

BONNER COUNTY PLANNING and ZONING COMMISSION
PUBLIC HEARING MINUTES
SEPTEMBER 6, 2018

CALL TO ORDER: Chair Don Davie called the Bonner County Planning and Zoning Commission hearing to order at 5:30 p.m. in the 1st Floor Conference Room of the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho.

PRESENT: Commissioners Chair Don Davis; Vice Chair Kris Sabo; Brian Bailey; Taylor Bradish; and Sheryl Reeve

ABSENT: Trevor Kempton and Suzanne Glasoe

ALSO PRESENT: Planning Director Milton Ollerton; Planner I Sam Ross; Planner I Hailee Sabourin, and Office Manager Jeannie Welter

CHANGES IN AGENDA:

Application withdrawn for File C1012-18 – Conditional Use Permit Wedding Venue – Nick & Ashley Capobianco are requesting for a wedding and event venue of limited scale. The Conditional Use Permit would allow for weddings, ceremonies, banquets, functions, fund-raisers, dances, celebrations, reunions, meetings, retreats, training, seminars, classes and/or any other social occasions. The property is approximately 20 acres in size, accessed at 294 Iora Lane, Athol, Idaho, and lies in Section 30, Township 54 North, Range 2 West, B.M.

No minutes to approve.

PUBLIC HEARINGS:

AMENDMENT & ZONE CHANGE

CALL FOR VISUAL, HEARING OR OTHER IMPAIRMENT REQUIRING ASSISTANCE: The Chair asked whether anyone needed special assistance to hear, see or participate in these proceedings. Hearing no response, the Chair continued with the public hearing.

File AM164-18 Comp Plan Map Amendment Commercial to Rural Residential & ZC367-18 Zone Change Suburban to Rural 5 – Betty Holley, Kathleen Cook, & Becki Jo Hunter are requesting to take 5.5 acres from an existing 23.8 acre parcel, changing the comprehensive plan designation from Neighborhood Commercial to Rural Residential and changing the zone from Suburban to Rural 5. The property is located West of Priest River on Shannon Lane in Section 22, Township 56 North and Range 5 West, B.M.

CONFLICT OF INTEREST/DISCLOSURE DECLARATIONS: The Chair requested the Commissioners declare any conflicts of interest or disclosures. The Chair noted that there were no disclosures or conflicts.

STAFF PRESENTATION: Planning Director Milton Ollerton presented a Power-Point summary of the project and previously circulated staff report, concluding this project is consistent with the Comprehensive Plan and Bonner County Revised Code.

Commissioner Davis asked if this property was outside the area of city impact. Director Ollerton confirmed it is outside the area of city impact.

APPLICANT PRESENTATION: Marty Taylor, Certified Land Use Planner with James A. Sewell & Associates stated he would rely on the application for details of the project. He stated the applicants are attempting to fit the zoning to the use of the property. Third part of the plan will be a Minor Land Division.

PUBLIC/AGENCY TESTIMONY: None.

APPLICANT REBUTTAL: None.

COMMISSION DELIBERATION: The Chair closed the hearing to public testimony. The Commission discussed Findings and Conclusions.

Comprehensive Plan Amendment Motion by the governing body:

PLANNING COMMISSION

MOTION TO APPROVE: Commissioner Sabo moved to recommend approval to the Board of County Commissioners, this project FILE AM 164-18 a comprehensive plan map change from Neighborhood Commercial to Rural Residential, finding that it is in accord with the general and specific objectives of the Bonner County Comprehensive Plan and Bonner County Revised Code as enumerated in the following conclusions of law, and based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at this hearing. Commissioner Sabo further moved to adopt the following findings of fact and conclusions of law as written. This action does not result in a taking of private property. Commissioner Bailey seconded the motion

VOTED upon and the Chair declared the motion carried, unanimously.

Zone Change Motion by the Governing Body:

PLANNING AND ZONING COMMISSION

MOTION TO APPROVE: Commissioner Sabo moved to recommend approval to the Board of County Commissioners this project FILE ZC367-18 to change the zoning designation for the subject property from Suburban to R-5 with 5 acre minimums, finding that it is in accord with the general and specific objectives of the Bonner County Comprehensive Plan and Bonner County Revised Code as enumerated in the following conclusions of law, and based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at