



Agenda

Thursday, February 3, 2022

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 January 20, 2022 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 V0028-21 – Depth to Width Ratio & Angle of Intersection Variance – Gail Wolf is requesting a depth to width ratio of up to 8.5:1 where 3:1 is required and an angle of intersection of 84° to 96° degrees where 85° to 95° is required to combine adjacent lots currently divided by a private easement. The properties are zoned Rural-5. The project is located off Mountain Estates Drive in Section 3, Township 55 North, Range 4 West, Boise-Meridian.

File V0029-21 – Lot Size Minimum Variance – John & Gayle Grubich are requesting a lot size minimum of 0.919 acres where ten acres is required. The lot began as a legal nonconforming lot of 0.963 acres. The request includes a property line setback of 6 feet. The property is zoned Rural-10. The project is located off Eureka Road in a portion of Section 27, Township 57 North, Range 01 West, Boise-Meridian.

File V0030-21 – Street Setback Variance – Michael & Patricia Gaylord are requesting an 8-foot street setback where 25 feet is required to build a small two car garage. The property is zoned Recreation. The project is located off West Garfield Bay Road in a portion of Section 21, Township 56 North, Range 01 West, Boise-Meridian.

File CUP0023-21 – Conditional Use Permit – Stan Kraly is requesting a Conditional Use Permit for a church on 2.5 acres of the 17.68-acre parcel. The property is zoned Agricultural/Forestry. The project is located off Colburn Culver Road in Section 4, Township 57 North, Range 1 West, Boise-Meridian.

File CUP0026-21 – Conditional Use Permit – Communications Tower – Valiant Idaho, LLC is requesting a Conditional Use Permit for a communications tower on a 93.96-acre parcel. The property is zoned Recreation. The project is located off State Highway 200 and South Idaho Club Drive in Section 6, Township 57 North, Range 1 East, Boise-Meridian.

Following **DISCUSSION**: Commissioner and 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)