

**BONNER COUNTY ZONING COMMISSION
PUBLIC HEARING MINUTES
FEBRUARY 15, 2024**

PLEDGE OF ALLEGIANCE

CALL TO ORDER: Chair Marble called the Bonner County Zoning Commission hearing to order at 5:30 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 Jacob Marble; Vice Chair Luke Webster; Commissioners Frank Wakeley and Robert Clark.

ABSENT: Commissioner Jake Weimer

ALSO PRESENT: Planning Director Jacob Gabell, Assistant Planning Director Travis Haller, Planner I Alex Feyen, Planner I Rob Winningham and Hearing Coordinator Jenna Crone.

CALL FOR VISUAL, HEARING OR OTHER IMPAIRMENT REQUIRING ASSISTANCE: The Chair asked whether anyone needed special assistance to hear, see or participate in these proceedings. Hearing no response, the Chair continued with the public hearing.

CHANGES IN AGENDA: None

APPROVAL OF MINUTES: The Chair requested the Commissioners declare if they had any corrections or changes to the approval of minutes as written for **January 18, 2024**. Hearing none, the Chair declared the January 18, 2024 minutes approved.

CONFLICT OF INTEREST/DISCLOSURE DECLARATIONS: The Chair requested the Commissioners declare any conflicts of interest or disclosures. The Chair noted that there were no disclosures or conflicts.

File CUP0013-23 - Conditional Use Permit - Private Community Facility and Retreat. The applicants are requesting a Conditional Use Permit for a private community facility and retreat. The project site is 20.006 acres, located in Cocolalla. The property is zoned Rural 5. The project is located off Roop Road in Section 13, Township 55 North, Range 3 West, Boise-Meridian. The Hearing Examiner at their October 11, 2023, public hearing recommended that the file be heard by the Zoning Commission based upon the extent of public comment or other contested factors in the case that warrant a hearing before the Zoning Commission.

STAFF PRESENTATION: Planner I Alex Feyen presented a PowerPoint summary of the project concluding this project is consistent with Bonner County Revised Code.

APPLICANT PRESENTATION: Applicant Teira Bruner gave a PowerPoint presentation giving an overview of the proposed project and what they plan to do with the property.

PUBLIC/AGENCY TESTIMONY: The following members of the public spoke on the record: Matt Linscott, Laura Miller, Michelle Johnson, Evonne Abbott, Bruce Abbott, Charlene Monahan, Ron Johnson, Warren Smith, Chad ??, Rob Holman, Ron Chudie, Laura Dallas, Grant Sams, Kristi Sams, Todd Walker, Karen Kelley, Lyle Beck, Ron Chudie, Drew Hoberson, Paige Martin, Mark Linscott, John Dallas, Dennis Sanders, Frank Wright, Randy Youngdale, Dave Bowman, Lacey Williams, and Savannah Ovanick.

Chair Marble called for a recess.

Chair Marble brought the meeting back to order.

APPLICANT REBUTTAL: Teira Bruner responded to concerns regarding the wedding venue not meeting the goals and objectives of the Comprehensive Plan.

STAFF REBUTTAL: Staff answered questions from the Commission regarding the Commercial Use Table of the Bonner County Revised Code.

COMMISSION DELIBERATION: The Chair closed the hearing to public testimony. The Commission discussed Findings and Conclusions.

Chair Marble moved to approve this project FILE CUP0013-23 for a retreat and private community facility, as amended finding that it is in accord with the general and specific objectives of the Bonner County Comprehensive Plan and Bonner County Revised Code as enumerated in the following **CONCLUSIONS OF LAW:**

1. The proposed conditional use permit **is** in accord with the Bonner County comprehensive plan.
2. This proposal **was** reviewed for compliance with the criteria and standards set forth at Title 12, BCRC Chapter 2 Subchapter 2.6, BCRC Chapter 3 Subchapter 3.3, BCRC Chapter 4 Subchapter 4.2-4.6, Chapter 7 Subchapter 7.2 and 7.3, Bonner County Revised Code.
3. The proposed use **will not** create a hazard or **will not** be dangerous to persons on or adjacent to the property.

This decision is based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at this hearing. I further move to adopt the findings of fact and conclusions of law as set forth in the Staff Report (or as amended during this hearing) and direct planning staff to draft written findings and conclusions to reflect this decision, and transmit to all interested parties. The action that could be taken to obtain the conditional use permit is to complete the Conditions of Approval as adopted. This action does not result in a taking of private property.

