

DELIBERATIONS
MINUTES OF MEETING
March 25, 2021

Case Number: MSF21-0001

Case Name: Garnet Ranch 1st Addition (Phase II)

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

Commissioners Absent: None

CONFLICT(S): None

CHANGES: None

STAFF PRESENT: David Callahan, Mary Shaw, Vlad Finkel, Zach Trevino, Sandi Gilbertson

STAFF VIA TELECONFERENCE: Pat Braden

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*)

Planner Vlad Finkel addressed the Board stating the request is for final approval of MSF21-0001- Phase II. He said the first phase was approved in Case No. MSF20-0005 on May 28, 2020. All agencies have responded with approval. The applicant will submit a financial guarantee for completion of improvements if necessary to the Post Falls Highway District.

Motion by Commissioner Duncan, seconded by Commissioner Brooks, to approve the final subdivision for Case No. MSF21-0001 Garnet Ranch 1st Addition (Phase II).

Chair Fillios: Aye

Commissioner Duncan: Aye

Commissioner Brooks: Aye

Decision: Approved

Deputy Clerk's Signature: _____
March 25, 2021

DELIBERATIONS
MINUTES OF MEETING
March 25, 2021

Case Number: VAR20-0014

Case Name: Jeffery and Ginger Carter

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

CONFLICT(S): None

CHANGES: None

STAFF PRESENT: David Callahan, Mary Shaw, Vlad Finkel, Zach Trevino, Sandi Gilbertson

STAFF VIA TELECONFERENCE: Pat Braden

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*)

Planner Vlad Finkel addressed the Board stating the request is to legitimize the status of the property and for the applicant to be able to obtain building permits. He said a previous property owner created a deed in 19992 that was not in compliance with parcel size requirements.

Motion by Commissioner Duncan, seconded by Commissioner Brooks, to approve the variance request for Case No. VAR20-0014 Jeffery and Ginger Carter.

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

Decision: Approved

Deputy Clerk's Signature: _____
March 25, 2021

DELIBERATIONS
BOARD OF COUNTY COMMISSIONERS SIGNING

Minutes Date: March 25, 2021

Case Name: John and Rachelle Hubbard

Case Number: VAC20-0002

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

CONFLICT(S): None

CHANGES: None

STAFF PRESENT: David Callahan, Pat Braden, Mary Shaw, Vlad Finkel, Zach Trevino, Sandi Gilbertson

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. (*Zach Trevino-Planner*)

Planner Zach Trevino 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. VAC20-0002 John and Rachelle Hubbard.

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

Decision: Approved

Deputy Clerk's Signature: _____
March 25, 2021