

# HEARING COMMISSIONERS/PLANNING DEPARTMENT

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## NOTICE

### PURSUANT TO IDAHO CODE § 74-204 (2)

The Bonner County Board of Commissioners will meet for a Planning Hearing on Wednesday the 11<sup>th</sup> day of August, 2021 at 1:30 P.M. at the Bonner County Administration Building, 1500 Highway 2, First Floor Conference Room, Sandpoint, Idaho.

Duly noticed this 6<sup>th</sup> day of August, 2021, at 9:00 a.m. by Claire May

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<https://bonnercounty.zoom.us/j/93866143703>

## AGENDA

### PURSUANT TO IDAHO CODE § 74-204 (4)

- 1) Call to Order
- 2) Action Items: Discussion/Decision Regarding:

**Action Item File AM0010-21 and ZC0018-21 - Comprehensive Plan Map Amendment and Zone Change – Bolser Family Trust** is requesting a Comprehensive Plan Map Amendment from Agricultural/Forest Land to Rural Residential Land and a Zone Change from Agricultural/Forest 20 (A/F-20) to Rural 10 (R-10). The property is approximately 20.42 acres. The project is located off Bodie Canyon Road, a local road, in Section 15, Township 56 North, Range 5 West, Boise-Meridian. The Planning & Zoning Commission, at the July 1, 2021, public hearing, recommended denial of this file to the Board of County Commissioners.

**Action Item File ZC0015-21 – Zone Change – Rural-10 to Rural-5 - C. Schuyler McCorkle** is requesting a zone change from Rural-10 to Rural-5. The comprehensive plan designation is Rural Residential. This 10 acres parcel is located off Lakeshore Drive Road in Section 15 and 16, Township 56 North, Range 3 West, Boise-Meridian. The Planning & Zoning Commission, at the June 17, 2021, public hearing, recommended approval of this file to the Board of County Commissioners.

**Action Item Appeal - File V0010-21 – Variance – Property Line Setback - Chris Pellascini** is requesting a variance for a reduced property line setback of 10' where 25' is required. The lot is 5.8 acres with 15% or greater slope. The lot currently has a building pad and utilities are installed. The property is zoned R-5. The project is located off Living Waters Way in Section 5, Township 55 North, Range 4 West, Boise-Meridian. At the hearing on May 18, 2021, the Bonner County Planning & Zoning Commission denied this project. On July 14, 2021, the Planning Department received an appeal requesting this file to be forwarded to the Board of County Commissioners for a de Novo hearing.

**Action Item Appeal - File VA0014-21 - Administrative Variance – Shoreline Setback & Bulk Increase – Navdeep & Babli Virk** are requesting to increase the bulk of an existing storage/bunk house by 30%, and a shoreline setback 23’ from the high-water mark, where 40’ is required. The structure will be rebuilt taller than the existing structure. The parcel is .97 acres. The property is zoned REC. The project is located off East Cavanaugh Bay Road in Section 26, Township 60 North, Range 04 West, Boise-Meridian. This project was administratively approved by the Planning Director on June 22, 2021. On July 13, 2021, the Planning Department received an appeal requesting this file to be forwarded to the Board of County Commissioners for a de Novo hearing.

3) Adjourn