



# Bonner County Planning Department

"Protecting property rights and enhancing property value"

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June 27, 2019

TO:  All taxing districts  All cities

FROM: Milton Ollerton, Director

SUBJECT: Text Amendment, File #AM0003-19, Bonner County Revised Code Title 12

The above named application is being prepared for public hearing with the Planning and Zoning Commission on **August 1, 2019 at 5:30pm**. Bonner County is requesting a text amendment to Title 12 to update the following sections:

**12-315: RULES FOR INTERPRETATION OF ZONING DISTRICT BOUNDARIES:** Add letter J.

J. Where a zone boundary line divides the parcel/lot, upon review, the director may permit the entire parcel/lot to be included in one of the zones, and its associated land use designation, that then apply to the parcel/lot so that only one zone and its associated regulations will apply to the parcel/lot.

Changing notice requirements to 22 days from 15 days to match the change in notice previously adopted.

**12-247 PROCEDURE FOR REVIEW OF A SPECIAL USE PERMIT:** Amend only B & C

B. At a minimum, the planning director shall provide public hearing notice to adjacent property owners as set forth in subsection 12-244E of this subchapter, notifying them of the public hearing. These letters shall be sent by U.S. mail, at least twenty-two (22) fifteen (15) days prior to the date of the hearing and shall include a description of the proposed special use, and the date, time and place of the public hearing. The planning director shall also send the public hearing notice to be sent to those public agencies that may be affected by the proposed special use.

C. The planning director shall have notice of the public hearing published in one issue of the official county newspaper at least twenty-two (22) fifteen (15) days prior to the date of the public hearing. This notice shall contain a description of the proposed special use, and the date, time and place of the public hearing. The planning director shall have the notice of public hearing posted in a prominent place on the property at least one week prior to the date of the public hearing.

**12-263 RECONSIDERATION:** Amend only C1 & C2

C. Public Notice On Hearing: Notice of the public hearing on the reconsideration, identifying the specific deficiencies alleged in the reconsideration request, will be provided as follows, including:

1. Notice To Agencies And Political Subdivisions: At least twenty-two (22) fifteen (15) days prior to the public hearing, the Director shall send notice to all political subdivisions providing services with the planning jurisdiction, including school districts and the manager or person in charge of the local public airport.

2. Legal Notice: At least twenty-two (22) fifteen (15) days prior to the public hearing, the Director shall publish a notice of the time and place in the official newspaper or paper of general circulation in the County.

**12-643 SUBDIVISIONS, PROCEDURE FOR PROCESSING PRELIMINARY PLAT:** Amend only D

D. Upon receipt of the commission recommendation, the planning director shall proceed to schedule the application for preliminary plat for the next available public hearing date before the board, allowing sufficient time for published public notice at least twenty-two (22) fifteen (15) days prior to the date of the public hearing in one issue of the official county newspaper, and mailed notification to landowners as required at section 12-217 of this title. Such notices shall contain the applicant's name, a description of the proposed subdivision, its general location and the date, time and place of the public hearing.

To review this application, go to the Planning Department web site at <https://www.bonnercountyid.gov/file-am0003-19>. If you experience difficulties visiting the project web page, try an alternative browser (Mozilla Firefox or Google Chrome) for access. If you prefer to receive hard copies of the application or have any difficulties reaching this web site, please contact the planning department as soon as possible.

Please review the application relative to your agency's area of expertise and include any recommended conditions of approval and supporting code sections by **July 18, 2019**. If your agency requires any additional information from the applicant, please advise the planning department in writing allowing ample time for applicant response. All comments will be forwarded to the applicant and representatives. If no response is provided, staff will conclude your agency has no objections to the project or recommended conditions.

**If you have no comment or response, you may indicate below and return this form to the Planning Department as soon as possible to speed processing time. Thank you for your assistance.**

NO COMMENT \_\_\_\_\_

Agency Name, Initials of Agency Representative

Date