Commissioner Clark seconded the motion.

Roll Call Vote

Commissioner Webster AYE
Commissioner Clark AYE
Commissioner Marble AYE
Commissioner Wakeley AYE

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

Findings of Facts:

1. The site is zoned Rural-5, where retreats and private community facilities are conditionally allowed.
2. The site has an individual well and septic system for their current residential use.
3. The site is approximately 20 acres in size.
4. The site is served by Northern Lights Inc. for their current residential use.
5. The site is in the mapped service area of Sagle (Selkirk) Fire District.
6. The site contains steep slopes of over 30% grade (USGS).
7. The site is located within SFHA Zone X (FEMA).
8. The site contains mapped wetlands (NWI, USFWS).
9. The applicant indicates that only the attendees of the proposed retreat and the private community facility will have access to the meals and overnight accommodations. The applicant is requesting a deviation to this standard with the request for using the retreat accommodations for the private community facility to house wedding guests.
10. The proposed accommodation for the retreat includes a lodge to accommodate a maximum of 20 guests for overnight stays.
11. The project proposes a single centrally located common area where kitchen and dining facilities may be located.
12. The site is accessed off Roop Road, a Bonner County owned and maintained 50-foot-wide, treated gravel right of way. While no comments were received from Sagle (Selkirk) Fire District stating any objections to the current standard of the road for emergency access, Bonner County Road and Bridge Department reviewed the project and provided comments indicating a need for possible upgrades of the driveway, requirement of a commercial encroachment permit to access the property and a signage at the end of the driveway based on the potential traffic that may be generated with the proposed use.
13. The site is currently served by an individual septic system and a well for the existing single-family home on the property. The applicant is proposing an addition of a well and another septic system to serve the proposed uses requested

through this Conditional Use Permit. The proposed septic system is under construction at this time. At this time, no comments have been received from Panhandle Health District and the Sagle (Selkirk) Fire District discussing the adequacy of this potential addition of services on the property. Idaho Department of Water Resources provided a comment indicating a potential need of a public utility facility for a water system that may exceed certain limitations. Idaho Department of Environmental Quality has indicated that the water system will need to be permitted as a public drinking water system due to the potential to accommodate 25 or more people per day for 60 days. Additionally, their wastewater system may require to be permitted as a public wastewater facility. As proposed, neither of these systems meet the definitions of a Public Utility Facility, as defined in the Bonner County Revised Code.

14. The project as proposed shows that the retreat and all appurtenant structures will be accommodated on site to minimize effects on the surrounding properties and to not create any hazards for the adjoining properties.
15. The project is requesting a deviation to street setback requirements with the request to allow the applicant to locate a single 24"X36" sign at a distance of no less than 15 feet from the right-of-way. The deviation from the setbacks is not requested for the purpose of locating any other structures or development permitted through this Conditional Use Permit.
16. The project proposes no activity involving the use or storage of flammable or explosive materials on or off site.
17. The project proposes no activity involving emittance of harmful radioactivity or electrical disturbance.
18. The application for the proposal states, "*We use a decibel reader at our property line to ensure our DJ and noise level is within 60 decibels. The speakers will be adjusted to face west. We have also spoken with a noise abatement specialist with Acoustiblok. They have created a plan specifically for our property. Their products will be placed around DJ speakers, as well as a 6x30' Acoustifence on the west portion of the property line where speakers will be facing. In order to offset parking lot noise we will also be using a 6x10' Acoustifence where there is a path sound travels directly to our neighboring property. See attached information on Acoustiblok's technology. In addition, we ask guests to leave the parking area by 10:00pm. Our overnight guests will be staying in the center of our property to keep noise level within reason. Being centrally located, having the buildings and foliage as a buffer will provide adequate noise screening. Guests will be informed and be required to adhere to noise ordinances. Guests can have no DJ, PA or loud speakers at the lodging site.*"
19. The application states that the hours of operation will be limited from 10:00 a.m. to 10:00 p.m.
20. The project is not proposing any activities that would seem to contribute to air or water pollution.
21. The private community facility is proposed to be operated on an area of ±5624 square feet.

