

**BONNER COUNTY PLANNING and ZONING COMMISSION
PUBLIC HEARING MINUTES
Thursday, October 7, 2021**

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

PLEDGE OF ALLEGIANCE

PRESENT: Commissioners Chair Brian Bailey; Vice Chair Don Davis; Dave Frankenbach; and Suzanne Glasoe

ABSENT: None

ALSO PRESENT: Planning Director Milton Ollerton, Assistant Planning Director Jacob Gabell, Planner I Daniel Britt, Planner I Swati Rastogi, Administrative Manager Jeannie Welter, and Administrative Assistant III Da Niel Scott

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: September 16, 2021. Hearing no changes or objections, the Chair declared the minutes approved as written.

PUBLIC HEARINGS:

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.

AMENDMENT AND ZONE CHANGE

File AM0017-21 & ZC0030-21 – Comprehensive Plan Map Amendment & Zone Change - Gary & Rose Reed are requesting a comprehensive plan map change from Prime A/F to A/F and a zone change from A/F-20 to A/F-10 on 76.8 acres. The property is zoned A/F-20. The project is located off Eastside Road in Section 9, Township 57 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 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: Project Representative Travis Haller, Glahe & Associates, Inc., submitted Exhibit A (PowerPoint presentation) and provided comments on county code designations, Comprehensive Land Use, B.C. Revised Code 12-322, subject site topography and soil types.

PUBLIC/AGENCY TESTIMONY: The following individuals spoke on the record: Theresa Hiesener, Elaine Savage, Ryan Bailey, Ken Skacel, Mark Ashley, Brian Ekrem, Lu Clarke (submitted Exhibit B), John Weyant, Asia Williams, and Pandor Dore

APPLICANT REBUTTAL: Planning Director Milton Ollerton responded to public comment regarding water rights and Idaho Department of Water Resources.

Project Representative Travis Haller responded to public comment regarding higher density, increased traffic, road maintenance, impact fees, and zoning codes.

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

Comprehensive Plan Map Amendment - Motion by the Governing Body:

MOTION TO APPROVE: Commissioner Davis moved to recommend approval to the Board of County Commissioners this project, FILE AM0017-21, requesting a comprehensive plan map amendment from Prime Agricultural/Forestry Land to Agricultural/Forestry Land, 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 findings of fact and conclusions of law as set forth in the staff report and direct the Planning staff to draft written findings and conclusions to reflect this motion and transmit to all interested parties. 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, 2 - 1.

Commissioner Davis – Aye
Commissioner Frankenbach – Nay
Commissioner Glasoe – Aye

Zone Change - Motion by the Governing Body:

MOTION TO APPROVE: Commissioner Glasoe moved to recommend approval to the Board of County of Commissioners this project, FILE ZC0030-21, requesting a

zone change from Agricultural/Forestry-20 to Agricultural/Forestry-10, 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 findings of fact and conclusions of law as set forth in the staff report and direct the Planning staff to draft written findings and conclusions to reflect this motion and transmit to all interested parties. 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, 2 - 1.

Commissioner Davis – Aye
 Commissioner Frankenbach – Nay
 Commissioner Glasoe - Aye

Background:

A. Site data:

- Use: Residential
- Unplatted
- Size: 76.87
- Zone: Ag/F-20
- Land Use: Prime Ag/Forest Land

B. Access: The parcel is located on Eastside Road a gravel county-maintained easement

C. Environmental factors:

- Site does contain mapped slopes. (USGS)
- Site does contain mapped wetlands. (USFWS)
- Site does contain a stream. (NHD)
- Entire parcel is SFHA Zone X, per FIRM Panel #16017C0665E, Effective Date 11/18/2009. No further flood review needed.
- Soil:
 - Classification: Pend Oreille silt loam, 5 to 45 percent slopes
 - Type: Consociation
 - Drainage: Well drained
 - Not prime farmland
- Classification: Dufort silt loam, 5 to 45 percent slopes
- Type: Consociation
- Drainage: Well drained
- Not prime farmland

D. Services:

- Water: Individual well
- Sewage: Individual Septic system
- Fire: West Pend Oreille Fire
- Power: Avista Utilities
- School District: Bonner School #83

E. Comprehensive Plan, Zoning and Current Land Use

Compass	Comp Plan	Zoning	Current Land Use & Density
Site	Prime AG/F	AG/F-20	Residential
North	Remote AG/F & Prime AG/F	AG/F-20	Residential
East	Remote AG/F	Forest 40	Vacant
South	Remote AG/F	AG/F-20	Vacant
West	Prime AG/F	AG/F-20	Residential

F. Standards Review: Bonner County Revised Code

1. 12-215: Applications for Zone Changes and Comprehensive Plan Map Amendments, Contents. The application was considered complete and routed to agencies accordingly.

2. 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)

3. Existing Comprehensive Plan Designation: 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.

4. Proposed Comprehensive Plan Designation: The Ag/Forest Land designation recognizes areas where steeper slopes prevail (30% or greater) and transportation is provided by private roads or U.S. Forest Service or state roads. Urban services are not available and residential development challenges are present due to slope, poor soil conditions, hazard areas and lack of police or fire services.

5. Existing Zone: A/F-20

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.

(3) Use of this zone is appropriate in areas designated by the comprehensive plan as follows:

(a) A/F-20 in all areas designated as prime ag/forest land in the comprehensive plan. The A/F-20 zone is also appropriate in areas designated ag/forest land in the comprehensive plan that also feature:

1. Prime agricultural soils.

2. Are characterized by agricultural or forestry uses.

3. Areas where one or more of the following apply: limited services; characterized by slopes steeper than thirty percent (30%); where access may be absent or limited to substandard road systems or where large tracts of land may be devoted to ag/forest production.

