

City of Kootenai

Special MEETING MINUTES

DATE: January 15, 2020

TIME: 6:00 p.m.

Comprehensive Plan Review Workshop

Members Present: Mayor Lewis, Councilwoman Bauer, Councilman Schock, Councilman Sundquist and Councilwoman Mjelde.

Staff Present: City Clerk/Treasurer, Ronda L. Whittaker, City Planner, Clare Marley

Others Present from the Sign-In Sheet: None were present

Comprehensive Plan Review – Council and Staff discussed the following:

- What changes have occurred in Kootenai during the last decade – Council agreed that there have been several changes:
 - Ponder Point had de-annexed from the City
 - Population has increased – two new subdivisions
 - Subdivisions procedures have been improved
 - New connectivity
 - Younger population – Clare confirmed that Council had mentioned that in the draft Comprehensive Plan that they had been working on stated that the average age within the City was 33 years of age. She advised that the 2020 Census was to be completed in April 2020 with final results to be available in 2021. She suggested that Council keep going on with revising the Comprehensive Plan and do an appendage when the final results were completed. Clare advised that the population of the City was growing. Council asked if that would be an additional burden on the City's Clerk. Clerk stated that requirements are the same for large or small municipalities. She did suggest that in the future Council may consider splitting up the position.
 - SPOT Bus – Council agreed that public transportation was not in place at the time the City developed and adopted the current Comprehensive Plan.
 - Since the current Comprehensive Plan was adopted, Coldwater Creek had moved out. The site now holds Litehouse Dressing's corporate office, Percussionair, Polaris Timbersled and the L3M's Sandpoint Technology Center.
 - There are more paved roads and pathway improvements – connectivity improvements one of which is the proposed pathway from the Seven Sisters area to Sprague. Council discussed the need for further pathway options within the City - from the Schissler Meadows Subdivision to the alleyway at Helena (city public right of way). Council advised that the City needs to keep looking for connectivity options/pedestrian accessibility and maybe asking future Developers to consider connectivity. Council discussed that in the process of creating pathways to consider water drainage and the advantage of using different mediums. Council expressed the need for resident outreach in regard to using gravel vs pavement, etc. Council discussed improvements to Highway 200 and understood that at one time there was a proposal to improve it to a 5-lane highway, but that now the State is proposing a turn lane addition to the Ponder Point turn in.
 - Public services – Council stated that it may be that the Federal Government could determine that internet should be considered as a necessary service. Council discussed future internet service should be considered. Council discussed internet services specifically 5G services and the possibility of harmful radiation that may be emitting from them; specifically, on health or environmental grounds. The discussed the idea of not allowing them within the City or the ACI area. It was confirmed that more information should be collected. Clare reminded Council that they must be careful as the Federal Government says you cannot restrict that type of service.

➤ Affordable Housing - Schissler has been just about built out Habitat for Humanity.

- Area of City Impact (ACI) Boundaries - Council discussed the possibility that the Kootenai-Ponderay Sewer District was at their capacity. What is the capacity of the Sandpoint water services. Council discussed the fact that if the District serviced the city of Ponderay's Field of Dreams that it could affect the city of Kootenai. The City should keep track of development and sewer services. A gray water system was discussed as a future possibility for irrigation purposes. They also discussed that runoff ponds could be considered for irrigation purposes. Clare asked if Council still would like to talk about changing the ACI in accordance with the County's proposed revisions. She advised that Council should keep the mining area within their ACI; if removed there could be a possibility that asphalt plants could move into the area. She reminded Council that they had tabled the ACI discussions indefinitely. She advised that when they did consider revisiting ACI negotiations, there are three factors to be considered:

- Is it in your trade area
- Is it geographically connected
- Can it be expected to be annexed in the future.

She reminded Council that when they passed on discussions with the County, they submitted a letter to the County advising that the City did not want to be part of that discussion. There were discussions about ordinance compliance; Council would like to have the County adopt the City ordinances which would give the City more power to control the ACT. Council expressed concerned about entering into any kind of agreement with the County as they don't honor time allowances to comment on development as it is. There was discussion about annexation possibilities such as the Jeffery Drive area and considerations regarding re-annexing the Ponder Point Area. Council discussed speaking with the Homeowners Association in the Ponder Point Area to see if there is any community interests. Ronda advised that maybe the City should speak to the Independent Highway Department about road management within that area. Clare advised that the Legislature is making it harder and harder to annex properties unless it is voluntary. Clare advised that there are many considerations to discuss when thinking about annexing properties a balance must be considered; evaluation of costs and benefits and sometimes it does not work out. Clare asked Council if they wanted to open the ACI negotiations with the County. Council agreed that it should still be closed until the County opens up negotiations.

