

**East Side Highway District Board of Commissioners  
Public Hearing Meeting Minutes  
February 9, 2026**

**Call to Order**

Chairman Christensen called the meeting to order at 2:12 p.m.

**Roll Call**

**Present:** Commissioner Christensen, Commissioner Boothe, Commissioner Addington

**Staff present:** Attorney Weeks, Director Weymouth, Clerk Ham

**Approval of Agenda** Commissioner Addington moved to approve the February 9, 2026, meeting agenda. Commissioner Boothe seconded the motion, and the motion carried.

Declared Conflicts of Interest: None

**Public Hearing:** Chairman Christensen commenced the public hearing to consider the Gozzer Road Vacation-Abandonment petition submitted by Discovery Land Company and the Gozzer Ranch HOA. He designated Attorney Weeks as the hearing officer, who provided a reminder to attendees about the legal procedural requirements, as per Idaho Code 40-203.

Ben Weymouth, P.E., Director of Highways, provided a Staff Report to the Board, entered into the record as Exhibit 2, and shared a PowerPoint, entered into the record as Exhibit 3. Director Weymouth answered questions from the Board Members at the conclusion of his report.

Petitioner's Representative, Marcus Johnson, with Ramsden, Marfice, Ealy & Desmet, LLP presented his client's petition, entered as Exhibit 1, to Vacate and Abandon a portion of Gozzer Road, together with a PowerPoint entered as Exhibit 82. Mr. Johnson answered questions from the Board Members after his report concluded. Also, Petitioner John Goodlander spoke on behalf of the Petition.

Comment letters submitted prior to the distribution of the Board's Hearing Packet were entered into the record as Exhibits 4-79.

The Petitioner's written response to the Staff Report are entered as Exhibit 80. The Gozzer Ranch Security Department's written response to the Staff Report is entered as Exhibit 81.

Public Testimony was presented and public comment sheets were entered into the record as Exhibit 83. Those testifying were:

1. John Goodlander 6050 Lafayette Lane Coeur d'Alene, ID. 83815 In favor.
2. David Seurnyck 2002 Buckbee Lane Harrison, ID. 83833 Opposed.
3. Richard Anderson 487 E. Pine Ridge Harrison, ID. 83833 Opposed.
4. Gary High 863 E. Pine Ridge Harrison, ID. 83833 Opposed
5. Jeff Doty 12048 S. Diamond Road Harrison, ID. 83833 Opposed
6. Bill and Carol Delyea 607 S. 12<sup>th</sup> Street Coeur d'Alene, ID. 83814 Opposed
7. Stan Moore 100 E. Coeur d'Alene, ID. 83814 Opposed.
8. Sidney Smith 1212 E. Echo Bay Drive Harrison, ID. 83833 Opposed.

