

**BONNER COUNTY PLANNING and ZONING COMMISSION
PUBLIC HEARING MINUTES
THURSDAY, JANUARY 17, 2019**

CALL TO ORDER: Chair Davis 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 Brian Bailey; Trevor Kempton; Sheryl Reeve; Suzanne Glasoe; and Matt Linscott

ABSENT: Taylor Bradish

ALSO PRESENT: Planning Director Milton Ollerton; Floodplain Manager Jason Johnson; Planner I Caitlyn Reeves; Planner I Sam Ross; Planner I Halee Sabourin; Administrative Assistant II Emily Aerni; and Office Manager Jeannie Welter

CONSENT AGENDA:

APPROVAL OF MINUTES: The Chair requested the Commissioners to declare if they had any corrections or changes to the approval of minutes as written for: December 20, 2018 and January 3, 2019. Hearing no changes or objections, the Chair declared the minutes approved as written.

PUBLIC HEARINGS:

CONDITIONAL USE PERMIT MODIFICATION

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 CM574-18 – Conditional Use Permit – Modification of PUD – Highlands HOA is requesting a modification of the approved PUD site plan by removing a 0.38-acre lot from the 23.08 acre "common area". The project site is located on the 23.08-acre common area at the end of Red Fir Road at the intersection of Red Fir Road and Hopper Lane in Section 2, Township 56 North, Range 1 East, 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 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: Marty Taylor, Certified Land Use Planner with James A. Sewell & Associates stated the site plan is the controlling plan for the property. He stated the applicants are requesting to modify condition C-1 of the original conditional use permit, which requires a site plan modification.

PUBLIC/AGENCY TESTIMONY: None.

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 Linscott moved to recommend approval this project FILE CM574-18, a modification of the Highlands PUD to the Board of County Commissioners, 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 adoption of the following findings of fact and conclusions of law as. The action that could be taken to obtain the conditional use permit is to complete the Conditions of Approval as adopted. 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.

Background:

A. Site data:

- a. Acreage: ±23.08 acres (common area)
- b. Acreage: 0.38 acres (proposed lot)
- c. Legal Description: The Highlands PUD Common Area
 - i. (Book 5 of Plats, Page 129)
- d. Zoning: Recreation
- e. Use: Common Area

B. Access:

- a. Red Fir Road – public, maintained by Bonner County
- b. Hopper Lane – public, privately maintained

C. Environmental factors (common area):

- a. Hydrography: Lake Pend Oreille (USGS)
- b. Floodplain: Zone X/AE, Firm Panel #: 16017C0981E (FEMA)
- c. Vegetation: Moderately forested (Application)
- d. Soils: Pend Oreille-Rock Outcrop Complex, 5 To 45 Percent Slopes (Not Prime Farmland – NRCS)

- e. Wetlands: Freshwater Lake (USFWS NWI)
- f. Slopes: >30% on site; <30% on proposed lot (USGS)

D. Services:

- a. Water: Individual well on site; now water service is proposed
- b. Sewer: No sewage disposal service is proposed
- c. Fire: Sam-Owen Fire
- d. Power: Avista
- e. School: Bonner School #84

E. Comprehensive Plan, Zoning and Current Land Use

Compass	Comp Plan	Zoning	Current Land Use & Density
Site	Resort Community	REC	PUD Common Area
North	Resort Community	REC	Residential
East	Resort Community	R-5	Productivity/Forest Land
South	Resort Community	REC	Residential/Lake
West	Lake	Lake	Lake Pend Oreille

F. Standards review

BCRC 12-223 specifies that the Commission shall review the particular facts and circumstances of each proposal. To grant a conditional use permit, the Commission must find there is adequate evidence showing the proposal is in accord with the general and specific objectives of the comprehensive plan and Title 12 and the proposed use will neither create a hazard nor be dangerous to persons on or adjacent to the property

- BCRC 12-221, General Provisions
 - Required: Once a conditional use permit is approved, the terms and conditions of the conditional use permit become the controlling plan for the use of the property and may only be changed in accord with section 12-266 of this chapter.
 - Provided: Application to modify terms of CUP pursuant to BCRC 12-266.
- BCRC 12-254, "Large Scale" PUD, General Provisions
 - Required: Development plans submitted as part of an approved "large scale" PUD shall be in substantial compliance with the approved conceptual land use plan. Any significant change affecting the original approval of the plan shall require a public hearing. A change in density or a more intensive use of the same area constitutes a significant change. (Ord. 501, 11-18-2008)
 - Provided: Application to modify terms of CUP pursuant to BCRC 12-266.
- BCRC 12-256, Design Standards for Planned Unit Developments
 - Required per request: Compliance w/ lines A-H.
 - Provided: The project was reviewed for compliance with lines A-H and is found to be consistent with the standards therein; finding:

- Adequate common open space is retained
- HOA, Covenants and Articles of Incorporation remain unchanged
- Development density is not being exceeded
- Public amenities are not proposed
- Design standards are being met
- Buffering/Clustering is not altered by the proposal

- BCRC 12-266, Modifications of Terms and Conditions of Permit Approval

G. Comprehensive Plan Land Use Designation: The property is designated Resort Community. The comprehensive plan designation of Resort Community provides for urban-like densities for areas centered on the recreational areas developed for winter and water sports, golf and hiking, where urban services are provided.

H. Land Capability Report: A land capability report was not required pursuant to BCRC 12-222J.

I. Stormwater plan: A stormwater management plan was not required, pursuant to BCRC 12-720.3(k) because the proposal does not result in the creation of additional impervious surface, as defined.

