

Community Development Update
Minutes of Meeting
September 2, 2021, 9:00 a.m.

The Kootenai County Board of Commissioners met to discuss Community Development updates. Chair Fillios and Commissioner Duncan were present. Commissioner Brooks teleconferenced. In attendance were Community Development Director David Callahan, Civil Deputy Prosecuting Attorney Pat Braden, Planning Manager Mary Shaw, and Deputy Clerk Sandi Gilbertson.

I. Call to Order: Chair Fillios called the meeting to order at 9:00 a.m.

II. Changes to the Agenda: None

III. BUSINESS – Community Development Update

A. Consideration of allowing the Director to make an interpretive determination to allow certain properties within the Hauser ACI to remain eligible for building permits while the following code amendment is underway. (Discussion/Direction)

Parcels located within the Hauser Area of City Impact (ACI) that are determined to have been legally created and would have been eligible for building permits when the Hauser Development Code was in effect shall not be made ineligible for permit issuance solely by virtue of the adoption of County zoning designations in the ACI. The adoption of Ordinances 557 and 558 shall not be interpreted to have eliminated any individual parcel's eligibility for permits.

Director Callahan suggested a code amendment would be suitable to address parcels within the Hauser ACI that would have been eligible for permits under the Hauser Development Code but are no longer eligible under the current zoning.

The Board was in agreement and directed legal and staff to prepare a code amendment.

B. Consideration of appropriate legal action for the following cases. (Discussion/Direction)

1. CV21-0174 (AIN: 142623)—Jay Huff, owner; two 1500 gallon fuel tanks for fueling of commercial construction vehicles/equipment in violation of the Land Use and Development.
2. CV21-0175 (AIN: 128746)—Jay Huff, owner; operation of an excavation business in violation of the Land Use and Development Code.

The Board was in agreement to take the next step and directed Legal Counsel to prepare a letter taking legal action.

C. Consideration of appropriate legal action for the following cases. (Discussion/Direction)

1. CV21-0207 (AIN: 115057) - Ela Construction: Violation of a Stop Work Order on RES19-1079.
2. CV21-0208 (AIN: 124570) – Ela Construction: Violation of a Stop Work Order on RES19-1075.

The Board was in agreement to take the next step and directed Legal Counsel to prepare a letter taking legal action.

D. Consideration to allow Community Development to purchase a vehicle prior to the 2022 fiscal year. (Discussion)

Director Callahan explained that one of the department's vehicle is too costly to repair and per the County's shop manager the vehicle should be sent to auction. The Board instructed staff to proceed after consulting the Auditor's department for fund balance. The direction was to bring an invoice for this vehicle to the next BOCC's business meeting.

E. Consideration to allow Community Development to spend \$6,500 for software upgrades to the new iMS software to improve effectiveness and speed of use. (Discussion)

Director Callahan explained the software upgrade is needed for the new permit tracking system iMS. The BOCC's direction was to proceed after consulting with the Auditor's department to make sure of adequate funding.

IV. ADJOURNMENT

There being no further discussion, Chair Fillios adjourned the meeting at 9:30 a.m.

Respectfully submitted,

JIM BRANNON, CLERK

By: _____
Deputy Clerk

Chris Fillios, Chair