

**BONNER COUNTY PLANNING and ZONING COMMISSION  
PUBLIC HEARING MINUTES  
DECEMBER 20, 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; Vice Chair Brian Bailey; Trevor Kempton; Sheryl Reeve; Suzanne Glasoe; and Matt Linscott

**ABSENT:** Taylor Bradish

**ALSO PRESENT:** Planning Director Milton Ollerton; Planner I Halee Sabourin; and Office Manager Jeanne Welter

**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: December 6, 2018. Hearing no changes or objections, the Chair declared the minutes approved as written.

**PUBLIC HEARINGS:**

**PRELIMINARY PLATS**

**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 S1994-18 – Preliminary Plat Subdivision – Spirit Lake North, LLC** is requesting a subdivision of 80 acres of land creating 16 individual lots, and a 10 acre parcel into 2 individual lots. The project is located 2.5 miles Northeast of the city of Spirit Lake, east of Cardinal lane off of Peregrine road in Section 21, Township 54 North, Range 4 West of the B.M. Proposed zoning at time of subdivision will be 5 acre minimums.

**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 Halee Sabourin 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 Marty Taylor, James A. Sewell & Associates stated this is simply the next installment of the Quail Ridge

project. He stated the paved road plans have been made a part of the packet. Parcels will be serviced by individual wells.

**PUBLIC/AGENCY TESTIMONY:**

Larry Brown spoke on the record stating the school district was left off of the review. He asked in the future if the Lakeland school district can be included in the review.

**APPLICANT REBUTTAL:** None.

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

**Motion by the governing body:**

**MOTION TO APPROVE:** Commissioner Kempton moved to recommend approval to the County Commissioners this project FILE S1994-18, Quail Ridge 2<sup>nd</sup> Addition and Replat of Lot 4, Block 2, Quail Ridge 1<sup>st</sup> Addition, finding that it is in accord with 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 Kempton further moved to recommend the following findings of fact, conclusions of law and conditions of. The action that could be taken to obtain the plat is to complete the Conditions of Approval as adopted. This action does not result in a taking of private property. Commissioner Linscott moved seconded the motion.

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

**Background:**

**A. Site data:** Parcel size: Parent parcel is ±80 acres, all 16 lots proposed to be ±5 acres in size. Additionally, the parent parcel, per Quail Ridge 1<sup>st</sup> Addition, is ±10 acres, proposed to be two (2) ±5 acre parcels. Current zoning: Rural five (5) acre minimums.

**B. Access:** Peregrine Road crosses Idaho Department of Lands property in Section 20 and intersects Section 21 about 1320 feet north of the south line of Section 20. This roadway benefits all lands within Section 21 (Instrument 667186). Peregrine Road and Cardinal Lane also access the subject property via a 60 foot wide ingress, egress and utility easement (Book 8, Plats, Page 134). In order to accommodate the Quail Ridge 1<sup>st</sup> Addition and the Replat thereof, Goldfinch Lane was extended northerly and Barn Owl Drive was extended southerly via an existing 60 foot wide ingress, egress and utility easement (Instrument 863854). Roads were paved associated with the Replat of Quail Ridge 1<sup>st</sup> Addition (file S1943-18). According to AM162-18 and ZC365-18 additional road construction is required, specifically applicant shall improve all roads within the subdivision to low volume road