

MINUTES
KOOTENAI COUNTY
PLANNING AND ZONING COMMISSION
March 10, 2022 1:30 p.m.
Room 1 and Virtual Workshop
451 Government Way, Coeur d'Alene, ID
83814

Planning Commissioners Present

Madeline David
David Dean
David Levine
Paul Glader
Cheri Zao
Deborah Rose
Barry Stearns


Staff Members Present:

David Callahan
Pat Braden (on Zoom)
Rebecca Perkins
Betsy Anderson

Planning Commissioner Absent


None

MINUTES
PREPARED BY:



Betsy Anderson
Deputy Clerk

MINUTES
REVIEWED BY:



David Levine
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 March 10, 2022 at 1:36 p.m.

Approval of March 3, 2022 minutes:

Chair Levine asked for changes to the workshop minutes. A motion to approve the workshop minutes of March 3, 2022 was made by Commissioner Dean and seconded by Commissioner Stearns. All voted aye by a voice vote and the motion passed.

Workshop Agenda Items:

A. Discussion Home-Based Businesses

Planner II Rebecca Perkins walked the planning commissioners through the proposed categories and areas of the current code that could possibly be revised or incorporated in either Agricultural Support or Agri-Tainment sections of the Home-Based Business proposal. The commissioners discussed the recommendations, asked for clarification on how the current uses are handled and what, if any, permitting process should be used. Director Callahan suggested that it may be helpful for his staff to take the information from today's meeting and provide suggested language for those two sections of the Home-Based Business draft document. The commissioners supported that plan.

Vice-Chair David reviewed the changes made to the other areas of the document and the commissioners made a few additional changes to complete those edits. Once the Agricultural Support and Agri-Tainment sections are reviewed and approved, the document will be sent to staff to draft proposed land use code language.

B. Discussion of the Comprehensive Plan Workload

Chair Levine explained that the Comprehensive Plan policies work is important and much of the work done to date included items that could be completed with minimal support from Community Development. Since staff headcount and workload challenges are not abating, it is essential for us to consider what policies could be implemented with little or no staff support. The commissioners discussed possible ways to decide which policies merit work, what other information may be helpful to make that decision and what is the best approach to take next. Commissioner Stearns suggested that Director Callahan tell the planning commission which policies if implemented would assist Community Development in their day-to-day work. Director Callahan agreed to provide the commissioners with a suggested list of policies for them to evaluate.

Announcements:

- Director Callahan discussed the need to amend the Comprehensive Plan to allow Impact Fees. He explained that the Fire Districts would like to implement Impact Fees to address the associated cost of growth for Fire Departments, including Emergency Medical Services. This topic will be added to an upcoming workshop agenda.
- The workshop on March 31st will begin at 1:00 pm. A possible agenda item for that meeting will be Fire District Impact Fees discussion.
- Chair Levine asked each commissioner to provide him their April schedule availability to establish the dates for future workshops.

Workshop ended at 3:06 p.m.