

MINUTES  
KOOTENAI COUNTY  
PLANNING AND ZONING COMMISSION  
May 12, 2022 1:30 p.m.  
Room 2 and Virtual Workshop  
451 Government Way, Coeur d'Alene, ID  
83814

Planning Commissioners Present

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


Staff Members Present:

David Callahan  
Pat Braden  
Rebecca Perkins  
Betsy Anderson  
Jennifer Conner

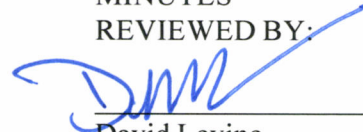
Planning Commissioner Excused

Madeline David

MINUTES  
PREPARED BY:

  
Jennifer Conner  
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 May 12, 2022 at 1:30 p.m.

Roll Call of Planning and Zoning Commissioners:

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

Approval of April 28, 2022 minutes:

Chair Levine asked for changes to the workshop minutes. A motion to approve the workshop minutes of April 28, 2022 was made by Commissioner Stearns and seconded by Commissioner Dean. All voted aye by a voice vote and the motion passed.

Workshop Agenda Items:

A. Discussion of Coeur d'Alene Tribal Land Re-zoning

Rachelle Bradley from SCJ Alliance explained that the Coeur d'Alene Tribe is concerned about the numerous minor subdivision applications for development within the boundaries of the Coeur d'Alene Reservation that the County has received. She added that typically, minor subdivisions create four new lots or less. However, the current County Code has created a situation that allows an applicant to create several concurrent four-lot minor subdivisions and this bypasses the major subdivision process. These land divisions increase densities and intensities of southwest Kootenai County and this conflicts with the County Comprehensive Plan's policy of fostering rural and community character by supporting open space, public resources, forestry and agriculture. This does not align with tribal preservation goals set by the Coeur d'Alene Tribe. Ms. Bradley said that the Coeur d'Alene Tribe proposed area-wide rezoning of lands to the Agricultural Zone, where appropriate, within the Coeur d'Alene Tribe Reservation boundaries.

Tyrel Stevenson, Legislative Director for the Coeur d'Alene Tribe, explained that the Tribe supports this recommendation because it is consistent with Tribal preservation goals and policies, historical land use protection objectives and this request is consistent with a Supreme Court ruling.

Ms. Bradley indicated that the amendment will rezone a proposed 209 parcels from the current Rural zoning designation to Agricultural. Included in the rezone are parcels within the boundaries of the Coeur d'Alene Reservation, currently zoned Rural, minimum parcel size of 20-acres, and limited to property owners who qualified for an agricultural or timber tax exemption in the past two years.

Directors Callahan and Ms. Bradley answered questions from the commissioners and discussed next steps including developing an outreach plan to gather feedback from the land owners who would be affected by this change. The commissioners also discussed how the Comprehensive Plan primarily supports the proposed rezoning. Director Callahan indicated that down-zoning is something that the County tries to avoid. The commissioners also heard feedback from members of the public that were present and agreed to review the document that was provided. Director Callahan will brief the commissioners on the outreach plan at an upcoming workshop.

**B. Discussion of Rathdrum Prairie Aquifer Code Amendment**

The commissioners reviewed the draft ordinance which, if adopted, would replace the emergency ordinance adopted by the Board of County Commissioners. The ordinance would establish a minimum five-acre parcel size for properties located over the Rathdrum Prairie Aquifer in Ag-Suburban, Restricted Residential and High Density Residential. A provision was added to exempt parcels in which sewage disposal is provided by a municipal or community sewer system operated by approved cities or districts. The commissioners had no additional questions and agreed to schedule a Public Hearing on this proposed ordinance.

**C. Discussion of Hauser ACI Code Amendment**

The commissioners reviewed the proposed ordinance that is needed to clarify the intent of the previously approved code amendment. The commissioners had no additional questions and agreed to schedule a Public Hearing on this proposed ordinance.

Announcements:

- Next Workshop scheduled for May 26<sup>th</sup> at 1:30 pm.
- Chair Levine asked the commissioners to provide their availability to attend June workshops. A Public Hearing is tentatively scheduled for June 23, 2022. It will begin at 6:00 p.m.

Workshop adjourned at 2:57p.m.