

**Minutes of Meeting
Community Development Update
October 3, 2016 - 1:30 p.m.**

The Kootenai County Board of Commissioners met to discuss Community Development updates. Chairman Green and Commissioner Eberlein were present with Commissioner Stewart absent. In attendance were Community Development Director David Callahan, Planner III Mike Ulrich, Civil Deputy Prosecuting Attorney Pat Braden, Building and Grounds Director Shawn Riley 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:

1. The jail expansion project requires an interpretation by the Director that the use is allowed in the Commercial zoning district, and triggers a special notice.

Mr. Callahan said that since the City of Coeur d'Alene is in the process of the de-annexation of this property to the County, the County has to establish County zoning. He added that none of the zoning districts have a use stated for jails. Chairman Green suggested doing a code amendment which Mr. Braden said was the best avenue to pursue. There was a discussion to go ahead with an emergency code amendment for public safety reasons which would go straight to the Board of Commissioners for a public hearing. A letter would be written to the Planning Commission explaining the need to expedite this code amendment and bypass their hearing. Mr. Callahan expressed the need to include fire district buildings etc. to make it clear in the code for these public safety uses. Both Commissioners agreed for Community Development to go ahead with processing an emergency code amendment.

Mr. Riley left the meeting at 1:37 p.m.

2. Discussion of Development Code requirements applicable to Auto Credit Sales (used car dealership)

Mr. Callahan gave the background on this item. The previous owner on this property had a landscape plan that met code in 2007 but since then many of the trees and shrubs died. The new owner came in with a building permit for a new structure which triggered landscaping requirements. This owner is upset that he would have to invest in planting new trees and shrubs to replace the ones that had died to meet those landscaping requirements. Currently, the landscaping plan is required and until the code changes, this requirement has to be met. Mr. Ulrich said the property owner has been given this information in writing. Mr. Callahan said he would like to pursue with the Planning Commission on working towards more flexible landscape requirements. The Commissioners agreed with Mr. Callahan's request.

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.

There being no further discussion of agenda items or public comment, Chairman Green adjourned the meeting at 2:03 p.m.

Respectfully submitted,

JIM BRANNON, CLERK

By: _____
Deputy Clerk

Dan Green, Chairman