

**Minutes of Meeting
Community Development Update
March 21, 2019, 9:00 a.m.**

The Kootenai County Board of Commissioners met to discuss Community Development updates. Chairman Fillios, Commissioner Brooks and Commissioner Duncan were present. In attendance were Community Development Director David Callahan, Civil Deputy Prosecuting Attorney Pat Braden, Chief Building Official John Mills, Planner II Ben Tarbutton, and Deputy Clerk Sandi Gilbertson. Planning Commission Chair Dave Levine and Taryn Thompson also were in attendance.

A. Call to Order: Chairman Fillios called the meeting to order at 9:09 a.m. (Continuation of deliberations agenda)

B. Changes to the Agenda: None.

C. Business

1. Update on Hauser ACI Amendment (Discussion Item)

Director Callahan explained how problematic the Hauser ACI agreement is for administering. Parcels in the ACI are currently zoned with City designations. Parcels need to be zoned with County zoning. Community Development planners are currently working on different ways to communicate on an updated agreement with property owners in the Hauser ACI including sending out postcards and surveys on the County's website. Director Callahan said that later in the process, there will be a public hearing before the Commissioners.

2. Fee Schedule changes required if the opt out program is eliminated. (Discussion)

Director Callahan explained that if the opt out option is eliminated at the March 28 BOCC's public hearing, there will need to be an updated fee schedule including returning of the mechanical permit fees. Legal Counsel Braden recommended delaying the effective date if the opt out option is eliminated to incorporate the updated fees. In addition, another public hearing to increase other fees will be held later in the year after working with the Auditor's Department.

3. Comprehensive Plan Update and Media Plan (Discussion Item)

Director Callan gave an update on the Planning and Zoning Commission's work on the comprehensive plan update. He explained that the update has been worked on for the last eight months. Director Callahan introduced Taryn Thompson who is the consultant hired for the media portion of the update. Ms. Thompson has set up a website called Keeping Kootenai that can be used by Community Development for any projects but more specifically now for the comprehensive plan update. Any information regarding the update would be included such as meeting dates, update materials, and a form for commenting on the update.

4. Online Permitting (Discussion Item)

Director Callahan explained the online permitting process. He gave much of the credit for this to move forward to Sandy Forstrom and Matt Snow on getting to this point with our Trakit software. Director Callahan continued to say how this online permitting benefits the public.

5. Conversation with Idaho Department of Water Resources about the potential for a groundwater management plan (Discussion Item)

Director Callahan said that Idaho Department of Water Resources met with several Community Development planners and discussed the possibility of a groundwater management plan. IDWR asked that the Board be told of this plan and the need for seed money in addition to the grants they would be seeking. Mr. Tarbutton said this plan could help Community Development to design codes regarding groundwater availability. Commissioner Duncan suggested using Keeping Kootenai to provide the public with information on the water issues in the County. Planning Commission Chair Levine said this is an issue addressed in the comp plan update and there will opportunities for public input through that process.

Public Comment: This section is reserved for citizens wishing to address the Board regarding a County related issue. Idaho Law prohibits Board action on items brought under this section except in an emergency circumstance. Comments related to future public hearings should be held for that public hearing.

There being no further discussion, Chairman Fillios adjourned the meeting at 9:54 a.m.

Respectfully submitted,

JIM BRANNON, CLERK

By: _____
Deputy Clerk

Chris Fillios, Chairman

DELIBERATIONS
BOARD OF COUNTY COMMISSIONERS SIGNING

Minutes Date: March 21, 2019

Case Name: Druffel Laketime, LLC

Case Number: VAR18-0007

Commissioners Present: Chairman Chris Fillios, Commissioner Leslie Duncan and Commissioner Bill Brooks

Commissioners Absent: None

CONFLICT(S): None

CHANGES: None

STAFF PRESENT: David Callahan, Pat Braden, Ben Tarbutton, Kathryn Ford

Case No. VAR18-0007, a request by Druffel Laketime, LLC for a 22' variance to the 25' front yard setback on a 0.494 acre parcel in the Restricted Residential zone. Specifically, the Applicant wishes to construct a 442 square foot single car garage located between S. Cottonwood Bay Road and S. Snow Owl Lane. Due to the steepness of the site and the property being bisected by a private road, the Applicant cannot maintain the necessary front yard setback. As a result, the garage would be located 3' from S. Snow Owl Lane. The lake front portion of the subject property is developed with an existing residence. Access to the property is via S. Snow Owl Lane, a private road. The parcel number is 0-1740-000-006-0 and described as: Lot 6 of Amended Dewey's Cottonwood Bay Tracts in Section 04, Township 47 North, Range 04 West, B.M., Kootenai County, Idaho. The Hearing Examiner held a public hearing on February 21, 2019 and recommended approval. The Board held deliberations on March 7, 2019 and unanimously approved the request. (*Ben Tarbutton-Planner*)

Ben Tarbutton, Planner, stated the order was prepared according to the Board findings of approval on March 7, 2019.

Motion by Commissioner Duncan, seconded by Commissioner Brooks, to approve signing the Order of Decision for **VAR18-0007, Druffel Laketime, LLC.**

Commissioner Brooks: Aye

Commissioner Duncan: Aye

Chairman Fillios: Aye

Decision: Approved

Deputy Clerk's Signature: _____
March 21, 2019