



**MEETING MINUTES**  
**COMMUNITY DEVELOPMENT**  
**DELIBERATIONS AND UPDATES**

**NOVEMBER 3, 2022, 9:00 A.M.**

- I. **CALL TO ORDER** – Chair Duncan called the meeting to order at 9:07 a.m.
- II. **PLEDGE OF ALLEGIANCE** – Ben Tarbutton led the pledge of allegiance
- III. **CHANGES TO THE AGENDA (Action)** – Will be addressing topics out of order
- IV. **CHAIRMAN’S OPENING REMARKS** – None
- V. **POLL FOR CONFLICTS OF INTEREST (Action)** - None
- VI. **BUSINESS** – (Discussion)

**1. Consideration of Tax Deeds for AINs 246570, 140940, 132203, and 108083**

David Callahan, Director, starts by stating the first AIN needs to go to Cave Bay Community Services Inc. They are the authority with the sewage system, and they are the only logical recipient. AIN 140940 is in the City of Rathdrum and there are only 2 property owners on either side where it should go since it is such a small piece. AINs 132203 and 108083 are both floodway areas that the County has paid for with federal money, therefore the County should keep them.

Chair Duncan asks if Cave Bay has been contacted. Ben Tarbutton states he is not aware of anyone contacting them, and the AIN 246570 was possibly made in error.

Chair Duncan states the BOCC office will contact them to see if they are interested in having this conveyed to them. For AIN 140940, the BOCC office will contact the 2 property owners to verify if either of them had put in this request. The last 2 AINs (132203 & 108083) will be put on the business meeting for Tuesday 11/8/22 for denial.

Pat Braden, legal counsel, states he concurs with the recommendations for the 4 tax deed parcels.

**VII. DELIBERATIONS** – (Action Item)

**1. PUD22-0001 Gozzer Ranch PUD Final Application**

Vlad Finkel, Planner III states this is a request to complete a final plan application for the Gozzer Ranch & Lake Club PUD. The preliminary approval consists of consolidating one residential structures with the golf course to construct a new building on site that would facilitate for a Spa and Med Facility. Also included in the request was to add 3 additional parcels to the overall boundary, one on the west side of the PUD and 2 on the east, increasing the acreage by 28 acres to a total of 692 acres. The Board approved the amendment this last summer, and as code requires the applicant must submit a final PUD plan that would address any conditions of approval set forth in the preliminary approval. The PUD has been approved for up to 375 units, 335 have been platted. All the conditions of approval from the preliminary amendment are all based on future infrastructure, such as water, sewer and road construction. Those will be handled when a subdivision application is submitted. Mr. Finkel states there are two minor subdivisions on hold pending the final PUD plan decision. Staff asks this request be approved.

Pat Braden, legal counsel, adds this final application will not increase density in the PUD.

Commissioner Fillios asked if the number of units will increase. Mr. Finkel responds stating it will not increase. The 2 minor subdivisions will actually decrease the units by 8, so the 40 units available will go down to 32.

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Chair Duncan asks about double lots owned by landowners, so that could decrease the units. Mr. Finkel states there is Lot Consolidation Agreement process, and there are quite a few requests for this throughout the years, however, due to the possible changes to the density chart, the density could be increased. The County does keep track of the requests for LCAs, but there is not a specific number since that process is always ongoing.

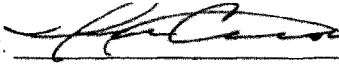
Motion by Commissioner Fillios to approve the final application of PUD22-000 1, seconded by Chair Duncan.

Commissioner Fillios	Aye
Commissioner Brooks:	Nay
Chair Duncan:	Aye

Decision: Approved

IX. ADJOURNMENT — Chair Duncan adjourned the meeting at 9:20 a.m.

Jim Brannon, Clerk

By:   
Jennifer Conner, Deputy Clerk

BOCC Chairman:   
Leslie Duncan, Commissioner - Signed 11/8/2022

