

WORKSHOP MINUTES
KOOTENAI COUNTY
PLANNING AND ZONING COMMISSION
AUGUST 11, 2022 1:30 P.M.
Room 1A/B and Virtual via Zoom
451 Government Way, Coeur d'Alene, ID
83814

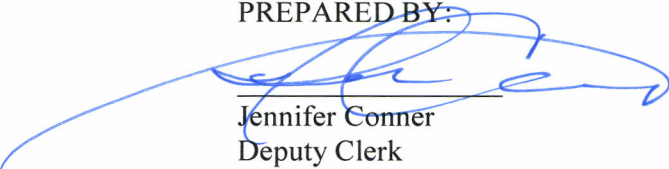
Planning Commissioners Present

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

Staff Members Present:

David Callahan
Jennifer Conner
Reba Grytness
Ben Tarbutton
Pat Braden

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 August 11, 2022 at 1:30 p.m.

Chair Levine explained that Vice-Chair David will be facilitating today's workshop to give her the experience needed as she transitions into the Chair role. This was part of the succession planning discussed at previous workshops. He asked if anyone was interested in learning about the Chair or Vice Chair roles, please let him know. Both positions will have to be filled next year.

Approval of July 21, 2022 Public Hearing Minutes:

Vice-Chair David asked for changes to the workshop minutes. A motion to approve the workshop minutes of July 21, 2022 was made by Commissioner Stearns and seconded by Commissioner Dean. All voted aye by a voice vote and the motion passed.

Vice-Chair David asked commissioners if anyone wanted to revisit approval of minutes for the June 23rd Public Hearing or the June 30th workshop since they did not have adequate time to review the minutes. No issues or concerns were offered.

Workshop Agenda Items:

A. ORA22-0001 – Coeur d'Alene Tribal Rezone Request

Director Callahan reviewed the criteria being used for inclusion of land in the rezone request and explained that the County uses multiple techniques including KeepingKootenai.com, mailing and social media to notify the public about upcoming meetings. The County did hold an open house on July 19th to gather feedback on the area-wide rezoning request made by the Coeur d'Alene Tribe. The meeting had about 100 attendees and Director Callahan believed the overall feedback was positive. Unfortunately, people wanting to attend via Zoom were unable to participate. To ensure all members of the public have the opportunity to provide feedback, a Zoom open house is scheduled for August 18th. Director Callahan will update the commissioners after the Zoom open house so that they can decide how best to proceed with this rezoning request.

B. ORA22-0004 - Cougar Gulch Rezone Request

Director Callahan said an open house is scheduled for August 17th to solicit feedback of the proposed Cougar Gulch rezone request. He said that the original petition to rezone did not follow property boundary lines and needed to be adjusted to correct this problem. Director Callahan explained that while 72% of the property owners have voiced their support, the map shows that support among the large landowners is unclear. He will use the open house to better understand the support this rezone request has and to also explain why some properties included in this proposal should be removed from consideration. Once the feedback from the meeting is provided, the commissioners will discuss next steps.

C. Comprehensive Plan Policy to conduct Neighborhood Meetings prior to development projects

Vice-Chair David and other commissioners explained why this policy was originally proposed and what outcome they expected once it was implemented. She asked Prosecuting Attorney Braden what additional information he needed before he could draft code language for the commissioners to review.

Prosecuting Attorney Braden wanted to confirm that neighborhood meetings would not be required for Commercial and Industrial developments if that use is allowed by right in a specific zone. The commissioners believed the intent of the policy was the impact the development had on the surrounding properties and not if the use required some type of permit. It was decided that Community Development will provide the commissioners a recap of which of the uses listed in the document would require a County permit and which don't. Once that information is provided, the commissioners can provide Prosecuting Attorney Braden direction for drafting the code.

Vice-Chair David handed out a status recap of the Comprehensive Plan policies. She requested that commissioners review this list to determine what policies they would recommend for immediate attention and preliminary work. This topic will be discussed at the next workshop.

Announcements:

- Public Hearing is scheduled for September 22, 2022 to consider Fire District and EMS System Impact Fees proposal.
- Next workshop scheduled for September 8, 2022 at 1:30 p.m.
- Public Hearing tentatively scheduled for October 27, 2022 to consider changes to the minor subdivision regulations and possibly neighborhood meetings code amendment.
- Possible Future Workshop Topics:
 - Comprehensive Plan Policy to revise Home-Based Businesses
 - Determine the next set of Comprehensive Plan policies to be addressed

Workshop adjourned at 2:41 p.m.