J. Agency Review: The application was routed to agencies for comment on November 2, 2018. There were no comments submitted by agencies during this period.

IDEQ – December 3, 2018 – "No Comment"

IDWR – November 20, 2018 – "No Comment"

K. Public Notice & Comments: No public comments have been submitted to staff at this time.

Findings of Fact

1. The project is consistent with BCRC 12-221, 12-254, BCRC 12-256, and 12-266.
2. Adequate common open space is retained
3. HOA, Covenants and Articles of Incorporation remain unchanged
4. Development density is not being exceeded
5. Public amenities are not proposed
6. Design standards are being met
7. Buffering/Clustering is not altered by the proposal

Conclusions of Law:

Based upon the findings of fact, the following conclusions of law are adopted:

Conclusion 1

The proposed conditional use permit **is** in accord with the Bonner County comprehensive plan.

- Property Rights
- Economic Development
- Hazardous Areas
- Recreation
- Community Design
- Population
- Land Use
- Public Services
- Special Areas or Sites
- Implementation
- School Facilities, Transportation
- Natural Resources
- Transportation
- Housing

Conclusion 2

This proposal was reviewed for compliance with the criteria and standards set forth at BCRC Title 12.

Conclusion 3

The proposed use **will not** create a hazard or will not be dangerous to persons on or adjacent to the property.

Conditions of approval:

Standard continuing permit conditions. To be met for the life of the use:

- A-1** The use shall be developed and shall be operated in accordance with the approved site plan.
- A-2** Pursuant to Title 12, Chapter 6, Bonner County Revised Code, a subdivision application shall be submitted to the Bonner County Planning Department to lawfully subdivide the subject 0.38 acre parcel from the 23.08 acre 'common area.

VARIANCES

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 V520-18 – Lot Size Minimum Variance - Highlands HOA is requesting a lot size minimum variance that would allow for a 0.38-acre lot where 2.5 acres is required to comply with the lot size minimum in the Recreation District. The project site is located on a 23.08-acre common area at the end of Red Fir Road at the intersection of Red Fir Road and Hopper Lane in Section 2, Township 56 North, Range 1 East, 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 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: Marty Taylor, Certified Land Use Planner with James A. Sewell & Associates stated the project isn't going to be "sewered" it is simply an out building. He stated the site plan is precise and depicts everything they wish to do.

PUBLIC/AGENCY TESTIMONY: None.

APPLICANT REBUTTAL: None.

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

MOTION TO APPROVE: Commissioner Kempton moved to approve this project FILE V520-18, a lot size minimum variance authorizing the creation of a 0.38 acre lot where 2.5 acres is required, 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 Kempton 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 Glasoe seconded the motion.

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

Background:

A. Site data:

- Acreage: 23.08 acres (common area)
- Acreage: 0.38 acres (proposed lot)
- Legal Description: The Highlands PUD Common Area
 - Book 5 of Plats, Page 129
- Zoning: Recreation
- Use:
 - 23.08 acres - Common Area
 - 0.38 acres – Recreation/Residential

B. Access:

- Red Fir Road – public, maintained by Bonner County
- Hopper Lane – public, privately maintained

C. Environmental factors:

- Hydrography: Lake Pend Oreille (USGS)
- Floodplain: Zone X/AE, Firm Panel #: 16017C0981E (FEMA)
- Vegetation: Moderately forested (Application)
- Soils: Pend Oreille-Rock Outcrop Complex, 5 To 45 Percent Slopes (Not Prime Farmland – NRCS)
- Wetlands: Freshwater Lake (USFWS NWI)
- Slopes: >30% on site; <30% on proposed lot (USGS)

D. Services:

- a. Water: Individual well on site; now water service is proposed
- b. Sewer: No sewage disposal service is proposed
- c. Fire: Sam-Owen Fire
- d. Power: Avista
- e. School: Bonner School #84

E. Comprehensive Plan, Zoning and Current Land Use

Compass	Comp Plan	Zoning	Current Land Use & Density
Site	Resort Community	REC	PUD Common Area
North	Resort Community	REC	Residential
East	Resort Community	R-5	Productivity/Forest Land
South	Resort Community	REC	Residential/Lake
West	Lake	Lake	Lake Pend Oreille

F. Standards review

- BCRC 12-412, Density and Dimensional Standards – Recreation Zone
 - Required: 2.5 acres w/out urban services
 - Provided: 0.38 acres
- BCRC 12-234, Variance standards
 - Required:
 - A. Conditions apply to the property that do not apply generally to other properties in the same zone or vicinity, which conditions are a result of lot size, shape, topography, or other circumstances over which the applicant has no control.
 - B. Special conditions and circumstances do not result from the actions of the applicant.
 - C. The granting of the variance is not in conflict with the public interest in that it will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity of the subject parcel or lot.
 - Provided:
 - A: *"The 1.46 acre common area is impacted by the location of a 10-foot wide power line easement. Therefore, the practical area for the placement of the proposed outbuilding and the proposed site of the future lot is determined in large by part based on the location of the overhead power line. This is a condition that generally does not apply to other properties in the vicinity."*

- B. *"The property was platted in 1996; creating the common area. The powerline easement was granted in 1960 (Instrument No. 75413, Bonner County Records). These conditions and circumstances did not result from actions of the applicant."*
- C. *"All setbacks will be met. Lot coverage will not be exceeded. Outbuildings are permitted in the Recreation District. As such, granting the lot size minimum variance preparatory to a minor land division and development of the site with a garage will not be detrimental to properties in the vicinity."*

