

Community Development Update
Minutes of Meeting
July 21, 9:00 a.m.

The Kootenai County Board of Commissioners met to discuss Community Development updates. Commissioner Duncan, Chairman Fillios were present, Commission Brooks was excused. In attendance were Director David Callahan, Planning Manager Ben Tarbutton, Civil Attorney Pat Braden, Deputy Clerk Reba Grytness, and Customer Service Technetium Jennifer Conner.

- I. Call to Order: Chairman Fillios called the meeting to order at 9:30 a.m.
- II. Changes to the Agenda: None
- III. Business Community Development Update

Discussion of a the cost of notifying residents regarding a request to re-zone parcels in the Cougar Gulch area from Agricultural-Suburban to Rural and re-zoning fees. A petition containing signatures of approximately 72% of the area residents has been submitted to Community Development in favor of the re-zoning. Mr. Callahan also mentioned that the department would ideally notice three times, once for a general meeting at the grange hall in the Cougar Gulch area, one mailing notice for the Planning Commission public hearing and one mailing notice for the hearing in front of the Board. The mailings would be roughly 180 dollars per each. He noted that there would normally be a charge of \$2192 for a filing fee for a re-zoning for a developer, however, this case is arguably a legislative action opposed to a quasi-judicial one. Pat Braden concurred it would be a legislative hearing.

Director Callahan requested that the \$2192 fee be waived. He does not expect there to be a lot of staff time involved. Other hard costs would be Legal notices and mailing fees.

Public comment by resident Carl Meyer stated his concern that if the 2 acres parcels continue with the amount of the development we have seen in this area, every single resident is going to have a problem with water. We are trying to take measures to circumvent that for the entire neighborhood. Mr. Meyers said that there were only 4 people out of 354 who said they would not sign the petition. He is requesting the County to pay for everything they can to get it back to what it should be.

Chairman Fillios questioned when the two acre minimum came about? Director Callahan responded 1973 with Title eight. Pat Braden clarified that it was in the 2000's it was actually changed from 8270 square feet to two acres. Pat Braden further clarified that the minimum parcel size changed on February 8, 2005 and it's been two acres since then.

Commissioner Duncan stated she wants some buy in from the residents and that roughly 1000 dollars over 354 parcels or owners is not unreasonable. She suggested getting a donation bucket to come up with the additional fees. Chairman Fillios agreed that this was a reasonable request.

Commissioner Duncan made a motion to wave the re-zoning fee of \$2192, Chairman Fillios seconded the motion.

General Discussion: Gozzer Spa Boutique and Medical Treatment Building. Director Callahan is making the Board aware that there is a flagrant violation of the building and land use codes. Code Enforcement Officer, Craig Davidson, stated that there was a representation meeting with the Chief Building Official and it has been confirmed they have stopped operations for the commercial activity.

Commissioner Duncan asked if they had started the work prior to the date that the Amendment for the PUD was supposed to be signed. Director Callahan responded that they had been indeed using the buildings for some time. There was a complaint from a neighbor then one of the building inspectors saw the spa in operation.


Planning Manager Ben Tarbutton explained there was an application for a building permit that they were essentially taking the structure off of its foundation and moving it to a different lot and that is how it was permitted as a dwelling. Through an onsite survey, the Building Inspector found out it was not being used as a dwelling. There will be a minor amendment to the PUD which will recognize all that has transpired to keep it in the record.

IV. ADJOURNMENT

Chairman Fillios adjourned the meeting at 9:52 a.m.

Respectfully submitted,

JIM BRANNON, CLERK

By: 
Deputy Clerk

Leslie Duncan – Chair Pro-Tem

