.

There being no further discussion, Chairman Fillios adjourned the meeting at 9:31 a.m.

Respectfully submitted,

JIM BRANNON, CLERK

By: _____
Deputy Clerk

Chris Fillios, Chairman