

WORKSHOP MINUTES

KOOTENAI COUNTY
PLANNING AND ZONING COMMISSION

JULY 20, 2023 1:30 P.M.

Planning Commissioners Present

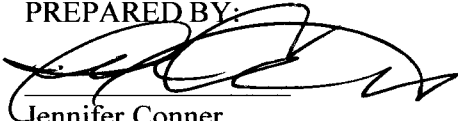
Paul Glader
David Levine
John Malloy
Cheri Zao
Leander James-Absent
Madeline David
David Dean

Staff Members Present:

David Callahan
Ben Tarbutton
Jennifer Conner
Amy Hilland
Vlad Finkel

MINUTES

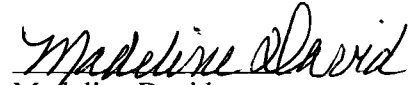
PREPARED BY:



Jennifer Conner
Deputy Clerk

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REVIEWED BY:



Madeline David
Chair



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

Workshop Minutes

July 20, 2023

Call to Order:

Chair David called the July 20, 2023 workshop to order at 1:30 p.m.

Roll Call of Planning and Zoning Commissioners:

Present: Commissioners David, Dean, Glader, Levine, Malloy, and Zao

Absent: Commissioner James

Changes to the Agenda:

Chair David asked to consider ORA23-0002 Exempt Family Division of Land first on the agenda, and all Commissioners agreed to this change. Chair David asked if there were any further changes to the agenda. No further changes to the agenda were requested.

Approval of June 29, 2023 Workshop Minutes:

Chair David asked for changes to the workshop minutes of June 29, 2023. No changes were identified. A motion to approve the workshop minutes as written was made by Commissioner Zao and seconded by Commissioner Dean. All voted aye by a voice vote and the motion passed.

Workshop Agenda Items:

1. ORA23-0002 Exempt Family Division of Land
 - a) Director Callahan reviewed the draft language of the proposed ordinance, how it compared to the County's original proposal that was rejected by the Planning Commission, and answered questions from Commissioners on how the exemption would work if approved. Since this proposal was submitted to the County by a member of the public, the Commissioners agreed to hold the required Public Hearing.
 - b) A motion was made by Commissioner Zao and seconded by Commissioner Dean to conduct a public hearing on this ordinance on August 24, 2023. All voted aye by a voice vote and the motion passed.
 - c) Chair David will attempt to review the draft ordinance with Commissioner James prior to the Public Hearing.
2. ORA21-0002 Minor Subdivision Description and Applicability
 - a) Director Callahan reviewed the changes to the ordinance made by Civil Deputy Prosecuting Attorney Braden since the June 29, 2023 workshop and provided a synopsis of those changes.
 - b) Director Callahan and Community Development staff presented concerns regarding the requirement for the availability of water during the platting process in the current draft. After detailed discussion, Commissioners decided to remove this wording from the proposal for now.
 - c) Director Callahan and Community Development staff presented graphics of a number of scenarios applying the current suggested wording of this ordinance. After some discussion, the Chair opted to appoint a sub-committee of Commissioners Zao, Malloy and David to meet with Community Development staff to work through the scenarios and the accompanying language and provide guidance to the Planning Commission.
3. Preliminary discussion of development of new comprehensive plan

Workshop Minutes

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- a) Commissioners reviewed several points of the 2023 Comprehensive Plan Discussion Document, focusing on the fact that the data and future land use maps are out of date. The 2020 Comprehensive Plan Update ensured consistency between goals, objectives and policies and the land use code, but the resources to collect and update the data and future land use maps was unavailable at that time. This gap and its consequences became evident as the Planning Commission considered the tribal rezone request.
- b) After discussion of the importance of a data driven Comprehensive Plan, Commissioners requested Director Callahan approach the Board of County Commissioners with a request for funding of the appropriate data collection. If the data collected reveals a need to develop a new Comprehensive Plan, the Planning Commission will determine its role in that process.

4. Reminder of Public Hearing on Family Exempt Division of Land – August 24, 2023 at 6PM

The workshop adjourned at 3:04 p.m.