



Agenda

Thursday, October 7, 2021

Bonner County Planning & Zoning Commission

Location: Bonner County Administration Building, 1500 Hwy 2, Sandpoint, ID - 3rd Floor, Suite 338, 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 Approval of September 16, 2021 P&Z minutes. (If no objections are voiced, Chair may declare minutes approved under consent agenda.)

Public Meeting

5:30 p.m.

Public Hearing

Action Items

File AM0017-21 & ZC0030-21 – Comprehensive Plan Map Amendment & Zone Change - Gary & Rose Reed are requesting a comprehensive plan map change from Prime A/F to A/F and a zone change from A/F-20 to A/F-10 on 76.8 acres. The property is zoned A/F-20. The project is located off Eastside Road in Section 9, Township 57 North, Range 4 West, Boise-Meridian.

File AM0016-21 – Text Amendment – Title 12-333 - Jacob Marble & Josh Pilch are request a Title 12 text amendment as follows: BCRC 12-333 standards (33): (33) Maximum square footage for ministorage, boat storage, and rental warehouse facilities on a single lot or parcel shall be 10,000 square feet for the rural service center and recreation districts. ~~The maximum square footage for ministorage facilities on a single lot or parcel in the commercial district shall be 40,000 square feet and unlimited within the industrial district.~~ Maximum square footage for ministorage, boat storage, and rental warehouses in the commercial and industrial districts shall be unlimited.

File S0003-21 – Sundance Acres Subdivision - Clay Wagner Trust is requesting a subdivision of ±42.54 & 5.09 acres of land to create 27 lots, ranging in size from 1.2 to 6.1 acres. The subject property is zoned Recreation. The project is located off Eastside River Road in Section 10, Township 59 North, Range 4 West, Boise-Meridian. At the Planning & Zoning Commission public hearing on August 19, 2021, the applicant withdrew this file from the proceedings. On August 30, 2021, the applicant requested to move forward once again with the public hearing process.

File V0013-21 – Lot Size Minimum – Variance - U.S. Bank is requesting a lot size minimum variance to create a 2.7-acre lot where 5-acres is required on a 151.16-acre parcel to house an existing septic drainfield on the property. The property is zoned Rural-5. The project is located off Derr Island Road and Apple Grove Lane in Section 4, Township 55 North, Range 2 East, Boise-Meridian.

File MOD0006-21 – Conditional Use Permit Modification – Spires PUD – Mitch Martin is requesting to modify the Conditional Use Permit for Spires Planned Unit Development to change condition A-7, private road standards, for File C892-07. The property is zoned Alpine Village. The proposed project is located off Tall Timber Road and Snag Line in Section 20, Township 58 North, Range 2 West, Boise-Meridian.

Following

Public Hearings

DISCUSSION:

COMMISSIONER & STAFF UPDATES

If interested in participating, please visit our website for details at:

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).