

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

Planning Commissioners Present:

Madeline David
Connie Krueger
David Levine
John Malloy
Deborah Rose

Staff Members Present:

David Callahan
Pat Braden (on Zoom)
Rebecca Perkins
Zach Trevino
Sandi Gilbertson

Planning Commissioners Absent

Wes Hanson
Barry Stearns

MINUTES
PREPARED BY:

Sandi Gilbertson
Deputy Clerk

MINUTES
REVIEWED BY:

David Levine
Chair



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

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

Roll Call of Planning and Zoning Commissioners:

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

Chair Levine asked for changes to the minutes. A motion to approve the workshop minutes of June 24, 2021 was made by Commissioner Rose; seconded by Commissioner Krueger. All voted aye by a voice vote.

Workshop Agenda Items:

Review of home-based draft code revisions:

Commissioner David opened the discussion of the proposed Home-Based Business codes. The document was reviewed and modifications were made for clarification and simplification. The remaining commercial use categories will be discussed at a future workshop. Commissioner Krueger will send out the revised document.

Recess: 2:25 p.m. Reconvene 2:35 p.m.

Discussion on July 22, 2021 public hearing process:

Chair Levine discussed the public hearing cases that have been reviewed at a previous workshop. The first will review changes as to how variance requests are processed. The second will clarify the duration of the site disturbance permit code to make it enforceable. With the exception of the public comment period and the staff presentations, each item will be handled separately.

Announcements:

Chair Levine gave an update on some of the areas in which Community Development is currently working.

- The County Commissioners approved moving forward on drafting language that would establish guidelines for conducting and reporting the results of neighborhood meetings for development proposals of 50 or more residential units. No timeline for completing this work has been established.

- Director Callahan has begun reaching out to stakeholders to get their thoughts on amending the minor subdivision regulations. The documents he sent out for comment focused on the most pressing problem of allowing multiple minor subdivisions to be filed concurrently, thereby going around the major subdivision regulations.

- Director Callahan received approval from the County Commissioners for a Memorandum of

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Understanding between the County and the University of Idaho School of Art and Architecture to have the students and faculty provide analytical tools for feasibility studies and potential designs for the Area of City Impact renegotiations.

Director Callahan added that the Coeur d'Alene Tribe has asked for his assistance in rezoning Residential Tribal land to Agricultural zone. Part of this review will include reaching out to adjacent property owners to determine their interest in being part of the rezoning effort.

Tentative workshops for August are schedule for 8/12, 8/19 and 8/26.

Future workshop agenda items:

- o Discussion on planning commission chair's duties and succession planning
- o Discussion of process to review planning commission applications
- o Discussion on Idaho Statute Title 67, Chapter 80 and the Idaho Regulatory Takings Act Guidelines

Commissioner Krueger requested adding an agenda item for discussion on establishing a subcommittee to address the special zones or overlays to reduce the need for variance requests.

Workshop ended at 3:05 p.m.