

DELIBERATIONS
MINUTES OF MEETING
BOARD OF COUNTY COMMISSIONERS
February 10, 2022

Case Number: PUD21-0003

Case Name: Gozzer Ranch Golf and Lake Club PUD Amendment

Commissioners Present: Chair Fillios, Commissioner Duncan, Commissioner Brooks

CONFLICT(S): Chair Fillios and Commissioner Brooks each had phone calls from Bev Twillman pertaining to the hearing process. Neither spoke to Ms. Twillman about the project directly.

CHANGES: None

STAFF PRESENT: Pat Braden (teleconference), Ben Tarbutton, Vlad Finkel, Greg Norris, Crystal Garner, Betsy Anderson

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 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 addressed the Board stating the Department had received a request for a second public hearing on this case. Commissioner Duncan preferred to move on to deliberations, Commissioner Brooks and Chair Fillios would like to hold a public hearing on this case.

Motion by Chair Fillios to hold a public hearing for PUD21-0003 during the day and not to exceed two hours. Bill Brooks seconded.

Chair Fillios:	Aye
Commissioner Duncan	Nay
Commissioner Brooks:	Aye

Decision: Approved

Deputy Clerk's Signature: _____
February 10, 2022

SIGNING
MINUTES OF MEETING
BOARD OF COUNTY COMMISSIONERS
February 10, 2022

Case Number: MSP21-0006

Case Name: Dolan's Deal 2nd Addition

Commissioners Present: Chair Fillios, Commissioner Duncan, Commissioner Brooks,

CONFLICT(S): None

CHANGES: None

STAFF PRESENT: Pat Braden (teleconference), Ben Tarbuton, Vlad Finkel, Greg Norris, Crystal Garner, Betsy Anderson

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 BOCC deliberated on this case January 27, 2022 and approved the request.

Motion by Commissioner Duncan, seconded by Commissioner Brooks, to approve the signing of **Case No. MSP21-0006, Dolan's Deal 2nd Addition** for preliminary approval of a five (5) lot major subdivision.

Chair Fillios: Aye
Chair Pro Tem Duncan: Aye
Commissioner Brooks: Aye

Decision: Approved

Deputy Clerk's Signature:
February 10, 2022

Elizabeth S. Anderson