• Staff:

- A: The plat map and site plan confirm that there is a utility easement onsite. Pursuant to BCRC 12-919, a setback is defined as: "the minimum distance by which a building or structure must be separated from a street right of way, easement or property line. BCRC 12-4.1 et seq sets forth the density and dimensional requirements from features such as easements. This code, coupled with the date of the plat, indicates that the utility easement (and associated setbacks) could be a condition that applies to the property over which the applicant has no control.
- B: County records show that the easement was created prior to the plat/subdivision. This indicates that the condition was not a result from the actions of the applicant.
- C: Agency and public review provide agencies and residents the opportunity to review the project. Having no comments submitted in objection to the project, staff can conclude that the project will not be a detriment to public health, safety, or welfare and will not be materially injurious to properties or improvements in the vicinity.

G. Stormwater plan: A stormwater management plan was not required pursuant to BCRC 12-720.3(k).

H. Land capability report: A land capability report was prepared and submitted by Martin E. Taylor, AICP, pursuant to BCRC 12-222J. This report concludes that, "...Based on physical site characteristics, the existing development area is satisfactory for the intended use, subject to the request. The site has demonstrated since the 1950's that it is capable of withstanding the disturbance without risk of harmful consequences as a result of floods, sewage, drainage, erosion, sedimentation, geological or surface slippage pursuant to BCRC 12-222J".

I. Agency Review: The application was routed to agencies for comment on November 1, 2018. The following agencies commented:

Idaho Dept. of Environmental Quality – 12/3/2018

"No Comment"

Idaho Dept. of Water Resources – 11/20/2018

*"No comment on the proposal, no plumbing is proposed."
Sam Owen Fire District – 11/1/2018
"The Sam Owen Fire District does not have issues with the proposed changes."*

J. Public Notice & Comments: No public comments have been submitted to staff at this time.

Findings of Fact

1. Slopes on the site of the proposed lot are <30%.
2. Access is provided by Red Fir Road, a public road way maintained by Bonner County.
3. Water and sewage services are not provided for the proposed development.

Conclusions of Law:

Based upon the findings of fact, the following conclusions of law are adopted:

Conclusion 1

Conditions apply to the property that do not apply generally to other properties in the same zone or vicinity, which conditions are a result of lot size, shape, topography, or other circumstances over which the applicant has no control.

Conclusion 2

Special conditions and circumstances do not result from the actions of the applicant.

Conclusion 3

The granting of the variance is not in conflict with the public interest in that it will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity of the subject parcel or lot.

Conditions of approval:

- A-1** The use shall be developed and shall be operated in accordance with the approved site plan.
- A-2** The variance shall expire if not issued within two (2) calendar years from the date of approval, or once issued, if the use has not commenced within two (2) calendar years from the date of issuance. At any time prior to the expiration date of the variance, the applicant may make a written request to the Planning Director for an extension of the variance for a period up to two (2) years. The Planning and Zoning Commission may consider such request for extension at any public hearing. The extension request must be approved or denied prior to the expiration date of the variance.

- A-3** Pursuant to Title 12, Chapter 6, Bonner County Revised Code, a subdivision application shall be submitted to the Bonner County Planning Department to lawfully subdivide the subject 0.38 acre parcel from the 23.08 acre 'common area'.

The plat map for this division of land shall feature the following language in the form of a note on the face of the plat: "No residential dwelling unit may be erected or constructed on the subject lot."

- A-4** All setbacks shall be met.

- A-5** The applicant shall submit to the Bonner County Planning Department, an application for Building Location Permit for the proposed shop described in the application and depicted in the site plan.

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 V519-18 – Waterfront Setback Variance – Timothy & Valerie Ewert are requesting a 24.9 foot waterfront setback from summer pool elevation where 40 feet is required. The proposed single-family dwelling will be raised from about 15- to about 20-feet high. The property is approximately 10,498 square feet in size, accessed at 193 South Granite Bay Road, Nordman, Idaho, and is located in Section 6, Township 61 North, Range 4 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: Floodplain Manager Jason Johnson presented a PowerPoint summary of the project and previously circulated staff report, concluding this project is consistent with Bonner County Revised Code.

APPLICANT PRESENTATION: Marty Taylor, Certified Land Use Planner with James A. Sewell & Associates stated the proposed plan reduces the non-conformity on this property. He stated the proposed change would also help maintain vegetation. He further stated overall the project is designed to make things better by reducing site disturbance.

PUBLIC/AGENCY TESTIMONY: None.

APPLICANT REBUTTAL: None.

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

MOTION TO APPROVE: Commissioner Reeve moved to approve this project FILE V519-18 for a variance for a 24.9 foot waterfront setback where 40 feet is required to construct a new Single Family Dwelling (SFD), and for a bulk variance for a height increase from 15 to 20 in height, 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 Reeve 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 Linscott seconded the motion.

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

Background:

A. Site data: The subject property is a

- Residential Use
- Platted – Stevens-Granite Creek Subdivision
- Size: 0.241 acres
- REC (Recreation) Zone

B. Access:

- Access is provided by South Granite Bay Road, which consists of a gravel surfaced travelway of varying widths developed within a 20 foot wide platted public right of way (Book 1 of Plats, page 169, records of Bonner County, Idaho). It is a county owned and maintained road.

