

**BONNER COUNTY PLANNING and ZONING COMMISSION  
PUBLIC HEARING MINUTES  
NOVEMBER 15, 2018**

**CALL TO ORDER:** Chair Davis called the Bonner County Planning and Zoning Commission public meeting/hearing to order at 4:30 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; Vice Chair Brian Bailey; Taylor Bradish; Trevor Kempton; Sheryl Reeve; Suzanne Glasoe; and Matt Linscott

**ABSENT:** None

**ALSO PRESENT:** Planning Director Milton Ollerton; Floodplain Manager Jason Johnson; Planner I Sam Ross, and Office Manager Jeannie Welter

**EXECUTIVE SESSION**

**MOTION:** Commissioner Bailey moved to enter into an Executive Session pursuant to Idaho Code §74-206(1)(a) to consider hiring; conducting interviews for the area plan committees at 4:32 p.m., Thursday, November 15, 2018. Commissioner Reeve seconded the motion.

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

At 5:32 Commissioner Bradish moved to reconvene to the public meeting and close the executive session. Commissioner Bailey seconded the motion.

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

**MOTION:** Commissioner Bailey moved to approve all three of the applicants for the committees being Dianne Wheeler and Alison Burnett to the Selle committee, and Richard Miller to the Sagle committee. Commissioner Glasoe seconded the motion.

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

**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: November 1, 2018. Commissioner Davis clarified for the record verbiage regarding public testimony. He asked Commissioner Linscott to confirm that he asked Mr. Moran if there were any houses built within the subdivision. Mr. Linscott confirmed that was his question. Commissioner Davis further asked Commissioner Linscott to confirm if Mr. Moran stated there were no vacant lots. Commissioner

Linscott confirmed that was the testimony of Mr. Moran. Commissioner Davis then asked that the minutes be amended to reflect these changes. Hearing no changes or objections, the Chair declared the minutes approved as amended.

**PUBLIC HEARINGS:**

**VARIANCE**

**File V510-18 – REQUEST TO CONTINUE TO A DATE AND TIME CERTAIN OF DECEMBER 20, 2018 AT 5:30 P.M. - Front, Rear & Yard Setback Variance – Keith & Cheryl Shoff** are requesting a 15'-10" front setback, an 11' rear setback, and a 20' side yard setback for a new single-family dwelling. The project is located on Steamboat Bay Place off North Steamboat Bay Road. The property is a 0.439 acre lot located in a portion of Section 27, Township 60 North Range 4 West, B.M.

**CONDITIONAL USE PERMIT**

**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. One individual in the audience requested hearing assistance. Hearing no additional response, the Chair continued with the public hearing.

**File C1015-18 – Conditional Use Permit – Asphalt Batch Plant – Frank & Carol Linscott** are requesting a Conditional Use Permit for a batch plant operation on a ±140 acre parcel of land currently used as a gravel pit. The project is located off of Pit Road in Section 10, Township 56 North, Range 2 West, Boise-Meridian.

**CONFLICT OF INTEREST/DISCLOSURE DECLARATIONS:** The Chair requested the Commissioners declare any conflicts of interest or disclosures. Commissioner Linscott disclosed the applicant is a relative of his and he recused himself from the proceedings. Commissioner Bailey stated Union Asphalt's concrete side of their division is one of his three suppliers. He stated he has not been using them and this is not a conflict for him. The Chair noted there were no additional disclosures or conflicts.

**STAFF PRESENTATION:** Planner I Sam Ross presented a PowerPoint summary of the project and previously circulated staff report, concluding this project is consistent with Bonner County Revised Code.

**APPLICANT PRESENTATION:** Steve Syrcle, Tri-State Engineers thanked the Planning department for their guidance and assistance through the process. He stated he believes this project is consistent with BCRC. Many gravel pits have batch plants. Interstate's current travel route of operation is to truck raw material from the Linscott pit 7.7 miles one way or 15.5 miles round trip to the current plant location for processing the material. The approval of this project will reduce truck travel and ware and tare along these routes. He stated in the past temporary batch plants have been approved to operate for a period of time at the Linscott pit for various projects without any complaints. He presented a video of how it is created.