

**BONNER COUNTY PLANNING and ZONING COMMISSION  
PUBLIC HEARING MINUTES  
THURSDAY, JUNE 24, 2021**

**PLEDGE OF ALLEGIANCE**

**CALL TO ORDER:** Chair Bailey 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, via Zoom webinar, and YouTube live streaming.

**PRESENT:** Commissioners Chair Brian Bailey; Vice Chair Don Davis; Dave Frankenbach; and Sheryl Reeve

**ABSENT:** Taylor Bradish; and Suzanne Glasoe

**ALSO PRESENT:** Planning Director Milton Ollerton; Planner II Jason Johnson; Planner I Swati Rastogi; Planner I Chad Chambers; Planner I Daniel Britt; Administrative Manager Jeannie Welter; Administrative Assistant III Kelcey Utt-Boss; and Administrative Assistant III Janna Berard

**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: June 17, 2021. Hearing no changes or objections, the Chair declared the minutes approved as written.

**PUBLIC HEARINGS:**

**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 CUP0015-21 – Conditional Use Permit – Gravel Pit – Bonner County** is requesting to expand its gravel pit and rock crushing onto parcels RP54N05W072250A, RP54N05W071280A and RP54N05W071550A. The property is zoned Rural-5. The project is located off Highway 41 in a portion of Section 7, Township 54 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:** Staff planner Swati Rastogi presented a PowerPoint summary of the project and previously circulated staff report, concluding this project is consistent with Bonner County Revised Code.

**APPLICANT PRESENTATION:** Bonner County Road and Bridge Director Steve Klatt presented an email from Idaho Department of Lands regarding an incorrect reclamation plan. He commented about remaining work to be completed on the property. He gave details on the timeline of the project and details of the operations.

**PUBLIC/AGENCY TESTIMONY:** Ken Dueis spoke on the record.

**APPLICANT REBUTTAL:** Steve Klatt responded to public comment.

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

**MOTION:** Commissioner Frankenbach moved to approve this project FILE CUP0015-21 for a surface mining, gravel pit and rock crushing operations, 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 Frankenbach further moved to adopt the following findings of fact and conclusions of law as amended, amending A-8. An approved reclamation plan for all three parcels shall be added to the file prior to starting of operations. 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.

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**Background:**

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**A. Site data:**

- Parcel Area: ±49.47 acres
- Zone: Rural-5
- Land Use: Rural Residential

**B. Access: Highway 41**

- Owner: State of Idaho
- Road Class: State Highway
- Surface: Paved

**C. Environmental factors:**

- Only a portion of the site shows presence of slopes between 15-30%. A minimal portion of the site also shows presence of slopes greater than 30%. Rock outcroppings appear on the eastern parcel.
- Site shows presence of Freshwater Pond Wetlands. (USFWS)
- All parcels are within SFHA Zone X, per FIRM Panel 16017C1075E Effective Date 11/18/2009, and will not require further floodplain review.

**D. Services:**

- Water: There is an existing well on the existing adjacent pit parcel. This well is capable of providing 200 GPM and will be used for any on-site water needs during crushing operations.
- Sewage: Bonner County or its contractors may bring in portable outhouses to the pit during operations when men will be on site for extended periods. No permanent sewage facilities or septic tanks are being proposed.
- Fire: Spirit Lake Fire District
- Power: Avista Utilities Company
- School District: Bonner School District #83

**E. Comprehensive Plan, Zoning and Current Land Use**

Compass	Comp Plan	Zoning	Current Land Use & Density
Site	Rural Residential	Rural - 5	Residential
North	Rural Residential	Rural - 5	Waterfront Access
East	Ag/ Forestry	A/F-10	Residential
South	Rural Residential	Rural - 5	Residential
West	Rural Residential	Rural - 5	Residential

**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 12-220**, et seq., conditional use permit, application and standards  
The application was considered complete and routed to agencies on May 25 2021.

**BCRC 12-336** Resource Based Use Table, Gravel Pits; Rock Crushing (3) (4) (5)

- (3) Sufficient land area is required to accommodate the proposed use, and the use and any appurtenant structures shall be so arranged on the land as to

minimize any adverse effects on surrounding properties. The use shall not create particular hazards to adjacent properties.

**Applicant:** In order to address the neighbors’ concerns, the applicant will put up “Stay Out – No Trespassing” signs at all common ingress points, so that the calls to the Sherriff’s Department regarding shooters and riders can be promptly addressed. The signs have been ordered and are likely to go up soon. The applicant is also working towards hiring a fencing contractor to get common points of ingress blocked. Additionally, sixty (60) feet wide vegetative buffers will be left along the perimeter to limit views into the pit. Large earthen berms exist along some of the northern boundary already which limit ingress and views into the pit from neighboring residential area.

- (4) Specified conditions with respect to emissions of noise, light, glare, smoke, odor, dust, particulate matter, vibrations or hours of operation may be prescribed differently from those required in a given district, as to be compatible with other applicable State and Federal standards.

**Applicant:** Noise is likely during operational hours when mining and rock crushing is occurring. This will generally be for less than a month in duration, and will not occur every year. No light glare anticipated. Odor and fumes in the form of dust may occur. Crushers will not be located next to adjacent occupied properties, but will be deep into the pit which will reduce wind and dust travel. Vegetative buffers will also reduce dust travel. Vibrations may be felt during future blasting operations, which will be infrequent and short in duration.

- (5) Where access to the site is by road, the road shall be located within a recorded easement or public right-of-way, and constructed to the appropriate standard set forth in title 2 of this Code or appendix A of this title.

