



KOOTENAI COUNTY

BOARD OF COMMISSIONERS

Meeting Minutes

Community Development

June 22, 2023

10:00 A.M.

451 N. Government Way, Administration Building, Meeting Room 1A/B

The Kootenai County Board of Commissioners: Chair Duncan, Commissioner Brooks, and Commissioner Mattare met to discuss the following agenda items.

Staff present were Director David Callahan, Planning Manager Ben Tarbutton, Planner III Vlad Finkel, Civil Deputy Prosecuting Attorney Pat Braden, and Deputy Clerk Reba Grytness.

- A. **Call to Order/Opening Remarks** – Chair Duncan called the meeting to order at 10:00AM. The opening remarks were that there will be a public hearing for the increase in Community Development Fees and then two deliberations with no public testimony.
- B. **Changes to the Agenda** – There were no changes to the agenda.
- C. **Poll for Conflicts of Interest** – There were no conflicts of interest.
- D. **Public Hearing** –
 - 1. **CD Fee Resolution** –Director Callahan discussed the proposed fee schedule with the corrections from the Board's suggestions. Civil Deputy Prosecuting Attorney Pat Braden revised the resolution to include the changes agreed upon. There were no public comments for or against these fee increases. The line item for re-inspection will have to be re-noticed as it was missed on the legal notice.

Commissioner Mattare moved to end public testimony and move into deliberations. Commissioner Brooks seconded the motion

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| Commissioner Brooks | Aye |
| Commissioner Mattare | Aye |
| Chair Duncan | Aye |

- E. **Deliberations** - Commissioner Mattare recommended reposting the re-inspections fee as this is used frequently charged. Commissioner Brooks agreed. Chair Duncan reiterated that these fees are at the discretion of the Community Development Director and when appropriate he can make adjustments. These fees will go into effect July 1, 2023.

Commissioner Mattare moved that the Board approve the Community Development Fee structure with the discussed amendments.

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| Commissioner Brooks | Aye |
| Commissioner Mattare | Aye |
| Chair Duncan | Aye |

E. Executive Session –

1. MSP22-0004 Lakestone Estates -

a. Executive Session pursuant to Idaho Code §74-206(1)(d) to consider records that are exempt from disclosure as provided in chapter 1, title 74, Idaho Code. - BOCC Division (Closed Session - Discussion)

Commissioner Mattare moved that the Board move into executive session pursuant to Idaho code 74-2061D. Commissioner Brooks seconded the motion.

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| Commissioner Brooks | Aye |
| Commissioner Mattare | Aye |
| Chair Duncan | Aye |

Commissioner Mattare moved that the Board exit the executive session with no decision being made. Commissioner Brooks seconded the motion.

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| Commissioner Brooks | Aye |
| Commissioner Mattare | Aye |
| Chair Duncan | Aye |

F. Deliberations –

1. **MSP22-0004 Lakestone Estates** – Chair Duncan stated that additional information was brought forward after the close of the public hearing. If the Board wants to make changes from what they initially agreed on there would need to be a new public hearing limited to the consideration of the new information only. The Board could also approve the subdivision and strike the gate requirement language. Commissioner Mattare and Commissioner Brooks both stated the new information is important and there should be another public hearing.

Commissioner Mattare moved that the Board table deliberations and schedule to re-open the public hearing with a 28 day notice that's limited to the new information that was received for MSP22-0004, Lakestone Estates. Commissioner Brooks seconded the motion.

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| Commissioner Brooks | Aye |
| Commissioner Mattare | Aye |
| Chair Duncan | Aye |

2. **MSP22-0007 Bennett Estates** – Planner III Vlad Finkel recapped the PowerPoint presentation describing the major subdivision that was approved in May of this year. The applicant is asking to subdivide the parcel into 16 residential lots with internal roads dedicated to Lakes Highway District. The parcels would be approximately five acres in size and served by individual wells

and septic systems. Public agencies comments were the standard requirements. There were no comments from the School District after being notified. There were three comments in opposition due to increased traffic.

Commissioner Mattare discussed the density issue with these new subdivisions and public services that might affect the rest of the County. He would like to encourage the Board to start approaching some of the entities to get feedback from the jurisdictions that are affected by these developments to help Community Development make better recommendations.

Pat Braden commented that the County needs to start looking at the ACI agreements with the four largest cities in the County.

Commissioner Mattare moved that the Board approve MSP22-007, Bennett Estates. Commissioner Brooks seconded the motion.

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| Commissioner Brooks | Aye |
| Commissioner Mattare | Aye |
| Chair Duncan | Aye |

G. Adjournment – Chair Duncan adjourned the meeting at 10:30AM.

Jennifer Locke, Clerk

By: Reba Grytness
Reba Grytness, Deputy Clerk

BOCC: LD
Chairman, Leslie Duncan
Leslie Duncan, Commissioner - Signed 7/5/2023

