

**MINUTES
KOOTENAI COUNTY HEARING EXAMINER
ROOM 1 and VIRTUAL PUBLIC HEARING**

**JANUARY 20, 2022
KOOTENAI COUNTY ADMINISTRATION BLDG.
ROOM 1**

**HEARING EXAMINER
JOAN WOODARD**

**STAFF PRESENT
DAVID CALLAHAN
VLAD FINKEL
CRYSTAL GARNER
BETSY ANDERSON**



**MINUTES
PREPARED BY:**

BETSY ANDERSON
Recording Secretary



**MINUTES
REVIEWED BY:**

VLAD FINKEL
Planner III



JOAN WOODARD
Hearing Examiner

The Official Record of Public Hearing is available on-line at
www.kcgov.us

Joan Woodard called the meeting to order at 6:02 p.m.

The Hearing Examiner explained that the purpose of the public hearing is to take testimony on the items that appear on the agenda.

The Hearing Examiner will review the testimony presented and make a written recommendation to the Board of County Commissioners, who will make the final decision.

The hearing was adjourned at 6:22 p.m.

HEARING EXAMINER MINUTES
NOVEMBER 18, 2021

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.

Staff Presentation: Vlad Finkel, Planner III, introduced the case with a power point presentation. He gave a brief history of past minor amendments and why this particular request is considered a major amendment to the PUD. Mr. Finkel states the Applicant's request is two-fold: 1) combining Lot C-15 with the current Clubhouse Facility and utilizing it as a Med/Spa facility and, 2) adding three parcels totaling 28 acres to the boundaries of the PUD without increasing the density of the original PUD application. Public Agencies were asked to provide comment regarding the increase in acreage and did not raise any concerns. Several public comments were submitted and raised concerns about the increase in traffic and noise, degradation of roads, an increase in density, available water and sewer services and impact to wildlife.

Applicant Presentation: Stephanie Blalack, Land Use Planner with Verdis representing Gozzer Ranch Golf and Lake Club introduced the project with a Power Point presentation. She provided historical reference for the original PUD application as well as the two recent minor amendments. Ms. Blalack stated the western parcel will be used for recreational purposes only such as a zip line, hiking trails and restrooms associated with recreational activities. The two parcels on the east side will eventually be developed, but within the confines of the original approved density. Under questioning from the hearing examiner, Ms. Blalack said all three parcels were purchased by the developer after the PUD was approved in 2005. The developer would like to have continuity in the development of the parcels.

Exhibit: HE-1000 – Presentation by Vlad Finkel
HE-1001 – Presentation by Stephanie Blalack – verdis

Public Testimony: None. Comment Sheets submitted: 2, Applicant – 2; In Favor – 0, Neutral – 0, Opposed – 0. The names and address of the individuals speaking or submitting comments are part of the record.

Applicant Rebuttal: None.

There being no further comments, testimony was closed on this item at 6:22pm.

Submitted by,

Betsy Anderson, Recording Secretary