

**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 10<sup>th</sup> day of November, 2021 at 1:30 P.M. at the Bonner County Administration Building, 1500 Highway 2, Suite 338, Sandpoint, Idaho.

Duly noticed this 5<sup>th</sup> day of November, 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 AM0017-21 & ZC0030-21 – Comprehensive Plan Map Amendment & Zone Change - Gary & Rose Reed** are requesting a comprehensive plan map change from Prime A/F to A/F and a zone change from A/F-20 to A/F-10 on 76.8 acres. The property is zoned A/F-20. The project is located off Eastside Road in Section 9, Township 57 North, Range 4 West, Boise-Meridian. The Planning & Zoning Commission, at the October 7, 2021 public hearing, recommended approval of this file to the Board of County Commissioners.

**Action Item File AM0016-21 – Text Amendment – Title 12-333 - Jacob Marble & Josh Pilch** are request a Title 12 text amendment as follows: BCRC 12-333 standards (33): (33) Maximum square footage for ministorage, boat storage, and rental warehouse facilities on a single lot or parcel shall be 10,000 square feet for the rural service center and recreation districts. The maximum square footage for ministorage facilities on a single lot or parcel in the commercial district shall be 40,000 square feet and unlimited within the industrial district. Maximum square footage for ministorage, boat storage, and rental warehouses in the commercial and industrial districts shall be unlimited. The Planning & Zoning Commission, at the October 7, 2021 public hearing, recommended approval of this file to the Board of County Commissioners.

**Action Item File S0003-21 – Sundance Acres Subdivision - Clay Wagner Trust** is requesting a subdivision of ±47.63-acres of land to create 21-22 lots, ranging in size from 1.122-acres to 15.865-acres. The subject property is zoned Recreation. The project is located off Eastriver River Road in Section 10, Township 59 North, Range 4 West, Boise-Meridian. The Planning & Zoning Commission, at the October 7, 2021 public hearing, recommended approval of this file to the Board of County Commissioners.

**Action Item Appeal - File CUP0011-21 – Conditional Use Permit – Communication Tower - Nathan & Lisa Weis** are requesting to revise their original application for a Conditional Use Permit for the construction of a new 73’ monopole communications tower, not to exceed 75’ in height to support new panel antennas, MW dishes and other associated equipment for Inland Cellular on a 5-acre parcel. The applicant is also proposing to build a 30’ x 30’ fenced compound which will include an 8’ x 12’ equipment building, and H-frame for power and telephone connections. The applicants previously proposed to construct a 80’ communications tower to allow for a future 43’ collocation, amounting to a potential height of 114’ to be housed in a 30’ x 30’ compound, including an 8’ x 12’ equipment building and H-frame for power and telephone connections. The property is zoned Rural 5-acre. The project is located off Eastshore Road in Section 9, Township 61 North, Range 4 West, Boise-Meridian. At the hearing on September 2, 2021, the Bonner County Planning & Zoning Commission denied this project. On October 4, 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 Appeal - File CUP0013-21 – Conditional Use Permit – Communication Tower - Weis Towers, LLC** are requesting to revise the original application for a Conditional Use Permit to construct a 190’ self-supporting communications tower in a 100’ x 100’ compound. The proposed 190’ tower would be situated within a 100’ x 100’ enclosed compound which will house a 8’ x 12’ equipment building and H frame for power and telephone connections. The revised application shows the 190’ self-supporting tower is to remain the same, but the site plan and location of the compound, equipment building, and tower have changed. The new proposed equipment compound will be 75’ x 75’ and the revised site plan shows the compound 40’ further to the north. The property is zoned A/F-10. The project is located off Mud Gulch Road and Poloma Lane in Section 16, Township 58 North, Range 4 West, Boise-Meridian. At the hearing on September 2, 2021, the Bonner County Planning & Zoning Commission denied this project. On October 4, 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