



Agenda

THURSDAY, APRIL 15, 2021

Bonner County Planning & Zoning Commission

Location: Bonner County Administration Building, 1500 Hwy 2, Sandpoint, ID - 1st 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 Approval of April 1, 2021 P&Z minutes. (If
Public Meeting no objections are voiced, Chair may
declare minutes approved under consent
agenda.)
- 5:30 p.m.** **File MOD0001-21 – Modification of a PUD – Willow Brook Landing, LP** is requesting
Public Hearing a modification of a planned unit development, file C818-05, to create a lot from
Action Items Tract D, a 2.79-acre common area. The property is zoned Recreation. The project is
located off Dawson Avenue in Section 1, Township 55 North, Range 4 West, Section
36, Township 56 North, Range 4 West, Boise-Meridian. The Planning and Zoning
Commission at the April 1, 2021 continued this file to a date and time certain of April
15, 2021 to fully consider the terms and conditions of the original file C818-05.
- File AM0001-21 – Comprehensive Plan Map Amendment – Ag/Forest to Rural
Residential – Michael McKee** is requesting a Comprehensive Plan Map Amendment
from Ag/Forest designation to Rural Residential for their 10-acre parcel. The
property is zoned A/F-10. The project is located off Saunders Road in Section 1,
Township 54 North, Range 6 West, Boise-Meridian.
- File CUP0003-21 – Conditional Use Permit – Wedding Venue – Todd & Qian Scalia**
are requesting a conditional use permit for a private community facility (small
wedding venue) on a 90-acre parcel. The property is zoned Rural-5. The project is
located off Ove Lane in Section 29, Township 56 North, Range 2 West, Boise-
Meridian.
- File MOD0002-21 – Conditional Use Permit - Modification of a PUD – South Ridge
Ski, LLC** is requesting a modification of a planned unit development, file C892-07, to
modify language regarding the requirement of a 130,000 gallon reservoir to have it
changed to a 70,000 gallon reservoir on a 16.77 acre parcel within the Spires PUD
boundaries. The property is zoned Alpine Village. The project is located off Tall
Timber Road in Section 20, Township 58 North, Range 2 West, Boise-Meridian.
- File ZC0003-21 – Zone Change – Rural-10 to Rural-5 – Tammy Mear & Katy Wack**
are requesting a zone change from Rural-10 to R-5 for a 20-acre property. The
property is zoned Rural-10. The project is located off Riverview Ridge in Section 23,
Township 57 North, Range 3 West, Boise-Meridian.
- Following** **DISCUSSION: COMMISSIONER & STAFF UPDATES:**
- Public Hearings** Comp Plan 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)