



# Agenda

## WEDNESDAY, JUNE 12, 2019

### Bonner County Commissioners

Location: Bonner County Administration Building, 1500 Hwy 2, Sandpoint, ID – 3<sup>rd</sup> Floor, Suite 338

1:30 p.m. Bonner County Commissioners call to order

Public Announcements  
Hearing

**Action Item** File VA0001-19 – Administrative Lot Size Minimum Variance Appeal – Michael D. Bennett is requesting an administrative variance for less than 30% deviation in lot size minimum. The request is for an equal split of a 3 – acre parcel in a Suburban zone to create two 1.5 acre lots, where 2 acres is required. The property is located on Arrowhead Drive in the Cocolalla Lake area in a portion of Section 18, Township 55N, Range 2 West, Boise Meridian. A written administrative decision, denying this project, was provided to the applicant on April 3, 2019. An appeal was received by the Planning department requesting this file be forwarded to the Board of County Commissioners for consideration.

**Action Item** File CC0001-19 – Appeal of Certificate of Compliance – The Coolin Company is seeking a certificate of compliance for a portion of land in Section 2, Township 59 North, Range 4 West, Boise Meridian, containing approximately 10 acres. On May 22, 2019 the Bonner County Planning Director administratively determined that the parcel does not comply with the applicable provisions of Bonner County Code in effect at the time the division of land occurred. He further determined that conditions are required and shall be satisfied prior to the issuance of a certificate of compliance. On May 30, 2019 the Bonner County Planning Department received a written appeal requesting the administrative file be submitted to the Board of County Commissioner for consideration.

**Action Item** File AM0002-19 – BCRC Text Amendment to Title 12: 12-238 (A), 12-238 (C), 12-267 (C), 12-268 (D), 12-214 (B), 12-268 (I), 12-484 (C.7.e.), 12-646 (M), 12-127: (A.1. 2. 3), 12-762 – Bonner County is initiating changes to Bonner County Revised Code **BCRC 12-238 A.:** Administrative Variances: Update variance description to match the definition of variance. **BCRC 12-238 C.:** Change the requirement from letter of interest to application. **BCRC 12-267 C:** Public hearings: Update second sentence in section C to read: Written statements ~~containing more than one standard letter sized, single spaced page~~ shall be submitted to the planning department record no later than ~~five (5)~~ seven (7) days prior to the public hearing. **BCRC 12-268 D.** Amend the second sentence to read: The notice shall be sent at least ~~fifteen (15)~~ twenty-two (22) days prior to the public hearing. **BCRC 12-214 B.** Amend the first sentence to read: At least ~~fifteen (15)~~ twenty-two (22) days prior to the hearing, notice of the time and place of the hearing and a summary of the proposed amendment shall be published in the official newspaper or paper of general circulation within the jurisdiction. **BCRC 12-268 I.** Amend to read: When the Governing Body has made a final decision on an application, the Planning Director shall provide notice to applicants of the final decision in writing ~~by first class mail~~ within five (5) working days of the date of the decision. **BCRC 12-484 C.7.e.:** The number of off-street parking spaces provided on the property, ~~and the maximum number of vehicles allowed to be parked on the property.~~ **BCRC 12-646 M.:** Wetland boundaries and setbacks ~~as set forth in subchapter 7.3 of this title~~ and any proposed easements or easements of record for drainage, channels, overhead and underground utility lines, sanitary sewers and water systems within the tract. **BCRC 12-127: A.1. 2. 3.:** 1. ~~Subdivisions Preliminary plats of four (4) or fewer lots not otherwise eligible for short platting;~~ 2. Variances; 3. Conditional Use Permits, including Planned Unit Developments and Tier III home occupations. 4. Special Use Permits. **BCRC 12-762 GEOTECHNICAL ANALYSIS REQUIRED A.** Amend the first sentence to read: A geotechnical analysis shall be required for proposed building sites, roads, driveways or other development, where any of the following conditions apply. The Planning & Zoning Commission at the public hearing on May 16, 2019 recommended approval of this project to the Board of County Commissioners.

**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.