- 22. Per the submitted site plan all the proposed structures on site show pedestrian or vehicular connections through the entire project.
- 23. Per the submitted site plan, the proposed location of the parking shows that it covers more than 50% of the lot frontage.
- 24. The project proposes locating "3 dry box storage units" on site.
- 25. The Bonner County Hearing Examiner held a public hearing on October 11, 2023 and recommended the Zoning Commission hear the file.
- 26. The private community facility will be served by KG & T Septic Services, using portable restrooms, and will require all attendees to provide their own water. The existing and the proposed wells and septic systems will not serve private community facility.
- 27. The proposed use of a wedding venue was evaluated by the Planning Director, per BCRC 12-331 and BCRC 12-339, and determined that the characteristics of the operation of the proposed use falls within the same classification as "churches, grange halls, public or private community facilities" as found in the Public Use Table in BCRC 12-335.

Suggested Conditions of Approval:

Standard continuing permit conditions. To be met for the life of the use:

- A-1** The use shall be developed and shall be operated in accordance with the approved site plan.
- A-2** The Conditional Use Permit shall not supersede deed restrictions.
- A-3** Per BCRC 12-226.C, the Conditional Use Permit shall expire if not issued within two (2) calendar years from the date of approval, or once issued, if the use has not commenced within two (2) calendar years from the date of issuance. At any time prior to the expiration date of the Conditional Use Permit, the applicant may make a written request to the Planning Director for an extension of the Conditional Use Permit for a period up to two (2) years. The Zoning Commission at any regular meeting, or board at any regular meeting, may consider the request for extension. The extension request must be approved or denied prior to the expiration date of the conditional use permit.
- A-4** Per BCRC 12-333 (27), the retreat or the retreat accommodations shall not be used by the general public for meals or overnight accommodations. The project is being granted a deviation that these accommodations may be used by the guests of the private community facility.
- A-5** Per BCRC 12-333 (27), the proposed residential accommodations are limited to a seven-bedroom lodge and a maximum of 20 guests on-site for overnight stays.

- A-6** Per BCRC 12-333 (27), the retreat and any appurtenant structures shall be accommodated on site so as to minimize any adverse effects on surrounding properties and will not create hazards on adjoining properties.
- A-7** Per BCRC 12-420, no structures permitted in conjunction with this Conditional Use Permit (except the existing single-family dwelling) accommodate or house a greater number of families than permitted by the standards of BCRC Title 12.
- A-8** Per BCRC 12-420, no structures permitted in conjunction with this Conditional Use Permit (except the existing single-family dwelling) accommodate or house a greater number of families than permitted by the standards of BCRC Title 12.
- A-9** Per BCRC 12-420, all structures located on site in conjunction with this Conditional Use Permit will meet the required street and property line setback standards of BCRC Title 12. The project is being granted a deviation from this standard only for the purpose of locating a single 24"X36" proposed sign at a distance of no less than 15 feet from the right-of-way.
- A-10** Per BCRC 12-420, there shall be no overlap of parking or other open spaces provided for the retreat and the private community facility. Both uses shall be provided separate dedicated parking spots for each use.
- A-11** Per BCRC 12-420, all architectural projections such as canopies, eaves, balconies, platforms, decks, carports, covered patios, and similar architectural projections shall be considered parts of the building to which attached and shall not project into any required setback.
- A-12** Per BCRC 12, 420, temporary buildings, construction trailers, equipment and materials used in conjunction with construction work for the proposed project may be permitted during the period the construction work is in progress, but such temporary facilities shall be removed upon completion of the construction work.
- A-13** Per BCRC 12-420 and BCRC 12-432, the applicant shall adhere to the parking plan showing the following:
 - a. Required 9 parking spots for the retreat.
 - b. Required 57 parking spots for the wedding venue. These parking spots shall be located within 500 feet of the designated spaces for the private community facility.
 - c. There shall be no overlap of parking or other open spaces provided for the retreat and the private community facility. Both uses shall be provided separate dedicated parking spots for each use.
- A-14** Per BCRC 12-4.4, the project proposes locating a 24"X36" sign nearly 15 feet from the edge of the right-of-way. The proposed sign shall meet the size

requirements of the Bonner County Revised Code. Any additional signs shall meet the requirements of this ordinance.