C. Environmental factors:

- Site does not contain mapped slopes. (USGS)
- Site does not contain mapped wetlands. (USFWS)
- Site has a small portion located in Special Flood Hazard Area AE, with the remainder of the parcel within SFHA D (DFIRM Panel # 16017C0150F, eff. 7/7/2014, FEMA)

D. Services:

- Water: Individual well
- Sewage: Granite Reeder Sewer District
- Fire: West Priest Lake Fire District
- Power: Avista

E. Comprehensive Plan, Zoning and Current Land Use

Compass	Comp Plan	Zoning	Current Land Use & Density
Site	Resort Community (<=2.5 AC)	Recreation	Residential

Compass	Comp Plan	Zoning	Current Land Use & Density
North	Resort Community (<=2.5 AC)	Recreation	Residential
East	Resort Community (<=2.5 AC)	Recreation	Priest Lake
South	Resort Community (<=2.5 AC)	Recreation	Residential
West	Resort Community (<=2.5 AC)	Recreation	Residential

F. Standards review

BCRC 12-234 specifies that "Staff, the commission and/or board shall review the particular facts and circumstances of each proposal submitted and shall find adequate evidence showing that:

- (a) **Conditions apply to the property that do not apply generally to other properties in the same zone or vicinity, which conditions are a result of lot size, shape, topography, or other circumstances over which the applicant has no control.**

Applicant: "Variances can be considered based on the "height of buildings" or the "placement of a structure upon a lot" (BCRC, Section 12-232). The original location and height of the home are conditions over which the applicant has no control."

"...further reasons are that utilities, as well as mature evergreens, preclude the home from being located further upland."

- (b) **Special conditions and circumstances do not result from the actions of the applicant.**

Applicant: "We did not create the original subdivision, lot lines or the existing structure. It is in the current built condition as when we purchased the property."

"...further reasons are that utilities, as well as mature evergreens, preclude the home from being located further upland."

- (c) **The granting of the variance is not in conflict with the public interest in that it will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity of the subject parcel or lot.**

Applicant: "The granting of this variance will in no way negatively affect the public. It will in fact though positively affect the safety and site conditions of the neighbors to the east"

Staff: As mentioned above, the applicant also wishes to maintain the trees on the site. Multiple public comments were received in favor of maintaining these trees.

G. Stormwater plan: A stormwater management plan was required pursuant to BCRC 12-720.2, and was submitted by Tim Blankenship, P.E., of James A. Sewell & Associates. The plan calls for stormwater collection facilities to intercept and treat runoff from created impervious surfaces attributed to new building construction. Stormwater collection facilities are designed to capture the first half inch of runoff from the created impervious surface areas and ensure that the post-development site runoff rate from the 25-year, 24-hour design storm not exceed that of the pre-developed site as required by the Bonner County Revised Code.

H. Land capability report: A land capability report was submitted to the record by Martin E. Taylor, AICP, of James A. Sewell & Associates, in accordance with BCRC 12-233 and 12-222(j).

I. Agency Review: The application was routed to the following agencies for comment on September 27, 2018:

Kootenai Ponderay Sewer District	Bonner County Road & Bridge
West Priest Lake Fire District	Avista
Northern Lights	IDT
School District #83	Dept. of Fish and Game
Dept. of Env. Quality	Dept. of Lands (Priest Lake)
Dept. of Water Resources	Panhandle Health District
Army Corps (Cour d'Alene)	Bonner County Schools - Transportation
Fish and Wildlife Service	Forest Service
Natural Resource Conservation Service	

The following agencies replied "No Comment":

Dept. of Water Resources
Panhandle Health District
Dept. of Env. Quality

All other agencies did not reply.

J. Public Notice & Comments: As of January 10, 2018, nine public comments were formally submitted with regard to this project. All of these submitted public comments were in favor of this project and recommending approval.

Findings of Fact

1. The parcel is a ± 0.241 acre area.
2. The parcel is zoned Recreation.
3. The parcel is located on S. Granite Bay Road.

4. The parcel is served by Granite Reeder Sewer District.
5. The parcel is serviced by Individual well.
6. The parcel is serviced by West Priest Lake Fire District.
7. The applicants were not responsible for the layout of the lot, the placement of the original home, the placement of the utilities, or the placement of the mature trees on the lot.
8. Nine public comments were received in favor of this project. Many cited tree preservation as a concern in recommending support for this project.
9. The applicants in their proposal have moved the structure as far back from the water as possible without requiring the relocation of utilities or the removal of trees.

Conclusions of Law:

Based upon the findings of fact, the following conclusions of law are adopted:

Conclusion 1

Conditions apply to the property that do not apply generally to other properties in the same zone or vicinity, which conditions are a result of lot size, shape, topography, or other circumstances over which the applicant has no control.

Conclusion 2

Special conditions and circumstances do not result from the actions of the applicant.

Conclusion 3

The granting of the variance is not in conflict with the public interest in that it will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity of the subject parcel or lot. (Ord. 559, 1-4-2017)

Conditions of approval:

Standard permit conditions:

- A-1** The use shall be developed and shall be operated in accordance with the approved site plan.
- A-2** The variance shall expire if not issued within two (2) calendar years from the date of approval, or once issued, if the use has not commenced within two (2) calendar years from the date of issuance. At any time prior to the expiration date of the variance, the applicant may make a written request to

the Planning Director for an extension of the variance for a period up to two (2) years. The Planning and Zoning Commission may consider such request for extension at any public hearing. The extension request must be approved or denied prior to the expiration date of the 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 V524-18 – Depth to Width Ratio Variance – Paula Johnson is requesting a variance to the depth to width ratio that would allow for a 4.85 to 1 (4.85:1) depth to width ratio where 3 to 1 (3:1) depth to width is required for proposed lots, less than three hundred (300') feet in width. The project site is located on a parcel east of Highway 95 on Birch Grove Drive in Section 27, Township 59 North, Range 1 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: Marty Taylor, Certified Land Use Planner with James A. Sewell & Associates stated the lots have been designed to account for all of the as built features. Mr. Taylor stated the applicant has a minor land division that has been approved but cannot go to the final plat stage until this project has been approved.