**Applicant:** An existing driveway into the existing pit off of Highway 41 will be used as access to all 3 parcels. No easements or access will cross other private lands. The applicant is also prepared to work with Idaho Transportation Department to install a northbound deceleration lane at the access as needed.

**BCRC 12-4.2**, Performance standards for all uses  
**Staff:** Application indicates design of site will alleviate noise, light glare, odor, fumes and vibrations.

**BCRC 12-4.3**, Parking standards: Table 4.3 Minimum off street parking requirements: No parking requirements have been specified for Resource based uses.  
**Staff:** Parking will be on the floor of the gravel pit. There will be no designated parking spaces.

**BCRC 12-4.4, Sign standards**

**Staff:** Application indicates no signage will be used. Any signs used shall meet the requirements of this section. **See Condition A-5.**

**BCRC 12-4.5, et seq, Design standards.**

**Staff:** Design standards are not applicable to Resource based uses such as mining, stone quarries, gravel pits, stone mills and rock crushing operations.

**BCRC 12-452: Site and building plans.**

**Staff:** No structures are planned. Any new structures shall be accessory to a gravel pit and shall require a Building Location Permit to ensure compliance with codes. **See Condition A-6.**

**BCRC 12-453: Standards (reviewing only those applicable standards)**

F. Lighting Standards

**Staff:** None planned. If lighting occurs, it shall meet the requirements of this section. **See Condition A-7.**

**BCRC 12-4.6, Landscaping and screening standards**

**Staff:** 60 feet wide vegetative buffers will be left along the perimeter to limit views into the pit.

**BCRC 12-482: MINING:**

**A.** A reclamation plan approval by the Idaho department of lands shall be applied for, and a copy of the application shall accompany the application for the conditional use permit. Temporary and permanent landscaping and safety fencing shall be provided around all excavations in urban areas. A site plan for the entire parcel shall be submitted with the application identifying the location of any pits, stockpiles, hauling roads, processing facilities, equipment or material storage, fencing, screening and any other pertinent features. A reclamation plan shall also be submitted showing the condition and topography of the land after material and structures have been removed. A grading/storm water management plan shall be prepared and submitted concurrently with the application for conditional use permit pursuant to the requirements of subchapter 7.2 of this title.

**Staff:** The applicant received the approval for the reclamation plan for parcels RP54N05W071280A and RP54N05W072250A from Idaho Department of Lands (IDL) on June 14, 2021. The Reclamation Plan for Parcel RP54N05W071550A was previously approved by IDL on June 17, 1982 and has been submitted as part of the application. A storm water plan, prepared by an Idaho Licensed Engineer, was also included as part of the application. **See Condition A-8.**

**B.** The mined area shall not be located closer to the nearest property line or public right of way than a horizontal distance equal to one and one-half (1½) times the vertical depth of the mined area at any given point, except that steeper slopes may be permitted where certified by an Idaho licensed

engineer. In no instance shall the actual mined area extend to within sixty feet (60') of the nearest property line or public right of way. Drainage from areas disturbed by surface mining shall be filtered, treated and contained on site.

**Staff: See condition A-2.**

**C.** The landowner (applicant) shall apply dust abatement (magnesium chloride or other suppressants acceptable to Bonner County) to the private, nonpaved easement and the haulage road on a yearly and/or as needed basis, ~~at no cost to Bonner County.~~

**Staff: See Condition A-9.**

**D.** No debris from the mining operation shall be placed or tracked onto the public rights of way by vehicles used for the operation, to the satisfaction of the transportation agency having jurisdiction over the adjacent roadways.

**Staff: See Condition A-10.**

**E.** Fugitive dust shall be controlled by the applicant at all times to the satisfaction of the Idaho department of environmental quality and consistent with the approved fugitive dust control plan.

**Staff: See Condition A-11**

**F.** The applicant shall comply with all requirements of the reclamation plan approved by the Idaho Department of Lands.

**Staff: See Condition A-8**

**G.** All retail sales of materials on the site are prohibited.

**Staff: See Condition A-13**

**H.** The signs on the site shall comply with the standards of subchapter 4.4 of this title.

**Staff: See Condition A-5**

**I.** The applicant shall install and maintain hazard fencing and signing to warn of the mining danger, to the satisfaction of the Bonner County Planning Department.

**Staff: See Condition A-14**

**J.** The applicant shall maintain or restore vegetative buffering of the site, where feasible.

**Staff: See Condition A-15**

**BCRC 12-7.2, Grading, storm water management and erosion control**

**Staff:** The storm water plan has been submitted with the application.

**G. Comprehensive Plan Land Use Designation**

The comprehensive plan designation of Rural Residential provides for residential development in areas where urban services are not available and slopes may vary up to 30%. These areas include hazard areas and critical wildlife habitats, where lower densities reduce potential impacts to resources and exposures to loss of property or lives. Small-scale agricultural uses and residential development are permitted.

**H. Storm water plan:** Storm water plan was provided by Matt Mulder, PE, Bonner County Road and Bridge.

**I. Agency Review**

Panhandle Health District	Idaho Department of Environmental Quality
Spirit Lake Fire	Bonner County Road Department
Avista Utilities Company	Idaho Department of Lands - CDA
Bonner School District #83	Idaho Department of Fish and Game
US Forest Service	Idaho Transportation Department
Idaho Department of Water Resources	

The following agencies replied with no comments:

Idaho Department of Lands – May 25, 2021.

All other agencies did not reply.