- A-15** Per BCRC 12-452, any structures or development on site permitted through this Conditional Use Permit is required to obtain appropriate Building Location Permits or other approvals from the Bonner County Planning Department prior to the development on site.
- A-16** Per BCRC 12-453.F, any lighting on site shall meet the standards of this this section of the ordinance.
- A-17** Per BCRC 12-453.G, any development on site permitted through this Conditional Use Permit shall meet the standards of this this section of the ordinance.
- A-18** Per BCRC 12-453.J, the project proposes locating "3 dry box storage units" on site. Any outdoor storage of commercial and industrial materials on site is required to meet the standards of this section of the ordinance.
- A-19** Per BCRC 12-4.6, the site seems to have ample existing native vegetation with the proposed uses being generally centered on the property. The existing vegetation on the property may be used for screening purposes. The parking areas provided on site shall be buffered by at least a 10 feet wide vegetative landscaping buffer along the side or rear property lines. The outdoor storage of equipment shall be buffered by at least a 20 feet wide vegetative landscaping buffer along the perimeter of the site.
- A-20** This project proposes new development that would result in the creation of impervious surface. The applicant shall submit a storm water management, grading and/or erosion control plan in accordance with the provisions of BCRC 12-7.2 prior to any development on site in conjunction with this Conditional Use Permit.
- A-21** The site contains mapped wetlands as shown on the National Wetland Inventory maps. Any development proposed in conjunction with this Conditional Use Permit is required to meet the standards of BCRC 12-7.3 prior to start of development on site.
- A-22** Site contains mapped steep slope of over 30% grade. Any development on site located within or in proximity of the areas of steep slopes is required to meet the standards of BCRC 12-7.6 prior to start of development on site.
- A-23** The hours of operation for the private community facility will be 10 AM to 10 PM. The noise level may not exceed a maximum of 50 decibels at any of the property lines, as measured by a calibrated decibel reader.
- A-24** The private community facility shall accommodate a maximum of 250 people, including, but not limited to, guests, vendors, and employees.

Conditions to be met prior to the issuance of this Conditional Use Permit:

- B-1** Per BCRC 12-333 (27), the applicant shall apply for and obtain the required permits or approvals for the proposed septic system and the water system from Panhandle Health District, Idaho Department of Environmental Quality, and Idaho Department of Water Resources, respectively, prior to the issuance of this Conditional Use Permit.
- B-2** The applicant shall obtain the required approvals or a letter from the Selkirk (Sagle) Fire District to ensure that the fire district will be able to provide emergency services to the site when needed.
- B-3** Per BCRC 12-333 (2), the applicant is required to make improvements and upgrades to the driveway or the site as noted in the comments received from the Bonner County Road and Bridge Department. The applicant shall further comply with any modifications of these conditions or addition of new conditions by the Bonner County Road and Bridge Department upon further review of the project and based on the site conditions or other practical considerations during the construction of improvements.
- B-4** The applicant shall submit a supplemental site plan showing a "safe smoking area".

Chair Marble closed the File CUP0013-23.

Chair Marble called for a recess at 9:25 p.m.

Chair Marble called the meeting back to order at 9:35 p.m.

File V0024-23 – Variance – Lot Size Minimum. The applicants are requesting a minimum lot size variance of 0.42-acres and 1.35-acres where 2.5-acres is required. The property is zoned Suburban. The project is located off U.S. Hwy 95 in Section 16, Township 56 North, Range 2 West, Boise-Meridian. The Hearing Examiner at their December 20, 2023, public hearing recommended that the file be heard by the Zoning Commission based upon the lack of information regarding procurement of urban services.

STAFF PRESENTATION: Planner I Rob Winningham presented a PowerPoint summary of the project concluding this project is not consistent with Bonner County Revised Code.

APPLICANT REPRESENTATIVE: Jeremy Grimm, Whiskey Rock Planning, gave an overview of the property and discussed the Zone Change that was recently approved by the Board of County Commissioners.

PUBLIC/AGENCY TESTIMONY: The following members of the public spoke on the record: Susan Drumheller.

APPLICANT REBUTTAL: Jeremy Grimm addressed concerns made during public testimony.

COMMISSION DELIBERATION: The Chair closed the hearing to public testimony. The Commission discussed Findings and Conclusions.

MOTION TO DENY: Commissioner Webster moved to deny this project, FILE V0024-23, for a reduced minimum lot size of 1.34-acres and 0.42-acres where 2.5-acres is required, based upon the following conclusions:

Conclusion 1

Conditions apply to the property that **do not** apply generally to other properties in the same zone or vicinity, which conditions are a result of lot size, shape, topography, or other circumstances over which the applicant has no control.

Conclusion 2

Special conditions and circumstances **do** result from the actions of the applicant.

