

MINUTES
KOOTENAI COUNTY
PLANNING AND ZONING COMMISSION
April 28, 2022 1:30 p.m.
Room 2 and Virtual Workshop
451 Government Way, Coeur d'Alene, ID
83814


Planning Commissioners Present

Madeline David
David Dean
David Levine
Paul Glader
Barry Stearns
Cheri Zao (via Zoom)
Deborah Rose (via Zoom)

Staff Members Present:

David Callahan
Pat Braden (via Zoom)
Ben Tarbutton
Rebecca Perkins
Jennifer Conner
Betsy Anderson
Brooke Sausser (via Zoom)

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 April 28 2022 at 1:30 p.m.

Roll Call of Planning and Zoning Commissioners:

- Present: David, Rose, Dean, Zao, Glader Stearns and Levine

Approval of April 14, 2022 minutes:

Chair Levine asked for changes to the workshop minutes. A motion to approve the workshop minutes of April 14, 2022 was made by Commissioner Glader and seconded by Commissioner Dean. All voted aye by a voice vote and the motion passed.

Workshop Agenda Items:

- A. Discussion of long-term protection of the Rathdrum Prairie Aquifer – Ordinance for Subsurface Sewage Disposal

Director Callahan explained the reason the County Commissioners approved the Emergency Ordinance regarding Subsurface Sewage Disposal. This emergency ordinance will expire on September 25, 2022 and the planning commission has been asked to consider amending the land use code to make the changes permanent.

Aaron Qualls from SCJ Alliance provided the commissioners background regarding the Rathdrum Prairie Aquifer, the proposed changes to the current land use code and explained that the code amendment is consistent with the Comprehensive Plan polices. Mr. Qualls added the Rathdrum Prairie Aquifer is designated as a sole source aquifer by the U.S. Environmental Protection Agency. It is the only aquifer within the State of Idaho classified as a sensitive resource aquifer and therefore the highest level of protection is necessary. The purpose of the amendment would be to place additional density and lot size restrictions for residential development limited to the 1977 USGS recognized boundaries of the Rathdrum Prairie Aquifer. The proposed restrictions would apply only to the following zoning districts:

Zone	Current Minimum Lot Size/ Maximum Density	Proposed Min. Parcel Size
Ag-Suburban	2-acre minimum lot size	Minimum 5-acre parcel
Restricted Residential	8,250 SF minimum lot size /In ACI of Hayden Lake: Maximum density is 1 Single-family unit per acre.	Minimum 5-acre parcel
High Density Residential	Maximum density: 1 unit per 3,000 SF	Minimum 5-acre parcel

In response to questions from the Planning Commissioners, both Staff and Mr. Qualls provided additional information. After completing their discussions, the Commissioners agreed to move forward with reviewing the proposed amendment at their May 12, 2022 workshop with a tentative plan of holding a Public Hearing in June. The Commissioners and Staff agreed that the code language should clearly state that parcels served by a community sewer system should be exempt from these

restrictions. The Commissioners and Staff also agreed to consult with municipality representatives, and also discuss additional standards for critical materials storage, handling and cleanup requirements at a later date.

B. Discussion of re-zoning and water rights in the Cougar Gulch area.

Director Callahan explained that he is expecting to receive a petition from residents of Cougar Gulch to ask the Kootenai County Board of County Commissioners to rezone the area from Agricultural-Suburban to Rural. This request is based on their concern about the impact growth is having on the availability of groundwater supplies for existing residents. Director Callahan will determine if the County Commissioners would support considering this rezoning request and ask the planning commission to begin the process.

Announcements:

- Next Workshop scheduled for May 12th at 1:30 pm. A Public Hearing is planned for May 26th at 6:00 pm to consider the proposed Hauser ACI amendment.
- Director Callahan updated the Commissioners on a meeting he attended with community members and the INNOVIA Foundation. INNOVIA is a community foundation for Eastern Washington and North Idaho and one of their impact areas is education. Director Callahan was excited to attend the meeting and believes this effort could have a positive effect on our community.
- As a follow-up to the presentation given by Kiki Miller regarding regional housing and growth concerns, Commissioner Stearns mentioned that he learned that the State potentially has significant funds available that the affordable housing coalition could use.

Workshop adjourned at 2:35 p.m.