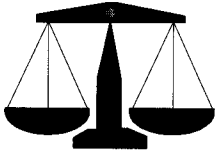


**MINUTES  
KOOTENAI COUNTY HEARING EXAMINER  
ROOM 1 and VIRTUAL PUBLIC HEARING**

**April 7, 2022  
KOOTENAI COUNTY ADMINISTRATION BLDG.  
ROOM 1**

**HEARING EXAMINER  
KARL GRANRATH**

**STAFF PRESENT  
BEN TARBUTTON  
VLAD FINKEL  
JENNIFER CONNER  
BETSY ANDERSON**



**MINUTES  
PREPARED BY:**

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**JENNIFER CONNER**  
Recording Secretary



A handwritten signature in black ink, appearing to read 'K. Granrath'.

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**KARL GRANRATH**  
Hearing Examiner



**MINUTES  
REVIEWED BY:**

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**VLAD FINKEL**  
Planner III

The Official Record of Public Hearing is available on-line at  
[www.kcgov.us](http://www.kcgov.us)

**Karl Granrath called the meeting to order at 6:00 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 6:34 p.m.**

HEARING EXAMINER MINUTES  
APRIL 7, 2022

**CASE NO. MSP21-0007**

**Revelstoke Ranch**, a request by Trail Creeks Development, LLC for preliminary approval of a Major Subdivision consisting of twenty (20) residential lots on three (3) parcels of land totaling 98.5 acres in the Rural zone. The Applicant intends to develop the subdivision and all associated infrastructure in a single phase. The subject parcels are currently undeveloped. Each proposed lot will consist of at least 4.50 net acres (5.00 gross acres). Domestic water supply to the subdivision will be provided by Gem State Water. Sewage disposal will be provided by individual septic and drain field systems. No wetlands have been identified on the property. The subject property does not contain areas where the natural slope exceeds 15% grade. Access to the proposed lots will be provided via a new internal road system with two access points from Old Highway 95, a public road maintained by Lakes Highway District. The interior roads will be constructed to the Associated Highway District Standards and privately maintained by the Home Owners Association. The subject parcel numbers are: 53N03W-28-4000, 53N03W-28-2650 and 53N03W-28-2600. The subject property is described as: Parcel # 1: S2-NW W of RR; Parcel # 2: TAX # 21135 [IN N2-NW]; and Parcel # 3: TAX # 21136 [IN N2-NW], all located in Section 28, Township 53 North, Range 03 West, Boise Meridian, Kootenai County, Idaho. The subject property is located ½ mile north of the intersection of Brunner Road and Old Highway 95, directly west of Silverwood Theme Park.

**Staff Presentation:** Vlad Finkel, Planner III, introduced the case with a Powerpoint presentation. Mr. Finkel states Revelstoke Ranch consists of 3 parcels totaling 98.5 acres just west of Silverwood Theme Park. The eastern portion of the property is relatively flat and forested, while the western portion is pasture land. The surrounding zoning to the north, west and the south is Rural with parcels approximately 5 acres in size. Therefore, the 20 residential lots requested would be consistent with the surrounding area. According to narrative, the internal road system will have 2 access points, and will be privately maintained. Although most the public agency comments were standard, a question was raised regarding water supply that will be provided by Gem State. Public concerns regarding emergency response, increase in traffic and road maintenance is typical. School capacity challenges will continue to be an issue until there can be some sort of mechanism in place for impact fees.

**Applicant Presentation:** Jeramie Terzulli, project manager for Olson Engineering, using a Powerpoint also, stated the roads will be private, but will be designed to the highway district's standards, so the district can take over at some point. He stated how the process of application was done, and that there are no variances being requested. All requirements of agencies within the jurisdiction can be met. He goes on to state the project is compatible with surrounding areas with adequate open space, and minimal site disturbance. Eric Olson of Olson Engineering stated the issue with Gem State Water will be resolved, as they are willing to serve the project.

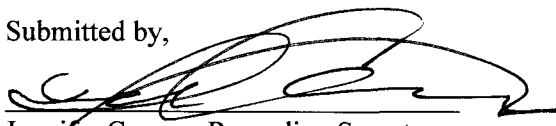
**Exhibit:** HE-1000 – Presentation by Vlad Finkel  
HE-1001 - Presentation by Jeramie Terzulli

**Public Testimony:** None. Comment Sheets submitted: 5, Applicant – 5; 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 6:34 pm.

Submitted by,



Jennifer Conner, Recording Secretary