PUBLIC/AGENCY TESTIMONY: None.

APPLICANT REBUTTAL: None.

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

MOTION TO APPROVE: Commissioner Kempton moved to approve this project FILE V524-18 for a 4.85:1 depth to width ratio where a maximum ratio of 3:1 is required, 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 Kempton moved further move 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 Bailey seconded the motion.

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

Background:

A. Site data:

- Subject parcel is ±12.17 acres
- Proposed lot is ±7.17 acres
- Proposed depth to width ratio is 4.85:1
- Proposed lot one contains a 1978 single family dwelling, 1978 accessory building and grave site.

B. Access: The property is accessed from Birch Grove Drive, a gravel surfaced public right of way.

C. Environmental factors:

- Site does not contain mapped slopes. (USGS)
- Site does not contain mapped wetlands. (USFWS)
- Site is not located within the special flood hazard area (DFIRM Panel #16017C0505E, zone X)

D. Services:

- Individual septic system
- Individual well
- Avista Utilities
- Northside Fire District
- Lake Pend Oreille School District #84

E. Comprehensive Plan, Zoning and Current Land Use

Compass	Comp Plan	Zoning	Current Land Use & Density
Site	Rural	Rural-5	Rural Residential with Single Family Dwelling
North	Rural	Rural-5	Rural Residential with Single Family Dwelling
East	Rural	Rural-5	Rural Residential with Single Family Dwelling
South	Rural	Rural-5	Rural Residential with Single Family Dwelling
West	Rural	Rural-5	Rural Residential with Single Family Dwelling

F. Standards review

BCRC 12-234 specifies that "Staff, the commission and/or board shall review the particular facts and circumstances of each proposal submitted and shall find adequate evidence showing that:

- (A) **Conditions apply to the property that do not apply generally to other properties in the same zone or vicinity, which conditions are a result of lot size, shape, topography, or other circumstances over which the applicant has no control.**

The subject parcel of ±12.17 acres in which the subdivision is proposed is developed with existing improvements dating back to 1978 per the County Assessor's records. The subject parcel has two single family dwellings, several accessory structures and an existing grave site. The subject parcel is in a Rural-5 zone and is eligible to be subdivided into two parcels per the zoning minimum; however due to development placement does not meet depth to width ratio required.

- (B) **Special conditions and circumstances do not result from the actions of the applicant.**

The subject parcel is a ±12.17 acre parcel acquired in 1987 under instrument number #336119; whereas most of the structures developed on proposed lot one were constructed in 1978 prior to the applicant's acquisition.

- (C) **The granting of the variance is not in conflict with the public interest in that it will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity of the subject parcel or lot.**

The purpose of the depth to width ratio is to ensure that a building envelop is present on proposed lots and access to potential development is not constricted. The proposed lot one is developed with a single family dwelling and accompanied accessory structures dating back to 1978. During the agency review period County, State and Federal regulatory agencies were notified of the project and were permitted to comment. There is not a conflict of interest with the public.

G. Stormwater plan: A stormwater management plan was not required, pursuant to BCRC 12-720.3(k) because the proposal does not result in additional site disturbances, as defined.

H. Agency Review: The application was routed to agencies for comment on November 28, 2018. The following agencies commented:

Panhandle Health District: Comment, December 18, 2018

Lake Pend Oreille School District #84: No reply.

Idaho Department of Environmental Quality: No comment, December 24, 2018.

Idaho Department of Water Resources: No reply.

Idaho Department of Lands (Sandpoint): No reply.

Bonner County Road and Bridge: No comment, November 30, 2018

United States Fish and Wildlife Service: No reply.

Avista Utilities: No reply.

Northside Fire District: No reply.

Panhandle Health District comment on December 18, 2018:

"This letter is in response to the Agency Routing Memo Panhandle Health District (PHD) received for Bonner County Variance Application V524-18. The proposal appears to involve the creation of two lot from one 12.17 acre parcel: RP59N01W271375A.

PHD has reviewed our records in relation to this proposal and has the following comments:

- PHD identified one septic permit on this parcel: #15-09-131412. The permit is for one 2-bedroom dwelling, which appears to be located on proposed Lot 2. There is also a dedicated future replacement drain field area identified on the paperwork.
- PHD did not find a septic permit for the dwelling located on proposed Lot 1. As such, it is unclear whether the dwelling is discharging to an approved subsurface sewage disposal system, or not. It is also unclear if there is a suitable future replacement area that meets standards."

I. Public Notice & Comments: No adverse public comments were received.

Findings of Fact

1. The parcel is a ±12.17 acre parcel.
2. The parcel is zoned Rural-5.
3. The parcel is located on Birch Grove Drive.
4. The parcel is served by an individual septic system and well.
5. The parcel is serviced by Northside Fire District.
6. Proposed lot one has a 4.85:1 depth to width ratio.
7. Proposed lot one has a 1978 single family dwelling.

