

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 22nd day of September, 2021 at 9:00 A.M. at the Bonner County Administration Building, 1500 Highway 2, Suite 338, Sandpoint, Idaho.

Duly noticed this 17th day of September, 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 AM0011-21 – Comprehensive Plan Text Amendment – Incorporation of Northside Fire District** is requesting a Comprehensive Plan Text Amendment as per Idaho State Code Title 67, Chapter 65 Local Land Use Planning Act soliciting adoption of a Capital Improvements Plan for which development impact fees may be used as a funding source, as per Idaho Statutes Code Title 67, Chapter 82 Idaho Development Impact Fee Act. The Planning & Zoning Commission, at the August 19, 2021 public hearing, recommended approval of this file to the Board of County Commissioners.

Action Item **File ZC0027-21 – Zone Change Request from AF-20 to AF-10 – Gary Spade** is requesting a zone change from A/F 20 to A/F 10 on a ≈20-acre parcel. The project is located off Brookside Road and Dinkum Faire in Section 30, Township 55 North, Range 2 West, Boise-Meridian. The Planning & Zoning Commission, at the August 19, 2021 public hearing, recommended approval of this file to the Board of County Commissioners.

Action Item **File MOD0005-21 – Modification of Ordinance No. 575 for file ZC365-18 – Doug & Gina Hoyt, Stan & Lisa Jewett** are requesting to remove the language “future divisions of land within the rezone boundaries warrant paved surface low volume private roadways” from Ordinance No. 575 for Zone Change file ZC365-18 on two (2) ≈10.02-acre lots. The properties are zoned Rural 5-acre. The project is located off Goldfinch Lane in Section 21, Township 54 North, Range 4 West, Boise-Meridian. The Planning & Zoning Commission, at the August 5, 2021 public hearing, recommended denial of this project to the Board of County Commissioners.

Action Item **File V0011-21 – Lot Size Minimum Variance – Nick Nicholls** is requesting a lot size minimum variance to divide a 5.41-acre parcel into two parcels, one (1) 1.4-acre parcel, and one (1) 4-acre parcel by family exemption. The property is zoned Rural 5. The project is located off Highway 2 in Section 26, Township 57 North, Range 3 West, Boise-Meridian. At the hearing on August 5, 2021, the Bonner County Planning & Zoning Commission denied this project. On August 16, 2021, the Planning Department received an appeal requesting this file be forwarded to the Board of County Commissioners for a de Novo hearing.

Action Item **WITHDRAWN - File VA0015-21 – Administrative Variance – Shoreline Setback – Suanne Dedmon** is requesting an Administrative Variance for a 28’ setback from the shoreline where 40’ is required for the reconstruction of an existing structure. The parcel is .46 acre. The property is zoned R-10. The project is located off Glengary Beach Rd. in Section 8, Township 56 North, Range 01 East, Boise-Meridian. This project was administratively denied by the Planning Director on July 22, 2021. On August 19, 2021, the Planning Department received an appeal requesting this file be forwarded to the Board of County Commissioners for a de Novo hearing.

- 3) Adjourn