9. Justin Nagel 9966 Hidden Valley Road Rathdrum, ID. 83858 Opposed.
10. Carlene Cada 20621 S. Hwy 97 Harrison, ID. 83833. Opposed.
11. Jody Bieze 19521 S. Hwy 97 Harrison, ID. 83833 Opposed.
12. Brad von Grote 5775 S. Lakeside Drive Harrison, ID. 83833 Opposed.
13. Will Butler 455 Lakefront Ave Harrison, ID. 83833 Opposed.
14. Bev Twillmann 15143 S. Asbury Road Harrison, ID. 83833 Opposed.
15. Dennis Smith 2850 E. Bent Tree Lane Harrison, ID. 83833 Opposed.
16. Dean Parrish 850 S. Jeni Lane Harrison, ID. 83833 Opposed.
17. Tom Little 1427 Gotham Bay Road Harrison, ID. 83833 Opposed.
18. Jimmie Dorsey 9951 S. Dorsey Drive Harrison, ID. 83833 Opposed.
19. Elmer "Rick" Currie 5876 N. Magellan Court Coeur d'Alene, ID. 83815 Opposed.
20. Darla Finney 3952 N. 22<sup>nd</sup> Street Coeur d'Alene, ID. 83815 Opposed.
21. Julie Delsaso 743 Fairmont Loop Coeur d'Alene, ID. 83814 Opposed.
22. Pat Behm 743 S. Fairmont Loop Coeur d'Alene, ID. 83814 Opposed.
23. Terese Smith 2850 E. Bent Tree Lane Harrison, ID. 83833 Opposed.
24. Kurt Niedenzu Burma Road Harrison, ID. 83833 Opposed.
25. John Verkist 1830 E. Verkist Trail Harrison, ID. 83833 Opposed.
26. Tom Coleman 10124 S. Skyview Road Harrison, ID. 83833 Opposed.
27. Derek Smith 2853 E. Bent Tree Lane Harrison, ID. 83833 Opposed.
28. Darrin Halliday 3385 W. Fairway Drive Coeur d'Alene, ID. 83815 Opposed.
29. Luke Finney 7604 Finney Mountain Lane Harrison, ID. 83833 Opposed.
30. Larry Studley 5916 S. Arrow Road Harrison, ID. 83833 Opposed.
31. Vance Lamont 1725 E. Updahl Harrison, ID. 83833 Opposed.
32. Kim Ratza 7674 E. Burma Road Harrison, ID. 83833 Opposed.
33. Allen Lamont 2853 E. Gotham Bay Road Harrison, ID. 83833 Opposed.
34. Cheryl Parrish 8505 Jeni Lane Harrison, ID. 83833 Opposed.
35. Suanne Harns 31783 S. Hwy 97 Harrison, ID. 83833 Opposed.
36. MJ Tompkins 600 W. Hubbard Ave Coeur d'Alene, ID. 83814 Opposed.
37. Norbert Twillmann 15143 S. Asbury Road Harrison, ID. 83833 Opposed.
38. Steve Harns 31783 S. Hwy 97 Harrison, ID. 83833 Opposed.
39. Myra Rega 5595 E. Catamaran Drive Harrison, ID. 83833 Opposed.
40. Deborah Stone 5321 S. Freedom Lane Harrison, ID. 83833 Opposed.
41. Barbara Dorrell 7153 S. Eddyville Road Harrison, ID. 83833 Opposed.
42. William Lavin 9092 Kula Road Harrison, ID. 83833 Opposed.
43. Nina Scotti 8450 S. Napili Road Harrison, ID. 83833 Opposed.
44. Julie Bauman 19185 S. Hwy 97 Harrison, ID. 83833 Opposed.
45. Connie Grimes 2401 E. Canton Lane Harrison, ID. 83833 Opposed.
46. Lynne Thomas 14248 S. Hwy 97 Harrison, ID. 83833 Opposed.
47. Trevor Thomas 14248 S. Hwy 97 Harrison, ID. 83833 Opposed.
48. Glenn Graham 1115 E. Staghorn Road Harrison, ID. 83833 Opposed.
49. Julie Green 8562 S. Gozzer Road Harrison, ID. 83833 Opposed.
50. Stephen and Jamie Concannon 5619 S. Arrow Road Harrison, ID. 83833 Opposed.
51. Bridgette Briggs 5523 E. Burma Road Harrison, ID. 83833 Opposed.
52. Jerry Lynn East Side Fire District 20436 S. Hwy 97 Harrison, ID. 83833 Neutral
53. Justin Geyer 9351 S. Gozzer Road Harrison, ID. 83833 Opposed.
54. Steve Geyer 9351 S. Gozzer Road Harrison, ID. 83833 Opposed.

55. Nancy von Grote 5775 S. Lakeside Drive Harrison, ID. 83833 Opposed.  
56. Christina Johnson 7201 S. Jo Lee Lane Harrison, ID. 83833 Opposed.

Comment Letters received after the distribution of the Board's Hearing Packet and before the hearing were presented to the board, Director Weymouth, and marked and entered into the record. Those letters were entered into the record as follows

- Exhibit 84: Akos Ador 14590 S. Carlin Bay Road Harrison, ID. 83833 Opposed.  
Exhibit 85: Lori Ador 14590 S. Carlin Bay Road Harrison, ID. 83833 Opposed.  
Exhibit 86: John & Jennifer Byrne 7250 S. Panorama View Drive Harrison, ID. 83833 Opposed.  
Exhibit 87: Donald Cameron 27357 S. Hwy 97 Harrison, ID. 83833 Opposed.  
Exhibit 88: Tammye Cameron 27357 S. Hwy 97 Harrison, ID. 83833 Opposed.  
Exhibit 89: Mark & Kathleen Cozad 8327 S. Jeni Lane Harrison, ID. 83833 Opposed.  
Exhibit 90: Jim Delaney 27135 S. Hwy 97 Harrison, ID. 83833 Opposed.  
Exhibit 91: Dale Dennis address listed as Echo Bay property owner. Opposed.  
Exhibit 92: Dana Halvorsen & Dian Moore no address given. Opposed.  
Exhibit 93: Sharon Lind North Idaho Home Watch LLC 5002 N. Camden Street Coeur d'Alene, ID. 83815 Opposed.  
Exhibit 94: Monty Mauth 3833 E. Bridgeview Drive Harrison, ID. 83833 Opposed.  
Exhibit 95: David Seurnyck 2002 E. Buckbee Lane Harrison, ID. 83833 Opposed.  
Exhibit 96: Derek Smith 2853 E. Bent Tree Lane Harrison, ID. 83833 Opposed.  
Exhibit 97: Dennis & Terese Smith 2850 E. Bent Tree Lane Harrison, ID. 83833 Opposed.  
Exhibit 98: Shawn Yari 5941 Gozzer Road Harrison, ID. 83833 In favor.  
Exhibit 99: Pat T. Behm 743 S. Fairmont Loop Coeur d'Alene, ID. 83814 Opposed.  
Exhibit 100: J. Delsaso 743 S. Fairmont Loop Coeur d'Alene, ID. 83814 Opposed.

