



Agenda

THURSDAY, JUNE 3, 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 May 27, 2021 P&Z minutes. (If no objections are voiced, Chair may declare minutes approved under consent agenda.)
- Public Meeting**
- 5:30 p.m.** **File V0009-21 – Variance – Street Setback – Yomanone LLC** is requesting a 15’ street setback where 25’ is required to construct a detached garage on a 0.25-acre lot. The property is zoned as recreation. The project is located off Paul Jones Beach Road in Section 10, Township 59 North, Range 4 West, Boise-Meridian.
- Public Hearing**
- Action Items**

File MOD0003-21 – Modification of Conditional Use Permit – Kootenai Ponderay Sewer District is seeking to modify CUP file C607-96 to construct two separate projects on their parcel located at 511 Whiskey Jack Rd. The first project is a 2,592 sf (36’x72’) building which will be used as shop/storage space in order to store equipment that is now stored outside. The second project, to be completed within the next 5 years is an approximate 200’x400’ expansion of the plant’s sewer treatment facilities on the western portion of the property. The property is zoned suburban. The project is located off whiskey jack Rd. in Section 6, Township 57 North, Range 1 West, Boise-Meridian.

File AM0006-21 & ZC0004-21 – Comprehensive Plan Map Amendment & Zone Change – Cornelison Trust is requesting a comprehensive plan map change from Ag/Forestry 20 to Rural-5 acre and a zone change from Ag/Forest Land 10-20 acre to Rural-Residential 5-10 acre. The project is located off Goldfinch Lane and Barn Owl Drive in Section 21, Township 54 North, Range 4 West, Boise-Meridian.

File - AM0007-21 & ZC0016-21 – Comprehensive Plan Map Amendment & Zone Change – Kraly is requesting a Comprehensive Plan Land Use Designation Change from Ag/Forest Land (10-20 AC) to Transition (<=2.5 AC) and a Zone Change from Agricultural/forestry 10 (A/f-10) to Commercial (C). The property is zoned Agricultural/forestry 10 (A/f-10). The project is located off Colburn Culver Road in Section 4, Township 57 North, Range 1 West, Boise-Meridian.

File AM0008-21 – Title 12 Text Amendment – Bonner County is initiating a text amendment to BCRC 12-336: Resource Based Use Table (amending the table to add to the table and code those changes indicated by underline and red font).
 Table 3-6 Resource Based Use Table

USE	Zoning District								
	F	A/F	R	S	C	I	RSC	REC	AV
Batch Plant – asphalt and/or concrete (4) (21) (22)	C	C	C			P			

(4) Specified conditions with respect to emissions of noise, light, glare, smoke, odor, dust, particulate matter, vibrations or hours of operation may be prescribed differently from those required in a given district, as to be compatible with other applicable state and federal standards. (21) Batch plant operations shall be located outside of city impact areas. The emissions control system(s) on such batch plants shall be of “Best Available Control technology” (BACT) as generally accepted under relevant industry standards, within five (5) years prior to application. (22) A Batch Plant shall only locate in an active gravel pit. A batch plant placed in a gravel pit shall be considered a separate, discrete use, and not the increased intensity of a grandfathered use to operate the gravel pit itself.

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)