

AGENDA

(New call in number 339-207-6050)



KOOTENAI COUNTY BOARD OF COMMISSIONERS

FEBRUARY 10, 2022 THURSDAY, 9:00 A.M.

KOOTENAI COUNTY ADMINISTRATION BUILDING, Room 1
451 GOVERNMENT WAY, COEUR D'ALENE, IDAHO

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. DELIBERATIONS – Action Item

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. The Hearing Examiner heard this case on January 20, 2022 and recommended approval. (*Vlad Finkel*)

VII. SIGNINGS – Action Item

- A. **Case No. MSP21-0006, Dolan’s Deal 2nd Addition**, a request by Dolan Land Management LLC, for preliminary approval of a five (5) lot Major Subdivision on 26.29-acres located in the Restricted Residential zone. The subject property is located over the Rathdrum Prairie Aquifer; therefore, Panhandle Health District strict regulations require lots be no less than 5 acres in size. Proposed Lot 1 will be 6.109 acres; proposed Lot 2 will be 5.017 acres; proposed Lot 3 will be 5.012 acres; proposed Lot 4 will be 5.017 acres and proposed Lot 5 will be 5.132 acres in size. Domestic water to each lot will be provided by individual wells. Sewage services will be provided by individual septic and drain field systems located on each of the lots. Access to the proposed subdivision will be from State Highway 41 via a new private road that will be constructed to the Associated Highway District Standards. The subject property is located within the City of Spirit Lake Area of City Impact. The subject parcel number is: 53N-04W-08-7000 and is described as: TAX#25781 [IN SE-SW] in Section 08, Township 53 North, Range 04 West, Boise Meridian, Kootenai County, Idaho. The subject property is located southeast of the intersection of State Highways 54 and 41. The Hearing Examiner heard this case on January 6, 2022 and recommended approval. The Board deliberated on this case on January 27, 2022 and approved the request (*Vlad Finkel*)

VIII. 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.