

DELIBERATIONS
MINUTES OF MEETING
January 28, 2021

Case Number: VAR20-0010

Case Name: Dale and Kim Ramm

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. VAR20-0010, Dale and Kim Ramm for a 7 ft. variance to the 10 ft. side yard setback on a 0.27-acre waterfront lot in the Restricted Residential zone. The subject property has an existing, non-conforming cabin constructed in 1966. This structure is currently located 3 ft. from the (northern) side yard property line. The Applicant wishes to expand the cabin living space by constructing a second story bedroom above an existing addition and a main floor living room in location of the existing deck within the prescribed side yard setback area. The request does not propose to encroach further into the setback area than the existing non-conforming structure already does. Due to the steepness of the site, limited area for expansion, and the existing floor plan layout, the Applicant cannot maintain the required side yard setback. No changes are proposed to the water and sewer services. Access to the property is by N. Rollins Beach Loop, a private road. The parcel number is 068400030090. The parcel is described as: Rollins Lake Shore Lots, LT 9 BLK 3, Undivided Interest in Private Roads [IN SW4] in Section 34, Township 52 North, Range 03West, B.M., Kootenai County, Idaho. The Hearing Examiner held a public hearing on January 7, 2021 and recommended approval. (*Vlad Finkel-Planner*)

Planner Vlad Finkel addressed the Board stating the request is for a side yard variance to an existing cabin. The cabin was built in the 60's when there were no setback requirements. He added they only intend to expand the existing non-conforming structure to add a second story to the area that encroaches in the current setback of the bottom level. There would be no further encroachment building up and the building codes would apply. Mr. Finkel state there were no agency concerns and no public comment was received.

Chairman Fillios confirmed the original footprint would not be expanded.

Motion by Commissioner Duncan, seconded by Commissioner Brooks, to approve the variance request for Case No. VAR20-0010 Dale and Kim Ramm.

Chair Fillios: Aye

Commissioner Duncan: Aye

Commissioner Brooks: Aye

Decision: Approved

Deputy Clerk's Signature: _____
January 28, 2021

DELIBERATIONS
BOARD OF COUNTY COMMISSIONERS SIGNING

Minutes Date: January 28, 2021

Case Name: Pinewood Estates

Case Number: MSF20-0008

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

Commissioners Conference: 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. The Board held deliberations on January 21, 2021 and approved the final subdivision. *(Vlad Finkel-Planner)*

Planner Vlad Finkel stated the Order of Decision was prepared as approved for Board signature.

Motion by Commissioner Duncan, seconded by Commissioner Brooks, to execute signing the Order of Decision for 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 28, 2021