**J. Public Notice & Comments**

No public comments were received till the time, this Staff Report was prepared.

**Findings of Fact**

1. The property is zoned Rural-5. Gravel pits and rock crushing are conditionally permitted in the Rural zones.
2. The property is accessed by Highway 41, an Idaho State Highway.
3. The property has been reviewed against the required standards of BCRC 12-482 with conditions added to ensure full compliance with this code.
4. The site is serviced by Spirit Lake Fire District and Avista Utilities Company.
5. The project will utilize portable toilets as needed.
6. The proposal is consistent with the Comprehensive Plan.

**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, Subchapter 336 Resource Based Uses, Chapter 4 et seq. and subchapter 482 Mining.

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 approval of this conditional use permit and shall maintain within the standards of BCRC Title12 as it governs mining, gravel pits and rock crushing.
- A-2** Setbacks shall meet the requirements of BCRC 12-482 B.
- 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 applicant shall install prior to ground disturbing activities all temporary erosion control measures as designed and approved. The applicant shall provide to the Planning Department prior to ground disturbing activities a signed statement from the project engineer or design professional stating that these measures have been installed as per the design specifications as approved. The applicant shall install upon completing ground disturbing activities and shall maintain thereafter all permanent erosion control and storm water management measures as designed and approved. The applicant shall provide to the Planning Department upon completing ground disturbing activities a signed statement from the project engineer or design professional stating that these measures have been installed as per the design specifications as approved.
- A-5** Any signage shall meet the requirements of BCRC 12-443.
- A-6** Any new structures shall be accessory to a gravel pit and shall require a Building Location Permit to ensure compliance with codes and this conditional use permit.
- A-7** All lighting shall meet the requirements of BCRC 12-453 F.
- A-8** An approved reclamation plan for all three parcels shall be added to the file prior to starting of operations.
- A-9** The applicant shall apply dust abatement (magnesium chloride or other suppressants acceptable to Bonner County) to the private, non-paved easement and the haulage road on a yearly and/or as needed basis.
- A-10** No debris from the mining operation shall be placed or tracked onto the public rights of way by vehicles used for the operation, to the satisfaction of Idaho Transportation Department.
- A-11** Fugitive dust shall be controlled by the applicant at all times to the satisfaction of the Idaho Department of Environmental Quality and consistent with the approved fugitive dust control plan.
- A-12** The applicant shall comply with all requirements of the reclamation plan approved by the Idaho department of lands
- A-13** All retail sales of materials on the site are prohibited.
- A-14** The applicant shall install and maintain hazard fencing and signing to warn of the mining danger, to the satisfaction of the Bonner County Planning Department.
- A-15** The applicant shall maintain or restore vegetative buffering of the site, where

feasible.

- A-16** The approval of this Conditional Use Permit for surface mining, gravel pit and rock crushing operations shall be limited to Bonner County's ownership of the subject parcels. In case of change in ownership of the subject parcels, the approval of this Conditional Use Permit will no longer be valid.

**File CUP0014-21 – Wedding and Event Venue – Robert & Tonya Reed** are requesting a Conditional Use Permit to host weddings, receptions, family reunions, family gatherings and other events. The 10-acre parcel is zoned Rural 5 and is located off Spirit Lake Cutoff Road in Section 29 Township 54 North Range 4 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:** Staff planner Chad Chambers presented a PowerPoint summary of the project and previously circulated staff report, concluding this project is consistent with Bonner County Revised Code.

**APPLICANT PRESENTATION:** Applicant Tonya Reed presented Exhibit A (photos of site with description) and gave details on intentions of the project.

**PUBLIC/AGENCY TESTIMONY:** The following individuals spoke on the record in opposition of the project: Connie Dahlstrom, Greg Dalstrom, and Nicole Eastmond.

The following individuals spoke on the record in favor of the project: Drew Johnson and Troy Dally.

**APPLICANT REBUTTAL:** Applicant Tonya Reed responded public comments.

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

**MOTION:** Commissioner Davis moved to approve this project FILE CUP0014-21, application for a wedding and event venue on a 10-acre parcel located off Spirit Lake Cut Off Road, 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 Davis 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 amended, adding Conditions A-8 Limit the Conditional Use Permit to the applicants only, and therefore a sale to another entity would extinguish the Conditional Use Permit, A-9 The quiet hours would be from 10 pm to 8 am. A-10 Signage at the entrance indicating entry

and exit, bold enough signage so that people can easily find the site. 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.

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**Background:**

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**A. Site data:**

- 10-acre parcel
- Zone: Rural 5-acre
- Land Use: Rural-Residential 5-10 AC

**B. Access:**

- Spirit Lake Cutoff Road, a county owned road.

**C. Environmental factors:**

- Site does not contain mapped slopes. (USGS)
- Site does not contain mapped wetlands. (USFWS)
- Site does not contain a river/stream/frontage on lake.
- JRJ, 5.24.2021: Parcel is within SFHA Zone X, per FIRM Panel 16017C1350E, Effective Date 11/18/2009. No further floodplain review is required on this proposal.

