



Agenda

THURSDAY, MAY 16, 2019

Bonner County Planning & Zoning Commission

Location: Bonner County Administration Building, 1500 Hwy 2, Sandpoint, ID - 3rd Floor, Suite 338

- 5:30 p.m.** Planning & Zoning Commission call to order
Public Meeting Roll Call/ Determination of a Quorum
Changes in agenda
Announcements
- 5:30 p.m.** Consent Agenda
Public Meeting Approval of May 2, 2019 P&Z minutes. (If no objections are voiced, Chair may declare minutes approved under consent agenda.)
- 5:30 p.m.** **File V0004-19 – Front Yard Setback Variance – Stephan & Amy Byrd** are requesting a 5' foot front yard setback where 25' feet is required to allow for the construction of a shop garage with future living area above on a 0.28-acre parcel. The project site is located off of N Steamboat Bay Road in Section 27, Township 60 North, Range 04 West, B.M.
Public Hearing
Action Item
- Action Item** **File CUP0002-19 – Grandview Lodge Planned Unit Development – Grandview Estates LLC** has requested a “large-scale residential” Planned Unit Development (PUD) consisting of 11 duplexes (22 units), a designated swim area, and a 22 boat slip marina. The project parcel is approximately four (4) acres and is located off of Reeder Bay Road in Section 17, Township 61 North, Range 04 West, B.M.
- Action Item** **File AM0002-19 – BCRC Text Amendment to Title 12: 12-238 (A), 12-238 (C), 12-267 (C), 12-268 (D), 12-214 (B), 12-268 (I), 12-484 (C.7.e.), 12-646 (M), 12-127: (A.1. 2. 3), 12-762 – Bonner County** is initiating changes to Bonner County Revised Code **BCRC 12-238 A.:** Administrative Variances: Update variance description to match the definition of variance. **BCRC 12-238 C.:** Change the requirement from letter of interest to application. **BCRC 12-267 C:** Public hearings: Update second sentence in section C to read: Written statements ~~containing more than one standard letter sized, single spaced page~~ shall be submitted to the planning department record no later than ~~five (5)~~ seven (7) days prior to the public hearing. **BCRC 12-268 D.** Amend the second sentence to read: The notice shall be sent at least ~~fifteen (15)~~ twenty-two (22) days prior to the public hearing. **BCRC 12-214 B.** Amend the first sentence to read: At least ~~fifteen (15)~~ twenty-two (22) days prior to the hearing, notice of the time and place of the hearing and a summary of the proposed amendment shall be published in the official newspaper or paper of general circulation within the jurisdiction. **BCRC 12-268 I.** Amend to read: When the Governing Body has made a final decision on an application, the Planning Director shall provide notice to applicants of the final decision in writing ~~by first class mail~~ within five (5) working days of the date of the decision. **BCRC 12-484 C.7.e.:** The number of off-street parking spaces provided on the property. ~~and the maximum number of vehicles allowed to be parked on the property.~~ **BCRC 12-646 M.:** Wetland boundaries ~~and setbacks as set forth in subchapter 7.3 of this title~~ and any proposed easements or easements of record for drainage, channels, overhead and underground utility lines, sanitary sewers and water systems within the tract. **BCRC 12-127: A.1. 2. 3.:** 1. ~~Subdivisions Preliminary plats of four (4) or fewer lots not otherwise eligible for short platting;~~ 2. Variances; 3. Conditional Use Permits, including Planned Unit Developments and Tier III home occupations. 4. Special Use Permits. **BCRC 12-762 GEOTECHNICAL ANALYSIS REQUIRED A.** Amend the first sentence to read: A geotechnical analysis shall be required for proposed building sites, roads, driveways or other development, where any of the following conditions apply.
- Following** **Executive Session** – Closed to public
Public Hearings Pursuant to IC §74-206(1)(a) to consider hiring: Conduct interviews for area plan committees.
- Open Line Discussion:**
Rezone of property to industrial.
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)



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