



Agenda

THURSDAY, MAY 6, 2021

Bonner County Planning & Zoning Commission

Location: Bonner County Admin Building, 1500 Hwy 2, Sandpoint, ID – 3rd Floor conference 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 29, 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 S0002-21 – Preliminary Plat Subdivision – Valiant Idaho**, LLC is requesting a preliminary plat creating 17 residential lots and 2 open space lots in accordance with an already approved PUD (C832-05) The property is zoned Recreation. The project is located west of the western terminus of Oxbow Road in Section 36, Township 58 North, Range 1 West, Boise-Meridian.

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.

File V0004-21 – Variance – Front Yard Setback - Michael & Tina Kosmicki are requesting a 10' front yard setback where 25' is required for the construction of a detached garage. The parcel is zoned Rural 5 (R-5). The project is located off Wooded Acres Dr in Section 35, Township 57N, Range 3W, Boise-Meridian.

File V0006-21 – Variance – Front Yard & Waterfront Setback and Bulk Increase – Rolf Paulson is requesting a 15 foot street setback where 25 feet is required, a 35 foot shoreline setback where 40 feet is required and a bulk increase in order to build a two-story residence to replace the current cabin. The parcel is zoned Rural 5 (R-5). The project is located off Bailey Ln in Section 10, Township 62N, Range 4W, Boise-Meridian.

File CUP0001-21 – Conditional Use Permit – 40' X 208' Storage Units – Janet Langley is requesting approval to construct two 40'x208' mini-storage buildings each totaling 8,320 sq. ft on two vacant 0.7-acre parcels located in Merle's Estates. The property is zoned Rural Service Center. The project is located off Dickensheet Rd. in Section 15, Township 59 North, Range 4 West, Boise-Meridian.

File CUP0006-21 – Conditional Use Permit – Duplex – Joseph & Ashlee Schulteis and Kevin & Jennifer Schneider are requesting a conditional use permit to constructing a duplex on a 0.46-acre parcel. The property is zoned as Alpine Village (AV). The project is located off Telemark Road in Section 20, Township 58 North, Range 2 West, Boise-Meridian.

File AM0004-21 – Title 12 Text Amendment – Bonner County is initiating an amendment to Bonner County Revised Code Title 12-341: GENERAL PROVISIONS FOR NONCONFORMING USES AND STRUCTURES: to include the following proposed changes:

Add 12-341 A. 3. For natural resource based uses set forth in BCRC 12-336 and Table 3-6, nonconforming uses may be expanded within the parcel boundaries existing at the date of adoption of this ordinance. Uses to be expanded beyond the existing parcel boundaries at the time of this ordinance shall require compliance with current code.

Replacing Letter C. with the following proposed language: If a nonconforming use has ceased for ten (10) years or has been replaced with a conforming use, the nonconforming use shall be deemed abandoned and shall not be reestablished. If nonuse or vacancy continues for a period of a year or longer, the county may request resolution of the nonconforming use right according to procedures outlined in Idaho Code section 67-6538(2) as it may be amended or retitled from time to time.

Following **DISCUSSION: COMMISSIONER & STAFF UPDATES:**

Public Hearings

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)