**D. Services:**

- Water: the well on the property was drilled in 1993. It has a 8” casing and is approximately 495’ deep. The pump was updated in 2018.
- Sewage: current 1,500-gal septic on site pumped regularly. Portable bathrooms (including handicap accessible) will be provided and pumped after each event.
- Fire: Spirit Lake Fire District
- Power: Inland Power Company
- School District: Lakeland Joint School #272

**E. Comprehensive Plan, Zoning and Current Land Use**

Compass	Comp Plan	Zoning	Current Land Use & Density
Site	Rural-Residential	Rural 5-acre	Land ag/timb   Rural-Residential
North	Rural-Residential	Rural 5-acre	Land ag/timb   Rural-Residential
East	Rural-Residential	Rural 5-acre	Rural-Residential
South	Rural-Residential	Rural 5-acre	Rural-Residential
West	Ag/Forest Land 10-20 AC	Rural 10-acre	U.S. Govt. land

**F. Standards of 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 12-220, et seq, conditional use permit, application and standards

BCRC 12-335, Public Use Table

- Note 3: *Where access to the site is by road, the road shall be located within a recorded easement or public right-of-way, and constructed to the appropriate standard set forth in title 2 of this Code or appendix A of this title, except where subject to the terms of an approved special use permit issued by a State or Federal agency.*
- **Staff:** The subject property is accessed by Spirit Lake Cutoff Road. Since the applicant’s driveway was previous permitted for residential use, they will need to apply for a commercial driveway encroachment permit with Bonner County Road & Bridge (**see BC Road & Bridge comments and condition A-6**).

BCRC 12-421, et seq., Performance Standards for All Uses – Effects from noise, light glare, odors, fumes or vibrations.

- **Staff:** Per the applicant, “any lighting will be shielded and pointed downward to reduce any affects on adjoining properties. Quiet hour will begin at 10pm in accordance with Bonner County noise ordinance as state in 12-421. Applicants will provide a digital audio decibel meter to monitor noise levels at each event...and will be on site to continually monitor noise level in accordance with the Bonner County noise ordinance”

BCRC 12-4.3, Parking standards

- Per BCRC 12-432, the minimum off street parking requirements for ‘Assembly buildings (e.g., community halls) is 1 space per 100 gross square feet floor area, and the proximity of parking spaces must be ‘within 500 feet of the principal use.’
- **Staff:** per an email from the applicant: “Title 12 Chapter 4.3 states that we could only need 24 parking spaces for the proposed structure, however, we feel that this is an underestimated amount of parking allotment per our proposed number of people on site during an event. We have attached a document with a diagram highlighting a much larger area, to accommodate up to **75 vehicles**, per event.”

- **Staff:** A condition has been added to the file to limit the number of vehicles to 75, per the applicant's request (**see condition A-7**).

BCRC 12-4.4, Sign standards

- **Staff:** The applicants intend to have "small signage on current fencing". A sign on the existing fence is acceptable per BCRC 12-4.4.

BCRC 12-453(A-D) Design Standards – Sidewalk/Pathway Standards, Pedestrian Connections, & Parking Lot Pathways.

- **Staff:** these standards are not applicable. The wedding and event venue will not be used for commercial purposes (as defined in BCRC 12-453 (E), either).

BCRC 12-453(F) Design Standards – Lighting Standards

- **Staff:** per the application "any lighting will be shielded and pointed downward to reduce any affects on adjoining properties."

BCRC 12-453(G-H) – Blank Wall Treatment Standards and Maximum Building Width.

- **Staff:** the applicant has not proposed to use a structure to host weddings and other events, nor does the proposed site venue front a street. Thus, this standard is not applicable for this project.

BCRC 12-453(I-K) – Recreational Space for Multi-Family Developments

- **Staff:** the property will be used as a venue for weddings and other events. The property is not going to be used for multi-family development, commercial, or industrial uses; thus, the BCRC 12-453 (I-K) standards are not applicable.

BCRC 12-4.6, Landscaping and screening standards

- **Staff:** the applicant must submit a landscape plan that shows the boundaries and dimensions of their proposed parking lot in relation to existing vegetation and trees

BCRC 12-7.2, Grading, stormwater management and erosion control

- **Staff:** a grading, stormwater management and erosion control plan was not required as it did not meet the applicable criteria per BCRC 12.720.2.

BCRC 12-7.3, Wetlands

- **Staff:** there are no mapped wetlands on the property. Thus, the standards per BCRC 12-7.3 do not apply to applicant's proposal.

BCRC 12-7.6, Hillside

- **Staff:** there are no mapped slopes 30% or greater on the property. Thus, a geotechnical analysis will not be required.

**G. Comprehensive Plan Land Use Designation**

The comprehensive plan designation of "the Rural Residential area provides for residential development in areas where urban services are not available and slopes may vary up to 30%. These areas include hazard areas and critical wildlife habitats, where lower densities reduce potential impacts to resources and exposures to loss of property or lives. Small-scale agricultural uses and residential development are permitted."

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

**I. Agency Review**

Panhandle Health District	Idaho Department of Water Resources
Spirit Lake Fire District	Bonner County Road Department
Inland Power Company	U.S. Fish and Wildlife Service
Lakeland Joint School District #272	Idaho Department of Fish and Game
Bonner County Schools – Transportation	U.S. Forest Service
Idaho Department of Environmental Quality	

**The following agencies commented:**

**Bonner County Road & Bridge, May 25, 2021**

"The applicants have a driveway which was previously permitted for residential use. They will need to apply for a commercial driveway encroachment permit for this venue, and then an inspector will be visiting the existing driveway to determine if any upgrades are required to meet the commercial approach standards. (Generally, this means a 30ft wide approach instead of the 20ft required for the existing residential driveway."

**Spirit Lake Fire District, May 25, 2021 (see page 7)**

"The current access/egress from Spirit Lake Cutoff Road to the proposed parking area will need to be a 20' wide road. A secondary 20' wide road will need to be installed and maintained from the parking area to Kohler for emergency access/egress. This road must have designated pullouts. This project will highly affect traffic density in the local area accessing Kohler, Krupp, and Spirit Lake Cutoff Roads at peak event times.

