

MINUTES
KOOTENAI COUNTY
PLANNING AND ZONING COMMISSION
March 3, 2022 1:00 p.m.
Room 1 and Virtual Workshop
451 Government Way, Coeur d'Alene, ID
83814

Planning Commissioners Present

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

Staff Members Present:

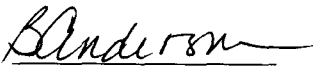
David Callahan
Pat Braden (on Zoom)
Rebecca Perkins
Betsy Anderson
Ben Tarbutton
Greg Norris

Planning Commissioner Absent

None

MINUTES


PREPARED BY:



Betsy Anderson
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 March 3, 2022 at 1:00 p.m.

Approval of February 24, 2022 minutes:

Chair Levine asked for changes to the workshop minutes. A motion to approve the workshop minutes of February 24, 2022 was made by Commissioner Stearns and seconded by Commissioner Glader. All voted aye by a voice vote and the motion passed.

Workshop Agenda Items:

A. Discussion VRBO

Director Callahan asked the commissioners for feedback on different options to consider for potential land use code revisions. The commissioners discussed how best to address parking, solid waste disposal and noise issues. Other items discussed included how to deal with code violations, the permitting process, information that should be provided to occupants and posting contact and other information neighbors could use in case of emergencies. Director Callahan will take the information and work with legal to draft proposed code language for the planning commission to review.

B. Discussion of Minor Subdivision Description and Applicability

Director Callahan provided a brief history of the 2016 consolidation of the land use code. He also mentioned that at that time a decision was made to change the minor subdivision requirement that roads needed to meet Highway District or County standards. Director Callahan provided examples of how this change significantly increased the number of minor subdivisions. He highlighted possible changes to the code now being considered. Once the draft document is completed, the planning commission will be asked to review it and provide feedback.

Director Callahan added that the Coeur d'Alene Tribe has asked for his assistance in rezoning land in the boundaries of the Coeur d'Alene Tribal Reservation to Agricultural zone. At some point the planning commission would be asked to review the draft code language.

C. Hauser ACI- eligibility of permits

Director Callahan explained that when the Hauser Area of City Impact (ACI) code amendment was approved, it created a situation in which parcels within the Hauser ACI that would have been eligible for permits under the Hauser Development Code are no longer eligible under current zoning provisions. This was an administrative oversight and the proposed code amendment is intended to clarify that the 2020 rezone should not itself cause a parcel to be considered noncompliant

Announcements:

- Next workshop is scheduled for March 10th at 1:30 PM. Agenda items will include Discussion of Home-Based Businesses and Discussion of Comprehensive Plan Policy Workload. The workshop on March 31st will begin at 1:00 pm.
- Director Callahan explained that the County Commissioners will consider adopting an emergency ordinance to adopt the current Panhandle Health District minimum parcel size of five acres for septic systems on the Rathdrum Aquifer. This would ensure that this standard would remain in place in event the State Legislature requires PHD to remove the five-acre minimum. Since the emergency ordinance is valid for 180 days the planning commission will need to address this issue in the near future.

Workshop ended at 2:27 p.m.