

DELIBERATIONS
MINUTES OF MEETING
June 27, 2019

Case Number: MSP18-00002

Case Name: Lake Club Estates

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

Reconsideration for 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)

David Callahan, Director, stated out of an abundance of caution staff placed this item on the agenda for Board discussion. However, after further review of Section 67-6535 Idaho Code this request for reconsideration should have been scheduled for a public hearing and not placed on this deliberation agenda since a public hearing is required by law. Pat Braden, Attorney, added it is required by statute to have a hearing and is due process to proceed with a public hearing.

Motion by Commissioner Duncan, seconded by Commissioner Brooks, to go forth with the reconsideration and set a public hearing date for **MSP18-0002 Lake Club Estates**.

Chair Fillios: Aye

Commissioner Duncan: Aye

Commissioner Brooks: Aye

Decision: Approved

Deputy Clerk's Signature: _____

June 27, 2019

DELIBERATIONS
BOARD OF COUNTY COMMISSIONERS SIGNING

Minutes Date: June 27, 2019

Case Name: Kootenai County on behalf of Nyrop Family Properties LLC

Case Number: ZON19-0001

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, Amy Hilland, Kathryn Ford

Case No. ZON19-0001, a request by Kootenai County on behalf of Nyrop Family Properties LLC to assign a new zoning classification to Parcel Number 47N04W-01-7275, which consists of 6.1811 acres. The subject parcel was recently de-annexed from the city limits of the City of Harrison and is now within the County jurisdiction. As such, the County is required to assign a zoning classification to it. The County proposes the subject parcel be assigned a Restricted Residential zoning classification, consistent with the adjacent parcel and surrounding area. Access to the subject parcel is off of E. Skyline Drive. The property is described as: Tax # 25462 [IN GOVT LT 6] in Section 01, Township 47 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 a public hearing on June 13, 2019 and unanimously approved the request. *(Amy Hilland-Planner)*

Amy Hilland, Planner, stated the order of decision was prepared for signature as approved by the Board.

Motion by Commissioner Duncan, seconded by Commissioner Brooks, to execute signing the Order of Decision for **ZON19-0001 Kootenai County on behalf of Nyrop Family Properties LLC.**

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

Decision: Approved

Deputy Clerk's Signature: _____
June 27, 2019

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VII. PUBLIC COMMENT (Discussion)

Bev Twillmann addressed the Board requesting information on who can submit reconsiderations before the Board once the order of decision is signed. Also, a concern regarding placement of an agenda item and noticing. Since their group came in attendance for deliberations.