

Minutes of Meeting
Quarterly Highway District Meeting
April 22, 2013
10:30 a.m.

The Kootenai County Board of Commissioners: Chairman Pro Tem Dan Green and Commissioner Jai Nelson met to discuss the following agenda items. Also present were Lakes Highway District Commissioner Rod Twete, Lakes Highway District Commissioner Monty Montgomery, Worley Highway District Commissioner James Mangan, Worley Highway District Commissioner Tom Feely, Worley Highway District Supervisor Kevin Howard, Post Falls Highway District Chairman Lynn Humphreys, Kootenai Metropolitan Planning Organization Representative Donna Montgomery, and Deputy Clerk Brandie Bradley. Chairman Todd Tondee was excused.

- A. Call to Order:** Chairman Pro Tem Green called the meeting to order at 10:30 a.m.
- B. Introductions:** There were no introductions made.
- C. Changes to the Agenda:** There were no changes made to the agenda.
- D. Old Business:** There was no old business discussed.
- E. New Business:**

1. Recording Viewers Reports – Lynn Humphreys - PFHD

Post Falls Highway District Chairman Lynn Humphreys came before the Board to request the Board's assistance with a Highway District project resulting from the recently passed House Bill #321. Mr. Humphreys informed the Board that this new Bill is creating a burden to the Highway Districts that will require assistance from Kootenai County (Assessor's Office and Recorder's Office).

Mr. Humphreys advised that previously, when a new road was requested, the Board of County Commissioners was required to have a survey ordered to determine the feasibility of constructing the road. The Board would use a Viewer's Report of this survey to determine whether or not the land in question could be approved as a public right of way. Not all of these roads are constructed, but the land is held by the Highway District for future use.

Mr. Humphreys explained that the new bill requires all Viewers' Reports to be recorded with the County once they are approved. All previous reports must be recorded within the next three years, or they will no longer be valid. The Highway Districts rely heavily on these reports; without them, any claim that the Highway District has to these lands may cease to exist, and the land could potentially have to be re-purchased by the Highway District. This would present a costly burden to the Highway Districts.

Mr. Humphreys expressed that, through a coordinated effort, these reports can be reviewed by Kootenai County (Assessor's Office) Surveyor Bruce Anderson. Once verified, they can be recorded with the Kootenai County (Recorder's Office) within the next ninety (90) to one hundred and twenty (120) days. This process will ensure that the Highway Districts preserve the land they currently have, and are in compliance with the new House Bill. This will also provide a title report that will prevent accidental building of these lands.

Chairman Pro Tem Green and Commissioner Nelson advised that they do not oversee these departments, but will relay the information to the appropriate Elected Officials, to assist the Highway District with this project.

- F. Staff Reports:** There were no staff reports.
- G. Public Comment:** Mr. Humphreys expressed concern as to a question that he received from a neighbor, regarding the rezoning of agricultural lands and taxing impacts. Chairman Pro Tem Green advised that currently the Board is doing an update to the Unified Land Use Code, and creating a new zoning map during this process. Agricultural Zones will be replaced by Working Lands Large zoning. Currently, lands within an agricultural zone cannot be subdivided. Under the new code, these lands will require a forty (40) acre minimum, and will allow these property owners to subdivide to smaller parcels. Chairman Pro Tem Green advised that a Public Hearing has been scheduled to address these questions and encourages land owners to participate with this process. Commissioner Nelson also recommended that land owners utilize the new electronic map to view their property and code changes.

The meeting was adjourned at 10:53 a.m.

Respectfully submitted,

CLIFFORD T. HAYES, CLERK

BY: _____
Brandie Bradley, Deputy Clerk