Conclusions of Law:

Based upon the findings of fact, the following conclusions of law are adopted:

Conclusion 1

Conditions apply to the property that **do not** apply generally to other properties in the same zone or vicinity, which conditions are a result of lot size, shape, topography, or other circumstances over which the applicant has no control.

Conclusion 2

Special conditions and circumstances **do not** result from the actions of the applicant.

Conclusion 3

The granting of the variance **is not** in conflict with the public interest in that it **will not** be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity of the subject parcel or lot. (Ord. 559, 1-4-2017)

Standard permit conditions:

- A-1** The use shall be developed and shall be operated in accordance with the approved site plan.
- A-2** The variance shall expire if not issued within two (2) calendar years from the date of approval, or once issued, if the use has not commenced within two (2) calendar years from the date of issuance. At any time prior to the expiration date of the variance, the applicant may make a written request to the Planning Director for an extension of the variance for a period up to two (2) years. The Planning and Zoning Commission may consider such request for extension at any public hearing. The extension request must be approved or denied prior to the expiration date of the variance.

Standard and site-specific conditions:

- B-1** Prior to variance issuance, the applicant shall plat the property according to the subdivision ordinance set forth in Title 12 set forth in Bonner County Revised Code.

CONDITIONAL USE PERMITS

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 C1017-18 – Conditional Use Permit – Communications Tower – Jay White is requesting a conditional use permit for a communications tower on a 320 acre parcel of land. The project would consist of a 120' self-support communications tower within a 50'x50' fenced lease area. In addition to the tower and ancillary equipment, a gravel road and 800 amp power utilities are also proposed. The project is accessed via River Road in Section 15, Township 55 North, Range 02 East, 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: 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: Derek Budic, Verizon Wireless stated there is a large gap in services in the Clark Fork area and this tower will help correct that.

PUBLIC/AGENCY TESTIMONY: None.

APPLICANT REBUTTAL: None.

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

MOTION TO APPROVE: Commissioner Glasoe moved to approve this project FILE C1017-18, to allow for the installation of a communication tower and supporting facility, 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 adopt the following findings of fact and conclusions of law as written. The action that could be taken to obtain the conditional use permit is to complete the Conditions of Approval as adopted. 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:

- a. Acreage: ±319 acres
- b. Lease area: 2,500 sq. ft.
- c. Legal Description: The east half of Section 15, Township 55 North, Range 02 East, less an operating property consisting of a private hydro power plant.
- d. Instrument Number: 715058
- e. Use: Bare forest land (assessed)

B. Access:

- a. Access would be provided by a proposed is a 20-foot wide easement of existing River Road with a 12' wide gravel travel surface River Road, a paved, public right-of-way, owned and maintained by Bonner County.

- b. Proposed is a 20-foot wide easement of existing River Road with a 12' wide gravel travel surface; existing and new access road is approximately 5,100-feet in length.

C. Environmental factors (lease area):

- Hydrography: ±500-feet from Derr Creek (USGS)
- Floodplain: Zone D, Firm Panel #: 16017C1230E (FEMA)
- Vegetation: Pasture/Forest (Application)
- Soils: Vay Gravelly Silt Loam, 35 To 65 Percent Slopes (Not Prime Farmland – NRCS)
- Wetlands: ±500-feet from mapped wetland (USFWS NWI)
- Slopes: <10% per site survey, >30% within 300-feet (USGS)

D. Services:

- Water: Individual well on site; now water service is required
- Sewer: No sewage disposal service is required
- Fire: None
- Power: Avista
- School: Bonner School #84

E. Comprehensive Plan, Zoning and Current Land Use

Compass	Comp Plan	Zoning	Current Land Use & Density
Site	Prime Ag/Forest	A/F-20	Prime Ag/Forest Land, vacant, (20+ acres)
North	Ag/Forest	A/F-10	Non-irrigated ag land (160 acres)
East	Prime Ag/Forest	A/F-20	Public land (40 acres), Ag/Forest w/non-residential improvements (200 acres)
South	Remote Ag/Forest	F-40	Public land (726.70 acres)
West	Remote Ag/Forest	F-40	Public land (320 acres)

F. Standards review:

BCRC 12-223 specifies that the Commission shall review the particular facts and circumstances of each proposal. To grant a conditional use permit, the Commission must find there is adequate evidence showing the proposal is in accord with the general and specific objectives of the comprehensive plan and Title 12 and the proposed use will neither create a hazard nor be dangerous to persons on or adjacent to the property

Applicable Standard/Code	Required	Provided
Public Use: Communication Tower (BCRC 12-335)	CUP	CUP
General Standards (BCRC 12-420)	See code section	Condition A-3
Performance Standards (BCRC 12-421)	See code section	Condition A-4
Parking Requirements (BCRC 12-431)	1 space per tower	Condition A-5
Standards for specific uses: Communication	See code section	Condition A-6

Towers (BCRC 12-488)		
Grading Stormwater Management and Erosion Control (BCRC 12-7.2 et seq)	See code section	Condition A-7

G. Comprehensive Plan Land Use Designation: The property is designated prime agricultural/forest. The prime agricultural/forest land is designed to preserve the productive farm and ranch land and timber land to promote its important economic and environmental contributions to the County. This area may have a range of road systems serving it and is generally served by individual sewer and water systems. These areas generally have prime agricultural land soils and soils of recognized state importance and active farm and ranch operations.

H. Land Capability Report: A land capability report was submitted to the record CG Engineering, in accordance with BCRC 12-222(j), which states that the proposed site is capable of accommodating the proposed development as described and depicted in the application and supporting materials.