Following public testimony, the petitioners presented rebuttal remarks. The Board Members directed questions to both the petitioner and the staff.

Public testimony was officially closed at 5:20 p.m., and the Board moved to deliberations. In deliberations, the Commissioners reviewed the information presented and considered the following statutory factors: landlocked parcels and the public interest.

Thereupon, the Board addressed each of the statutory abandonment issues. Regarding access, the Board agreed that the written consent of adjacent owners could be made a condition of approval of the Petition if it had not already been obtained, thereby satisfying this aspect of the statutory requirement.

Regarding the public interest statutory elements, the Board discussed several aspects. First, the Board discussed the level and nature of public use, and found that Gozzer Road serves not only travel within the Gozzer Road Planned Unit Development, but also supports broader community traffic. It was noted that it is the second busiest road in the District and is not limited to residential traffic within the Planned Unit Development. Concerns were also raised that Petitioner did not have a plan to allow local traffic access during emergencies or other emergent situations that might not qualify as emergencies. Also, Gozzer Road, as a safer route of travel during certain times of the year when weather conditions are adverse, was identified as a legitimate public need.

Next, the Board addressed the adequacy of alternative public access routes. The Board recognized that there were viable alternative public access routes, but they weather, and at certain times of year, travel may make them less desirable. The lack of road corridors in the area was also noted.

Touching on maintenance costs and public benefits, the Board discussed the financial savings Gozzer raised. The Board noted that the savings would not be significant, if there were any. It was also noted that public testimony indicated the public expects the District to spend money to maintain roads for its benefit, and that abandonment decisions should not be driven solely by cost savings. Also discussed was the Petitioner's point that the Developer paid for the road. The Board discussed that payment of infrastructure improvements during development is an expectation of development, and it should not come with the expectation that the Developer will own the public infrastructure after it is completed. The Board concluded it was a cost of development.

The Board discussed the scope of the benefit in privatizing the road, which primarily benefits a limited number of residential property owners rather than the public at large. The Board discussed that removing the road from its system would have this effect.

Addressing the emergency access, the Board agreed that the Petitioner had demonstrated a feasible plan to address this concern, but there might be some delay.

Regarding precedent and community impact, the Board discussed that the matter would set precedent but would be fact-based in each circumstance, and that, as long as the statute is followed, the decision is defensible.

Other factors were also discussed. Commissioner Booth noted that the Petitioner's proposed capital improvements, if the road were privatized, did not play a role in the statutory analysis of the public interest. It was also noted that the local residents' year-round use of Gozzer Road serves a broader purpose than seasonal use by the planned unit development's population. It was also noted that if the majority of traffic is generated within the planned unit development, as testimony indicated, whether from construction, deliveries, or residents, then the safety issues are not resolved by privatizing the road. The Board also noted an inconsistency among those supporting the Petition, who argue that traffic poses a safety issue while also claiming that no one uses the road. One Commissioner found this testimony lacked credibility.

Action: Following deliberations, Commissioner Addington made a motion to deny the petition because it is not in the public's best interest. Commissioner Booth seconded the motion. A roll call vote was taken: Commissioner Addington – Yes, Commissioner Boothe – Yes, Commissioner Christensen – Yes. The motion carried.

There being no further business, the Chairman adjourned the meeting at 5:39 p.m.

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Graham Christensen, Chair  
Sub District 1 Commissioner

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John Boothe  
Sub District 2 Commissioner

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Mark Addington  
Sub District 3 Commissioner

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Rosie Ham, Clerk