



PUBLIC HEARING AGENDA

KOOTENAI COUNTY HEARING EXAMINER

ROOM 1 and VIRTUAL PUBLIC HEARING

JANUARY 20, 2022, THURSDAY, 6:00 P.M.

451 GOVERNMENT WAY, COEUR D'ALENE, IDAHO

Join Zoom Meeting

<https://us02web.zoom.us/j/89442768618?pwd=Z2tzelZ0OVFtTlVhSEh0eWJQNjd2QT09>

Meeting ID: 894 4276 8618

Passcode: 058516

I. CALL TO ORDER

II. OPENING REMARKS

III. NEW BUSINESS

- A. **Case No. 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. Two Minor Amendments to the original PUD were administratively approved in 2018 and 2020 to include two (2) additional acres combined. 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. (*Vlad Finkel*)

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.