I. Stormwater plan: A stormwater management plan was required pursuant to BCRC 12-7.2. The plan, produced by C. Chevy Chase, P.E. for CG Engineering, calls for compliance with general standards set forth in BCRC 12-7 et seq. The plan calls for an assortment of erosion and sedimentation control features.

J. Agency Review: The application was routed to agencies for comment on November 26, 2018.
The following agencies commented:
IDEQ – December 11, 2018
Panhandle Health District – November 27, 2018
Bonner County Road & Bridge – November 28, 2018 (See Condition B-1)

K. Public Notice & Comments

No public comments have been submitted to the Planning Department at the time this report was produced.

Findings of Fact

- Communication towers are conditionally permissible in the A/F-20 zone per BCRC 12-335.
- The submitted materials indicate that the project site is capable of being developed as described and depicted in the application and supporting documents.
- Vay Gravelly Silt Loam is not prime agricultural soil per NRCS.
- The project site, and access to the project site, will be developed with all necessary erosion and stormwater control features.
- The development shall conform to the specific standards for communication towers set forth in BCRC 12-488.

Conclusions of Law:

Based upon the findings of fact, the following conclusions of law are adopted:

Conclusion 1

The proposed conditional use permit **is** in accord with the Bonner County comprehensive plan.

•Property Rights	•Population	•School Facilities, Transportation
•Economic Development	•Land Use	•Natural Resources
•Hazardous Areas	•Public Services	•Transportation
•Recreation	•Special Areas or Sites	•Housing
•Community Design	•Implementation	

Conclusion 2

This proposal was reviewed for compliance with the criteria and standards set forth at BCRC Title 12.

Conclusion 3

The proposed use **will not** create a hazard or will not be dangerous to persons on or adjacent to the property.

FOR PUBLIC UTILITY COMPLEX FACILITIES ONLY:

Conclusion 4

The proposed use **will not** adversely affect properties in the vicinity.

Conclusion 5

The proposed use **is** a public convenience and is a necessary facility.

Conditions of approval:

Standard continuing permit conditions. To be met for the life of the use:

- A-1** The use shall be developed and shall be operated in accordance with the approved site plan.
- A-2** The Conditional Use Permit shall expire if not issued within two (2) calendar years from the date of approval, or once issued, if the use has not commenced within two (2) calendar years from the date of issuance. At any time prior to the expiration date of the Conditional Use Permit, the applicant may make a written request to the Planning Director for an extension of the Conditional Use Permit for a period up to two (2) years. The Planning and Zoning Commission may consider such request for extension at any public

hearing. The extension request must be approved or denied prior to the expiration date of the Conditional Use Permit.

- A-3** The project shall conform to the standards set forth in BCRC 12-420 et seq.
- A-4** The project shall conform to the standards set forth in BCRC 12-421 et seq.
- A-5** A minimum of 1 parking space per communication tower shall be provided within the lease area at all times.
- A-6** The applicant shall provide, to the Planning Department, an application for Building Location Permit for all proposed structure(s) in addition to documentation confirming that the project conforms to the specific standards for Communication Towers set forth in BCRC 12-488.
- A-7** The applicant shall submit, to the Planning Department, a Grading, Stormwater Management, and Erosion Control Plan consistent with the standards set forth in BCRC 12-7.2.

Conditions to be met prior to issuance of the permit:

- B-1** Pursuant to a recommendation by Bonner County Road & Bridge (November 28, 2018), the applicant shall submit to the Planning Department, a commercial encroachment permit issued and approved by Bonner County Road & Bridge.

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 C1019-18 – Conditional Use Permit – Daycare/Nursery – Mike Belles c/o Rachel Gilbert are requesting a conditional use permit for a daycare/nursery on a parcel of land approximately a half-acre in size. The project is located off of Highway-57 in Section 25, Township 56 North, Range 5 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: 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: Rachel Gilbert stated she plans to be licensed for up to 12 children. She will be the only employee. She will provide daycare for ages 12 months to 12 years old. She will not be licensed to serve meals.

PUBLIC/AGENCY TESTIMONY: None.

APPLICANT REBUTTAL: None.

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

MOTION TO APPROVE: Commissioner Linscott moved to approve this project FILE C1019-18, an application for a conditional use permit allowing a nursery and day care center, 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 adopt the following findings of fact and conclusions of law as written (or as amended). The action that could be taken to obtain the conditional use permit is to complete the Conditions of Approval as adopted. 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.

Background:

A. Site data:

- Acreage: ±0.46 acres (assessed)
- Legal Description: Instrument No. 927136
- Zoning: Rural Service Center
- Land Use: Neighborhood Commercial

B. Access:

- Highway 57, a state highway, hard surfaced, public right-of-way, owned and maintained by ITD.

C. Environmental factors:

- Floodplain: D, FIRM: 16017C0200E (FEMA)
- Hydrography: None (USGS)
- Vegetation: None (Aerial)
- Soils: N/A (NRCS)
- Slopes: <15% (USGS)
- Wetlands: None (USFWS NWI)

D. Services:

- Water: Outlet Bay Water and Sewer
- Sewer: Outlet Bay Water and Sewer
- Fire: West Priest Lake Fire District
- Power: Northern Lights
- School: Bonner School District #83

E. Comprehensive Plan, Zoning and Current Land Use

Compass	Comp Plan	Zoning	Current Land Use & Density
Site	Neighborhood Commercial	Rural Service Center	Commercial
North	Neighborhood Commercial	Rural Service Center	Residential, SFD
East	Neighborhood Commercial	Rural Service Center	Residential, SFD(s)
South	Neighborhood Commercial	Rural Service Center	Commercial, storage center
West	Neighborhood Commercial	Rural Service Center	Vacant, productivity forest land

F. Standards review: BCRC 12-223 specifies that the Commission shall review the particular facts and circumstances of each proposal. To grant a conditional use permit, the Commission must find there is adequate evidence showing the proposal is in accord with the general and specific objectives of the comprehensive plan and Title 12 and the proposed use will neither create a hazard nor be dangerous to persons on or adjacent to the property.

