



AMENDED PUBLIC HEARING AGENDA
(New call in number 339-207-6050)

KOOTENAI COUNTY BOARD OF COMMISSIONERS

MARCH 24, 2022, THURSDAY, 9:00 A.M.
COUNTY ADMINISTRATION BUILDING, Room 1A&B
451 GOVERNMENT WAY, COEUR D'ALENE, IDAHO

Join Zoom Meeting

<https://us02web.zoom.us/j/84964299387?pwd=UEt3K2lmdzc0Sk9tWkRqMWtJc3gydz09>

Meeting ID: 849 6429 9387

Passcode: 095491

WEBLINK:

<https://www.kcgov.us/927/Planning-Department-Virtual-Meetings>

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. CHANGES TO THE AGENDA (Action)
- IV. CHAIRMAN'S OPENING REMARKS
- V. POLL FOR CONFLICTS OF INTEREST
- VI. SIGNINGS – Action Item
 - A. **MSF22-0001 Hoodoo Valley North – Phase I** (*Vlad Finkel*)
- VII. DELIBERATIONS – Action Item
 - A. **MSF22-0002 - Lone Mountain Estates 7th Addition – Phase II** Final subdivision approval of Lone Mountain Estates 7th Addition. (Phase II) consisting of 16 residential lots on 94 acres, of a preliminarily approved 41 lot residential subdivision in Case No. MSP19-0008 on approximately 247 acres in the Rural zone. (*Vlad Finkel*)
 - B. **CUP21-0010 – Blackwell Booster Station (City of CdA)** to establish a Conditional Use Permit (CUP) for a Public Utility Complex Facility on a 0.275 acre split-zoned parcel in the Agricultural Suburban and Restricted Residential zones. The City of Coeur d'Alene has recently acquired the subject property with the intent to establish and operate a booster pumping station on it. Due to the steepness of the site (*slopes exceeding 35%*) and in order to minimize the amount of excavation, extensive retaining walls and create an adequate vehicular access, the Applicant is requesting a 25 ft. variance to the 25 ft. front yard setback requirement in the Restricted Residential zone. The parcel number 04770000003E and described as: Lakeview Terrace, Tax #26171 in Lot 3 in Sections 14 & 15, Township 50 North, Range 04 West, Boise Meridian, Kootenai County, Idaho. The Hearing Examiner heard this case March 3, 2022 and recommended approval. (*Vlad Finkel*)
- VIII. PUBLIC HEARING – Action Item
 - A. **PUD21-0003 Gozzer Ranch Golf and Lake Club Planned Unit Development (PUD)**, a request by Discovery Coeur d'Alene Investors, LLC, for approval of an amendment to the existing PUD with the following considerations: 1) Combine Lot C15 (AIN 310422) with the current “*Clubhouse Facility*” located on golf course recreational parcel (AIN 310424) and utilize the area for a Spa and Med Facility; and 2) Add three (3) additional parcels (AINs 233190, 133725 and 192995) to the overall boundary of

the PUD. The PUD was originally approved in 2005 with a total of 375 dwelling units on 662 acres. To date, the unit count within the PUD is 335, excluding any Lot Consolidations that have occurred. This request would not increase the overall approved density of the PUD. The proposed request is to add a total of twenty-eight (28) acres. Therefore, should the request be approved, the overall acreage of the PUD would increase from 662 acres to 692 acres. The parcel numbers to be added to the existing PUD boundary are as follows: 0-1795-001-003-0, 49N03W-05-9200 and 49N03W-05-9600. The parcels are described as: Parcel #1: Drake Addition to Echo Bay, Lot 3, Block 1 in Section 6, Township 49 North, Range 03 West, B.M., Kootenai County, Idaho. Parcel #2: Tax # 20573 [in SE-SE] in Section 5, Township 49 North, Range 03 West, B.M., Kootenai County, Idaho. Parcel #3: Tax # 20572 [in SE-SE] in Section 5, Township 49 North, Range 03 West, B.M., Kootenai County, Idaho. The PUD original description is described as: west and a portion of the east half of Section 5; a portion of the northeast ¼ and the southeast quarter of Section 6; a portion of the southeast quarter of Section 7; and a portion of the north ½ and the north ½ of the southwest quarter of Section 8 in Township 49 North, Range 3 West, Boise Meridian, Kootenai County, Idaho. The site sits on the bluff of Arrow Point, and is bisected by Gozzer Road and located south of Arrow Point, east of State Highway 97; west of Usdrowski Addition and north of Camp Easton. The Hearing Examiner heard this case on January 20, 2022 and recommended approval. At the request of the public, the Board granted a second public hearing. (*Vlad Finkel*)

IX. ADJOURNMENT

To allow for proper social distancing and allowing public meetings to be conducted remotely, the meeting will be live streamed on the County website using YouTube.

- The live meeting can be viewed at <https://www.youtube.com/KootenaiCountyIdaho>
- To participate or listen via telephone dial **339-207-6050**
- Please be sure to keep your devices on mute to limit background noise.

Kootenai County does not discriminate against individuals or groups on the basis of disability in the admission or access to, or treatment in, its public meetings, programs, or activities. Requests for assistance or accommodations can be arranged by contacting Kootenai County Community Development at (208) 446-1070 with 48-hour notice. Further information can be obtained from the Kootenai County Community Development, 451 Government Way, P. O. Box 9000, Coeur d'Alene, Idaho 83816-9000 (208) 446-1070.