

WORKSHOP MINUTES

KOOTENAI COUNTY  
PLANNING AND ZONING COMMISSION

**FEBRUARY 9, 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:

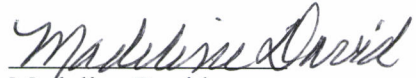
Ben Tarbutton  
David Callahan  
Amy Hilland  
Jennifer Conner  
Reba Grytness  
Joseph Foughty

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 David called to order the workshop for February 9, 2023, at 1:34 p.m.

**Roll Call of Planning and Zoning Commissioners:**

Present: David, Dean, Glader, James, Levine, Malloy and Zao

**Change to the Agenda:**

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

**Approval of January 19, 2023 Workshop Minutes:**

Chair David asked for changes to the workshop minutes. No changes were identified. A motion to approve the workshop minutes of January 19, 2023 was made by Commissioner Dean and seconded by Commissioner Zao. All voted aye by a voice vote and the motion passed.

**Workshop Agenda Items:**

1. Minor Subdivision Eligibility Criteria (ORA21-0002)

For the benefit of the new Planning Commissioners, Director Callahan explained that the proposal was developed to achieve the objective of preventing developers from circumventing the Major Subdivision process and standards, and it would provide necessary infrastructure for development. Questions from Commissioners centered on the differences between fire district road standards and highway district standards, when these standards are applied, and the distinctions between major and minor subdivisions. Commissioners also discussed if this approach was the best way to achieve the objective, reiterated that this proposal was not to stop growth, and asked Staff for additional information helpful for future discussions. Commissioner Zao requested that links to the road standards be added to the Ordinance to help users understand the differences.

Next steps:

- 1) ORA21-0002 will be scheduled for a public hearing April 27, 2023
- 2) At the next workshop, Community Development staff will provide Planning Commissioners illustrations of how this ordinance will work in real life situations.
- 3) Commissioners requested a Comprehensive Plan Consistency Analysis for the proposed amendment.

2. Amendment to Title 8, Article 8.6, Kootenai County Code re: Code Enforcement

Discussion on this item was postponed until the next workshop,

Next steps:

- 1) Commissioners requested a Comprehensive Plan Consistency Analysis for the proposed amendment.
- 2) The amendment will be scheduled for a public hearing on April 27, 2023

3. Coeur d'Alene Tribal Rezone

Director Callahan introduced Tyrel Stevenson, attorney for the Coeur d'Alene Tribe, who gave a brief history of the formation of the Reservation, the historic land uses, the desire of the Tribe to preserve the natural resources and rural character of the land within Reservation boundaries, and the urgency of maintaining current uses into the future. Questions and discussion from Commissioners involved the intricacies of tribal law, the Tribe's vision for the land within its boundaries, and the difference between subdivision and exemption in dividing land. Aaron Qualls and Rachelle Bradley of SCJ Alliance presented an updated draft

(2/6/2023) of the Comprehensive Plan Consistency Analysis resulting from their meeting with, and questions asked by Chair David and Commissioner Levine. Commissioners asked questions and requested the table of public comments from public meetings on the rezone be forwarded to all Commissioners. Commissioners determined that it would be best for the purpose of the Public Hearing to provide public notice that this rezone would include all large lots of 20 or more acres. This would allow the Planning Commissioners to consider this option, as well as less restrictive ones.

Next steps:

- 1) Commissioners requested that they be able to ask questions of Civil Deputy Prosecuting Attorney Pat Braden at the next workshop.
- 2) The public hearing will be scheduled for March 23, 2023.

**Announcements:**

1. The next Workshop is scheduled for February 16, 2023 at 1:30 PM
2. Public hearings will be scheduled for March 23 and April 27, 2023, both at 6 PM

Workshop adjourned at 3:49 PM.