

WORKSHOP MINUTES

KOOTENAI COUNTY
PLANNING AND ZONING COMMISSION

JANUARY 19, 2023 1:30 P.M.

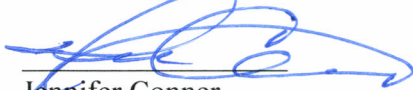
Planning Commissioners Present

Paul Glader
David Levine
John Malloy
Cheri Zao
Leander James
Madeline David
David Dean

Staff Members Present:

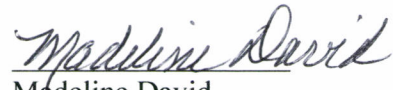
Ben Tarbutton
David Callahan
Pat Braden
Jennifer Conner
Reba Grytness

MINUTES
PREPARED BY:



Jennifer Conner
Deputy Clerk

MINUTES
REVIEWED BY:



Madeline David
Chair



The Planning and Zoning Commission is an advisory board
to the Board of County Commissioners.

Call to Order:

Chair Levine called the workshop to order for January 19, 2023, at 1:30 p.m.

Roll Call of Planning and Zoning Commissioners:

- Present: Malloy, James, Dean, David, Zao, Glader and Levine
- Introductions – Commissioners and Community Development staff introduced themselves and gave brief summaries of their backgrounds.

Change to the Agenda:

Chair Levine asked if anyone had changes to the agenda. No changes to the agenda were requested.

Approval of November 29, 2022 Public Hearing Minutes:

Chair Levine asked for changes to the Public Hearing minutes. A motion to approve the Public Hearing minutes of November 29, 2022 was made by Commissioner Zao and seconded by Commissioner Glader. All voted aye by a voice vote and the motion passed.

Approval of December 1, 2022 Workshop Minutes:

Chair Levine asked for changes to the workshop minutes. A motion to approve the workshop minutes of December 1, 2022 was made by Commissioner Zao and seconded by Commissioner Dean. All voted aye by a voice vote and the motion passed.

Business:

Election of Officers:

Chair Levine indicated that the Planning Commission Bylaws state that the chair and vice chair should be elected at the first meeting of the year. He stated that Commissioner David has requested to be a candidate for Chair and Commissioner Glader has requested to be a candidate for Vice-Chair. Chair Levine asked if any other commissioner sought nomination. No other commissioner expressed an interest in such a role.

Chair Levine asked for nominations for the Planning and Zoning Commission Chair. A motion was made by Commissioner Levine to nominate Commissioner David for the role of Chair, seconded by Commissioner Zao. The motion passed unanimously by voice vote.

Chair David then asked for nominations for Planning and Zoning Commission Vice-Chair. A motion was made by Commissioner Levine to nominate Commissioner Glader for the role of Vice-Chair, seconded by Commissioner Zao. The motion passed unanimously by voice vote.

Chair David thanked Commissioner Levine for his long service as Chair, leading the Planning Commission in writing the Comprehensive Plan Update and navigating the challenges of COVID. Director Callahan added his thanks and commendation for Commissioner Levine's service.

Workshop Agenda Items:

1. Coeur d'Alene Tribe Rezone

Director Callahan explained that the Coeur d'Alene Tribe Area-Wide Zone Change request is a legislative rezone, putting it in the purview of the Planning Commission. He introduced Planner Rachelle Bradley of SCJ Alliance Consulting Services, to summarize the zone change. Chair David requested that following Planner Bradley's PowerPoint presentation she discuss the Comprehensive

Plan Consistency Analysis page by page. Planner Bradley presented the requested zone change background, proposed zoning map, landowner outreach efforts, and three zone change determination options. Commissioners asked numerous questions about the reasons for the requested rezone, the parcels included and excluded from the request, the Tribal versus non-Tribal ownership status of the parcels, the extent of the outreach efforts to landowners, the comments collected from landowners, the effect that changes to Kootenai County Minor Subdivision regulations might make to this zone request, what role growth plays in this request, what legal precedents and interpretations exist in relation to this request, the reliance on Future Land Use Maps which need updates, and interpretations of the Comprehensive Plan objectives and policies.

- 1) Next steps:
 - i. Director Callahan will discuss the proposed minor subdivision amendments with Coeur d'Alene Tribe representatives
 - ii. Director Callahan and Planner Bradley will provide to the Planning Commissioners the collected public comments.
 - iii. Director Callahan will facilitate a Zoom meeting between Commissioner Levine, Chair David, and Planner Bradley regarding the meanings of terms in the Kootenai County Comprehensive Plan Update
 - iv. The Planning Commission will meet next month to further move this rezone request toward a Public Hearing
2. Minor Subdivision Proposed Amendments – Civil Deputy Prosecuting Attorney Braden provided amended text for “Amendments re: Minor Subdivision Eligibility Criteria and Large Parcel Divisions” for discussion at a future Planning Commission workshop.
3. Code Enforcement Regulations – Civil Deputy Prosecuting Attorney Braden provided amended text for “Proposed Amendments to Title 8, Article 8.6, Kootenai County Code” for discussion at a future Planning Commission workshop.

Announcements:

1. The next Workshop is scheduled for February 9, 2023 at 1:30 PM
2. Chair David asked Commissioners to provide her their availability to attend Workshops on either February 16 or 23.
3. Commissioners were also reminded to block their calendars for potential workshops on Thursdays from 1:30 PM to 3:30 PM

Workshop adjourned at 3:46 PM.