



KOOTENAI COUNTY BOARD OF COMMISSIONERS

AGENDA

MARCH 25, 2021, THURSDAY, 9:00 A.M.
KOOTENAI COUNTY ADMINISTRATION, Room 1
451 GOVERNMENT WAY, COEUR D'ALENE, IDAHO

We are suggesting people participate via teleconference call at 205-825-9699.

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. CHAIRMAN'S OPENING REMARKS
- IV. POLL FOR CONFLICTS OF INTEREST
- V. CHANGES TO AGENDA (Action Item)
- VI. DELIBERATIONS (*Action Items*)
 - A. **Case No. MSF21-0001, a request by Crystal Creek, LLC** for final subdivision approval of **Garnet Ranch 1st Addition (Phase II)** consisting of 14 residential lots on 70.86 acres, of a preliminarily approved 25 lot residential subdivision in Case No. MSP19-0001 on approximately 166 acres in the Agricultural Suburban zone. On May 28, 2020, the Board of County Commissioners of Kootenai County approved final subdivision approval of Garnet Ranch (Phase 1) in Case No. MSF20-0005, consisting of 12 residential lots with Lot 7, Block 1 reserved for the current request (Phase II). The subject site is located west of N. McGuire Road and south of Burlington Northern Santa Fe (BNSF) railroad right-of-way. Domestic water for this plat is supplied by individual wells for Lots 3 through 7, Block 3 and Lots 5 through 7, Block 4. Furthermore, domestic water for this plat is supplied by East Greenacres Irrigation District for Lots 1 and 2, Block 3 and Lots 1 through 4, Block 4 as long as the dwellings are located inside the district boundary. Effluent discharge will be treated via individual septic and drainfields on all lots. The proposed lots in this phase will gain access from the extension of Hayden Avenue right-of-way. The subject Parcel Number is: 0L4700010070. The Serial /AIN Number is 343061. The legal description was revised on February 10, 2021 pursuant to Quitclaim Deed and Agreement Regarding Boundary Line Adjustment Instrument No. 2811370000. (*Vlad Finkel-Planner*)
 - B. **Case No. VAR20-0014, Jeffery and Ginger Carter** for a variance to the minimum lot size requirement of 4.500 net (5.000 gross) acres in the Rural zone. The subject parcel of land is 4.25 net acres in size created via a deed in 1992 by a previous property owner not in compliance with the aforementioned parcel size requirements. The purpose of this variance is to legitimize the status of the property and request building permits. Access to the property is from S. Wolf Lodge Creek Road, a public road maintained by the East Side Highway District. The parcel number is 50N02W-32-1900. The parcel is described as: SE-NE LYING N & W OF WOLF LODGE CREEK RD. in Section 32, Township 50 North, Range 02 West, B.M., Kootenai County, Idaho. The property is located at 5345 S. Wolf Lodge Creek Road. The Hearing Examiner held a public hearing on March 4, 2021 and recommended approval. (*Vlad Finkel-Planner*)

VII. SIGNING (*Action Item*)

- A. **Case No. VAC20-0002, a request by John and Rachelle Hubbard** to vacate a portion of an 80-foot wide unimproved private road easement within the plat of Shamrock Ranch II. The subject easement is located across Lots 12 and 17 in Shamrock Ranch II, as depicted on the plat of Shamrock Ranch II, recorded as Book G, Page 260 on June 14, 1995. The easement does not contain a road, as the terminus of Shoshone Avenue is located east of the subject portion of the easement. The purpose of the request is to vacate an unused easement, thereby expanding the buildable area of Lot 17, owned by the Applicant. Access to the surrounding parcels would not be affected, as each parcel is developed with structures that gain access from existing private roads. The Parcel Numbers on which the easement is located are 0-7227-002-012-0 and 0-7227-002-017-0, described as: SHAMROCK RANCH II, LT 12 BLK 2 and SHAMROCK RANCH II, LT 17 BLK 2 in Section 13, Township 53 North, Range 04 West, Boise Meridian, Kootenai County, Idaho. The Assessor's Identification Numbers (AINs) are 200332 and 189057. The subject easement is described as an 80-foot wide private road easement extending across the north side of SHAMROCK RANCH II, LT 17 BLK 2 and the southwest corner of SHAMROCK RANCH II, LT 12 BLK 2, as depicted on the Plat of Shamrock Ranch II in Section 13, Township 53 North, Range 04 West, Boise Meridian, Kootenai County, Idaho. The Board held a public hearing on March 18, 2021 and approved the request. (*Zach Trevino-Planner*)

VIII. BUSINESS – Community Development Update (No Items)

XI. ADJOURNMENT

In accordance with the Governor's stay at home order and proclamation allowing public meetings to be conducted remotely, the meeting will be live streamed on the County website using YouTube.

- The live meeting can be viewed at <https://www.youtube.com/kootenaicountyidaho>
- To participate or listen via telephone dial (205) 825-9699
- Please be sure to keep your devices on mute to limit background noise

Kootenai County does not discriminate against individuals or groups on the basis of disability in the admission or access to, or treatment in, its public meetings, programs, or activities. Requests for assistance or accommodations can be arranged by contacting Kootenai County Community Development at (208) 446-1070 with 48-hour notice. Further information can be obtained from the Kootenai County Community Development, 451 Government Way, P. O. Box 9000, Coeur d'Alene, Idaho 83816-9000 (208) 446-1070.