

**Minutes of Meeting
Community Development Update
February 23, 2015
1:30 p.m.**

The Kootenai County Board of Commissioners, Chairman Stewart, Commissioner Green and Commissioner Eberlein met to discuss the following agenda items. Also present were Community Development Director, David Callahan, Planner III, Justin Seier, Prosecuting Civil Attorney, Pat Braden and Deputy Clerk, Stephanie Clark.

- A. Call to Order:** Chairman Stewart called the meeting to order at 1:35 p.m.
- B. Changes to the Agenda:** There were no changes to the agenda.
- C. Old Business:** There was no old business discussed.
- D. New Business:**

Following the posted agenda, Director David Callahan addressed the following items with the Board:

1. Review tax deed bids for three parcels; AIN 215920, 103209 and 114464-Weaver/Herm:

Mr. Seier began the meeting with a brief explanation as to the description of the properties. There was a conversation between Mr. Seier, Mr. Callahan, Mr. Braden and the Board regarding access to the property and whether the property can be landlocked. The Board directed Mr. Seier to speak directly to the adjoining (both to the East and the West) property owners.

Commissioner Green moved that Community Development re-platt the lots and bring it back to the Board in the sub division application process. Commissioner Eberlein seconded the motion.

There being no further discussion, Deputy Clerk, Stephanie Clark called the roll:

Commissioner Eberlein: Aye
Commissioner Green: Aye
Chairman Stewart: Aye

The motion carried.

2. Discussion and determination of the degree and extent of Comprehensive Plan revisions:

- a. Whether to conduct a complete new plan, an "update" or something in between the two
- b. Discussion of available resources

3. Discussion of what the BOCC wants to achieve for the development code:

- a. Whether the technical fix can continue or not (possibly as an interim code)
- b. If not, then whether the BOCC is receptive to one set of "quick" fixes to the code to address such issues as:
 - i Lot consolidations
 - ii. Removal of certain provisions of the disturbance permit process (lakeshore undisturbed areas, bonding, etc.)
 - iii. The addition of a Cottage Industry use
 - iv. Clarifications to the Accessory Living Unit provision

- v. Extension of the time frame for minor subdivision
 - vi. Removal of the 6 foot separation requirement for accessory structures
- Agenda item 2 was combined with item 3 for discussion**

Mr. Callahan began the discussion with how he wants to go ahead on the re-write by giving several options on how he and his staff could move forward. The Board voiced their concerns on the options and agreed that option 1 was to their liking; Commissioner Eberlein commented that this option was short and sweet. There was a lengthy discussion in regard to the updating of the 2010 Comprehensive Plan. Commissioner Eberlein was concerned there was not an emphasis on private property rights and Chairman Stewart was concerned about the 25' set back with regard to lake front property.

There was a discussion regarding phase I, the technical fix, of the re-write. Mr. Callahan assured the Commissioners that he is done and ready to release the technical fix out to the public. The Board would like to go over it one more time before its release to the public.

- E. Public Comment:** There were approximately 45 people in attendance from the public. Rural Property Owners Committee, Mr. Brent Regan, North Idaho Building Contractors Association, Executive Officer, Regan Mr. Larry Jeffers, Neighbors for Responsible Growth, Representative, Ms. Beverly Twillmann and a Coeur d'Alene based Land Use Attorney, Art Macomber were among the attendee's to voice comments. They were all in agreement that the re-write needs to be done and as quickly, fairly and as simple as possible.

There being no further discussion of agenda items or public comment, Chairman Stewart adjourned the meeting at 3:03 p.m.

Respectfully submitted,

JIM BRANNON, CLERK

By: _____
Deputy Clerk

David Stewart, Chairman