

Minutes of Meeting
Tax Deed Parcel Bid Discussion
April 30, 2015
10:00 a.m.

The Kootenai County Board of Commissioners: Chairman David Stewart, Commissioner Marc Eberlein, and Commissioner Dan Green met to discuss the following agenda items. Also present were Community Development Director David Callahan, Planner III Justin Seier and Planner I Michael Ulrich, Civil Deputy Prosecuting Attorney Pat Braden, and Deputy Clerk Mary Enquist.

- A. Call to Order:** Chairman David Stewart called the meeting to order at 10:48 a.m.
- B. Introductions:** There were no introductions.
- C. Changes to the Agenda:** There were no changes to the agenda.
- D. Old Business:** There was no old business discussed.
- E. New Business:**
Discussion with Community Development Director David Callahan and Planner III Justin Seier regarding tax deed parcel bids
Community Development Director David Callahan said he wanted Board agreement on some problematic tax deed parcels.

Community Development Planner III Justin Seier said Parcel AIN-126712 appears to have no access or roadways, nor is it utilized for access to any other parcel. Mr. Seier said it is also ineligible for building permits since it is below the minimum lot size of five acres in the Agricultural Zone. Since this parcel's only usefulness is to combine it with an adjacent parcel, Community Development staff recommends accepting the bid from neighboring property owner (and former bidder) Mr. Dean Waldo. Commissioner Green suggested, and the other Commissioners agreed, that they will instruct BOCC staff to contact Mr. Dean Waldo, learn if he is still interested in this parcel, and then bring the sales proposal to a future Business Meeting.

Mr. Seier said Parcel AIN-103209 is a difficult to develop site due to its irregular shape, and that upon inquiries from the Community Development staff, three adjacent property owners were interested in its purchase. Mr. Seier said he recommended not selling the parcel but waiting for a neighboring property owner to place a bid instead. Commissioner Green recommended Community Development bring AIN-103209 to the next Business Meeting on May 5, 2015, and the other Commissioners agreed.

Mr. Seier said that Parcel AIN-180345 is below the minimum lot size of five acres in the Rural Zone, was therefore ineligible for a building permit, and that the parcel is utilized for access for residences owned by Mr. Phillip Cernera and Mr. Cecil Catterall. Mr. Seier said he recommended the Board accept Mr. Cernera's bid with a draft access easement. Commissioner Green said he would support bringing the bid for AIN-180345 to the Business Meeting on May 19, 2015, and that if the Board accepts the bid it be on the condition that the transfer does not take place until an easement is recorded guaranteeing access for the property owner behind Mr. Cernera's property. The other Commissioners concurred.

Mr. Seier said that Parcel AIN-215920 was created as the result of an illegal division in 1998, and would not be eligible for building permits unless it was combined with a neighboring property which had been legally created. Mr. Seier recommended not accepting the received bid from a Florida resident, and instead waiting in case other local property owners became interested. Commissioner Green suggested Parcel AIN- 215920's information be brought to the Business Meeting on May 5, 2015, and the other Commissioners concurred.

Mr. Seier said that Parcel AIN-114464's legal description contains 20 separate lots platted in 1904. He said the parcel is virtually unbuildable due to lot size, setbacks, and steep grade. Mr. Seier recommended the following steps:

1. Community Development staff would see if an easement is available.
2. The Board not accept the current bid for the tax deed.
3. The Board authorize Community Development staff to process a replat combining the 20 unbuildable lots into two buildable lots, and said that action could potentially double the value of the property.
4. The Board reopen the bidding process once the replat is complete.

Commissioner Green suggested Mr. Seier to bring Parcel AIN-114464's recommended steps to the May 5, 2015 Business Meeting for further action, and the other Commissioners agreed.

Commissioner Green confirmed with Mr. Seier and Mr. Callahan that when a bid on a parcel is opened at a Business Meeting, that the Board will give it to the Community Development staff to research before the Commissioners accept the bid.

F. Public Comment: This section is reserved for citizens wishing to address the Board regarding a County related issue. There was no public comment.

Chairman Stewart adjourned the meeting at 11:27 a.m.

Respectfully submitted,

JIM BRANNON, CLERK

DAVID STEWART, CHAIRMAN

BY: _____
Mary Enquist, Deputy Clerk
