



Agenda

Bonner County Commissioners

Bonner County Board of Commissioners

Meeting with Planning Department & Prosecutor's Office

July 11, 2023, 2:30 p.m.
County Administration Building
Third Floor, Board Meeting Room

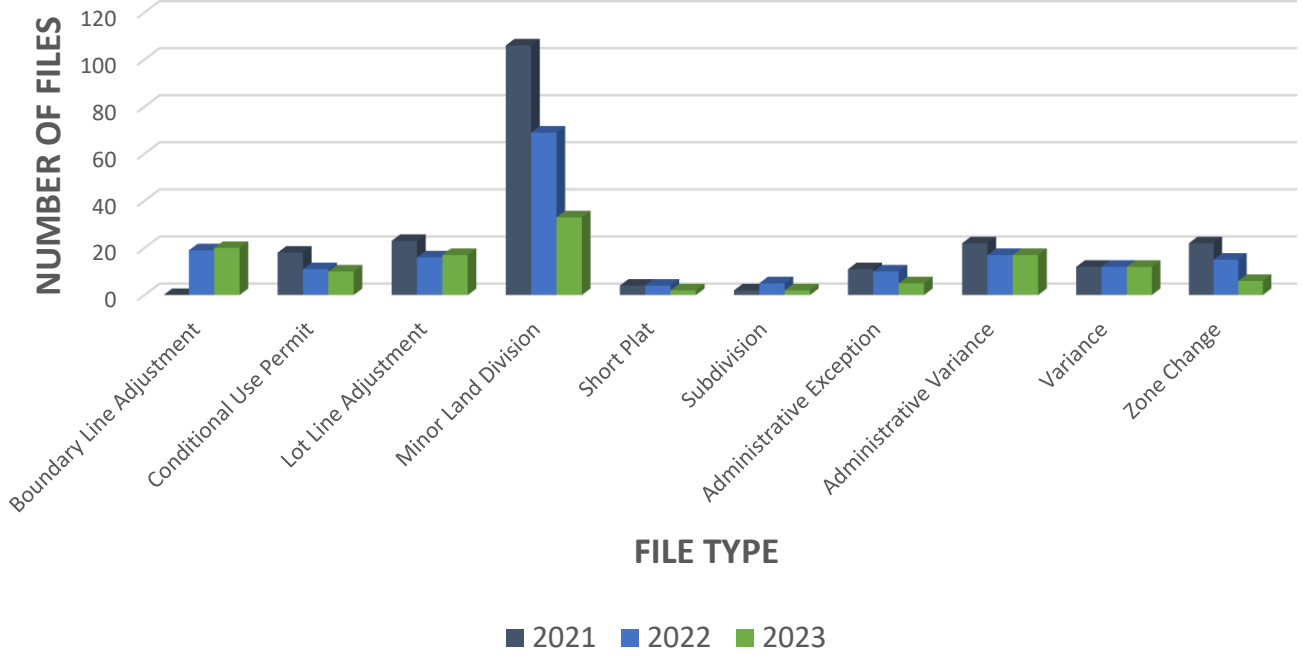
Open Session:

1. Update on Planning Department Activities
 - a. Department updates
 1. Zoning Stats, Staffing, etc.
 2. Operations – EnerGov
 3. Revenue and Expenses YTD
 - b. Code/Ordinance updates
 1. Title 11
 2. Title 12
 - c. Comprehensive Plan
 1. Update on Planning Commission progress and timeline
 - d. Enforcement
 1. Compliance Update