In the event that a building will be used, the building will need to accommodate 80 to 150 people and meet fire code standards for whatever activities are intended for the building, including cooking. If more than 100 people are present (whether alcohol is served), the building will need to be sprinkled."

**Idaho Department of Environmental Quality, June 15, 2021**

"the Idaho Department of Environmental Quality (DEQ) does not review projects on a project specific basis...therefore the following general comments should be applied as appropriate to the specific project"

**The following agencies replied "No Comment":**

Idaho Department of Fish & Game, June 10, 2021

**All other agencies did not reply.**

**J. Public Notice & Comments**

The following public comments were received:

**Public comment rec'd June 1, 2021:**

"In the past the Reeds have had several parties there and all was fine until it hit later in the evenings. Extra loud noise and music was heard all day and went on until 10:00pm, when you would think they would have a little courtesy for their neighbors. But no, this racket went on until 1:00 in the morning. After calling the sheriffs office a couple times, I was called back at a little after 1:00 am and told that they were in the process of shutting down then. I understand people having fun, but there are some of us older folks who like to get a good nights sleep. Please consider this when making your decision"

**Public comment rec'd June 16, 2021:**

- **Concerns about buffering:**
  - "no heavily wooded area between our properties"
  - "we have some young evergreen trees (that we planted) that range between 10-15 feet, but they are arranged sporadically. They provide minimal protection from "visual and/or auditory effects"
  
- **Concerns about noise and impacts to surrounding properties:**
  - "we experience multiple events annually taking place on the Reeds' property that last well beyond the 10:00pm quiet time, the latest of which took place on June 4<sup>th</sup>. Party sounds were heard beyond 11:00pm"
  - "the proposed parking area for the event is directly on the property line previously mentioned...in previous years, we have found garbage, beer cans and bottles, on our property, that would have come from their property"

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**Findings of Fact**

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1. The proposed use of the 10-acre property located off Spirit Lake Cutoff will function as a venue for weddings, receptions, family reunions, family gatherings, and other events.
2. Events will be primarily hosted on the weekends, but guests may request any date(s) and time(s) to host events. Quiet hours will begin at 10pm per Bonner County's noise ordinance.
3. The site is served by an individual septic and well system, Inland Power Company, and the Spirit Lake Fire District. Port-a-potties will be provided for guests and regularly pumped.
4. The applicants plan to host weddings and other events for 80 to 150 guests.
5. A small sign is proposed to be affixed to an existing fence on the applicant's property.

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**Conclusions of Law:**

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**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 Chapter 4, Title 12, Subchapter 2.2, environmental standards of Chapter 7, Title 12, and storm water management criteria and standards set forth in Chapter 7, Title 12, Bonner County Revised Code.

Conclusion 3

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

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**Conditions of approval:**

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

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- 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 not supersede deed restrictions.
- A-3** All county setbacks shall be met.
- A-4** 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-5** The applicant shall install prior to ground disturbing activities all temporary erosion control measures as designed and approved. The applicant shall provide to the Planning Department prior to ground disturbing activities a signed statement from the project engineer or design professional stating that these measures have been installed as per the design specifications as approved. The applicant shall install upon completing ground disturbing activities and shall maintain thereafter all permanent erosion control and stormwater management measures as designed and approved. The applicant shall provide to the Planning Department upon completing ground disturbing activities a signed statement from the project engineer or design professional stating that these measures have been installed as per the design specifications as approved.
- A-6** Prior to issuance of the conditional use permit, the property owners must obtain and submit a commercial driveway encroachment permit from Bonner County Road & Bridge. If the inspector from Bonner County Road & Bridge requires any additional changes to the driveway or ingress/egress on the property, the applicants must make these changes and provide documentation to the Planning Department that Road & Bridge has given the final approval for their proposed use.
- A-7** Parking on-site shall not exceed 75 vehicles per event. If the applicants wish to exceed the allotted 75 vehicles for a special event, they must apply for a special use permit.

**A-8** Limit the Conditional Use Permit to the applicants only, and therefore a sale to another entity would extinguish the Conditional Use Permit.

**A-9** The quiet hours would be from 10 pm to 8 am.

**A-10** Signage at the entrance indicating entry and exit, bold enough signage so that people can easily find the site.

**ZONE CHANGES**

**File ZC0021-21 – Zone Change – Rural 10 to Rural 5 - Peter and Shelagh Kaseburg** are requesting a Zone Change from Rural 10 to Rural 5 on a 9.80-acre lot. The property is zoned Rural 10. The project is located off Mclean Drive in Section 8, Township 56 North, Range 1 East, Boise-Meridian.

**CONFLICT OF INTEREST/DISCLOSURE DECLARATIONS:** The Chair requested the Commissioners declare any conflicts of interest or disclosures. Commissioner Don Davis disclosed that the applicant previously called him to discuss the process, but not application details. He stated it will cause no conflict. If a conflict arises during the presentations, Davis will recuse himself. The Chair noted that there were no other disclosures or conflicts.

**STAFF PRESENTATION:** Staff planner Chad Chambers presented a PowerPoint summary of the project and previously circulated staff report, concluding this project is consistent with Bonner County Revised Code.

**APPLICANT PRESENTATION:** Applicant Peter Kaseburg stated intentions of the application.

**PUBLIC/AGENCY TESTIMONY:** The following individuals spoke on the record in opposition of the project: Tom Trulock, George Congleton, Dave Bowman, and Tim Ritters.

