

Minutes of Meeting
Community Development Update
April 13, 2015
1:32 p.m.

The Kootenai County Board of Commissioners met to discuss Community Development updates. Chairman Stewart, Commissioner Green and Commissioner Eberlein were present. Also in attendance were Community Development Director David Callahan and Deputy Clerk Sandi Gilbertson. Phil Boyd with Welch Comer Engineering also attended the meeting to discuss the Coeur d'Alene Lake Drive Master Plan.

A. Call to Order: Chairman Stewart called the meeting to order at 1:32 p.m.

B. Changes to the Agenda: None.

C. Old Business: There was no old business.

D. New Business:

1. Briefing on the County's participation in the Coeur d' Alene Lake Drive Master Plan

Mr. Callahan explained that this plan has been underway for some time. He stated that the Idaho Department of Transportation would like to transfer ownership of Coeur d'Alene Lake Drive to either the highway district or the City of Couer d'Alene and perhaps explore other options. Mr. Callahan said he has been involved because of the land use issues. He continuing saying that there was discussion on whether there should be another person from the County to also be involved in the process. Phil Boyd with Welch Comer Engineering has done the research and background work on this issue to learn such things as property ownership. Mr. Boyd spoke saying that he wanted to introduce this information to the new Commissioners. Since there is much more details involved in the Master Plan, it was decided to have a separate meeting on this issue and invite Nick Snyder, Director of Parks and Waterways, to be included.

2. Proposed revisions to the Planning Manager job description (no change in classification)

Mr. Callahan presented the Commissioners with a revision to the Planning Manager job description. He said the revisions would include more emphasis on the applicants' experience with writing and updating a comprehensive plan. The Commissioners all agreed to approve the proposed revisions.

3. Request by staff to waive the soft cost (\$1,100) for a rezoning of property south of Spokane River and east of the state line

Mr. Callahan presented a request to waive the soft costs of rezoning a parcel (\$1,100). The hard costs would be \$380.00 including legal notices, the Hearing Examiner public hearing and site visit fees. He said the issue is there is a small portion of the property zoned commercial with the rest being agriculture suburban. The owner of this property was asking the department why that portion was commercial. Mr. Callahan said at one time there was a blacksmith shop on the property. The owners do not want the commercial zoning and would like to downsize to agriculture suburban. Mr. Callahan said he suggested to the owners that he would bring this before the board to see if the soft costs fees could be waived since it appears an error in County's mapping having it in the wrong location. Commissioner Eberlein asked what the property taxes were on the commercial and the agriculture suburban land and what is the assessed value of the property. Commissioner Green stated his concern with a fee waiver would be that other property owners would be asking for the similar waivers. The Commissioners asked that they receive more information. It was agreed upon that Mr. Callahan would contact Rich Hauser in the Assessor's Department in order to get more details.

4. Interpretation of whether a private dog kennel requires a Conditional Use Permit

Mr. Callahan presented Title 9 Zoning Regulations 9-2-2: Definitions of kennel boarding and Chapter 24 Conditional use and special notice permit standards 9-24-35: Kennels, Boarding. Mr. Callahan added that this language is troublesome for the public. Commissioner Green said he would be in favor of having both private and commercial kennels be required to go through the Conditional Use Permit process. Commissioner Eberlein and Chairman Stewart said their interpretation would be that only commercial kennels be required to go through the Conditional Use Permit process but not private kennels. It was agreed that this process needs to be added to the technical fix of the development code

E. Public Comment: None.

There being no further discussion of agenda items or public comment, Chairman Stewart adjourned the meeting at 2:20 p.m.

Respectfully submitted,

JIM BRANNON, CLERK

By: _____
Deputy Clerk

David Stewart, Chairman