



# Agenda

THURSDAY, JULY 15, 2021

Bonner County Planning & Zoning Commission

Location: Bonner County Administration Building, 1500 Hwy 2, Sandpoint, ID - 1<sup>st</sup> 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.

**Public Meeting**

Consent Agenda Approval of June 24, 2021 and July 1, 2021 P&Z minutes. (If no objections are voiced, Chair may declare minutes approved under consent agenda.)

5:30 p.m.

**Public Hearing**

**Action Items**

**File CUP0011-21 – Conditional Use Permit – Communication Tower - Nathan & Lisa Weis** are requesting a Conditional Use Permit for the construction of a new 80' communications tower/facility to be used for Inland Cellular on a 5-acre parcel. The proposed 30' x 30' fenced compound will include an 8' x 12' equipment building, tower and H-frame for power and telephone connections. The property is zoned Rural 5-acre. The project is located off Eastshore Road in Section 9, Township 61 North, Range 4 West, Boise-Meridian.

**File CUP0013-21 – Conditional Use Permit – Communication Tower - Weis Towers, LLC** are requesting a conditional use permit to construct a communications tower. The proposed monopole tower will be designed to be 190' tall and will be housed by a 100 x 100 enclosed compound which will also include a 8' x12' equipment building and H frame for power and telephone connections. The property is zoned Agricultural/forestry 10-acre. The project is located off Mud Gulch Road and Poloma Lane in Section 16, Township 58 North, Range 4 West, Boise-Meridian.

**File ZC0024-21 - Zone Change - Rural-10 to Rural-5 – Jeffrey Eich** is requesting a zone change from Rural-10 to Rural-5. The Comprehensive Plan designation is Rural Residential. The 10-acre parcel is located off Westmond Road in Section 34, Township 56 North, Range 2 West, Boise-Meridian.

**File ZC0025-21 – Zone Change – Ag/F-20 to Ag/F-10 – Julie Louise Behrens** is requesting a Zone change from Agricultural/Forestry-20 to Agricultural/ Forestry-10. The property area is approximately 20 acres. The project is located off Spirit Lake Cutoff Road in Section 10, Township 55 North, Range 4 West, Boise-Meridian.

**File ZC0026-21 – Zone Change – R-10 to R-5 - Evergreen Electric & HVAC, INC.** is requesting a Zone change from Rural-10 to Rural-5 to create 5-acre parcels. The property is approximately 20.07 acres. The project is located off Hunter Road in Section 16, Township 54 North, Range 5 West, Boise-Meridian.

**File MOD0004-21 – Conditional Use Permit Modification – Bed & Breakfast with Wedding Venue – Margaret Murphy & Dale Balsley** are requesting a modification to a Conditional Use Permit, File C953-11, to add a wedding venue to their existing Bed and Breakfast establishment. The 20-acre property is zoned Rural 10. The project is located off Homestead Hollo in Section 6, Township 54 North, Range 2 West, Boise-Meridian.

**File CUP0016-21 – Conditional Use Permit - Multi-family Condos – Blott, LLC** is requesting a Conditional Use Permit to create two structures on two lots totaling 1.16 acres. Each structure will have five condo units in a tear drop pattern with a deck between each. Each new condo unit will be 748 SF (22'x34') and have its own parking spot for two cars, approximately 330 SF (15'x22') and its own deck, approximately 100 SF (10'x10'). The property is zoned Alpine Village (Av). The project is located off the corner of Parallel Run and Snowplow Road 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](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)