- Clare advised that the current comprehensive plan needed a better map to show designations, projected growth and development patterns – Council looked over the current map. Clare advised that she was still working on color options. She stated that there was an error in the Comprehensive Plan map in the ACI at Ponder Point. She advised that the colors did not make sense; that the recreation and rural colors were switched and incorrect. Council agreed that it was an error and the colors be reversed to indicate gold - south to be recreation and yellow being rural. Clare advised that she had added a new Hazardous Areas section to the Comprehensive plan which included flooding, earthquake, hazardous spills, severe weather, wildfire, power outages and low risk possibilities. She also advised that she had updated the school information as it has also grown since the current Comprehensive Plan was adopted. She also included the Kootenai Community Review that had been adopted so that the public will know that the City has been working on plans to meet their goals provided in the Comprehensive Plan.

- Text updates and correction - Clare suggested that she keep going with corrections and improvements and give updates during regular meetings until it is time to adopt. Council agreed.

- Directions for commercial, industrial, and light industrial development – Clare advised that an area South of Highway 200 was designated industrial but there was a portion of property located in the Railroad right-of-way that she thought was erroneously designated as residential. She asked Council if that was their intention. Council discussed whether their intention was as is. It was determined that it was their intention as the Commercial Zoning was more restrictive and Commercial Zoning did allow a single residential unit attached. Clare confirmed that the Rural/Suburban transition in the Northern portion of the City be left as is. Clare advised that the Neighborhood/Commercial Zoning within the Zoning Map showed area larger than what is shown on the Comprehensive Plan Map. It was decided that the maps need to be the same meaning the Comprehensive Plan Map and land use be the same as

the City's Zoning Map and uses.

- A process to bring citizens and landowners to the table – Council discussed maybe a door to door, and publication options. Council expressed their frustration about noninvolvement of City residents. Mayor stated that more people are attending our normal Council meetings and thought more will start coming. Ronda stated that Facebook (65 followers to date) has been a good source for reaching out and could be enhanced. Publication is expensive. Council suggested a Web Page survey page which would be very short 5 questions or less. Maybe a presence at the Ponderay Neighbor Days or at the County Fair. Maybe something like the Centennial Event that the City had in the past.

- Downtown core – potential museum site – Clare asked Council if they still wished to keep the zoning South of Highway 200 to be the Downtown core of the City. There was discussion as to what the Historical Society wished, and would it fit into that area. Council discussed that it would be nice to see more commercial with residences within them as depicted within the City's Zoning regulations, which do regulate parking restrictions. It was discussed that the vision was to have that area set up to be pedestrian friendly– small and quaint downtown shopping. They do not want the area to be just a huge parking lot with a few commercial businesses in it. Clare advise that the current Comprehensive Plan did not allow for living quarters above commercial buildings and asked if that should be the same and the zoning requirements. Council agreed that there has been a lot of time spent organizing the Zoning Code and the Comprehensive Plan needs to match those restriction. Council brought up mobile food trucks and thought they should be considered within the Comprehensive Plan as they are an upcoming trend and should be mentioned even though it has not been addressed within the City's Codes. Council agreed that the view of the City needs to be a futuristic plan that will enable the City to address topics and regulations in the future. Council also reminded Clare to update Comprehensive Plan's reference to "the Cold Water Creek facility" to what it is now. Clare suggested that museums, galleries, and public facility complexes needed to be added to the Comprehensive Plan. Council agreed again to be able to address them in the future. Council agreed that there will need to be another workshop in order to make sure that the Plan meets all requirements and that there has not been anything missed.

- Museum possibilities – Clare stated that she still had to collect additional information. Ideas were maybe a public partnership - ice skating rink (hockey association). Consideration of liability issues as far as crossing the Hwy and repercussions regarding entering a public partnership. Council agreed to think about more options and ideas.

Meeting adjourned at 8:20 p.m.

Submitted by:

Ronda L. Whittaker/City Clerk