**APPLICANT REBUTTAL:** Applicant Peter Kaseburg responded to public comments.

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

**MOTION:** Commissioner Frankenbach move to recommend denial to the Board of County Commissioners this project FILE ZC0021-21, requesting a zone change from Rural-10 to Rural-5, based upon the following conclusions: Conclusion 3 The proposal is not in accord with the purpose of the RURAL-5 zoning district, provided at Chapter 3, Title 12, Bonner County Revised Code. The decision is based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at this hearing. Commissioner Frankenbach further moved to recommend adoption of the following findings of fact and conclusions of law as amended. This action does not

result in a taking of private property. The action that could be taken, if any, to obtain the zone change is to:

- 1) File a new application with the Planning Department and meet the standards required by Bonner County Revised Code; or
- 2) Pursue such remedies as may be applicable at Title 67, Chapter 65, Idaho Code.

Commissioner Reeve seconded the motion.

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

**Background:**

**A. Site data:**

- 9.80-acre lot
- Zone: Rural-10
- Land Use: Rural-Residential (5-10 AC)

**B. Access:**

- Mclean Drive
  - Road Class: Local
  - Road Owner: Private
  - County Maintained: No

**C. Environmental factors:**

- Site does contain mapped slopes between 15-29% and 30% or greater. (USGS)
- Site does not contain mapped wetlands. (USFWS)
- Site does contain a waterfront. (NHD)
- Per Bonner County CFM: JRJ, 5.25.2021: Parcel is within SFHA Zone X and Zone AE, per FIRM Panel 16017C1000E, Effective Date 11/18/2009. A rezoning is not development, as defined in BCRC Title 14. No further floodplain review is required on this proposal.

**Soils**

- Treble-Rock outcrop association (55)
  - Not prime farmland
  - Well drained
- Pend Oreille-Hoodoo silt loams (36)
  - Not prime farmland
  - Well drained

**D. Services:**

- Water: parcel operating under permitted draw from the lake
- Sewage: Individual septic

- Fire: Sagle Fire District
- Power: Northern Lights Inc.
- School District: Bonner County Schools #84

**E. Comprehensive Plan, Zoning and Current Land Use**

Compass	Comp Plan	Zoning	Current Land Use & Density
<b>Site</b>	Rural Residential	Rural-10	Rural Residential
<b>North</b>	Rural Residential	Rural-10	Rural Residential
<b>East</b>	Rural Residential	Rural-10	Rural Residential
<b>South</b>	Rural Residential	Rural-10	Rural Residential
<b>West</b>	Rural Residential	Rural-10	Rural Residential

**F. Agency Review:** the application was routed to the following agencies for comment on **May 25, 2021**.

Panhandle Health District	Idaho Department of Water Resources
Sagle Fire District	Bonner County Road Department
Northern Lights Inc.	U.S. Army Corps (Coeur d’Alene)
Bonner School District #84	U.S. Fish and Wildlife Service
Bonner County Schools – Transportation	Idaho Department of Lands (Sandpoint)
Idaho Department of Fish and Game	Idaho Department of Environmental Quality
Idaho Department of Lands, Nav. Waters	(All Taxing Districts)

The following agencies commented:

**Idaho Department of Environmental Quality, June 15, 2021:**

“DEQ has no environmental impact comments at this stage of the project.”

The following agencies replied “no comment”:

All other agencies did not respond.

**Public Comments:**

Public comment rec’d June 16, 2021

- Concerns about the property being split in the future.
- Raised issue with the submerged/buildable property.
- Raised issue with the lot size minimum in relation to the R-5 zoning district and its limitations.

**G. Standards of review: Bonner County Revised Code**

**12-323: RURAL DISTRICT:**

- A. The rural district is established to allow low density residential uses that are compatible with rural pursuits. The purpose can be accomplished by:
1. Limiting residential densities and permitted uses to those that are compatible with rural character and nearby resource production districts and sites and can be adequately supported by rural service levels.
  2. Allowing small scale farming and forestry activities, and tourism and recreation uses that can be supported by rural service levels and are compatible with rural character.
  3. Encouraging conservation development configurations that create permanent open space or farming areas, protect sensitive environmental features, reduce infrastructure costs and/or enhance recreational opportunities.
- B. Use of this zone is appropriate in areas designated by the comprehensive plan as follows:
1. R-10 in areas designated as rural residential in the comprehensive plan that meet one or more of the following criteria:
    - a. Characterized by slopes that are steeper than thirty percent (30%).
    - b. Located within critical wildlife habitat as identified by federal, state or local agencies.
    - c. Contain prime agricultural soils.
    - d. Served by a network of public and/or private roadways that generally do not meet applicable roadway standards set forth in title 2 (public roads) of this code or appendix A (private roads) of this title or are absent.
    - e. Within the floodway.
    - f. Contain limited access to public services.
  2. R-5 in areas designated rural residential in the comprehensive plan that are already developed at or near the one dwelling unit per five (5) acre density and/or do not meet the criteria for R-10 above. (Ord. 501, 11-18-2008).

**Proposed Zoning: BCRC 12-323 Rural District (Rural-5)**

- The applicants are proposing a zone change from Rural-10 acre to Rural-5 acre.
- BCRC 12-323(B)(2): **Rural-5** in areas designated rural residential in the comprehensive plan that are already developed at or near the one dwelling per five (5) acre density and/or do not meet the criteria for R-10 above.

