

Minutes of Meeting
Community Development Update
April 4, 2016 - 1:30 p.m.

The Kootenai County Board of Commissioners met to discuss Community Development updates. Chairman Green, Commissioner Stewart and Commissioner Eberlein were present. In attendance were Community Development Director David Callahan, Civil Deputy Prosecuting Attorney Pat Braden, and Deputy Clerk Sandi Gilbertson.

A. Call to Order: Chairman Green called the meeting to order at 1:30 p.m.

B. Changes to the Agenda: None.

C. New Business: Discussion of Reception Halls and Community Meeting Facilities as a possible new land use addition to the Land Use and Development Code

Mr. Callahan explained that the Planning Commission discussed this item at a workshop on October 8, 2015 but decided not to take action on the matter other than request staff to clarify in the new code if weddings are allowed as part of a place of assembly or worship. Mr. Callahan said that the existing regulations do not provide for or recognize reception halls or community meeting facilities as a stand-alone use. When property owners host weddings or wedding receptions and a complaint is filed, Community Development staff notifies the owners that they must discontinue operations. Mr. Callahan commented that he has people telling him that they would like to apply for this as a conditional use permit but the County does not have an option available for them to apply.

The Commissioners agreed that adding this possible new land use warrants further discussion. The Board has a public hearing on Thursday, April 28, at 6 p.m. with the possibility of another hearing in June if there are significant changes to the draft land use and development code document.

Public Comment: This section is reserved for citizens wishing to address the Board regarding a County related issue. Idaho Law prohibits Board action on items brought under this section except in an emergency circumstance. Comments related to future public hearings should be held for that public hearing.

David Levine said that in the Planning Commission meetings, shoreline protection and resort lodges were addressed but this was the issue that came up that has not been given adequate review and the public wants an answer. Mr. Levine felt it was appropriate to address it now. Linda Rider commented on her property which fits under the current definition. She said she knows of many people who host weddings throughout the County in old barns, ranchettes, horse arenas, etc. Tim Gray spoke regarding his property on North Good Hope Road. He said they have hosted reunions, veterans groups, and many people have asked to have their weddings on the property. Mr. Gray said his property can meet the criteria but there is no venue at the County to apply for a conditional use permit to host weddings. He mentioned the amount of people doing weddings commercially with no regulations but since a neighbor complained about his property, he had to stop having weddings. Carla Woempner commented on how frustrating it is when a handful of people control the majority. Vern Woempner also commented on how many wedding facilities there are in the County and this needs to be addressed.

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

Respectfully submitted,

JIM BRANNON, CLERK

By: _____
Deputy Clerk

Dan Green, Chairman