

DELIBERATIONS
MINUTES OF MEETING
January 21, 2021

Case Number: MSF20-0008

Case Name: Pinewood Estates

Commissioners Present: Chair Chris Fillios and Commissioner Leslie Duncan

Commissioners Teleconference: Commissioner Bill Brooks

Commissioners Absent: None

CONFLICT(S): None

CHANGES: None

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

STAFF VIA TELECONFERENCE: Pat Braden

Case No. MSF20-0008, Pinewood Estates, a request by Daum Construction, LLC, for final approval of a Major Subdivision consisting of twelve (12) residential lots on 62 acres across four existing parcels of land in the Rural zone. The proposed lots will range from 5.000 (gross) acres to 6.476 (gross) acres in size. Domestic water to each residential lot will be provided via individual wells. Effluent discharge will be treated via individual septic and drainfields on each lot. Access to the proposed lots will be via a newly constructed internal road extending from the intersection of Ramsey Road and Chilco Road, heading southwest and terminating at a cul-de-sac. A common driveway will extend from the cul-de-sac of the newly constructed road providing access to four or fewer remaining landlocked lots. The new road will be constructed to highway district standards and will be dedicated to the public in the name of Lakes Highway District for maintenance purposes. The common driveway will be constructed to the International Fire Access Standards. The parent parcel numbers are: 52N04W-15-0300, 52N04W-15-4200, 52N04W-15-1350 and 52N04W-15-1200. The property is described as: Parcel 1: TAX #S 16394 & 16395 [IN NE-NE]; Parcel 2: SE-NW SE OF RD EX RW EX PLTD PTN EX TX#S; Parcel 3: TAX #16396 [IN NE-NE]; Parcel 4: TAX #16397 [IN NE-NE] will all parcels located in Section 15, Township 52 North, Range 04 West. B. M. Kootenai County, ID. The subject site is located on the southwest corner of the intersection of Ramsey and Chilco Roads. On July 16, 2020, the Board approved the preliminary subdivision in Case No. MSP19-0007.

(Vlad Finkel-Planner)

Planner Vlad Finkel addressed the Board stating the purpose of a final subdivision application is for Applicant to demonstrate that they have complied with preliminary conditions of approval. Through the review process staff has been able to confirm compliance with those conditions. He added the Applicant has purposed an internal road and Lakes Highway District has a bond in place to be executed prior to plat recordation. Also, Community Development has a separate bond in place for future construction of a common driveway. Mr. Finkel stated analysis confirms demonstration of compliance for Board confirmation.

Commissioner Duncan clarified that a Certification of Occupancy is not granted until all infrastructure is complete.

Motion by Commissioner Duncan, seconded by Commissioner Brooks, to approve Case No. MSF20-0008, a request by Pinewood Estates.

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

Decision: Approved

Deputy Clerk's Signature: _____
January 21, 2021

Community Development Update
Minutes of Meeting
January 21, 2021, 9:00 a.m.

The Kootenai County Board of Commissioners met to discuss Community Development updates. Chair Fillios and Commissioner Duncan were present. In attendance were Director David Callahan and Deputy Clerk Sandi Gilbertson. Commissioner Brooks and Civil Deputy Prosecuting Attorney Pat Braden participated via teleconference. Chief Building Official John Mills, Deputy Building Official Chris Garland, Planner III Ben Tarbutton, and Planning Manager Mary Shaw were present through Zoom.

I. Call to Order: Chair Fillios called the meeting to order at 9:06 a.m. after deliberations.

II. Changes to the Agenda: None

III. Business

A. Discussion of increases to the adopted fee schedule. (Information only)

Director Callahan presented information regarding increases to the fee schedule. He explained the fees using charts with current fees, average staff time for the project, current fee less staff time, and then the new proposed fees for projects. He said through this process it was found, with a few exceptions, that the cost for permit reviews exceeded the fees received. Therefore, the County is losing money on a majority of our permit reviews. Staff is recommending that a majority of the fees be raised in order to better cover the cost to the County. Another comparison indicates that projected revenue significantly exceeds the projected annual cost, in fact, allows for a reduction of commercial plan review fees.

The Commissioners were in agreement with the information presented and a public hearing before the Board will be scheduled as soon as possible.

B. Discussion of a resolution authorizing accelerated building permit procedures to remedy windstorm damage and establishing permit fees. (Action item)

Director Callahan presented a resolution to authorize accelerated building permit procedures to remedy windstorm damage and to establish a permit fee. This is similar to a resolution enacted in 2015 after a snowstorm that caused significant damage.

Motion by Commissioner Duncan, seconded by Commissioner Brooks, to authorize the signing of Resolution No. 2021-10.

Commissioner Brooks: Aye

Commissioner Duncan: Aye

Chairman Fillios: Aye

IV. ADJOURNMENT

There being no further discussion, Chair Fillios adjourned the meeting at 9:25 a.m.

Respectfully submitted,

JIM BRANNON, CLERK

By: _____
Deputy Clerk

Chris Fillios, Chair