

WORKSHOP MINUTES

KOOTENAI COUNTY  
PLANNING AND ZONING COMMISSION

APRIL 6, 2023 1:30 P.M.

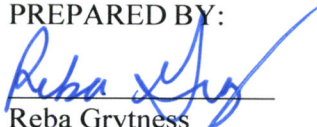
Planning Commissioners Present

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

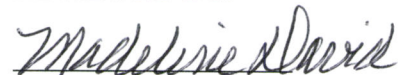
Staff Members Present:

David Callahan  
Pat Braden  
Reba Grytness

MINUTES  
PREPARED BY:

  
Reba Grytness  
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 the April 6, 2023 workshop to order at 1:36 p.m.

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

Present: Commissioners David, Dean, James, Levine, Malloy, and Zao  
Absent: Commissioner Glader

**Changes to the Agenda:**

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

**Approval of March 16, 2023 Workshop Minutes:**

Chair David asked for changes to the workshop minutes of March 16, 2023. A motion to approve the workshop minutes of March 16, 2023 was made by Commissioner Dean and seconded by Commissioner Malloy. All voted aye by a voice vote and the motion passed.

**Approval of March 23, 2023 Public Hearing Minutes:**

Chair David asked for changes to the Public Hearing minutes of March 23, 2023. A motion to approve the Public Hearing minutes of March 23, 2023 was made by Commissioner Dean and seconded by Commissioner James. All voted aye by a voice vote and the motion passed.

**Continuation of Deliberations – ORA22-0001 (Coeur d’Alene Reservation Area-Wide Re-Zoning) (Continued from Public Hearing March 23, 2023)**

Chair David reopened deliberations on ORA22-0001 and started by reviewing the follow-up questions Commissioners had at the March 23, 2023 public hearing. She reviewed the answers provided by Director Callahan for each of the questions, and Commissioners had their follow-up questions answered by staff.

When these questions had been addressed, Chair David suggested that Commissioners start the discussion by first considering the “Country” portion of the rezone application. Commissioners discussed the ramifications of including or excluding parcels designated as “Country” on the Future Land Use Map. Commissioner Zao recommended removing parcels within the Country designation from consideration. The commissioners discussed this option, but the discussion moved to the pros and cons of approving the rezone of all parcels 20 acres or more from rural to agricultural zoning. The Commissioners discussed the impact this rezone would have on property rights, the input the Coeur d’Alene Tribe views should have on the decision, the legal impact of approving or denying this request, if this rezone would bring more certainty to land use planning and other considerations. Commissioner Dean proposed that the Planning Commission move forward with a recommendation to rezone all properties within the area under consideration from rural to agricultural, without exception.

After additional discussion, Chair David asked if anyone wished to move the proposal to a motion. Commissioner Dean placed a motion on the floor to move forward with the zoning request as presented for the full area, without exceptions. Commissioner James seconded the motion. Commissioners were polled for a vote on the motion.

Dean – Yes, James – Yes, Levine – Yes, Malloy – No, Zao – Yes, David – Yes. The motion passed with a 5 to 1 affirmative vote.

Director Callahan, in response to a question, indicated that Commissioners could submit statements about the Planning Commission decision directly to the County Commissioners or to him, who will forward the information to the Board of County Commissioners.

Workshop Minutes  
April 6, 2023

**Announcements:**

1. Chair David asked Commissioners to report their availability for April 20, and 27, and May 4, 11, and 18.
2. A Public Hearing for Amendments to Title 8 article 8.6 re: Code Enforcement is scheduled for 6 PM, May 25, 2023

The workshop adjourned at 2:48 p.m.