



# Agenda

Thursday, January 6, 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 December 16, 2021 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 S0004-21 – Monarch Vista Point Subdivision – SDG Properties, LLC** is requesting to create a subdivision of 18 residential lots and 2 utility lots on approximately 14.75 acres of unplatted land. The property is zoned Recreation. The project is located off Midas Drive and W. Garfield Bay Road in Section 21, Township 56 North, Range 1 West, Boise-Meridian.

**File V0022-21 – Variance – Lot Size Minimum – Mark Young** is requesting a lot size minimum variance to create a 2.7-acre lot where 5 acres is required. The property is zoned Rural 5-acre. The project is located off Westmond road in Section 5, Township 55 North, Range 2 West, Boise-Meridian.

**File CUP0022-21 – Conditional Use Permit – New Song Bible Church** is requesting a modification of a previously issued Conditional Use Permit, C995-16, to allow a daycare along with the existing use of a church. The ~4.35-acre property is zoned Rural 5. The project is located off U.S. Highway 95 in Section 10, Township 56 North, Range 2 West, Boise-Meridian.

**File ZC0037-21 – Zone Change – Brian Poirier Living Trust** is requesting a zone change from Rural-10 to Rural-5. The parcel is 40 acres. The project is located off Hunter Road in Section 16, Township 54 North, Range 5 West, Boise-Meridian.

**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.

**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.

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

**Public Hearings**

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)