

**Minutes of Meeting**  
**Sun-Up Bay Resort/County Boat Launch**  
**June 26, 2015**  
**9:30 a.m.**

The Kootenai County Board of Commissioners: Chairman David Stewart, Commissioner Dan Green, and Commissioner Marc Eberlein met to discuss the following agenda items. Also present were Civil Deputy Prosecuting Attorney Jamila Holmes and Deputy Clerk Theresa Atchley. Also present were J-U-B Engineers Senior Planner/Project Manager Brad Marshall, Dolan & Jacobsen Attorney Kenneth Jacobsen, and citizens Mike and Barbara Windisch.

- A. **Call to Order:** Chairman Stewart called the meeting to order at 9:49 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 regarding the possible exchange of property between the County and Sun-Up Bay Resort:**

J-U-B Engineers Senior Planner/Project Manager Brad Marshall provided the Board with an overview and brief history that outlined the request for an exchange of property. He stated that three mobile homes were encroaching on County property and proposed an exchange to correct this situation. The proposal identified approximately 7,693 square feet of land owned by Kootenai County in exchange for approximately 2,477 square feet of land owned by Sun-Up Bay plus improvements. These improvements would provide the County with two additional boat trailer parking stalls. Mike and Barbara Windisch would pay for the improvements at a cost of approximately \$19,870.

Mr. Marshall stated that moving the boundary line to the center of the intermittent stream would ensure the mobile homes were no longer encroaching on County property. Furthermore, he said there is a need for additional parking in the area and this exchange would benefit both parties.

Commissioner Green said he understood that this was an innocent error from several decades ago. He requested that if this exchange is granted that the Windisch's not return to the Board and ask for further setbacks when the mobile homes are upgraded and enlarged in the future.

Mr. Marshall outlined a possible schedule of events. He advised that the Windisch's would pay for an appraisal and then return to the Board. If the Board agrees to the exchange and provides a Letter of Understanding, then construction would take place in autumn 2015, followed by a boundary line adjustment.

The Board discussed the importance of ensuring that this is a fair and equal exchange for both parties.

Commissioner Green moved that the Board would review two appraisals, one with improvements and one without improvements for the parking area with the hope to eventually move forward on the property exchange. Commissioner Eberlein seconded the motion. There being no further discussion, Deputy Clerk Atchley called the roll:

Commissioner Eberlein: Aye

Commissioner Green: Aye

Chairman Stewart: Aye

The motion carried.

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

Chairman Stewart adjourned the meeting at 10:12 a.m.

Respectfully submitted,

JIM BRANNON, CLERK

DAVID STEWART, CHAIRMAN

BY: \_\_\_\_\_  
Theresa Atchley, Deputy Clerk

\_\_\_\_\_