



# Agenda

THURSDAY, APRIL 29, 2021

## Bonner County Planning & Zoning Commission

Location: Bonner County Administration Building, 1500 Hwy 2, Sandpoint, ID – 3<sup>rd</sup> Floor BOCC Meeting Room, Ste 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 April 1, 2021. April 14, 2021, and April 15, 2021 P&Z minutes. (If no objections are voiced, Chair may declare minutes approved under consent agenda.)
- Public Meeting**
- 5:30 p.m.** **At the request of the applicant this file is continued to May 6, 2021 at 5:30 p.m.**
- Public Hearing** **File V0007-21 – Variance – Street Setback & Waterfront Bulk Increase - Mary Westberg** is requesting a 10 foot easement setback where 25 feet is required for reconstruction of a home; a zero easement setback where 25 feet is required for construction of an attached two car garage and a bulk increase of 175 sq ft inside the 40 foot shoreline setback. The parcel is zoned Recreation (Rec). The project is located off S Mackinaw Rd in Section 10, Township 60N, Range 4W, Boise-Meridian.
- Action Items**
- File CUP0007-21 – Conditional Use Permit - Gravel Pit/Rock Crushing – Bonner** is requesting to expand its gravel pit and rock crushing onto parcels RP54N05W072250A & RP54N05W071280A. The property is zoned Rural-5. The project is located off Highway 41 in a portion of Section 7, Township 54 North, Range 5 West, Boise-Meridian.
- File CUP0008-21 – Conditional Use Permit - Communications Tower – Avista** is requesting to expand its microwave capability in and out of Baldy Mountain with the installation of a 60 foot self-supporting wireless communication tower occupying a 30 foot by 60 foot location on parcel # RP58N03W350001A. The property is zoned Ag/Forest-20. The project is located off Forest Road 2601 in a portion of Section 35, Township 58 North, Range 3 West, Boise-Meridian.
- File SUP0001-21 – Special Use Permit - Temporary Batch Plant - GRANITE HILL LLC** is requesting an Administrative Temporary Special Use Permit within the existing Granite Hill Rock Pit which is located on about 35.5 acres along the old highway 95 and Granite loop Road. The property is zoned Rural 5 (R-5). The project is located off Hwy 95 in Section 26, Township 54 North, Range 3 West, Boise-Meridian.
- File V0005-21 – Variance – Lot Size Minimum - Elliot Grant** is requesting a lot size minimum variance to divide a 13.67-acre parcel into two parcels. The first parcel will be 7.97 acres and second parcel will be 5.7 acres where 10 acres is required. The lot size minimum variance will create one parcel for each existing home already situated on the property. The parcel is zoned Agricultural/forestry 10 (A/f-10). The project is located off Juneberry Ln in Section 26, Township 55N, Range 4W, 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](http://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)