- BCRC 12-333; Commercial Use Table
- Nurseries and daycare centers, child/adult are conditional permissible in the RSC zone.
 - (16) As defined in Idaho Code, except where used as a subordinate part of a permitted use.
- BCRC 12-4.1 – Density and Dimensional standards are compliant per BCRC 12-345.
- BCRC 12-4.2 – General Standards
 - Condition A-4
- BCRC 12-4.3 – Parking Standards
 - SICM – Child Day Care Services 'like' Schools (daycare, preschool and kindergarten) (3)
 - Required: 1 space/10 students AND 1 space/employee or teacher
 - Provided: Condition A-5
- BCRC 12-4.4 – Sign Standards
 - Existing 4x8 commercial sign on site.
 - Condition A-6
- BCRC 12-4.5 – Design Standards
 - Sidewalks/Pathways: Existing 6' wide pathway along Highway 57
 - Pedestrian/Parking connections are adequate
 - Lighting: Condition A-7
 - Blank Wall: Transparent windows are present
 - Maximum Building Width: Structure is < 120-feet wide
 - Solid waste: Condition A-8
- BCRC 12-4.6
 - Landscaping plan required to accommodate the phasing of a fenced play area.

- o Condition A-9

G. Comprehensive Plan Land Use Designation: The property is designated 'Neighborhood Commercial'. The Neighborhood Commercial area is designed to provide light commercial uses to serve the needs of the rural communities and tourist trade without adversely affecting residential neighborhoods. Urban services and primary transportation systems, such as the state highways or major/minor collector roads are required.

H. Land Capability Report A land capability report was not required pursuant to BCRC 12-222(J).

I. Stormwater plan: A stormwater management plan was not required, pursuant to BCRC 12-720.3(k) because the proposal does not result in the creation of additional impervious surface, as defined.

J. Agency Review: The application was routed to agencies for comment on November 20, 2018. The following agencies commented:

IDEQ – December 7, 2018
ITD – November 27, 2018
PHD – November 21, 2018

K. Public Notice & Comments: No public comments were submitted to date.

Findings of Fact

1. The use shall occur in an existing commercial structure.
2. The proposed use includes the addition of a fenced, outdoor play area.
3. The parcel is designated 'Rural Service Center'.
4. The site does not feature slopes greater than 15% per USGS.
5. The site is adequately served with sewer and water services.

Conclusions of Law:

Based upon the findings of fact, the following conclusions of law are adopted:

Conclusion 1

The proposed conditional use permit **is** in accord with the Bonner County comprehensive plan.

- | | | |
|-----------------------|------------------|------------------------------------|
| •Property Rights | •Population | •School Facilities, Transportation |
| •Economic Development | •Land Use | •Natural Resources |
| •Hazardous Areas | •Public Services | •Transportation |

- | | | |
|-------------------|-------------------------|----------|
| •Recreation | •Special Areas or Sites | •Housing |
| •Community Design | •Implementation | |

Conclusion 2

This proposal was reviewed for compliance with the criteria and standards set forth in Bonner County Revised Code, Title 12.

Conclusion 3

The proposed use **will not** create a hazard or will not be dangerous to persons on or adjacent to the property.

Conditions of approval:

Standard continuing permit conditions. To be met for the life of the use:

- A-1** The use shall be developed and shall be operated in accordance with the approved site plan.
- A-2** All county setbacks shall be met.
- A-3** The Conditional Use Permit shall expire if not issued within two (2) calendar years from the date of approval, or once issued, if the use has not commenced within two (2) calendar years from the date of issuance. At any time prior to the expiration date of the Conditional Use Permit, the applicant may make a written request to the Planning Director for an extension of the Conditional Use Permit for a period up to two (2) years. The Planning and Zoning Commission may consider such request for extension at any public hearing. The extension request must be approved or denied prior to the expiration date of the Conditional Use Permit.
- A-4** The use shall comply with general and performance standards set forth in BCRC 12-420 and BCRC 12-421.
- A-5** The site shall maintain 1 space/10 students AND 1 space/employee or teacher.
- A-6** All signage shall conform to standards set forth in BCRC 12-4.4
- A-7** All lighting shall conform to standards set forth in BCRC 12-453(F)
- A-8** All solid waste collection areas shall conform to standards set forth in BCRC 12-453(K).
- A-9** A landscaping plan, consistent with BCRC 12-4.6, shall be submitted to the Planning Department within 1 year of issuance.

OPEN LINE DISCUSSION:

Staff updates

Discussion regarding amending the public comment period to a cutoff of seven days before a public hearing. Discussion regarding a "citizen review process".

Review of the sub-area bylaws.

At 8:10 p.m., the Chair declared the hearing adjourned until February 7, 2019.

Respectfully submitted,


Milton Ollerton, Planning Director

The above Minutes are hereby approved this 7th day of February, 2019.

Bonner County Planning and Zoning Commission


Don Davis, Chair