

DELIBERATIONS - SIGNING
MINUTES OF MEETING
BOARD OF COUNTY COMMISSIONERS
July 15, 2021

Case Number: CUP20-0015

Case Name: Wesley and Laura Johnson Living Trust (Forest Friends Preschool)

Commissioners Present: Chair Fillios, Commissioner Duncan, Commissioner Brooks

CONFLICT(S): None

CHANGES: None

STAFF PRESENT: David Callahan, Pat Braden, Levi Basinger, Zach Trevino, Mary Shaw, Sandi Gilbertson

Case No. CUP20-0015, a request by Wesley and Laura Johnson Living Trust for a Conditional Use Permit to establish and operate a Preschool on an approximately 5-acre lot in the Agricultural Suburban zone. The subject parcel is developed with a single-family residence and accessory shop building. The proposed private school will provide pre-kindergarten and kindergarten instruction to children ages four through six, utilizing the garage of the existing residence and outdoor areas. School year operations will take place Monday through Friday from the first Monday after Labor Day until the Friday before Memorial Day, with classes split into morning and afternoon classes. Additionally, a morning-only class will be offered for up to four weeks during the summer. A maximum of six students would be present at the school at any one time. An existing parking area in front of the residence will provide space for pickup and drop-off of students, as well as emergency vehicle turnaround. Access to the subject parcel is gained directly from Cougar Estates Road, a public road maintained by Worley Highway District. The parcel number is 0-1530-001-001-0, described as: COUGAR MEADOWS, LT 1 BLK 1 in Section 29, Township 50 North, Range 04 West, Boise Meridian, Kootenai County, State of Idaho. The Assessor's Identification Number (AIN) is 153542. The existing residence is located at address 5253 W. Cougar Estates Road. The Hearing Examiner heard this case at a public hearing on June 17, 2021 and recommended approval. Commissioners Brooks and Duncan heard this case at deliberations on July 8, 2021, and approved the request with Chair Fillios recused from the decision. (Levi Basinger-Zach Trevino-Planners)

Planner Trevino stated the Order of Decision is ready for signing and it does include the added conditions requested by the Board at the July 8, 2021 deliberations.

Motion by Commissioner Brooks, seconded by Commissioner Duncan, to approve the Order of Decision for Case No. CUP20-0015, a request by Wesley and Laura Johnson Living Trust for a Conditional Use Permit to establish and operate a preschool on an approximately 5-acre lot in the Agricultural Suburban zone.

Chair Fillios:	Recused
Commissioner Duncan	Aye
Commissioner Brooks:	Aye

Decision: Approved

Deputy Clerk's Signature: _____
July 15, 2021

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Case Number: MSF21-0004

Case Name: Lone Mountain Estates 6th Addition

Commissioners Present: Chair Fillios, Commissioner Duncan, Commissioner Brooks

CONFLICT(S): None

CHANGES: None

STAFF PRESENT: David Callahan, Pa Braden, Levi Basinger, Zach Trevino, Mary Shaw, Sandi Gilbertson

Case No. MSF21-0004, Lone Mountain Estates 6th Addition (Phase I), a request by JT Holdings, LLC, for final approval of a 25 lot residential subdivision on 153.63 acres, of a preliminarily approved 41 lot residential subdivision in Case No. MSP19-0008 on approximately 247 acres in the Rural zone. The subject property Parcel Number is 2N04W-11-2100 and AIN Number is 133641. The legal description of the subject parcel is TAX # 25835[NE, NW, SW, SE] in Section 11, Township 52N, Range 04W, B.M. Kootenai County Idaho. The subject site is located on the north side of E. Chilco Road, approximately 2,200 feet east of the intersection of N. Ramsey Road and E. Chilco Road. (Vlad Finkel-Planner)

Motion by Commissioner Duncan, second by Commissioner Brooks, to approve the signing of Case No. MSF21-0004, Lone Mountain Estates 6th Addition (Phase I), a request by JT Holdings, LLC, for final approval of a 25 lot residential subdivision on 153.63 acres, of a preliminarily approved 41 lot residential subdivision in Case No. MSP19-0008 on approximately 247 acres in the Rural zone.

Chair Fillios:	Aye
Commissioner Duncan	Aye
Commissioner Brooks:	Aye

Decision: Approved

Deputy Clerk's Signature: _____
July 15, 2021

Community Development Update
Minutes of Meeting
July 15, 2021, 9:00 a.m.

The Kootenai County Board of Commissioners met to discuss Community Development updates. Chair Fillios, Commissioner Duncan and Commissioner Brooks were present. In attendance were Community Development Director David Callahan, Civil Deputy Prosecuting Attorney Pat Braden, Planning Manager Mary Shaw and Deputy Clerk Sandi Gilbertson.

I. Call to Order: Chair Fillios called the update meeting to order at 9:12 a.m. after deliberations.

II. Changes to the Agenda: None

III. Business

A. Coeur d'Alene Tribe's request for a rezoning. (Discussion item)

Director Callahan informed the Board that the Coeur d'Alene Tribe would like to move forward in a rezoning of tribal owned property from rural to agricultural. Director Callahan said that staff would initiate the rezoning process which would include reaching out to property owners of 50 acres or more other than the Tribe to determine whether they would be agreeable to the rezoning of their property. The Board was in agreement for Community Development to start the process.

B. Executive session per Idaho Code § 74-206(1)(f): Cooper Code Enforcement Matter Decision/Direction (Open session – Action Item)

Commissioner Duncan moved that the Board enter executive session pursuant to *Idaho Code* § Title 74-206(1)(f), Commissioner Brooks seconded the motion.

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

Commissioner Duncan moved that the Board exit executive session with the direction of the Board to have staff proceed as directed. Commissioner Brooks seconded the motion.

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

IV. ADJOURNMENT

There being no further discussion, Chair Fillios adjourned the meeting at 9:20 a.m.

Respectfully submitted,

JIM BRANNON, CLERK

By: _____
Deputy Clerk

Chris Fillios, Chair