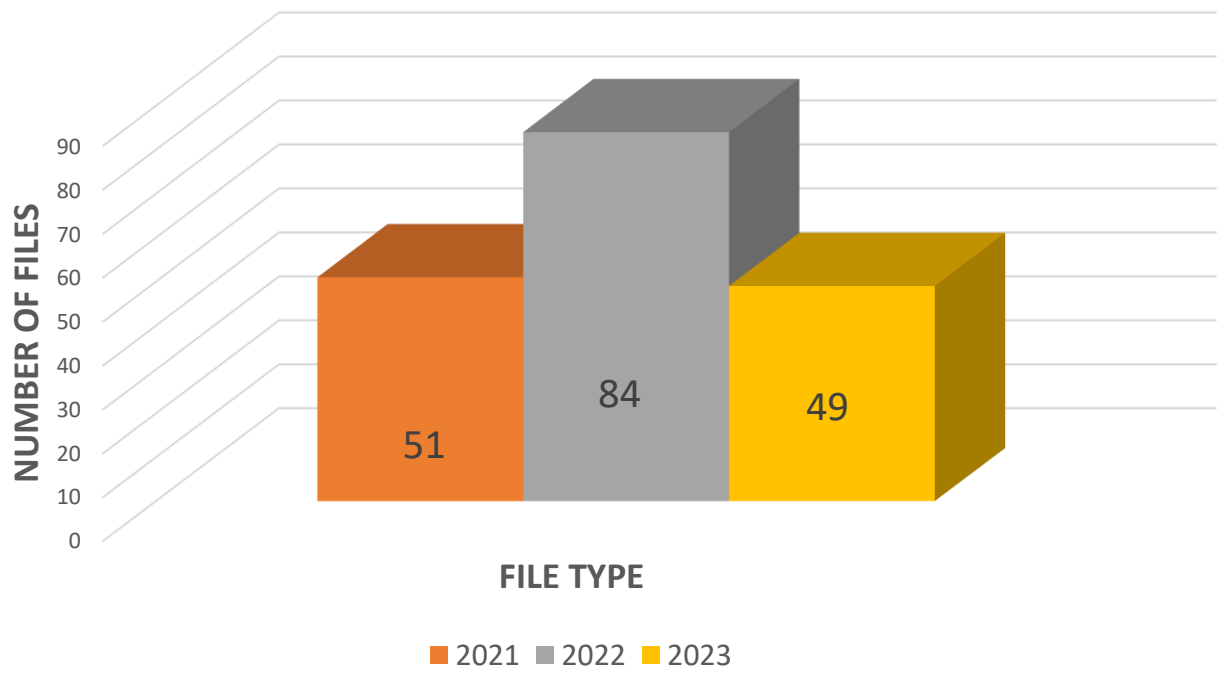
Executive Session:

1. Pending Litigation
 - Action Item: Discussion/Decision Placing/Lifting of Notice to Title

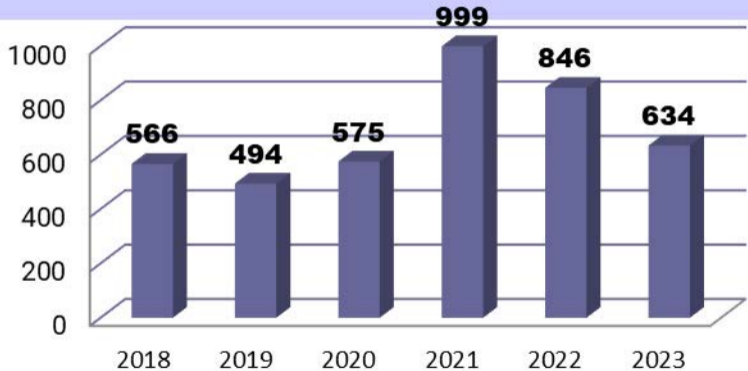
June - YTD



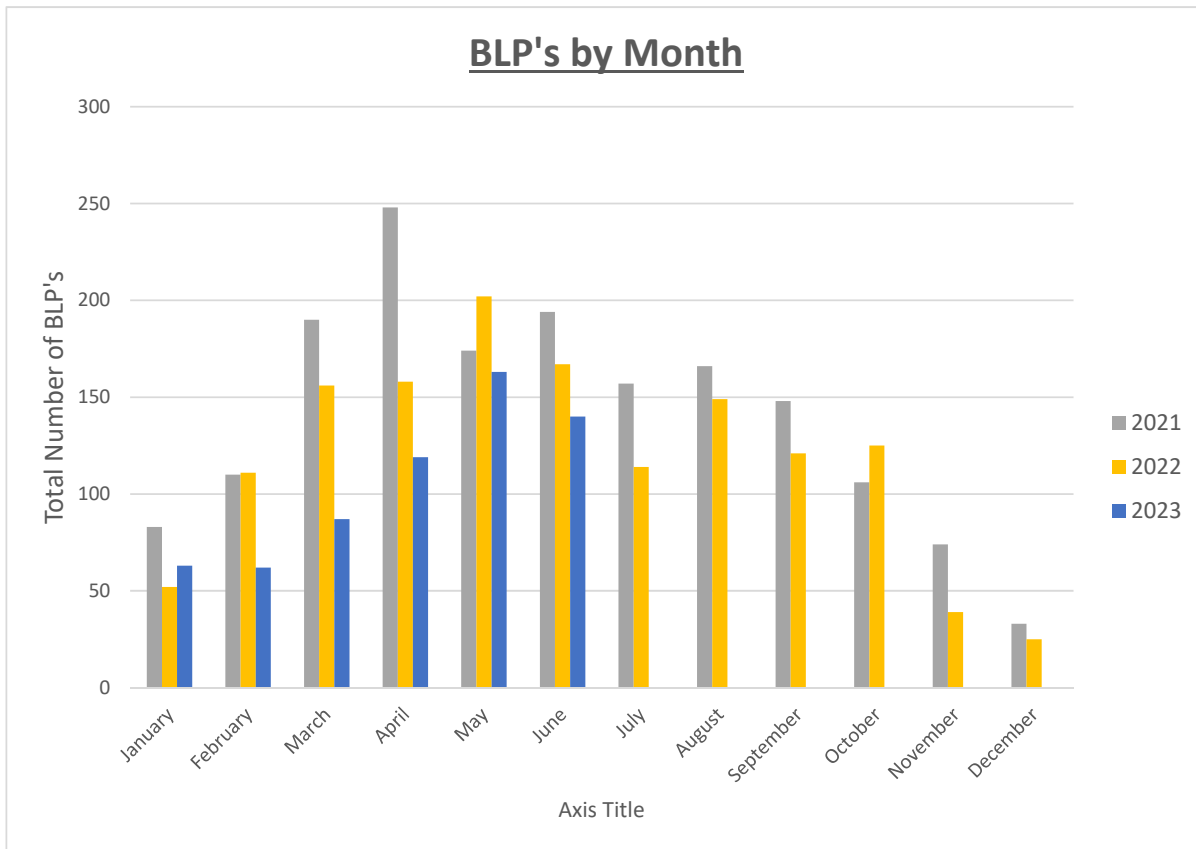
Vacation Rental Permits - YTD



