

DELIBERATIONS  
BOARD OF COUNTY COMMISSIONERS SIGNING

Minutes Date: January 14, 2021

Case Name: Stephen and Laurie Petroni

Case Number: VAR20-0009

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

Commissioners Absent: None

CONFLICT(S): None

CHANGES: None

STAFF PRESENT: David Callahan, Mary Shaw, Zach Trevino, Kathryn Ford

STAFF via Conference: Pat Braden

**Case No. VAR20-0009, a request by Stephen and Laurie Petroni** for a 25 ft. variance to the 25 ft. rear yard setback requirement on a 0.34-acre parcel of land in the Restricted Residential zone. The subject parcel is currently developed with a single family residence, accessed from Hayden Lake Road, a public road. The purpose of the request is to enable the Applicant to construct a secondary garage adjacent to the rear property line, to be accessed from Upper Hayden Lake Road. Due to the steepness of the site, the Applicant cannot maintain the necessary rear yard setback and still construct the garage. The Applicant intends to locate the garage immediately adjacent to the edge of the Upper Hayden Lake Road right-of-way, a public road maintained by Lakes Highway District. The parcel number is 0-3520-000-084-A, described as: H L HONEYSUCKLE HILLS BLDG SITES, LT 84 EX TX#, TX#13502 in Section 20, Township 51 North, Range 03 West, Boise Meridian, Kootenai County, State of Idaho. The subject parcel is located at address 3628 E. Hayden Lake Road. The Hearing Examiner held a public hearing on December 17, 2020 and recommended approval. The Board of County Commissioners held deliberations on January 7, 2021 and approved the request. (*Zach Trevino-Planner*)

Motion by Commissioner Duncan, seconded by Commissioner Brooks, to execute signing VAR20-0009 Stephen and Laurie Petroni.

Chair Fillios: Aye

Commissioner Duncan: Aye

Commissioner Brooks: Aye

Decision: Approved

Deputy Clerk's Signature: \_\_\_\_\_

January 14, 2021

DELIBERATIONS  
BOARD OF COUNTY COMMISSIONERS SIGNING

Minutes Date: January 14, 2021

Case Name: Walking Horse Estates 1<sup>st</sup> and 2<sup>nd</sup> Additions

Case Number: MSP20-0001

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

Commissioners Absent: None

CONFLICT(S): None

CHANGES: None

STAFF PRESENT: David Callahan, Mary Shaw, Vlad Finkel, Kathryn Ford

STAFF via Conference: Pat Braden

**Case No. MSP20-0001, Walking Horse Estates 1<sup>st</sup> and 2<sup>nd</sup> Additions**, a request by Walking Horse Partners, LLC, for preliminary approval of a 31-lot residential Major Subdivision comprised of two additions on approximately 160 acres in the Rural zone. 1<sup>st</sup> Addition will consist of 16 lots, while 2<sup>nd</sup> Addition will consist of 15 lots. All of the proposed lots will meet or exceed the minimum net acreage of 4.500 acres and gross acreage of 5.000. Domestic water to each lot will be provided by a newly established public water system operated by the Walking Horse Estates Homeowners Association. A preliminary Will Serve letter has been provided. Effluent discharge will be treated by individual septic and drainfield systems on each lot. The interior road, Sedgwick Lane, will be constructed to the Associated Highway District Standards and dedicated to the public in the name of Lakes Highway District. The subject parcel number is: 53N02W-07-4000 and is described as: Tax # 23259 EX TAX #25752 [IN W2] in Section 07, Township 53 North, Range 02 West, B. M., Kootenai County, ID. The subject parcel is located at the end of N. Walking Horse Lane. The Hearing Examiner held a public hearing on December 17, 2020 and recommended approval. The Board of County Commissioners held deliberations on January 7, 2021 and approved the request. *(Vlad Finkel-Planner)*

Motion by Commissioner Duncan, seconded by Commissioner Brooks, to execute signing MSP20-0001 Walking Horse Estates 1<sup>st</sup> and 2<sup>nd</sup> Additions.

Chair Fillios: Aye

Commissioner Duncan: Aye

Commissioner Brooks: Aye

Decision: Approved

Deputy Clerk's Signature: \_\_\_\_\_  
January 14, 2021

Community Development Update  
Minutes of Meeting  
January 14, 2021, 9:00 a.m.

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, Planning Manager Mary Shaw, 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 9:09 a.m. after deliberations.

II. Changes to the Agenda: None

III. Business

A. Discussion of work program for minor subdivision amendments. (Information only)

Director Callahan gave an update going forward on the work program for minor subdivision amendments. Rather than establishing a commission, he said that in the past a different approach was very productive. Director Callahan said he would conduct Zoom meetings with different groups to get ideas on how to proceed starting with surveyors, engineers, and property owners who have stakes in the process.

IV. ADJOURNMENT

There being no further discussion, Chair Fillios adjourned the meeting at 9:15 a.m.

Respectfully submitted,

JIM BRANNON, CLERK

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

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Chris Fillios, Chair