

MINUTES  
KOOTENAI COUNTY  
PLANNING AND ZONING COMMISSION  
February 24, 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

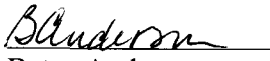
Staff Members Present:

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

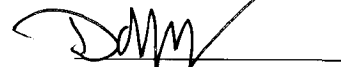
Planning Commissioner Absent

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 February 24, 2022 at 1:30 p.m.

Roll Call of Planning and Zoning Commissioners:

- Present: David, Rose, Dean, Zao, Glader, Stearns and Levine

Approval of November 18, 2021 minutes:

Chair Levine asked for changes to the workshop minutes. A motion to approve the workshop minutes of November 18, 2021 was made by Commissioner Rose and seconded by Commissioner Stearns. Commissioners David, Rose, Stearns and Levine voted aye. Commissioners Zao, Dean and Glader abstained. The motion passed.

Approval of February 10, 2022 minutes:

Chair Levine asked for changes to the workshop minutes. A motion to approve the workshop minutes of February 10, 2022 was made by Commissioner Glader and seconded by Commissioner Zao. All voted aye by a voice vote and the motion passed.

Workshop Agenda Items:

A. Discussion VRBO

Director Callahan explained that the county considered Vacation Rental by Owner land use regulations about five years ago but never moved forward with any formal recommendations. He explained Idaho code 63-1802 limits government authorities to regulate VRBOs except when necessary to safeguard public health and welfare. While the number of VRBO complaints is still low, he is seeing a broader concern among residents about the short-term rental marketplace.

Director Callahan presented a summary document of Coeur d'Alene, Sandpoint and Bonner County's current regulations. He also showed the regulations from the City of Chelan Washington that he believes may provide a good template for Kootenai County to follow. Director Callahan responded to questions from the commissioners. The commissioners will review the VRBO summary document and the City of Chelan and Coeur d'Alene regulations and be prepared to discuss what regulations would be appropriate for Kootenai County at the March 3<sup>rd</sup> workshop.

B. Home-Based Business

The commissioners reviewed and discussed the draft home-based business document. The commissioners suggested changes and clarifications to the document. Vice-Chair David will update the document and distribute a revised document to the commissioners. Chair Levine will contact Planning Manager Ben Tarbutton to determine if staff has feedback on the Agricultural Support and Agri-tainment activities sections that could address issues not covered in our current code.

C. Discussion of Future Workload Plans

Chair Levine mentioned that several proposals that the planning commission and Community Development have been working on are nearly ready to move to the Public Hearing phase. He suggested that it would be helpful for the new commissioners to hear Director Callahan speak about the reasons a particular change is

necessary, how the proposed code amendment addresses that need and respond to commissioners' questions. It was decided to add Minor Subdivision and Hauser ACI to the March 3, 2022 agenda. The commissioners will also discuss and recommend VRBO regulations for Kootenai County.

In preparation for the discussion on determining which Comprehensive Plan policies the commissioners want to address, Chair Levine will send the commissioners information on how the policy prioritization was done previously.

Announcements:

- Workshop scheduled for March 3<sup>rd</sup> at 1:00 PM, March 10<sup>th</sup> at 1:30 PM and March 31<sup>st</sup> at 1:00 PM.
- Chair Levine asked commissioners to let him know if they want to add items to future workshop agendas.

Workshop ended at 3:20 p.m.