



Agenda

THURSDAY, DECEMBER 3, 2020

Bonner County Planning & Zoning Commission

Location: Online Zoom Teleconference and YouTube Livestream

5:30 p.m. Planning & Zoning Commission call to order

Public Meeting Pledge of Allegiance

Roll Call/ Determination of a Quorum

Changes in agenda

Announcements

5:30 p.m. Consent Agenda

Public Meeting

Approval of November 19, 2020 P&Z minutes. (If no objections are voiced, Chair may declare minutes approved under consent agenda.)

5:30 p.m.

Public Hearing

Action Items

File MOD0004-20 – Modification of a Planned Unit Development - Valiant, LLC is requesting a modification of terms to file C832-05 to allow for the removal of 59,503 SF of the 69,696 SF of dedicated open space to be divided into six lots on a 1.60 acre lot (Golden Tee Estates, Block 2, Lot 21A). The property is zoned Recreation. The project is located off Jim Brown Way in Section 31, Township 58 North, Range 1 East, Boise-Meridian.

File V0024-20 - Lot Size Minimum Variance – Jennifer Kerry is requesting a lot size minimum variance to allow for a 5.24 acre lot where 10 acres is required for a future land division of a 40.41 acre parcel. The property is zoned Agriculture/Forest-10. The project is located off Cohage Road in Section 2, Township 58 North, Range 1 East, Boise-Meridian.

File V0025-20 – Street Setback and Height Variance – Granite Hill, LLC is requesting a street setback variance of 2 feet where 25 feet is required, and a height variance of 16 feet where 10 feet is required off a state highway, for the enlargement (height and size) of a sign. The property is zoned Rural-5. The project is located off Highway 95 in Section 26, Township 54 North, Range 3 West, Boise-Meridian.

File AM0015-20 & ZC0011-20 – Comprehensive Plan Map Amendment and Zone Change – Bonner County is initiating a Comprehensive Plan map amendment from Forest to Resort Community and a Zone Change from Forest 40 to Recreation. The project is located along the shoreline starting at North Horton Creek Rd and continuing on through to North Cape Horn Rd. in portions of Sections 21, 28, 27, and 34, Township 61 North, Range 4 West, Boise-Meridian. The Planning and Zoning Commission, at the November 19, 2020 public hearing, continued this file to a date and time certain of December 3, 2020.

Public Workshop

File AM0016-20 – Bonner County Revised Code - Title 12 - Text Amendment – Bonner County is initiating a Text Amendment to Title 12 to include the following proposed changes: Amend Title 12 Chapter 6 to reorganize Chapter 6 in its entirety; delete the Short Plat and Condominium project procedures; and amend requirements and standards of plats.

Following

COMMISSIONER & STAFF UPDATES:

Public Hearings

If interested in participating, please visit our website for details at: bonnercountyid.gov/departments/planning/public-hearings

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)