



# Amended Agenda

THURSDAY, JANUARY 17, 2019  
Bonner County Planning & Zoning Commission

Location: Bonner County Administration Building, 1500 Hwy 2, Sandpoint, ID - 1<sup>st</sup> floor conference room

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<b>5:30 p.m.</b>	Planning & Zoning Commission call to order
<b>Public Meeting</b>	Roll Call/ Determination of a Quorum Changes in agenda Announcements

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<b>5:30 p.m.</b>	<b>Consent Agenda</b>	Approval of December 20, 2018 and January 3, 2019 P&Z minutes. (If no objections are voiced, Chair may declare minutes approved under consent agenda.)
<b>Public Meeting</b>		

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<b>5:30 p.m.</b>	<b>File CM574-18 – Conditional Use Permit - Modification of PUD – Highlands HOA</b> is requesting a modification of the approved PUD site plan by removing a 0.38-acre lot from the 23.08 acre “common area”. The project site is located on the 23.08-acre common area at the end of Red Fir Road at the intersection of Red Fir Road and Hopper Lane in Section 2, Township 56 North, Range 1 East, B.M.	
<b>Public Hearing</b>		

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**File V520-18 – Lot Size Minimum Variance - Highlands HOA** is requesting a lot size minimum variance that would allow for a 0.38-acre lot where 2.5 acres is required to comply with the lot size minimum in the Recreation District. The project site is located on a 23.08-acre common area at the end of Red Fir Road at the intersection of Red Fir Road and Hopper Lane in Section 2, Township 56 North, Range 1 East, B.M.

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**File V519-18 – Waterfront Setback Variance – Timothy & Valerie Ewert** are requesting a 24.9 foot waterfront setback from summer pool elevation where 40 feet is required. The proposed single-family dwelling will be raised from about 15- to about 20-feet high. The property is approximately 10,498 square feet in size, accessed at 193 South Granite Bay Road, Nordman, Idaho, and is located in Section 6, Township 61 North, Range 4 West, B.M.

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**File V524-18 – Depth to Width Ratio Variance – Paula Johnson** is requesting a variance to the depth to width ratio that would allow for a 4.85 to 1 (4.85:1) depth to width ratio where 3 to 1 (3:1) depth to width is required for proposed lots, less than three hundred (300') feet in width. The project site is located on a parcel east of Highway 95 on Birch Grove Drive in Section 27, Township 59 North, Range 1 West, B.M.

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**File C1017-18 – Conditional Use Permit – Communications Tower – Jay White** is requesting a conditional use permit for a communications tower on a 320 acre parcel of land. The project would consist of a 120' self-support communications tower within a 50'x50' fenced lease area. In addition to the tower and ancillary equipment, a gravel road and 800 amp power utilities are also proposed. The project is accessed via River Road in Section 15, Township 55 North, Range 02 East, Boise-Meridian.

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**File C1019-18 – Conditional Use Permit – Daycare/Nursery – Mike Belles c/o Rachel Gilbert** are requesting a conditional use permit for a daycare/nursery on a parcel of land approximately a half-acre in size. The project is located off of Highway-57 in Section 25, Township 56 North, Range 5 West, Boise-Meridian.

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<b>Following</b>	<b>Open Line Discussion:</b>
<b>Public Hearings</b>	Staff Updates

Please be advised the referenced start time stated above reflects the beginning of the hearings. File start times and hearing durations will vary. Staff reports are available at the Planning Department or may be viewed at <http://bonnercountyid.gov/> seven days prior to the scheduled hearing. Any person needing special accommodations to participate in the public hearing should contact the Bonner County Planning Department at (208) 265-1458 at least 48 hours before the hearing. Any affected person as defined by Idaho Code, Title 67, Chapter 65, may present an appeal to the Board of County Commissioners from any final decision by the Bonner County Planning and Zoning Commission. (Bonner County Revised Code, Section 12-262)