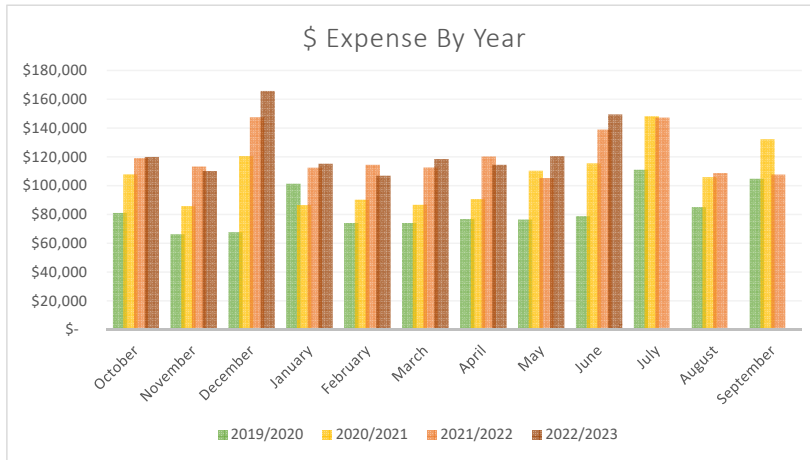
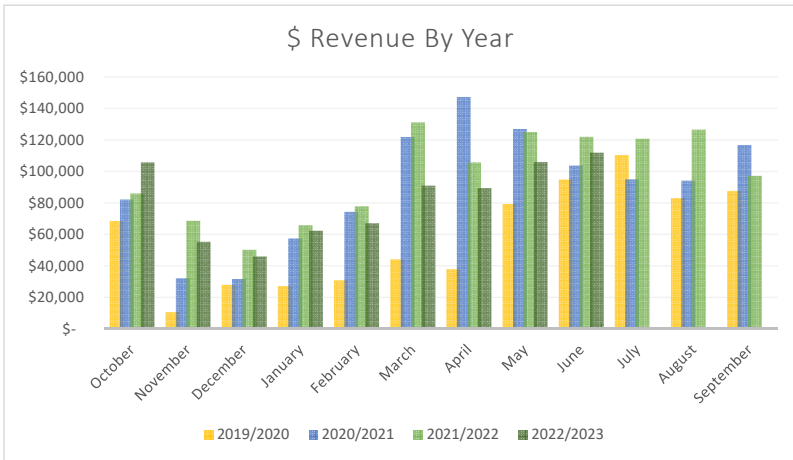
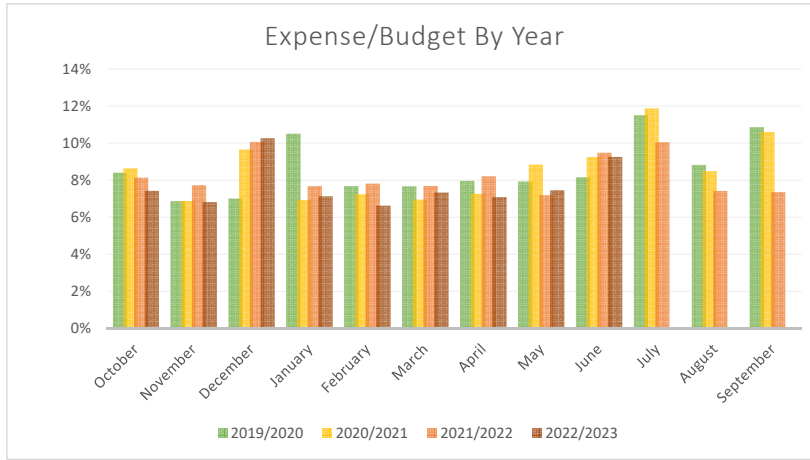
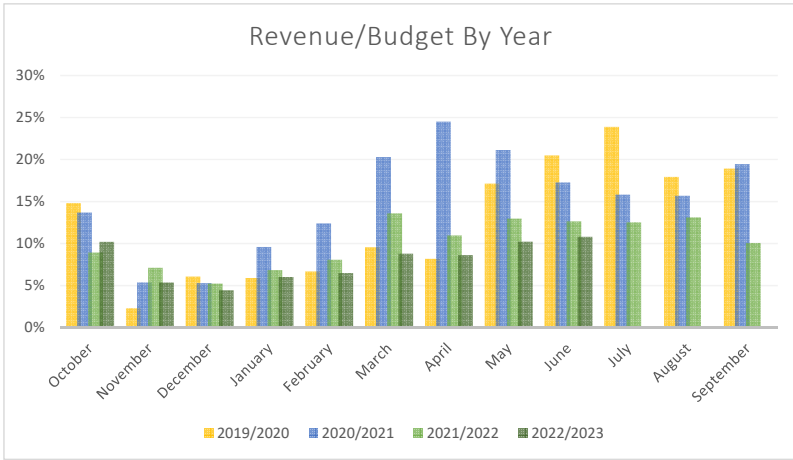
Building Location Permit



