

**BONNER COUNTY PLANNING and ZONING COMMISSION  
PUBLIC HEARING MINUTES  
JANUARY 3, 2019**

**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; Taylor Bradish, Sheryl Reeve; Suzanne Glasoe; and Matt Linscott

**ABSENT:** Vice Chair Brian Bailey and Trevor Kempton

**ALSO PRESENT:** Planning Director Milton Ollerton and Office Manager Jeannie Welter

**CHANGES IN AGENDA:**

File V519-18 to be continued to a date and time certain of January 17, 2019

No minutes for approval.

**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 AM169-18 & ZC371-18 – Comprehensive Plan Map Amendment – Rural Residential to Resort Community & Zone Change – Rural-10 to Recreation – Timber Basin Aitpark** is requesting to amend the County Comprehensive Plan Map designation from Rural Residential to Resort Community, and requesting the Rural-10 zone be changed to a Recreation Zone consistent with the grandfathered uses of the property. The property is located on Timber Basin Road in a portion of Sections 4 and 9, Township 56 North, Range 1 West, Boise Meridian.

**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:** Director Ollerton presented a PowerPoint summary of the project and previously circulated staff report, concluding this project is consistent with Bonner County Comprehensive Plan and Bonner County Revised Code.

**APPLICANT PRESENTATION:** Katherine Duddy stated as soon as they found out the property was not zoned correctly they reached out to determine what they needed to do to bring things into compliance.

**PUBLIC/AGENCY TESTIMONY:**

Louis Neves spoke on the record in favor of the project.

**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:**

**MOTION TO APPROVE:** Commissioner Linscott moved to recommend approval to the Board of County Commissioners on this project, FILE AM169-18, requesting a comprehensive plan amendment for the subject property from Rural Residential to Resort Community, 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 Linscott further moved to recommend the following findings of fact and conclusions of law as written (or as amended). This action does not result in a taking of private property. Commissioner Reeve seconded the motion.

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

**Zone Change Motion by the Governing Body:**

**MOTION TO APPROVE:** Commissioner Glasoe moved to recommend approval of this project, to the Board of County Commissioners, FILE ZC371-18, requesting a zone change from Rural-10 to Recreation, 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 Glasoe further moved to recommend the following findings of fact and conclusions of law as written. This action does not result in a taking of private property. Commissioner Linscott seconded the motion.

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

**Background:**

**A. Site data:** The parcel is #33 acres. There are two parcels: RP56N01W049007A – 15.463 acres and RP56N01W090002A – 17.845 acres.