

MINUTES  
KOOTENAI COUNTY  
PLANNING AND ZONING COMMISSION  
June 10, 2021 1:00 p.m.  
Room 1B 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  
Pat Braden  
Zach Trevino  
Sandi Gilbertson  
Mary Shaw (Zoom)

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.

Chair Levine called the workshop to order for June 10, 2021 at 1:00 p.m.

Roll Call of Planning and Zoning Commissioners:

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

A motion to approve the workshop minutes of May 20, 2021 was made by Commissioner Rose; seconded by Commissioner Stearns. All voted aye by a voice vote.

**Workshop Agenda Items:**

Chair Levine explained that both code amendments were reviewed previously and the suggestions made at that time are highlighted in yellow. The purpose of this review is to make sure everyone understands the changes being proposed and the reasons for those changes. The public hearing for both items will be July 22, 2021 at 6:00 p.m.

Discussion on ORA21-0001 Variance Criteria (8.8.203)

Chair Levine stated that these changes were requested by the County Commissioners to provide more transparency as to how variance approvals are processed... Commissioner Krueger explained that it would be helpful if areas with a prevailing issue be designated or rezoned to reduce the need for variance requests. Director Callahan agreed and asked Commissioner Krueger to submit a list of potential areas to consider.

Discussion on ORA21-0003 Duration of Site Disturbance Permits (8.7.116)

Director Callahan explained this change is more of a housekeeping issue because the current code as written is unenforceable. Commissioner Kreuger suggested a minor change to 8.7.8116 C to clarify the additional one-year extension period. The change was approved.

Commissioner Malloy asked if any section on the code could be changed during deliberations or was the review only limited to the proposed changes. Chair Levine stated that after the public comment period is closed, the Commission could consider changes to any section of either amendment. In response to Commissioner Malloy's interest in changes to the flood plain regulations, Pat Braden noted that the flood variance standards and conditions were FEMA requirements and are necessary to be eligible for the flood insurance program.

Comprehensive Plan Work Plan Status Update:

The Commissioners discussed the active projects and provided updates. Chair Levine will update the status document and a revised version will be distributed prior to the next workshop.

Announcements:

- The June 24th workshop agenda items will include:
  - Review of home-based draft code revisions
  - Discussion on Planning Commission chair's duties and succession planning
  - Discussion of the process to review Planning Commission applications
- A workshop is tentatively planned for July 15th and with the public hearings on July 22<sup>nd</sup>
- Potential workshop dates in August are the 12<sup>th</sup>, 19<sup>th</sup>, and 26<sup>th</sup>.
- Future Agenda Items:
  - Discussion on Idaho Statute Title 67, Chapter 80

Workshop ended at 2:07 p.m.