

DELIBERATIONS  
BOARD OF COUNTY COMMISSIONERS SIGNING

Minutes Date: May 28, 2020

Case Name: Garnet Ranch (Phase I)

Case Number: MSF20-0005

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

CONFLICT(S): None

CHANGES: None

STAFF PRESENT: David Callahan, Vlad Finkel, Sandi Gilbertson

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. The Board held deliberations on May 21, 2020 and approved the request. (*Vlad Finkel, Planner*)

Planner Vlad Finkel stated the order was before the Board for signature as approved.

Motion by Commissioner Duncan, seconded by Commissioner Brooks, to execute signing the Order of Decision for **MSF20-0005 Garnet Ranch (Phase I)**.

Chair Fillios: Aye

Commissioner Duncan: Aye

Commissioner Brooks: Aye

Decision: Approved

Deputy Clerk's Signature: \_\_\_\_\_  
May 28, 2020

Community Development Update  
Minutes of Meeting  
May 28, 2020

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, Planner II Vlad Finkel 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 9:05 a.m. (after deliberations).

II. Changes to the Agenda: None

III. Business

- A. Authorization to allow a boundary line adjustment on property with an AIN of 137745 that will provide for 1) a useful resolution to a zoning code violation, and 2) extinguish an existing building right on a portion of the property that is essentially unbuildable. (Action Item)

Director Callahan presented background information on this 3.44-acre property that was split by eminent domain in the 60s. The split parcel, even though it is associated with one parcel number, is considered to have two development rights. There is a home and a duplex on the eastern side of the property. The western side of the property is essentially unbuildable. A prospective buyer would like to purchase the property and eliminate the building right to the west and transfer it to the east and use it as part of a boundary line adjustment to remedy the existing nonconformity.

Motion by Commissioner Duncan, seconded by Commissioner Brooks, to allow a boundary line adjustment for AIN 137745 with the details as discussed.

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

- B. Discussion of fee distribution as the final consideration of the proposed amendments to the Hauser Area of City Impact agreement. (Action Item)

Director Callahan explained the work that Community Development has completed towards the proposed amendment to the Hauser Area of City Impact agreement. One of the final steps is agreeing to the proposed fee distribution by the City of Hauser.

First 4 years – Phased:

- (1) Year 1 – permit revenue split 90% City/10% County
  - (2) Year 2 – permit revenue split 80% City/20% County
  - (3) Year 3 – permit revenue split 70% City/30% County
  - (4) Year 4 – permit revenue split 60%/City/40% County
- Year 5 – indefinite – Permanent: permit revenue split evenly 50%/50% each.

Motion by Commissioner Duncan, seconded by Commissioner Brooks, agreeing to the proposed phased fee distribution and to put forth to the Hauser City Council for approval.

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

IV. ADJOURNMENT

There being no further discussion, Chair Fillios adjourned the meeting at 9:21 a.m.

Respectfully submitted,

JIM BRANNON, CLERK

By: \_\_\_\_\_  
Deputy Clerk

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Chris Fillios, Chair