**H. Stormwater plan:** A stormwater management plan was not required,

pursuant to BCRC12-720.3(K) because the proposal does not result in the creation of additional "impervious surface", as defined in section 12-809 of Title 12.

**I. Public Notice & Comments:** The application was routed to property owners within 300' of the subject property and posted in the newspaper on **May 25, 2021**.

No public comments were received for this file.

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**Zone Change Findings of Fact**

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1. The site's Comprehensive Plan land use designation is Rural Residential which permits Rural-10 and Rural-5 zoning districts.
2. The site does have slopes between 15-29% and some slopes 30% or greater, but the property is not characterized by slopes steeper than 30% in general.
3. The site contains two (2) soil types, 1) Treble-Rock outcrop association which is not prime farmland soil and 2) Pend Oreille-Hoodoo silt loams which is also not prime farmland soil.
4. The site is served by Mclean Drive, a private road that is not owned nor maintained by Bonner County.
5. The site is not situated within a mapped floodway which is a characteristic of the Rural 10-acre zoning district.
6. The site is served by a permitted draw from the lake, individual septic system, Sagle Fire District and Northern Lights Inc. for power.
7. Properties surrounding the lot are zoned Rural-10 acre.

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**Conclusions of Law:**

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

Conclusion 1

The proposal is in accord with the following elements of the Bonner County Comprehensive Plan:

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



**Conclusion 2**

This proposal was reviewed for compliance with Title 12, Bonner County Revised Code, and **was** found to be in compliance.

**Conclusion 3**

The proposal **is not** in accord with the purpose of the RURAL-5 zoning district, provided at Chapter 3, Title 12, Bonner County Revised Code.

**File ZC0019-21 - Zone Change – Ag/Forest 10 to Rural 5 – Mike McKee** is requesting a Zone Change from Agricultural/Forestry 10 to Rural 5. The property is zoned A/F-10. The project is located off Redneck Drive/Saunders in Section 1, Township 54 North, Range 6 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:** Staff planner Daniel Britt presented a PowerPoint summary of the project and previously circulated staff report, concluding this project is consistent with Bonner County Revised Code.

**APPLICANT PRESENTATION:** Applicant Mike McKee stated his reasons for requesting the zone change.

**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 Frankenbach moved to recommend approval to the Board of County Commissioners on this project, FILE ZC0019-21, requesting a zone change from Agricultural/ Forestry-10 to Rural-5, 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 Frankenbach further moved to adopt the following findings of fact and conclusions of law as written. This action does not result in a taking of private property. Commissioner Davis seconded the motion.

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

**Background:**

**A. Site data:**

- Use: Residential
- Unplatted
- Size: 10 acres
- Zone: A/F- 10
- Land Use: Rural Residential(5-10 acres)
- Legal per: #522249

**B. Access:**

Saunders Road is a treated gravel county maintained road  
Redneck Drive is a gravel easement

**C. Environmental factors**

- Site does not contain mapped slopes. (USGS)
- Site does not contain mapped wetlands. (USFWS)
- Site does not contain waterfront or streams. (NHD)
- This parcel is within SFHA Zone X, per FIRM panel 16014C1075E, effective date 11/18/2009
- Soil:
  - Classification: Stapaloo- Kaniksu, dry complex, 8 to 25 % slopes
  - Type: Complex
  - Drainage: Well drained

**D. Services:**

- Water: Individual Well
- Sewage: Individual Septic
- Fire: Spirit Lake Fire
- Power: Avista utilities
- School District: Bonner County Schools #83

**E. Comprehensive Plan, Zoning and Current Land Use**

Compass	Comp Plan	Zoning	Current Land Use & Density
<b>Site</b>	Rural Residential	A/F-10	Residential
<b>North</b>	Ag/Forest-10-20	A/F-10	Three residential units
<b>East</b>	Ag/Forest-10-20	A/F-20	Vacant
<b>South</b>	Ag/Forest-10-20	A/F-10	Residential
<b>West</b>	Ag/Forest-10-20	A/F-10	Residential

**F. Standards review: Bonner County Revised Code**

- **12-215:** Applications for Zone Changes and Comprehensive Plan Map Amendments, Contents

The application was considered complete and routed to agencies accordingly.

- **12-216: Evaluation of Amendment Proposals**

Staff and the governing bodies shall review the particular facts and circumstances of each proposal submitted and shall determine whether there is adequate evidence that the proposal is in accordance with the general and specific objectives of the comprehensive plan. (Ord. 501, 11-18-2008)

- **Existing Comprehensive Plan Designation:**

Rural Residential- The Rural Residential area provides for residential development in areas where urban services are not available and slopes may vary up to 30%. These areas include hazard areas and critical wildlife habitats, where lower densities reduce potential impacts to resources and exposures to loss of property or lives. Small-scale agricultural uses and residential development are permitted.

**12-322: AGRICULTURAL/FORESTRY DISTRICT:**

A. The agricultural/forestry district is established to provide for agricultural and forestry pursuits, including livestock production, forestry, horticulture, floriculture, viticulture, and necessary accessory uses for treating, storing and processing agricultural products. The purpose of the A/F district is to preserve, protect and maintain areas that are rural in character and the integrity of the forest/woodland areas where viable agricultural pursuits can be feasible and to avoid fragmentation of forests and farms. These purposes are accomplished by:

1. Establishing residential density limits and conservation development standards to retain areas sized for efficient farming.
2. Allowing for uses related to agricultural production and limiting nonagricultural uses to those compatible with agriculture, or requiring close proximity for the support of agriculture.

