

**Minutes of Meeting  
Community Development Update  
September 12, 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, Deputy Building Official Bob Ankersmit, Planner II Mel Palmer, Planner II Vlad Finkel 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:**

1. Signings

**Ordinance Number 499/Case No. ZON16-0002, a request by JMAC Resources, Inc.,** to complete a zone change from Agricultural to Mining on approximately 176.15 acres of land. The purpose of this request is to establish a Restricted Surface Mine operation. Concurrently, the Applicant is requesting a Special Notice Permit (Case No. SPN16-0003) to operate an Asphalt and Concrete Batch Plant on-site. Access to the property will be off Beck Road via a common driveway through Parcel No. 51N06W-25-8000 also owned by the Applicant. The parcel numbers are 51N06W-36-2600, 51N06W-25-6000, 51N06W-25-6600 and 51N06W-25-7000. The property is described as: Parcel 1: E2-NW, LT 1, 2 in Section 36, Township 51N, Range 06W B.M. Kootenai County Idaho. Parcel 2: GOVT LT 4 in Section 25, Township 51N, Range 06W B.M. Kootenai County Idaho. Parcel 3: N2-SE-SW in Section 25, Township 51N, Range 06W B.M. Kootenai County Idaho. Parcel 4: S2-SE-SW in Section 25, Township 51N, Range 06W B.M. Kootenai County Idaho. The subject site is located at state line just south of State Highway 53. The Hearing Examiner heard this application on July 7, 2016 and recommended approval. The Board held a public hearing on September 9, 2016 and approved the request. *(Vlad Finkel-Planner)*

Motion by Commissioner Eberlein, second by Chairman Green, to approve the signings of Ordinance Number 499/Case No. ZON16-0002, a request by JMAC Resources, Inc., to complete a zone change from Agricultural to Mining on approximately 176.15 acres of land. Commissioner Stewart abstained as he was not in attendance at the public hearing on September 9, 2016.

Commissioner Stewart:	Abstain
Commissioner Eberlein:	Aye
Chairman Green:	Aye

**Case No. MSF16-0004, Double T Estates 2nd Addition** for final subdivision approval of 18 lots to complete the third phase of Double T Estates on a portion of the preliminary approved 240 acre subdivision in the Rural zone. The site is located at the southeast corner of Ramsey Road and Chilco Road. The property is described as the DOUBLE T ESTATES 1ST ADD, TR A, in Section 14, Township 52N, Range 04W, B. M., Kootenai County, Idaho. The parcel number is 0-K453- 000-00A-0. The serial number is 330783. The Board of County Commissioners granted preliminary approval July 16, 2009, final approval on the first phase consisting of 16 lots on August 27, 2009 and the second phase or first addition, was given final approval for 12 lots on May 8, 2014. The Board held deliberations on September 9, 2016 and approved the request. *(Mel Palmer-Planner)*

Motion by Commissioner Eberlein, second by Chairman Green, to approve the signing of Case No. MSF16-0004, Double T Estates 2nd Addition. Commissioner Stewart abstained as he was not in attendance at deliberations on September 9, 2016.

Commissioner Stewart:	Abstain
Commissioner Eberlein:	Aye
Chairman Green:	Aye

2. Consideration of third party services to fill a vacant building inspector position

Mr. Callahan said this item was just for the Board's information. Since Community Development is down two building inspectors and it is difficult to hire for that position, the department contacted a firm in Oregon that does contract work. The fee they quoted was \$4300 for five days of inspection. Mr. Ankersmit said that when the position was advertised a few months ago, there were no qualified applicants. Chairman Green suggested that Community Development start advertising for the building inspector positions once again.

**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 1:39 p.m.

Respectfully submitted,

JIM BRANNON, CLERK

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

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Dan Green, Chairman