



# Agenda

Thursday, January 20, 2022

Bonner County Planning & Zoning Commission

Location: Bonner County Administration Building, 1500 Hwy 2, Sandpoint, ID - 1<sup>st</sup> Floor Conference Room  
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 January 6, 2022 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 V0019-21 – Variance – Setback – Mark and Jeannie Lengyel** are requesting a 0’ setback where 40’ waterfront and 5’ property line setback is required to keep an existing deck. The 0.25-acre property is zoned suburban. The project is located off Lakeshore Drive in Section 33, Township 57 North, Range 2 West, Boise-Meridian. On January 6, 2022 the Bonner County Planning & Zoning Commissioners continued this file to a date and time certain of January 20, 2022.

**File CUP0020-21 – Conditional Use Permit – Larry Vest** is requesting a Conditional Use Permit for a Recreational Park on 1.13 acres. The property is zoned Rural Service Center. The project is located off Highway 95 in Section 5, Township 55 North, Range 2 West, Boise-Meridian. On January 6, 2022 the Bonner County Planning & Zoning Commissioners continued this file to a date and time certain of January 20, 2022.

**File V0020-21 – Variance – Setback - Julie McCoy** is requesting a variance for 5’ setback where 25’ is required to allow for the placement of sleep cabins. The lot currently has a storage shed. The 0.13-acre property is zoned recreation. The project is located off Maiden Lane in Section 10, Township 59 North, Range 4 West, Boise-Meridian.

**File ZC0036-21 – Zone Change – Sean & Laura Hammond** are requesting a Zone Change from Rural 5 to Recreation. The 4.47-acre property is zoned Rural 5. The project is located off Willow Bay Road in Section 1, Township 55 North, Range 4 West, Boise-Meridian.

**File CUP0025-21 – Conditional Use Permit – Harper Motorsports** are requesting a Conditional Use Permit for a snowmobile and powersport vehicle rental facility, wedding venue, and vacation rental. The property is zoned Agricultural/Forestry-10. The project is located off State Highway 57 in Section 14, Township 61 North, Range 5 West, Boise-Meridian.

**File V0025-21 – Variance – Lot Size Minimum – Ryan & Nikole Mills** are requesting a lot size minimum to divide the ~10-acre parcel into two 5-acre lots, separating the land among family members. The property is zoned Agricultural/ Forestry-10. The project is located off Spirit Lake Cutoff in Section 15, Township 55 North, Range 4 West, Boise-Meridian, Bonner County, Idaho.

**File CUP0024-21 – Conditional Use Permit – Bereiter & Grill** are requesting a Conditional Use Permit for an event center, only to include the exterior barn structure and non-residential property. The proposed event center will be offered on Saturday, from 10:00 a.m. to 9:30 p.m. and Sunday, from 10:00 a.m. to 8:00 p.m. The ~2-acre property is zoned Suburban. The project is located off Bodie Canyon Road in Section 23, Township 56 North, Range 5 West, Boise-Meridian.

**Following** **Public Hearings** **DISCUSSION:** Commissioner and Staff Updates

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