

WORKSHOP MINUTES
KOOTENAI COUNTY
PLANNING AND ZONING COMMISSION
SEPTEMBER 15, 2022 1:30 P.M.
Room 1A/B and Virtual via Zoom
451 Government Way, Coeur d'Alene, ID
83814

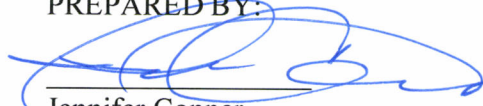
Planning Commissioners Present

Paul Glader
David Levine
Barry Stearns
Cheri Zao
Deborah Rose
Madeline David
David Dean

Staff Members Present:

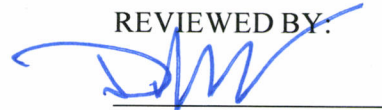
Ben Tarbutton
Vlad Finkel
Pat Braden-Zoom
Jennifer Conner
Reba Grytness
Amy Hilland
Rebecca Perkins
David Callahan
Brooke Sausser

MINUTES
PREPARED BY:



Jennifer Conner
Deputy Clerk

MINUTES
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 September 15, 2022 at 1:30 p.m.

Change to the Agenda:

Chair Levine asked if anyone had changes to the agenda. No changes to the agenda were requested.

Approval of September 8, 2022 Workshop Minutes:

Chair Levine asked for changes to the workshop minutes. A motion to approve the workshop minutes of September 8, 2022 was made by Commissioner Stearns and seconded by Commissioner Dean. All voted aye by a voice vote and the motion passed.

Workshop Agenda Items:

1. Coeur d'Alene Tribe Rezone Open House Feedback and Next Steps

Director Callahan explained that the August 18th Zoom Open House was scheduled to give residents unable to attend the previous Open House due to technology issues the opportunity to provide feedback. Some 15 people attended the meeting and some expressed concerns about the Tribal Rezone request. Chair Levine indicated he received public comments about the rezone proposal and that he forwarded those to the Commissioners and Staff. Director Callahan said he will be talking to his consultant, review the map of the properties under consideration and try to talk to as many property owners who have expressed such concerns. He will ask the consultant to prepare a report similar to what was provided for the Subsurface Sewage Disposal discussions. He will also ask Prosecuting Attorney Pat Braden to prepare a legal opinion on how the Montana vs. US Supreme Court decision may be relevant to this case. The Commissioners will continue their discussion at an upcoming workshop.

2. Cougar Gulch Rezone Open House Feedback and Next Steps

Director Callahan said that about 40 people attended the August 17th Open House to discuss this Rezone request. All the attendees voiced support for this proposal. Currently 75% of the property owners have indicated their support of the Rezone effort. Karl Meier, a resident of Cougar Gulch, said that the primary reason for this rezone request is due to concern about water availability. The citizens understand that if this request is approved it would not solve their problems but it would be an incremental step that would allow more time to find a long-term solution. Director Callahan agreed to provide a report with the final map of properties to be included in the rezone, how this request is consistent with the Comprehensive Plan, potential impact on water availability and other relevant information. The Commissioners will continue their discussion at an upcoming workshop.

3. Minor Subdivision Code Amendment

Planning Manager Ben Tarbutton said that Community Development has come up with a new Minor Subdivision proposal that he believes would address the concerns expressed at the last workshop. The proposal would reduce to two the number of lots permitted through the Minor Subdivision process. The Commissioners asked questions about the differences between Minor and Major Subdivision Road standards, the application and approval process and how this change would impact families who wish to subdivide their property. Planning Manager Ben Tarbutton, Planner III Vlad Finkel and Planner II Rebecca Perkins answered the commissioners' questions and clarified several points. The Commissioners felt this proposal had merit and would achieve the objective of preventing

Developers from circumventing the Major Subdivision process and standards and would provide the necessary infrastructure. Chair Levine asked Planning Manager Ben Tarbutton if he could prepare a document that would outline the proposal including differences in road standards, how they planned on reducing the application approval process and draft land use code. The Commissioners want to understand how this proposal would impact the different stakeholders. The Commissioners will continue their discussion at an upcoming workshop.

Announcements:

1. Director Callahan indicated that the County Commissioners have approved Hauser ACI and Subsurface Sewage Disposal Amendments.
2. Chair Levine mentioned that he is working with Director Callahan to establish an email address for public comments to allow for feedback on the workshop discussions. The email address will be included at the bottom of the agenda.
3. Meeting schedule
 - a. A Public Hearing is scheduled for September 22, 2022 at 6:00 p.m. to hear case number ORA22-0003 Fire Districts and EMS System Impact Fees.
 - b. Tentative Workshops are scheduled for October 6, 13 and 20 at 1:30 p.m., depending on workload requirements.
 - c. A Public Hearing is tentatively scheduled for October 27, 2022 at 6:00 p.m.
4. Chair Levine recapped possible future workshop topics including:
 - o Comprehensive Plan Policy for conducting neighborhood meetings for residential and commercial development
 - o Comprehensive Plan Policy to revise Home-Based Businesses
 - o Determine the next set of Comprehensive Plan policies to be addressed

Workshop adjourned at 3:01 p.m.