

**Resolution 2020-08**  
**Declaring “Park” Parcel in McGuire Estates as “Odd-Lot” Parcel and**  
**Offering the Parcel for Sale to Adjacent Property Owners**

**WHEREAS**, section 31-807, Idaho Code, vests the Board of County Commissioners (Board) with the power and authority to manage real and personal property for the benefit of the County; and

**WHEREAS**, section 31-808, Idaho Code, provides that the Board may, by resolution, declare certain parcels of real property as odd-lot property, all or portions of which are not needed for public purposes and are excess to the needs of the county; and

**WHEREAS**, section 31-808, Idaho Code, defines odd-lot property as any real property that has an irregular shape or is a remnant and has value primarily to an adjoining property owner; and

**WHEREAS**, the County owns real property in Section 4, Township 50 North, Range 5 West Boise Meridian, Kootenai County Idaho, legally described as a Park and Walkways in Block 3, McGuire Estates, according to the plat recorded in Book “E” of Plats, Page 217, Records of Kootenai County, Idaho (“the subject property”). The parcel number of the subject property is 0-5140-003-OPK-0 (AIN 335534); and

**WHEREAS**, the Board held a public hearing to vacate the portion of the McGuire Estates plat consisting of the subject property on August 1, 2019, and entered an Order of Decision officially vacating that portion of the plat on August 22, 2019; and

**WHEREAS**, the Board has determined that the subject property has an irregular shape and/or is a remnant, and that it has value primarily to one or more adjoining property owners;

**WHEREAS**, the Board has determined that the subject property is not needed for public purposes and is excess to the needs of the County; and

**WHEREAS**, odd-lot property may be sold to an adjacent property owner for fair market value as estimated by a Idaho licensed real estate appraiser; and

**WHEREAS**, if, after thirty (30) days’ written notice, no adjoining property owner or owners indicate a desire to purchase the subject property, the Board may sell the property to any other interested party for not less than the appraised value; and

**WHEREAS**, the appraised value of the subject property is \$6,500.00; and

**WHEREAS**, the Board is of the understanding that there is interest among one or more of the adjoining property owners to purchase the subject property from the County; and

**WHEREAS**, the Board desires to have the above referenced property declared as odd-lot property, to be disposed of pursuant to the relevant provisions of section 31-808, Idaho Code;

**NOW THEREFORE, BE IT HEREBY RESOLVED** that the subject property be, and hereby is, declared to be odd-lot property, and in accordance therewith, the Board may offer the subject property for sale to one or more adjoining property owners for not less than its appraised value.

**BE IT FURTHER RESOLVED** that if after thirty (30) days' written notice, no adjoining property owner indicates a desire to purchase the subject property, the Board may sell the property to any other interested party for not less than its appraised value.

**BE IT FURTHER RESOLVED** that the subject property be sold with the restriction that no structures shall be built on the subject property.

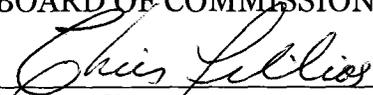
Upon a motion to adopt the text of the foregoing Resolution made by Commissioner Duncan, seconded by Commissioner Brooks, the following vote was recorded:

Commissioner Brooks: *Aye*  
Commissioner Duncan: *Aye*  
Chairman Fillios: *Aye*

Upon said roll call, the text of the foregoing was duly enacted as a Resolution of the Board of Commissioners of Kootenai County, Idaho on the 16<sup>th</sup> day of January, 2020.

Dated this 16<sup>th</sup> day of January, 2020.

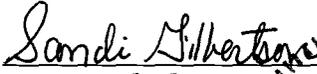
KOOTENAI COUNTY  
BOARD OF COMMISSIONERS

  
Chris Fillios, Commissioner

  
Leslie Duncan, Commissioner

  
Bill Brooks, Commissioner

ATTEST:  
JIM BRANNON, CLERK

By:   
Deputy Clerk

