

MINUTES  
KOOTENAI COUNTY  
PLANNING AND ZONING COMMISSION  
April 15, 2021 1:00 p.m.  
Room 1A and Virtual Workshop  
451 Government Way, Coeur d'Alene, ID  
83814

Planning Commissioners Present:

Madeline David  
Wes Hanson  
Connie Krueger  
David Levine  
John Malloy  
Deborah Rose  
Barry Stearns

Staff Members Present:

David Callahan  
Sandi Gilbertson  
Zach Trevino

MINUTES  
PREPARED BY:

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Sandi Gilbertson  
Deputy Clerk

MINUTES  
REVIEWED BY:

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David Levine  
Chair



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

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Planning and Zoning Workshop Minutes

Call to Order: Chair Levine called the workshop to order for April 15, 2021 at 1:00 p.m.

Roll Call of Planning and Zoning Commissioners:

Present: David, Hanson, Krueger, Levine, Malloy, Rose, Stearns

Minutes Approval from March 18, 2021 workshop:

A motion to approve the workshop minutes of March 18, 2021 was made by Commissioner Stearns; seconded by Commissioner Rose. All voted aye by a voice vote.

Comprehensive Plan Work Plan Status Update:

The information provided by Commissioners David and Hanson regarding the new policies to be implemented was discussed.

Review regulations for home-based businesses and cottage industries in the rural county (Economic Development Policy 4)

Community Development Planner Zach Trevino provided a summary of the feedback, including possible solutions that he received from staff. The Commissioners discussed the information and asked questions. The following next steps were agreed upon:

1. Clearly define the terms that distinguish the level of activity for home office, home occupation and cottage industries.
2. Determine if current code is subjective or out-of-date to adequately cover current types of uses that are available now.
3. Draft proposed change to the code that would provide better transparency, simplify the CUP process and is based on impact that the use has on neighbors.

Community Development staff will provide examples of the process used to evaluate cottage industry requests.

Recess: 2:00 p.m. Reconvene 2:15 p.m.

Review new and emerging technologies for possible inclusion in county regulations (Land Use General Policy 4).

The Commissioners reviewed the 5G information provided and decided that no changes to the code are warranted at this time. Director Callahan will follow up with Legal Counsel Pat Braden to determine if the County would reduce liability issues by referencing FCC and other agency requirements in the code. Commissioners are free to continue to do additional research and present their findings.

Determine areas adjacent to water bodies that are environmentally sensitive and develop appropriate land use regulations to protect water quality (Land Use Objective 7A Policy 1 Land Use Objective 7A Policy 2, Natural Resources Objective 3 Policy 1 and Natural Resources Objective 3 Policy 2)

Commissioners Hanson and David recapped the information they have received regarding contaminated water bodies. Follow-up meetings with DEQ are scheduled and updates will be provided at the April 29, 2021 workshop.

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*Natural Resources Objective 4 Policy 1: Work with wildlife management agencies, where it is appropriate, to identify critical wildlife habitats and travel corridors and protect and enhance these areas through voluntary means (Natural Resources Objective 4 Policy 1).*

Commissioner Rose has confirmed from IDF&G that they do have maps that show critical wildlife habitats and travel corridors and she will present that information as soon as she receives it.

Discussion on Idaho Statute Title 67, Chapter 65 Local Land Use Planning:

This agenda item was deferred until a later workshop.

Announcements

The next workshop will be held virtually on Thursday, April 29, at 1 p.m.

Workshop was adjourned at 3:05 p.m.