Conclusion 3

The granting of the variance **is** in conflict with the public interest in that it **will** be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity of the subject parcel or lot.

This decision is based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at this hearing. I further adopt the following findings of fact and conclusions of law as amended. This action does not result in a taking of private property. The action that could be taken, if any, to obtain the variance is to:

- 1) File a new application with the Planning Department and meet the standards required by Bonner County Revised Code; or
- 2) Appeal the Zoning Commission's decision to the County Commissioners.

Commissioner Clark seconded the motion.

Roll Call Vote

Commissioner Webster	AYE
Commissioner Clark	AYE
Commissioner Marble	AYE
Commissioner Wakeley	AYE

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

Findings of Fact

1. The proposal was reviewed for compliance with BCRC 12-234 Variances, and standards for review of applications, BCRC 12-400, et seq.

2. The lot was platted on July 27, 1912 per Book of Plats, Book 1, Page 140, Instrument Number 022404, Records of Bonner County, Idaho.
3. The lot consists of 1.78-acres per Record of Survey, Instrument Number 784194, dated March 21, 2008.
4. The site does not contain mapped slopes per USGS.
5. The parcel does not contain wetlands per USFWS.
6. The site does not contain a river/stream/frontage on a lake per the NHD.
7. The parcel is within SFHA Zone X per FIRM Panel Number 16017C0950E, Effective Date 11/18/2009. No further floodplain review is required on this proposal.
8. The lot is accessed via U.S. Hwy 95. U.S. Hwy 95 is a 160' right-of-way with a paved 60' travel way.
9. The site is Commercial (C) with a land use designation of Transition.
10. The applicant purchased this lot on January 21, 2022 per Instrument Number 999423, Records of Bonner County.
11. The applicant has applied for a zone change (ZC0010-23) requesting that the entire lot be changed to Commercial zoning. The zone change application was approved by the Zoning Commission on January 24, 2024.

Suggested Conditions of Approval:

Standard permit conditions.

- A-1** Only the lot size minimums as shown on the site plan have been reviewed for variance standards. All other lot design standards and future development must comply with Bonner County Revised Code excepting the modified lot size minimums herein.
- A-2** The granting of this variance shall not supersede any deed restrictions.
- A-3** A land division application must be submitted to the Bonner County Planning Department in order to divide the property.

File ZC0013-23 – Zone Change – Agricultural/Forestry 20 to Rural 5. The applicants are requesting a Zone Change from Agricultural/Forestry 20 to Rural-5.

The lots are 12.76 and (2) 6.28 acres. The properties are zoned A/F-20. The project is located off Baldy Mountain Road in Section 12, Township 57 North, Range 3 West, Boise-Meridian.

STAFF PRESENTATION: Planner I Alex Feyen presented a PowerPoint summary of the project concluding this project is consistent with Bonner County Revised Code.

APPLICANT REPRESENTATIVE: Bryan Quayle, applicant presentative, gave an overview of the properties and the proposed Zone Change.

PUBLIC/AGENCY TESTIMONY: The following members of the public spoke on the record: None.

COMMISSION DELIBERATION: The Chair closed the hearing to public testimony. The Commission discussed Findings and Conclusions.

MOTION TO APPROVE: Commissioner Clark moved to recommend, to the Board of County Commissioners, approval of this project, FILE ZC0013-23, requesting a zone change from Agricultural/Forestry 20 to Rural 5, finding that it is in accord with the general and specific objectives of the Bonner County Comprehensive Plan and Bonner County Revised Code as enumerated in the following conclusions of law:

Conclusion 1

The proposal **is** in accord with the elements of the Bonner County Comprehensive Plan.

Conclusion 2

This proposal was reviewed for compliance with Title 12, Bonner County Revised Code, and **is** found to be in compliance.

Conclusion 3

The proposal **is** in accord with the purpose of the Rural Residential comprehensive land use designation.

Based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at this hearing. Commissioner Clark further moved to adopt the findings of fact and conclusions of law as set forth in the Staff Report (or as amended during this hearing) and direct planning staff to draft written findings and conclusions to reflect this motion, have the Chairman sign, and transmit to all interested parties. This action does not result in the taking of private property.

