



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

**KOOTENAI COUNTY BOARD OF COMMISSIONERS**

**APRIL 14, 2022, THURSDAY, 9:00 A.M.**  
COUNTY ADMINISTRATION BUILDING, Room 1A&B  
451 GOVERNMENT WAY, COEUR D'ALENE, IDAHO

Join Zoom link:

<https://us02web.zoom.us/j/81000406562?pwd=UFJiUURsSUVkV1RUSUNSU2FLTG1rZz09>

Meeting ID: 810 0040 6562

Passcode: 070674

WEBLINK:

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

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. CHAIRMAN'S OPENING REMARKS
- IV. POLL FOR CONFLICTS OF INTEREST
- V. SIGNING – ACTION ITEM
  - A. **PUD21-0003** Gozzer Ranch Amendment (*Vlad*)
- VI. PUBLIC HEARING – Action Item

**A. 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. This is a 64% increase in the overall number of buildings. Each building can store approximately 40-45 boats. Furthermore, each building would be similar to those already constructed with a footprint of approximately 11,550 square feet. The remaining provisions of the current CZDA will remain consistent with the original approval. There will be no employees or customers on-site. There are no retail sales or boat maintenance activities on-site which would generate activities involving the general public. Access to the project site is from N. Beck Road, a public road maintained by the Post Falls Highway District. The property is located within the shared tier of the City of Hayden, Rathdrum and Post Falls Coordinated Area of City Impact. 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. (*Vlad Finkel*)

- VII. ADJOURNMENT

## BOCC Public Hearing-Deliberations

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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.