

BOARD OF COUNTY COMMISSIONERS  
MINUTES OF PUBLIC HEARING  
June 9, 2022  
Reconsideration for  
Gozzer Ranch Golf and Lake Club PUD Amendment

Commissioners Present: Chair Chris Fillios, Commissioner Leslie Duncan via Zoom

Commissioner Absent: Commissioner Bill Brooks

Staff Present: David Callahan, Pat Braden (teleconference), Ben Tarbutton, Vlad Finkel, Jennifer Conner, Reba Grytness

The purpose of the meeting was for the Board to conduct a public hearing as advertised in the *Coeur d'Alene Press*. Chair Fillios called the hearing to order at 6:06 P.M.

CONFLICT(S): None

CHANGES: None

**Reconsideration of the approval by the Board is requested by Bev Twillmann**

**Case No. PUD21-0003 Gozzer Ranch Golf and Lake Club Planned Unit Development (PUD)** 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. 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.

**Staff Presentation:** Vlad Finkel, Planner III, presented a brief explanation regarding the specific parameters for the course of proceedings associated with a Reconsideration Public Hearing.

**Appellant Presentation:** Bev Twillmann, Appellant proceeded with providing testimony regarding the Board's decision to approve the proposed amendment to the PUD. She stated the Applicant has moved forward with demolishing the existing residence on the property that will be utilized for the new Med-Spa facility. The Applicant has not requested a demolition permit for which a "Stop Work" has been issued. The overall project and the proposed expansion does not belong in this area and should be located in a more urban community.

**Exhibits:** B-1000 – Presentation submitted by Vlad Finkel  
B-1001 – Photos submitted by Bev Twillmann

B-1002 – Article regarding water quality submitted by Bev Twillmann

**Public Testimony:** Comments sheets submitted: Applicant, 31. In favor, 12. Neutral, 0. Opposed, 19. The names and addresses of the individuals speaking or submitting comments are part of the record.

**Applicant Testimony:** Doug Marfice, Applicant's Attorney quotes the Kootenai County Land Use and Development Code, Title 8, Section 8.8.502, and explained that the Appellant failed to make a compelling argument that the original decision demonstrates a violation of fundamental rights, Sandy Young, Applicant's Representative proceeded with stating that all the jurisdictional agencies are in support of the proposed PUD expansion.

**Appellant Rebuttal:** Mrs. Twillmann stated that the original PUD approval contemplated a certain amount of acreage. Therefore, the expansion would cause a negative environmental impact on the surrounding open space within the rural community. Furthermore, the expansion of the PUD would contribute to the degradation of groundwater supply for the existing residents in the area. Finally, due to the confusing nature of the original decision, the Board must overturn that decision and deny the request to expand the the PUD.

Following the testimonies, Chairman Fillios stated the deliberations will continue to June 17, 2022 at 1:30 PM, and would not be open to the public. Commissioner Duncan agreed to continuing deliberations.

Chairman Fillios adjourned the meeting at 7:02 P.M.

Deputy Clerk's Signature: \_\_\_\_\_

June 9, 2022

