

City of Kootenai
Special MEETING MINUTES
DATE: April 17, 2023
TIME: 6:00 p.m.
City Code Review Workshop

Members Present: Mayor Lewis, Councilman Schock, and Councilwoman Mjælde, Councilman Sundquist and Councilman Rafferty.

Staff Present: City Clerk/Treasurer, Ronda L. Whittaker, City Planner Clare Marley, and Assistant Planner Tessa Vogel.

Others Present from the Sign-In Sheet: Rob and Valerie Dressel, City Residents.

Mayor Lewis brought the workshop to order at 6:00 p.m.

City Code Review – Council and Staff discussed the following:

Several topics were discussed:

- **Additional Living Units (ALU)** – Clare advised Council that the State had amended its code to restrict homeowner associations from banning accessory dwelling units but did not restrict cities or counties. Council confirmed the discussions and editing from the March workshop. Rob Dressel confirmed that in order for a non-conforming lot to have an ALU the property owner would need to come to Council with a special use permit through the public hearing process and that it may take several months. Clare confirmed that yes, the publication and approval process which included water and sewer could take up to four months to process. Ronda advised that that would be after the amendments to the Code had been approved through public hearing and publication process.

- **RVs and RV Occupation** – Clare advised that she had included boat and commercial office to the definition for Recreational Vehicle. Councilman Schock suggested that the boat, commercial office amendment was defined by Idaho Code and the definition should state that fact so that future Council would not get confused because it did not match the State Code. Council confirmed their discussions and editing from the March workshop. Council discussed the required minimum setback front yard setback expressing their concerns that a 0 setback could impede walkways and suggested that the minimum setback should be from the property line. And also suggested that an RV shall not impede public easements, sidewalks, or rights-of-ways rather than shall not block. There was also discussion about the definition of occupy. It was suggested that the definition be clearer.

- **Communication Facilities, Wireless, (WCF):** - Clare advised that she had only one concern with the review of this section. She advised that number 4 – location of WCF. She recommended editing the section where it was written that any zone where a school or daycare center is located be restricted from transmission structures. Council agreed that any zone could house a school or daycare center and this section should be edited to state a “safe distance.” Clare advised that she would research what is a safe distance and bring her information to Council at that next workshop.

- **Downtown Zone** – Clare advised that the current standards defined allowed uses but that in previous discussions with Council there was concern that the standards did not prohibit repairs. She suggested that the standards be updated to allow various services and “other similarly classified” uses and prohibit maintenance and repair services of vehicles and heavy equipment, but could still repair sewing machines, cameras, E.G. She also suggested that the definition for business service operation be edited to add other similarly classified uses and to not include maintenance of vehicles or heavy equipment, tire sales, and other similarly classified uses. Councilman Sundquist expressed his concern

that tire sales could include bicycles/ebikes, etc. Councilman Schock reminded Council that the idea was to prevent an unsightly presence and outside storage. Clare stated she would look into a better definition for tires.

- **Sign Code** - Councilwoman Mjelde suggested that the City's sign regulation were excessive and should be thoroughly reviewed and edited. Council agreed and suggested that signage should include kiosk-like options that would be more uniformed.

Council agreed that they were fine with the proposed amendments to the City's Code Standards and Procedures and proposed that the public hearing be set for June 6th to begin at 6:00 before the regular council meeting.

Meeting adjourned at 8:06 p.m.

Submitted by:

Ronda L. Whittaker/City Clerk