

Minutes of Meeting
ULUC – Planning Commission Notice Discussion
June 28, 2013
1:30 p.m.

The Kootenai County Board of Commissioners: Chairman Todd Tondee, Commissioner Dan Green and Commissioner Jai Nelson met to discuss the following agenda items. Also present were Planning Commission Chairman Wes Hanson, Community Development Director Scott Clark, Northwest Property Owners Alliance Founder Bob Bingham, Attorney Janet Robnett, Property Planner Rand Wichman, Civil Deputy Prosecuting Attorney Pat Braden, and Deputy Clerk Nancy Jones.

A. Call to Order: Chairman Tondee called the meeting to order at 1:35 p.m.

B. Introductions: There were no introductions made.

C. Changes to the Agenda: There were no changes made to the agenda.

D. Old Business: There was no old business discussed.

E. New Business:

Planning Commission Chairman Wes Hanson came before the Board to recommend postponement of the Unified Land Use Code (ULUC) public hearings. Mr. Hanson asked that the Planning Commission be allowed this additional time to reexamine the existing draft of the ULUC, and to suggest revisions to Kendig Keast Collaborative President Bret Keast, prior to rescheduling the postponed public hearings. Mr. Hanson noted that Mr. Keast has already been working with the Commission to identify and address frequently raised public concerns. Mr. Hanson stated that the Planning Commission would benefit from having more time to read through all of the public commentary that has been received to date, in order to ensure all concerns are considered. Allowing additional time for reexamination of the code will also allow the Commission to consider organizational patterns, specific items that were not addressed, and language that may be changed or simplified. The Board indicated full support for allowing additional time for review and amendments, and for extending the public comment period as a result of this change. Commissioner Nelson requested that the Planning Commission provide a work plan to the Board, as the review process moves forward, so that the public hearings may be rescheduled and noticed as soon as possible.

Commissioner Green moved to accept the Planning Commission recommendation to postpone the public hearings, which were previously continued to a date uncertain, in order to review and make changes to the existing ULUC draft, and to continue to accept and integrate public comment regarding the issue. Commissioner Nelson seconded the motion. There being no further discussion, Deputy Clerk Jones called the roll:

Commissioner Nelson: Aye

Commissioner Green: Aye

Chairman Tondee: Aye

The motion carried.

Commissioner Nelson suggested that additional public informational meetings should be held, and that having some meetings scheduled according to zone (instead of organizing strictly according to chapters of the code) might be helpful. Chairman Tondee noted that educational forums should be held prior to the public hearing dates, in order to ensure that those hearings adhere to the purpose of gathering public testimony, and reduce question and answer periods during those hearings.

F. Public Comment: Attorney Janet Robnett suggested that an effective manner for dealing with questions might be to hold a public workshop. Ms. Robnett shared that this method has been successfully used in other areas, with a single room divided into sections to address groups of questions, such as specific zone issues, frequently asked questions, and individual sections of the code. Ms. Robnett stated that this method would be good for both staff and public education, and that it might diffuse distrust surrounding the issue.

Northwest Property Owners Alliance Founder Bob Bingham shared his observation that the Planning Commission could consider expanding their public education and talking points to include discussion of some negative aspects of the ULUC. Mr. Bingham felt that people are distracted by specific parts of the code that are not being discussed, and that being open about sections that are being perceived as unpopular or negative might build trust and help maintain focus during this process.

G. Staff Reports: There were no staff reports.

The meeting was adjourned at 1:53 p.m.

Respectfully submitted,

CLIFFORD T. HAYES, CLERK

BY: _____
Nancy A. Jones, Deputy Clerk