Commissioner Wakeley seconded the motion

Roll Call Vote

Commissioner Webster	AYE
Commissioner Clark	AYE
Commissioner Marble	AYE
Commissioner Wakeley	AYE

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

Zone Change Findings of Fact:

1. The site does contain mapped slopes that range from 0 and up to 30% and greater. The mapped slopes of 30% and greater are not the prevailing character of this proposal.
2. The proposal is adjacent to Baldy Mountain Road, a Bonner County owned and maintained paved/ gravel right of way.
3. The proposal is not within a mapped critical wildlife habitat.
4. Per the applicant, the proposal is served by individual well and septic system.
5. Natural gas is provided by Avista Utilities and electricity is provided by Northern Lights Inc.
6. The properties are within the Westside Fire District.
7. Law enforcement services are afforded to the subject lots by the Bonner County Sheriff's Department.
8. The proposal is within the City of Dover's area of city impact.
9. Currently the proposal is developed with a single-family dwelling.
10. The properties' comprehensive plan designation were changed from Ag/Forest Land to Rural Residential on October 03, 2023, through Bonner County Resolution 23-72, Bonner County Planning file number AM0010-23.

File ZC0014-23 – Zone Change – Rural 10 to Rural 5. The applicants are requesting a Zone Change from Rural 10 to Rural 5. The property is ±20-acres and zoned Rural 10. The project is located off Hoo Doo Loop in a portion of Section 32, Township 56 North, Range 5 West, Boise-Meridian.

STAFF PRESENTATION: Planner I Rob Winningham presented a PowerPoint summary of the project concluding this project is consistent with Bonner County Revised Code.

APPLICANT REPRESENTATIVE: Jeremy Grimm, Whiskey Rock Consulting, gave a PowerPoint presentation summarizing the proposed Zone Change.

PUBLIC/AGENCY TESTIMONY: The following members of the public spoke on the record: None.

COMMISSION DELIBERATION: The Chair closed the hearing to public testimony. The Commission discussed Findings and Conclusions.

MOTION TO RECOMMEND APPROVAL: Commissioner Wakeley moved to recommend approval to the Board of County Commissioners on this project, FILE ZC0014-23, requesting a zone change from Rural-10 to Rural-5, finding that it is in accord with the general and specific objectives of the Bonner County Comprehensive Plan and Bonner County Revised Code as enumerated in the following 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 Wakeley further moved to adopt the findings of fact and conclusions of law as set forth in the Staff Report (or as amended during the hearing) and direct planning staff to draft written findings and conclusions to reflect this motion, have the Chairman sign, and transmit to all interested parties. This action does not result in a taking of private property.

Commissioner Webster seconded the motion.

Roll Call Vote

Commissioner Webster AYE
Commissioner Clark AYE
Commissioner Marble AYE
Commissioner Wakeley AYE

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

Zone Change Findings of Fact

- The parcel does contain very few mapped slopes that range from 15-30+% grade. Therefore, the parcel is not characterized by slopes steeper than 30%.
- The parcel is not within critical wildlife habitat as identified by federal, state, or local agencies.
- The parcel contains one soil type, Bonner Gravelly Ashy Silt Loam, which is classified as "prime farmland, if irrigated", per the Bonner County Comprehensive Plan.
- Bonner County does not have an irrigation district.
- The parcel is accessed via Hoo Doo Loop, a County owned and maintained road and Ogilvie Land and Dumire Road, privately owned and maintained roads.
- The parcel is not within a floodplain or floodway.
- According to the application, fire protection is provided by West Pend Oreille Fire District.
- Power is provided by Avista Utilities.
- The parcel will be served by individual well and septic system.
- The parcel is located near other parcels that are currently developed at or near five (5) acres.

Zone Change Conclusions of Law:

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

Conclusion 1

The proposal **is** in accord with the elements of the Bonner County Comprehensive Plan.

Conclusion 2

This proposal was reviewed for compliance with Title 12, Bonner County Revised Code, and **was** found to be in compliance.

Conclusion 3

The proposal **is** in accord with the purpose of the Rural 5 zoning district, provided at Chapter 3, Title 12, Bonner County Revised Code.

COMMISSIONER & STAFF UPDATES:

- As of this evening we have nothing on the agenda for the meeting on March 21, 2024. This meeting will most likely be cancelled.
- Complete packets for the Board Update meetings with the Planning Department are on the County Website. These meetings discuss stats and current projects within the Planning Department.

At 11:17 p.m., the Chair declared the hearing adjourned until April 18, 2024.

Respectfully submitted,



Jacob Gabell, Planning Director

The above Minutes are hereby approved this 18th day of April 2024.

Bonner County Zoning Commission



Luke Webster, Vice Chair