

WORKSHOP MINUTES
KOOTENAI COUNTY
PLANNING AND ZONING COMMISSION
JULY 21, 2022 1:30 P.M.
Room 1A/B and Virtual via Zoom
451 Government Way, Coeur d'Alene, ID
83814

Planning Commissioners Present

Paul Glader
David Levine
Barry Stearns
Cheri Zao
Deborah Rose-via Zoom
Madeline David

Staff Members Present:

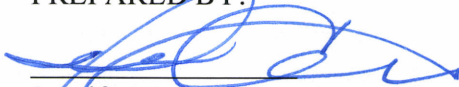
David Callahan
Jennifer Conner
Reba Grytness
Ben Tarbutton
Pat Braden
Rebecca Perkins

Planning Commission Absent

David Dean

MINUTES

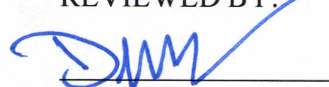
PREPARED BY:



Jennifer Conner
Deputy Clerk

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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 July 21, 2022 at 1:30 p.m.

Approval of June 23, 2022 Public Hearing Minutes:

Chair Levine asked for changes to the Public Hearing minutes. A motion to approve the Public Hearing minutes of June 23, 2022 was made by Commissioner Zao and seconded by Commissioner Glader. All voted aye by a voice vote and the motion passed.

Approval of June 30, 2022 Workshop Minutes:

Chair Levine asked for changes to the workshop minutes. A motion to approve the workshop minutes of June 30, 2022 was made by Commissioner Stearns and seconded by Commissioner Zao. All voted aye by a voice vote and the motion passed.

Workshop Agenda Items:

A. ORA21-0002 Minor Subdivision Amendment

Director Callahan explained that the Minor Subdivision Amendment is needed to eliminate the problem of people using back-to-back minor subdivisions to circumvent the major subdivision regulations. He added that this review is separate from the Tribal rezoning discussions that were held previously. When asked, Director Callahan said that the amendment could slow growth in the county if developers decided not to proceed with new projects using the major subdivision process because of time and cost concerns.

Director Callahan and Prosecuting Attorney Braden provided additional background information and responded to questions from the Commissioners. After the Commissioners completed their discussion of the code amendment, Chair Levine provided an opportunity for the public to offer comments. The areas covered by the public included concerns that the proposed code amendment could result in friction between neighbors, that the family division section exception would not be permitted within the Coeur d'Alene Tribal Reservation and that this change was not consistent with the Comprehensive Plan. The Tribal Council representative explained why the family division proposal was not supported by the Tribe.

B. Discussion on Development Impact Fees

Prosecuting Attorney Braden explained that the draft ordinance is not up for consideration by the Commission. The ordinance would be used by the BOCC to implement Impact fees if the Planning Commission approves the changes to the Comprehensive Plan that are under consideration. The Commissioners had no additional questions.

C. Discussion on Future Workload Plans

Director Callahan and Prosecuting Attorney Braden indicated that they would be ready to hold discussions on the following items:

- Coeur d'Alene Tribal Rezone Request

- Cougar Gulch Rezone Request
- Comprehensive Plan Policy to conduct Neighborhood Meetings prior to development projects

Chair Levine asked the Commissioners to consider which Comprehensive Plan policies should be addressed. Future discussions on this topic will be included in upcoming workshops.

Announcements:

- Public Hearing is scheduled for July 28, 2022 to consider Fire District and EMS System Impact Fees proposal.
- Next workshop is planned for August 11, 2022
- Possible Future Workshop Topics:
 - Comprehensive Plan Policy to revise Home-Based Businesses
 - Determine the next set of Comprehensive Plan policies to be addressed

Workshop adjourned at 3:14 p.m.