

DELIBERATIONS
BOARD OF COUNTY COMMISSIONERS SIGNING

Minutes Date: May 13, 2021

Case Name: Steven Payment

Case Number: Ordinance No. 567 and ZON20-0011

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

CONFLICT(S): None

CHANGES: None

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

Ordinance No. 567 and Case No. ZON20-0011, a request by Steven Payment for a Zone Change from Agricultural to Rural of a parcel measuring approximately 10.046 acres in size. The parcel is developed with a residence and accessory buildings located in the southwest portion of the parcel. The purpose of the request is to enable the Applicant to subdivide the subject parcel, as subdivisions are prohibited in the Agricultural zone. Access to the subject parcel is gained from Howell Road and Bodine Avenue, public roads maintained by Post Falls Highway District. The subject parcel is adjacent to parcels zoned Rural to the north and west, while parcels to the south and east are zoned Agricultural. The parcel number is 51N05W-21-1500, described as: SW-SW-NE [FKA TR 29 GREENACRES PLAT 4] in Section 21, Township 51 North, Range 05 West, Boise Meridian, Kootenai County, State of Idaho. The subject parcel is located at address 13593 W. Bodine Avenue, immediately northeast of the intersection of Howell Road and Bodine Avenue. The Hearing Examiner held a public hearing on March 18, 2021 and recommended approval. The Board held a public hearing on May 6, 2021 and approved this request.
(Zach Trevino-Planner)

Motion by Commissioner Duncan, seconded by Commissioner Brooks, to execute signing of Ordinance No. 567 and Order of Decision for Case No. ZON20-0011 Steven Payment.

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

Decision: Approved

Deputy Clerk's Signature: _____
May 13, 2021

DELIBERATIONS
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Minutes Date: May 13, 2021

Case Name: The Glades 1st Addition (Phase II)

Case Number: MSF21-0002

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

CONFLICT(S): None

CHANGES: None

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

Case No. MSF21-0002, The Glades 1st Addition (Phase II) a request by McCarthy Capital Inc, for final subdivision approval of a major subdivision consisting of 13 residential on 67.1 acres, of a preliminarily approved 26 lot residential subdivision in Case No. MSP18-0003 on approximately 136.7 acres in the Rural zone. On April 23, 2020, the Board of County Commissioners of Kootenai County granted final subdivision approval of The Glades (Phase 1) in Case No. MSF20-0003, consisting of 13 residential lots with one (1) Tract reserved for the current request (Phase II). Domestic water will be provided by Gem State Water Company, formerly known as Bar Circle S Water Company. Effluent discharge on each lot will be treated by an individual septic and drainfield system on-site. The proposed site is located west of the intersection of Garwood Road and US Highway 95, on the north side of Garwood Road. The subject parcel number is 0L44800000AA and described as: Glades (The), Tract 'A' except right-of-way in Section 24, Township 52 North, Range 04 West. B. M. Kootenai County, ID. The Board held deliberations on May 6, 2021 and approved this request. (*Vlad Finkel-Planner*)

Motion by Commissioner Duncan, seconded by Commissioner Brooks, to execute signing the Order of Decision for Case No. MSF21-0002 The Glades 1st Addition (Phase II).

Chair Fillios: Aye

Commissioner Duncan: Aye

Commissioner Brooks: Aye

Decision: Approved

Deputy Clerk's Signature: _____
May 13, 2021

DELIBERATIONS
BOARD OF COUNTY COMMISSIONERS SIGNING

Minutes Date: May 13, 2021

Case Name: Sarah Baker

Case Number: VAR20-0008

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

CONFLICT(S): None

CHANGES: None

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

Case No. VAR20-0008, Sarah Baker for the following variances on a 0.22 acre parcel of land in the Restricted Residential zone in order to construct a primary residence on-site: 1) 25' variance to the 25' front yard setback from English Point Road public right-of-way/easement (*0' setback*); 2) 25' variance to the 25' front yard setback from Waverly Loop private road easement (*0' setback*). The subject waterfront property is currently vacant with very steep slopes. The Applicant states that a drainfield easement for a septic system is located off-site. The northwestern property line abuts English Point Road, a public road maintained by the Lakes Highway District. Furthermore, the subject parcel is bisected by Waverly Loop, a private road which provides direct access to the property. The parcel number is 0220200A17AA and described as: English Point Replat A, TAX # 20842 [IN LOT 17A BLOCK A] in Section 16, Township 51 North, Range 03 West, B.M., Kootenai County, Idaho. The subject parcel is located at 5636 E. Waverly Loop. The Hearing Examiner held a public hearing on April 15, 2021 and recommended approval. The Board held deliberations on May 6, 2021 and approved this request. (*Vlad Finkel-Planner*)

Motion by Commissioner Duncan, seconded by Commissioner Brooks, to execute signing the Order of Decision for Case No. VAR20-0008 Sarah Baker.

Chair Fillios: Aye

Commissioner Duncan: Aye

Commissioner Brooks: Aye

Decision: Approved

Deputy Clerk's Signature: _____
May 13, 2021

DELIBERATIONS
BOARD OF COUNTY COMMISSIONERS SIGNING

Minutes Date: May 13, 2021

Case Name: CB Richards Properties LLLP

Case Number: VAR21-0003

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

CONFLICT(S): None

CHANGES: None

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

Case No. VAR21-0003, CB Richards Properties LLLP for a 6 ft. variance to the 10 ft. side yard setback on a 0.26-acre waterfront lot in the Restricted Residential zone. The subject property has an existing non-conforming residence and wrap around deck constructed in 1960. The footprint of existing deck is currently located 4 ft. from the (*northern*) side yard property line. The Applicant wishes to reconstruct the existing deck due to its current structural condition and needs to expand/reconfigure a portion of the staircase landing to meet the current Building Code requirements. The new staircase configuration will comply with the code for a safe rise over run ratio and will include two intermediate landings. 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, location of septic tank, garage, driveway, the Applicant cannot maintain the required side yard setback. No changes are proposed to the water and sewer services. Access to the property is via Cleland Bay Road, public/private (*mixed status*) road. The parcel number is 071200010020 and described as: Sandy Beach, Lot 2, Block 1 in Section 2, Township 47 North, Range 04 West, B.M., Kootenai County, Idaho. The subject parcel is located at 25102 S. Cleland Bay Road. The Hearing Examiner held a public hearing on April 15, 2021 and recommended approval. The Board held deliberations on May 6, 2021 and approved this request. (*Vlad Finkel-Planner*)

Motion by Commissioner Duncan, seconded by Commissioner Brooks, to execute signing the Order of Decision for Case No. VAR21-0003 CB Richards Properties LLLP.

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

Decision: Approved

Deputy Clerk's Signature: _____
May 13, 2021