

**BONNER COUNTY PLANNING and ZONING COMMISSION**  
**PUBLIC HEARING MINUTES**  
**THURSDAY, OCTOBER 4, 2018**

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

**PRESENT:** Commissioners Chair Don Davis; Brian Bailey; Taylor Bradish; Trevor Kempton; and Suzanne Glasoe

**ABSENT:** None

**ALSO PRESENT:** Planning Director Milton Ollerton; Planner I Caitlyn Reeves; and Office Manager Jeannie Welter

**CHANGES IN AGENDA:**

**File CM1007-18 – Modification to PUD – Trestle Creek Investments** is requesting to modify an approved planned unit development decreasing from nine residential lots to six residential lots with 3 lots dedicated to open space. The project will remove the proposed wastewater treatment lagoon and land application area to now include a community leach field. The new proposal will replace a hammerhead with a cul-de-sac requiring a stormwater management plan. The project is located off Hwy 200 on Idaho Country road, in a portion of Section 21, Township 57 North, Range 1 East.

Planning Director Milton Ollerton stated the applicant requested the file be continued to a date and time certain of Thursday, October, 18, 2018 at 5:30 p.m.

**CONSENT AGENDA:**

**APPROVAL OF MINUTES:** The Chair requested the Commissioners declare if they had any corrections or changes to the approval of minutes as written for: September 20, 2018. Hearing no changes or objections, the Chair declared the minutes approved as written.

**PUBLIC HEARING:**

**VARIANCE**

**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 V509-18 – Lot Size Minimum Variance – Ralph & Beverly Goding** are requesting a division of a ±1.4 acre parcel from a ±5.6 acre parcel currently divided by the county right of way where a 2 acre lot size minimum is required. The

property is a ±5.6 acre parcel described as Tax 88 in Section 16, Township 56 North, Range 2 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:** Planner I Caitlyn Reeves presented a PowerPoint summary of the project and previously circulated staff report, concluding this project is consistent with Bonner County Revised Code.

**APPLICANT PRESENTATION:** Project representative Bryan Quayle of Quayle Land Use Consulting stated the parcel is substantially larger than adjacent residential subdivision lots. The area lots and the subject property are served by the community water system and individual sewer systems. He further stated there are not many domestic wells in the immediate area. The existing tank and drain field on the property have functioned for approximately 16 years without any problems or failures.

**PUBLIC/AGENCY TESTIMONY:** None.

**APPLICANT REBUTTAL:** None.

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

**MOTION:** Commissioner Bradish moved to approve this project FILE V509-18 for a lot size minimum variance for a ±1.4 acre parcel, finding that it is in accord with the 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 Bradish further moved to adopt the following findings of fact and conclusions of law as written. The action that could be taken to obtain the variance is to complete the Conditions of Approval as adopted. This action does not result in a taking of private property. Commissioner Kempton seconded the motion.

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

**Background:**

**A. Site data:**

- Subject parcel is ±5.6
- Proposed lot is ±1.4
- Site contains single family dwelling with an attached garage permitted under building location permit 2002-0086.

**B. Access:** The property is accessed from Beverly Drive a paved county maintained public right of way.