

**RESOLUTION NO. 2020-23**

**Authorizing the Director of Community Development to Approve Warranties and Subdivision Completion and Warranty Agreements**

**WHEREAS**, section 8.6.711, Kootenai County Code, obligates owners of property to be subdivided pursuant to the provisions of Title 8, Chapter 6, Kootenai County Code, or their duly authorized agents, to provide various financial guarantees, including warranties and subdivision completion and warranty agreements, to Community Development; and

**WHEREAS**, such financial guarantees are a prerequisite for final approval of a major subdivision, and are a prerequisite for recordation of minor subdivisions and condominium plats; and

**WHEREAS**, the chairman of the Board of County Commissioners (“the Board”), or the acting chairman, has historically approved such financial guarantees; and

**WHEREAS**, section 8.8.101, Kootenai County Code; vests administration of the Kootenai County Land Use and Development Code, Title 8, Kootenai County Code, in the Director of Community Development; and

**WHEREAS**, the Board believes that decisions to approve or disapprove warranties and subdivision completion and warranty agreements can be made by the Director pursuant to his authority under sections 8.6.711 and 8.8.101, Kootenai County Code;

**WHEREAS**, the Board desires to vest the Director with this authority;

**NOW THEREFORE, BE IT HEREBY RESOLVED** that the Director of Community Development is hereby vested with authority to consider and make decisions on warranties and subdivision completion and warranty agreements in accordance with sections 8.6.711 and 8.6.903, Kootenai County Code.

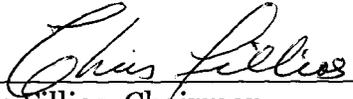
**BE IT FURTHER RESOLVED** that any decision by the Director to disapprove a warranty or a subdivision completion and warranty agreement may be appealed to the Board in accordance with the applicable provisions of Title 8, Chapter 5, Kootenai County Code.

Upon a motion to adopt the foregoing Resolution, made by Commissioner DUNCAN, and seconded by Commissioner BROOKS, the following vote was recorded:

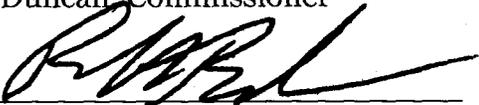
Commissioner Brooks:	<u>AYE</u>
Commissioner Duncan:	<u>AYE</u>
Chairman Fillios:	<u>AYE</u>

Upon said roll call, the text of the foregoing was duly enacted as a Resolution of the Board of County Commissioners of Kootenai County, Idaho on this 19th day of March, 2020.

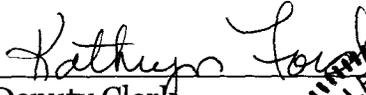
**KOOTENAI COUNTY  
BOARD OF COMMISSIONERS**

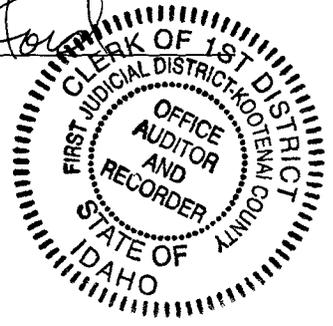
  
Chris Fillios, Chairman

  
Leslie Duncan, Commissioner

  
Bill Brooks, Commissioner

**ATTEST:  
JIM BRANNON, CLERK**

By:   
Deputy Clerk



C: BOCC, Community Development, Prosecuting Attorney (Civil Division), Resolution File