

BOARD OF COUNTY COMMISSIONERS
MINUTES OF PUBLIC HEARING
April 14, 2022
Hagadone Hospitality CZDA Amendment

Commissioners Present: Chair Chris Fillios, Commissioner Leslie Duncan, Commissioner Bill Brooks

Commissioner Absent: None

Staff Present: Vlad Finkel, David Callahan, Ben Tarbutton, Jennifer Conner, Betsy Anderson, Pat Braden-Zoom

The purpose of the meeting was for the Board to conduct a public hearing as advertised in the *Coeur d'Alene Press*. Chair Fillios called the hearing to order at 9:03 AM. The members were polled for conflicts of interest. No conflicts were expressed.

CONFLICT(S): None

CHANGES: None

ZON08-0003 Hagadone Hospitality Corporation for a Conditional Zoning Development Agreement (CZDA) modification to increase the total number of permissible storage buildings on-site. The subject site consists of eight (8) parcels totaling 79.464 acres with a zoning classification of Commercial with a CZDA. The current CZDA allows for up to fifty-six (56) buildings to be constructed on-site. At this time, the Applicant is requesting a modification of the CZDA to allow for additional thirty-six (36) buildings, for a total of ninety-two (92) buildings, in order to accommodate increasing demand for winter boat storage for the marina customers. The parcel numbers are: 0-1960-01-153-ZZ, 0-1960-01-154-ZZ, 0-1960-01-155-AA, 0-1960-01-156-AA, 0-1960-01-157-AA, 0-1960-01-165-AB, 0-1960-01-166-AA, 0-1960-01-167-AA and described as: Tracts 153, 154, 155, 156, 157, 165, 166, 167, 168, 169, and Portions of Vacated Right-of-Way In East Farms Irrigated Tracts of Section 1, Township 50 North, Range 6 West, Boise Meridian, Kootenai County, Idaho. The subject site is located west of Beck Road, north of Seltice Way. The Hearing Examiner heard this case on February 3, 2022 and recommended approval with a requirement for a second public hearing before the Board of County Commissioners in compliance with Kootenai County Code, Title 8, Section 8.4.909, Modification of Agreements.

Staff Presentation: Vlad Finkel, Planner III, presented the case to the Commissioners with an explanation of why this case was coming before the Board. Mr. Finkel introduced the application with a PowerPoint presentation, stating the request is to modify an existing Conditional Zoning Development Agreement (CZDA) in order to allow up to 92 buildings on-site. Based on a recommendation from the Hearing Examiner, the request was deemed a “*substantial change*” and necessitated a public hearing before the Board. Furthermore, Mr. Finkel addressed the requirement of a Special Notice Permit with a request for a building permit for the sixtieth (60) storage building on-site. This is based on a recommendation from the Post Falls Highway District.

Applicant Presentation: Craig Brosenne, President of Hagadone Marine Group, and Ashley Williams, P.E. with Welch Comer & Associates, Inc represented the applicant. They briefly spoke about the request and the need to increase the storage capacity due to demand. Ms. Williams provided additional clarification with respect to the Traffic Impact Study (TIS) and the requirement for a Special Notice Permit with a request for a building permit for the sixtieth (60) storage building on-site. She stated there are no employees or customers on site, and there is a back-up generator with 24 hour monitoring.

Exhibit: B 1000 – Presentation by Vlad Finkel.
B-1001 – Letter-Eagle Rock Storage
B-1002 – Presentation by Ashley Williams of Welch Comer

Public Testimony: There was no additional public testimony provided; therefore, a rebuttal by the Applicant was not necessary.

Motion to close the Public Hearing by Commissioner Duncan, seconded by Commissioner Brooks.
Public Hearing closed and entered into deliberations at 9:22 AM.

Commissioner Brooks Aye
Commissioner Duncan: Aye
Chair Fillios: Aye

Decision: Approved

After a brief discussion, motion by Commissioner Duncan, seconded by Commissioner Brooks to approve **Case No. ZON08-0003, Hagadone Hospitality CZDA modification.**

Commissioner Brooks Aye
Commissioner Duncan: Aye
Chair Fillios: Aye

Decision: Approved

Deputy Clerk's Signature: *Elizabeth Anderson*
April 14, 2022

