

**BONNER COUNTY PLANNING COMMISSION
PUBLIC HEARING AND WORKSHOP MINUTES
AUGUST 16, 2022**

PLEDGE OF ALLEGIANCE

CALL TO ORDER: Chair Songstad called the Bonner County Planning Commission hearing to order at 4:30 p.m. in the 1st Floor Conference Room of the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, via Zoom webinar, and YouTube live streaming.

PRESENT: Chair Allan Songstad; Vice Chair Wayne Benner; Commissioners Debby Trinen; Don Davis; Dave Frankenbach and Josh Pilch

ABSENT: None

ALSO PRESENT: Planning Director Jacob Gabell; Planner I Swati Rastogi and Hearing Coordinator Jenna Crone

CONSENT AGENDA:

APPROVAL OF MINUTES: The Chair requested the Commissioners declare if they had any corrections or changes to the approval of minutes as written for August 2, 2022. Hearing no changes or objections, the Chair declared the minutes approved as written.

File AM0009-22 – Comprehensive Plan Text Amendment -Development Impact Fee. Spirit Lake Fire District is requesting a Comprehensive Plan Text Amendment as per *Idaho State Code Title 67, Chapter 65 Local Land Use Planning Act* soliciting adoption of a Capital Improvements Plan for which development impact fees may be used as a funding source, as per *Idaho Statutes Code Title 67, Chapter 82 Idaho Development Impact Fee Act*.

STAFF PRESENTATION: Planner I Swati Rastogi presented a PowerPoint summary of the project and previously circulated staff report concluding that it is in accord with the general and specific objectives of the Bonner County Comprehensive Plan and Bonner County Revised Code.

APPLICANT REPRESENTATIVE: Anne Wescott, Galena Consulting, explained the process that took place to determine the impact fees for the Spirit Lake Fire District.

PUBLIC/AGENCY TESTIMONY: The following members of the public spoke on the record: Lynn Franck and Elizabeth Iha.

COMMISSION DELIBERATION: The Commission discussed Findings and the Conclusion.

MOTION TO RECOMMEND APPROVAL: Commissioner Davis moved to recommend approval of the project FILE AM0009-22, to amend the Bonner County

Comprehensive Plan for adoption of a Capital Improvements Plan for Spirit Lake Fire Protection District, as presented or amended in this hearing, finding that it is in accord with the general and specific objectives of the Bonner County Comprehensive Plan as enumerated in the following findings of fact and conclusions of law, and based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at this hearing. Commissioner Davis further moved to adopt the following findings of fact and conclusions of law as written (or as amended). This action does not result in a taking of private property.

Commissioner Songstad seconded the motion.

VOTED upon and the Chair declared the motion carried, unanimously.

Findings of Facts:

1. The Planning Commission, per Idaho Code Chapter 65, Title 67, may recommend a zoning ordinance.
2. The Bonner County Planning Department has reviewed the proposed changes against Idaho Code and made amendments to better comply with the Idaho Code, specifically Title 67, Chapters 65 and 82.
3. The Board of County Commissioners is authorized by Idaho Code, Chapter 7, Title 31, to adopt ordinances, rules and regulations "...not repugnant to law, necessary for carrying into effect or discharging the powers and duties conferred by the laws of the state of Idaho, and such as are necessary or proper to provide for the safety, promote the health and prosperity, improve the morals, peace and good order, comfort and convenience of the county and the inhabitants thereof, and for the protection of property therein..."

The proposed amendment of the Comprehensive Plan requesting adoption of a Capital Improvements Plan for the Spirit Lake Fire Protection District will allow the District to better serve the needs of future growth and development over a duration of ten years without negatively impacting the services provided to the current users. These actions will further balance the provision of safety, health and prosperity while maintaining the protection of property, peace, good order, comfort and convenience of the county and its inhabitants.

Conclusions of Law:

Based upon the findings of fact, the following conclusions of law are adopted:

1. The proposed amendment **IS** in accord with Idaho Code, Chapter 7 of Title 31.
2. The proposed amendment **IS** in accord with Idaho Code Chapters 65 and 82 of Title 67.
3. The proposed amendment **IS** in accord with the Bonner County Comprehensive Plan.

Comprehensive Plan Workshop

- Discussion with members of the Public regarding suggested goals, objectives, and policies update in the Comprehensive Plan.
 - The following members of the public presented input to the Commissioners: Marilyn Robertson, Mary Wilcose, Dave Bowman, Susan Drumheller, Mason White, Matt Linscott, Elizabeth Iha, Kristina Kingsland, Kelly Courtright, Mark Linscott, and George Gehrig.

The Commissioners will conduct a public hearing to gather input on suggested goals, objectives, and policies update in the Comprehensive Plan on August 30, 2022.

At 9:21 p.m., the Chair declared the hearing adjourned until August 30, 2022

Respectfully submitted,



Jacob Gabell, Planning Director

The above Minutes are hereby approved this 30th day of August 2022.

Bonner County Planning Commission



Allan Songstad, Chair