2021		2022		2023	
Month	BLP's	Month	BLP's	Month	BLP's
January	83	January	52	January	63
February	110	February	111	February	62
March	190	March	156	March	87
April	248	April	158	April	119
May	174	May	202	May	163
June	194	June	167	June	140
July	157	July	114	July	
August	166	August	149	August	
September	148	September	121	September	
October	106	October	125	October	
November	74	November	39	November	
December	33	December	25	December	



		1	2	3	4	5	6	7	8	9	10	11	12	Total	Budget	Budget	Actual
		October	November	December	January	February	March	April	May	June	July	August	September			Re/Ex	Re/Ex
2022/2023	Revenue	\$ 105,692	\$ 55,423	\$ 46,004	\$ 62,304	\$ 67,097	\$ 90,972	\$ 89,324	\$ 105,816	\$ 111,939				\$ 734,571	\$1,035,822	64%	66%
	Expense	\$ 119,867	\$ 110,137	\$ 165,872	\$ 115,217	\$ 106,919	\$ 118,407	\$ 114,510	\$ 120,463	\$ 149,508				\$ 1,120,900	\$1,614,594		
	R % of Budget	10%	5%	4%	6%	6%	9%	9%	10%	11%	0%	0%	0%	71%			
	E % of Budget	7%	7%	10%	7%	7%	7%	7%	7%	9%	0%	0%	0%	69%			
2021/2022	Revenue	\$ 85,977	\$ 68,619	\$ 50,324	\$ 65,836	\$ 77,795	\$ 131,067	\$ 105,661	\$ 124,919	\$ 121,878	\$ 120,728	\$ 126,508	\$ 97,131	\$ 1,176,443	\$ 964,250	66%	81%
	Expense	\$ 119,124	\$ 113,228	\$ 147,522	\$ 112,478	\$ 114,433	\$ 112,594	\$ 120,260	\$ 105,252	\$ 138,907	\$ 147,215	\$ 108,644	\$ 107,724	\$ 1,447,381	\$1,464,471		
	R % of Budget	9%	7%	5%	7%	8%	14%	11%	13%	13%	13%	13%	10%	122%			
	E % of Budget	8%	8%	10%	8%	8%	8%	8%	7%	9%	10%	7%	7%	99%			
2020/2021	Revenue	\$ 82,062	\$ 32,162	\$ 31,675	\$ 57,540	\$ 74,310	\$ 121,772	\$ 147,203	\$ 126,851	\$ 103,614	\$ 94,902	\$ 94,096	\$ 116,739	\$ 1,082,926	\$ 600,100	48%	85%
	Expense	\$ 107,770	\$ 85,737	\$ 120,514	\$ 86,477	\$ 90,232	\$ 86,713	\$ 90,623	\$ 110,299	\$ 115,442	\$ 148,225	\$ 105,950	\$ 132,262	\$ 1,280,244	\$1,247,444		
	R % of Budget	14%	5%	5%	10%	12%	20%	25%	21%	17%	16%	16%	19%	180%			
	E % of Budget	9%	7%	10%	7%	7%	7%	7%	9%	9%	12%	8%	11%	103%			
2019/2020	Revenue	\$ 68,519	\$ 10,711	\$ 28,030	\$ 27,279	\$ 30,899	\$ 44,207	\$ 37,884	\$ 79,248	\$ 94,770	\$ 110,552	\$ 83,020	\$ 87,619	\$ 702,738	\$ 462,850	48%	70%
	Expense	\$ 81,050	\$ 66,281	\$ 67,615	\$ 101,379	\$ 74,040	\$ 73,969	\$ 76,804	\$ 76,476	\$ 78,731	\$ 111,085	\$ 85,161	\$ 104,829	\$ 997,420	\$ 964,336		
	R % of Budget	15%	2%	6%	6%	7%	10%	8%	17%	20%	24%	18%	19%	152%			
	E % of Budget	8%	7%	7%	11%	8%	8%	8%	8%	8%	12%	9%	11%	103%			



Summary of Proposed Title 11 Updates:

11-113: POSTING OF BUILDING LOCATION PERMIT AND INITIAL INSPECTION:

The proposed title 11 change is to establish the initial inspection process into the statute. Initial inspections for approved building location permits have been a long standing requirement, but has not been vested in code. The initial inspection is required in order to verify the information found in the application is correct, the proposed structure will be built in the location proposed in the application, and that all setbacks are met.

Proposed Title 11 Update:

Below are the proposed amendments to each specific section and the description of the changes. The language in red and underlined is recommended as additions to the existing code. Those words in ~~red and strike through~~ would be deleted from the ordinance.

11-113: POSTING OF BUILDING LOCATION PERMIT AND INITIAL INSPECTION:

Prior to the commencement of the construction of any structure the permit holder or the permit holder's representative agent shall:

- A. Post the building location permit at the job site's vehicular entrance to the public right-of-way or public or private easement at a location that is clearly visible at said entrance. The permit shall remain posted until construction has ceased or the structure has been occupied.
- B. Establish temporary erosion control measures, if applicable.
- C. Contact Bonner County Planning Department and request an initial inspection.
- D. Receive initial inspection approval from Bonner County Compliance.

Appendix A

Summary of Proposed Title 12 Updates:

12-411: DENSITY AND DIMENSIONAL STANDARDS; FORESTRY, AGRICULTURAL/FORESTRY AND RURAL ZONES:

Proposed modification to requirements or exceptions note 8 adding a provision to exclude submerged lands when calculating dwelling densities on a single lot or parcel.

12-412: DENSITY AND DIMENSIONAL STANDARDS; SUBURBAN, COMMERCIAL, INDUSTRIAL, RURAL SERVICE CENTER, RECREATION AND ALPINE VILLAGE ZONES:

Proposed modification to requirements or exceptions note 6 adding a provision to exclude submerged lands when calculating dwelling densities on a single lot or parcel.

Appendix B

Below are the proposed amendments to each specific section and the description of the changes. The language in red and underlined is recommended as additions to the existing code. Those words in ~~red and strike through~~ would be deleted from the ordinance.

