

**Minutes of Meeting  
Community Development Update  
July 18, 2016 1:30 p.m.**

The Kootenai County Board of Commissioners met to discuss Community Development updates. Chairman Green, Commissioner Eberlein and Commissioner Stewart were present. In attendance were Community Development Director David Callahan, Code Compliance Officer II Roxy Webb, Code Compliance Officer I Sandy Forstrom and Deputy Clerk Sandi Gilbertson.

**A. Call to Order:** Chairman Green called the meeting to order at 1:30 p.m.

**B. Changes to the Agenda:** None.

**C. New Business:**

A. Discussion of whether to file a Notice of Violation on property located at 200 S Hemlock

Mr. Callahan explained the code violation for property owned by Jerry Dietz. He showed a PowerPoint presentation of photos of the property. Mr. Callahan said there have been many code violations referencing a memo dated July 13, 2016 from code enforcement describing the timeline and violations. Commissioner Stewart said he didn't see the problems with this site and feared that the County was getting to be too much like a homeowners association with all the rules. He added that many County properties looked like this when he was younger.

Recessed for a fire drill at 1:39 p.m.; reconvened at 2:14 p.m.

Jerry Dietz said that he has been working towards cleaning up his property and has made improvements in the last week. Jeff Dietz, brother of the property owner, said improvements have been made and they both recognized that it had needed to be cleaned up. Jerry Dietz said he would be moving the wood to the back fence and will continue to clean up his property. Aaron Armstrong spoke as an adjacent property owner. He explained that he called Community Development Code Enforcement to file complaints because the property was getting more junk and it looks very unsightly. Mr. Armstrong said because of the very recent efforts of Mr. Dietz, the property is looking better than it has for years. The Commissioners agreed that there would be no code violation at this time and to use the July 18, 2016 photos as a benchmark so the property does not accumulate more junk. The Board encouraged Mr. Dietz to continue to clean up his property.

B. Update on tax deeds for properties (that have bids):

a. AIN 114464

Mr. Callahan explained the history on this parcel. The Commissioners agreed to take this tax deed to a business meeting and deny the current bid for this property. They gave direction to have this replatted to combine in a lot consolidation. The Board would like Community Development staff to contact Idaho Department of Transportation to see if they would be interested in obtaining this property.

b. AIN 306441

Mr. Callahan said this parcel is a remainder portion that was created when this description was left out of a deed of conveyance in 2003. It does not meet the minimum lot size, was not legally created, and is not buildable. The Board's decision was to take this to their business meeting and not accept the current bid. The Board's direction was for Community Development to contact the neighboring property owner or Rock Creek Holdings to see if they were interested in the property.

c. AIN 215688

This parcel is within the unincorporated areas of Kootenai County, but within the Hauser Area of City Impact. The parcel was conveyed to the Spokane Valley Irrigation Company in 1902. The assessor's records indicate that the irrigation company may have changed hands without this property being conveyed. As such, it ultimately went to tax deed. It is described as a portion of Tax #17781 (portion of Corbin Ditch out of City Limits). The Commissioners agreed to take this tax deed to a business meeting and deny the current bid for this property. Commissioner Eberlein suggested that more research be done but Chairman Green and Commissioner Stewart's direction to Community Development is to contact the City of Hauser and offer the parcel to them.

**Public Comment:** This section is reserved for citizens wishing to address the Board regarding a County related issue. Idaho Law prohibits Board action on items brought under this section except in an emergency circumstance. Comments related to future public hearings should be held for that public hearing.

There being no further discussion of agenda items or public comment, Chairman Green adjourned the meeting at 3:02 p.m.

Respectfully submitted,

JIM BRANNON, CLERK

By: \_\_\_\_\_  
Deputy Clerk

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Dan Green, Chairman