A/F-10 in areas designated as ag/forest land in the comprehensive plan that do not feature prime agricultural soils, but where agricultural and forestry pursuits remain viable. These areas may be within or adjacent to areas of city impact or where lands are afforded fire protection, access to standard roads and other services.

**12-323: RURAL DISTRICT:**

A. The rural district is established to allow low density residential uses that are compatible with rural pursuits. The purpose can be accomplished by:

1. Limiting residential densities and permitted uses to those that are compatible with rural character and nearby resource production districts and sites and can be adequately supported by rural service levels.

2. Allowing small scale farming and forestry activities, and tourism and recreation uses that can be supported by rural service levels and are compatible with rural character.

3. Encouraging conservation development configurations that create permanent open space or farming areas, protect sensitive environmental features, reduce infrastructure costs and/or enhance recreational opportunities.

R-5 in areas designated rural residential in the comprehensive plan that are already developed at or near the one dwelling unit per five (5) acre density and/or do not meet the criteria for R-10 above.

**G. Stormwater plan:** A stormwater management plan was not required, pursuant to BCRC 12-720.1 because the proposal does not result in BCRC 12-720.3 (J) Subdivisions in which all lots contain five (5) acres or greater, and no additional "impervious surface", as defined in section 12-809 of this title, are created. For subdivisions in which all lots contain five (5) acres or greater and new impervious surface is limited to driveways and roads only, the driveways and roadways only shall be subject to this subchapter.

**H. Agency Review:** The application was routed to agencies for comment on May 25, 2021.

Panhandle Health District	Idaho Department of Water Resources
Idaho Department of Lands (Sandpoint)	U.S. Forest Service
Spirit Lake Fire District	Bonner County Road Department
Applicable Utility Company	Idaho Transportation Department
Bonner School District #83	Idaho Department of Environmental Quality
Bonner County Schools – Transportation	U.S. Fish and Wildlife Service
Idaho Department of Fish and Game	(All Taxing Districts)

**The following agencies provided comment:** None.

**The following agencies replied "No Comment":**

*Idaho Department of Lands – May 26, 2021*  
*DEQ- June 15, 2021*

**All other agencies did not reply.**

**I. Public Notice & Comments**

The following public comments were received: None were received.

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**Zone Change Findings of Fact**

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- The parcel is comprehensive planned Rural Residential

- The parcel is will not negatively affect Saunders Road or other roadways
- Residential neighborhoods will not be impacted negatively
- The parcel lies within Selkirk Fire District
- The parcel has an individual well
- The parcel will be on individual septic system
- The parcel does not feature any slope, surface water, wetlands, floodplains, or floodways
- Adjacent properties lie within the A/F-10 zoning and feature the same soil types
- The acreage of properties in the vicinity are similar in size as the proposed zone change. Parcels range from 5 to 20+/- acres

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**Zone Change Conclusions of Law:**

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

Conclusion 1

The proposal **is** in accord with the following elements of the Bonner County Comprehensive Plan:

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

Conclusion 2

This proposal was reviewed for compliance with Title 12, Bonner County Revised Code, and **was** found to be in compliance.

Conclusion 3

The proposal **is** in accord with the purpose of the Rural zoning district, provided at Chapter 3, Title 12, Bonner County Revised Code.

**AMENDMENT**

**File AM0004-21 – Title 12 Text Amendment – Bonner County** is initiating an amendment to Bonner County Revised Code Title 12-341: GENERAL PROVISIONS FOR NONCONFORMING USES AND STRUCTURES: to include the following proposed changes: Add 12-341 A. 3. For natural resource based uses set forth in BCRC 12-336 and Table 3-6, nonconforming uses may be expanded within the parcel boundaries existing at the date of adoption of this ordinance. Uses to be expanded beyond the existing parcel boundaries at the time of this ordinance shall require compliance with current code. Replacing Letter C. with the following proposed language: If a nonconforming use has ceased for ten (10) years or has been replaced with a conforming use, the nonconforming use shall be deemed abandoned and shall not be reestablished. If nonuse or vacancy continues for a period of a year or longer, the

county may request resolution of the nonconforming use right according to procedures outlined in Idaho Code section 67-6538(2) as it may be amended or retitled from time to time.

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

**PUBLIC/AGENCY TESTIMONY:** The following individuals spoke on the record: Matt Linscott, Mark Linscott, Jonna Plant, Larry Smith, Sharon Waltmon, Susan Lounder, Susan Drumheller, Nells Dristead, Sheryl Kenz, Reg Crawford, Summer Tigert, Dave Bowman, Matt Peak and Leslie Behner.

**STAFF REBUTTAL:** Planning Director Milton Ollerton responded to public comment.

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

**MOTION:** Commissioner Frankenback motioned to withdraw File AM0004-21. Commissioner Davis seconded the motion.

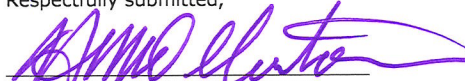
**VOTED** upon and the Chair declared the motion carried, unanimously.

**COMMISSIONER & STAFF UPDATES:**

Director Ollerton gave an update on Planning activity.

At 9:10 p.m., the Chair declared the hearing adjourned until July 1, 2021.

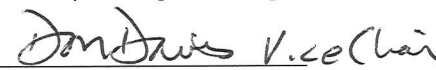
Respectfully submitted,

  
Milton Ollerton, Planning Director

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The above Minutes are hereby approved this 5<sup>th</sup> day of August 2021.

Bonner County Planning and Zoning Commission

  
Brian Bailey, Chair