12-411: DENSITY AND DIMENSIONAL STANDARDS; FORESTRY, AGRICULTURAL/FORESTRY AND RURAL ZONES:

Requirements Or Exceptions:

(8) Dwellings, not to exceed a total of 3 single family dwellings units, may be permitted on a single lot or parcel of land; providing, that the lot or parcel is large enough to comply with the density requirements of the zone. Submerged lands shall not be counted in the calculations for determining the maximum density of dwellings on a single lot or parcel of land. For example, 3 single family dwellings units may be permitted on a 15 acre parcel in the R-5 district. Exceptions:

- a. The total allowable number of dwellings units does not apply to temporary or seasonal farm labor housing, such as a bunkhouse where only sleeping quarters are provided for farmworkers.
- b. Additional single family dwellings units may be allowed on a lot or parcel in a conservation subdivision or PUD, provided the subdivision or development plan complies with the density requirements of the district and where the single family dwellings units are authorized on the plat, if applicable.

12-412: DENSITY AND DIMENSIONAL STANDARDS; SUBURBAN, COMMERCIAL, INDUSTRIAL, RURAL SERVICE CENTER, RECREATION AND ALPINE VILLAGE ZONES:

Requirements Or Exceptions:

(6) Dwellings, not to exceed a total of 3 single family dwellings units, may be permitted on a single lot or parcel of land; providing, that the lot or parcel is large enough to comply with the density requirements of the zone. Submerged lands shall not be counted in the calculations for determining the maximum density of dwellings on a single lot or parcel of land For example, 3 single family dwellings units be permitted on a 30,000 square foot parcel with all urban services in the S district. Exceptions:

- a. The total allowable number of dwellings units does not apply to temporary or seasonal farm labor housing, such as a bunkhouse where only sleeping quarters are provided for farmworkers.
- b. Additional single family dwellings units may be allowed on a parcel in a conservation subdivision, provided the subdivision complies with the density requirements of the district and where the single family dwellings units are authorized on the plat.

DATE	WS FOR COMM. DISCUSSION	WS W PUBLIC COMMENT	PC HEARING
9.6.22			
9.20.22	Property Rights Recreation		
10.4.22	Community Design Special Areas or Sites School Facilities and Transportation	Property Rights Recreation	
10.18.22	School Facilities and Transportation Transportation	Community Design Special Areas or Sites	
11.1.22	School Facilities & Transportation Transportation	Hazardous Areas Community Design Special Areas or Sites	Property Rights Recreation
11.15.22	Agriculture	School Facilities & Transportat Transportation	Community Design
12.6.22	Public Airports Population	Agriculture	Hazardous Areas Special Areas or Sites
1.17.23	Economic Development	Public Airports Population Agriculture	School Facilities & Transportation Transportation
2.7.23	Economic Development Housing	Agriculture	
2.21.23	Housing	Economic Development Agriculture	Public Airports Population
3.7.23	Housing	Economic Development Public Airport Facilities	
3.21.23	Housing		Public Airport Facilities
4.4.23	Housing		Agriculture
4.18.23		Housing	Economic Development
5.2.23	Natural Resources - Chapters 1-3 Natural Resources - Meeting with IDFG		
5.16.23	Natural Resources - Meeting with IDEQ Natural Resources - Meeting with IDL		
6.6.23	Natural Resources - Meeting with IDWR (No response till 05.31.2023) Natural Resources - Meeting with USDA/ NRCS/ ISWC		Housing
6.20.23	Natural Resources - Meeting with USACE (No response till 06.13.2023) Natural Resources - Meeting with USFWS (No response till 06.13.2023) Natural Resources - Discussions about Chapters 1, 4, 5 and 7		
7.18.23	Natural Resources - Meeting with Agency Natural Resources - Meeting with Agency		

Component	PC Hearing	BOCC Adoption Date
Property Rights	November 1, 2022	December 7, 2022
Population	February 21, 2023	April 12, 2023
School Facilities and Transportation	January 17, 2023	March 22, 2023
Economic Development	April 18, 2023	May 24, 2023
Land Use		
Natural Resources		
Hazardous Areas	December 6, 2022	February 22, 2023
Public Services, Facilities, and Utilities		
Transportation	January 17, 2023	March 22, 2023
Recreation	November 1, 2022	December 7, 2022
Special Areas or Sites	December 6, 2022	February 22, 2023
Housing	June 6, 2023	
Community Design	November 15, 2022	February 22, 2023
Agriculture	April 4, 2023	May 24, 2023
National Interest Electric Transmission Corridors	N/A	N/A
Public Airport Facilities	March 21, 2023	April 12, 2023
Implementation	September 20, 2022	December 21, 2022