6. Proposed Zone: A/F-10

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.

(3) Use of this zone is appropriate in areas designated by the comprehensive plan as follows: 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.

G. Agency Review: The application was routed to the following agencies for comment on September 7, 2021:

Panhandle Health District	Idaho Department of Water Resources
West Pend Oreille Fire District	Bonner County Road Department
Avista Utilities Company	U.S. Army Corps (Coeur d'Alene)
School District #83	Army Corps (Newport)
Bonner County Schools - Transportation	U.S. Fish and Wildlife Service
Idaho Department of Fish and Game	Idaho Department of Lands (Sandpoint)
Idaho Department of Environmental Quality	U.S. Forest Service

1. The following agencies replied:

a. Panhandle Health District replied September 22, 2021: "we recommend the applicant contact PHD to septic feasibility of the proposed lots."

b. Idaho Department of Fish and Game replied September 24, 2021: "wildlife may be displaced but will likely still use available corridor through this section for travel and migration."

c. Department of Environmental Quality replied September 29, 2021: "recommends consideration be given to design and implementation. For example, retaining shade-provided trees and a 25' of greater vegetative buffer along the length of the creek, and avoiding the installation of roads that run adjacent to, or cross the stream, and avoiding impacts to wetlands."

2. All other agencies did not reply.

H. Public Notice & Comments: As of September 29, 2021, no public comments have been received.

Comprehensive Plan Amendment Findings of Fact:

- The parcel does not contain prime agricultural soils
- The parcel lies within West Pend Oreille Fire District
- The parcel has slopes that are between 15 to 30% grade
- Services are provided by individual well and septic system
- The parcel is located on Eastside Road a gravel county maintained 60' easement
- The parcel does contain a mapped wetland and a stream

Comprehensive Plan Amendment Conclusions of Law:

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 **is** found to be in compliance.

Conclusion 3

The proposal **is** in accord with the Agricultural/Forestry Use Designation.

Zone Change Findings of Fact:

- The parcel does not contain prime agricultural soils
- Agricultural and forestry pursuits remain viable
- Fire protection is provided by West Pend Oreille Fire District
- The parcel is not within area of city impact
- The parcel is located on Eastside Road a gravel County maintained 60’ easement
- Other service includes power, water and sewage disposal

Zone Change Conclusions of Law:

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 Agricultural/Forestry-10 zoning district, provided at Chapter 3, Title 12, Bonner County Revised Code.

TEXT AMENDMENT

File AM0016-21 – Text Amendment – Title 12-333 - Jacob Marble & Josh Pilch are requesting a Title 12 text amendment as follows: BCRC 12-333 standards (33): (33) Maximum square footage for ministorage, boat storage, and rental warehouse facilities on a single lot or parcel shall be 10,000 square feet for the rural service center and recreation districts. ~~The maximum square footage for ministorage facilities on a single lot or parcel in the commercial district shall be 40,000 square feet and unlimited within the industrial district.~~ Maximum square footage for ministorage, boat storage, and rental warehouses in the commercial and industrial districts shall be unlimited.

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

APPLICANT PRESENTATION: Project Representative Jacob Marble, J&J Development, LLC, submitted Exhibit A and provided comments on Bonner County Revised Code Title 12-333 Commercial Use Table and Title 12-412 Density and Dimensional Standards.

PUBLIC/AGENCY TESTIMONY: None.

APPLICANT REBUTTAL: None.

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

Text Amendment - Motion by the Governing Body:

MOTION TO APPROVE: Commissioner Frankenbach move to recommend approval to the Board of County Commissioners for this project FILE AM0016-21 to amend Title 12, Chapter 3, Subchapter 3.3, Commercial Use Table Standard 33, Bonner County Revised Code, as presented or amended in this hearing, finding that it is in accord with the general and specific objectives of the Bonner County Comprehensive Plan as enumerated in the following findings of fact and 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 findings of fact and conclusions of law as set forth in the staff report and direct Planning staff to draft written findings and conclusions to reflect this motion and transmit to all interested parties. 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.

Project Summary

A. Bonner County Revised Code (BCRC) 12-213 authorizes any citizen or property owner in Bonner County to apply for amendments to the County’s land use laws.

B. The applicant is requesting an amendment to BCRC Title 12, Chapter 3, Subchapter 3.3, Commercial Use Table, Standard 33 (BCRC 12-333). The proposed change would remove the maximum square footage limitation on ministorage and boat storage facilities within the commercial and industrial districts.

C. Below is the proposed amendment to BCRC 12-333 Commercial Use Table, Standard 33. The language in **red and underlined** is recommended as additions to the existing code. Those words in **red** and strike through would be deleted from the ordinance as follows:

TABLE 3-3 COMMERCIAL USE TABLE

Use	Zoning District									
	F	A/F	R	S	C	I	RSC	REC	AV	
Rental warehouses/ ministorage (17), (33)					P	P	C	C		

(33) Maximum square footage for ministorage, boat storage, and rental warehouse facilities on a single lot or parcel shall be 10,000 square feet for the rural service center and recreation districts. The maximum square footage for ministorage, ~~boat storage, and facilities on a single lot or parcel in the commercial district shall be 40,000 square feet and unlimited within the industrial district.~~ Maximum square footage for rental warehouses in the commercial and industrial districts shall be unlimited.

Through this request above, the applicant is proposing that the maximum square footage restriction of 40,000 sf. for ministorage facilities be removed in Commercial Districts to allow unlimited development.

Public and Agency Comment

A. Agency Review. The application was routed to the following agencies for comment on August 20, 2021: All Taxing Districts and All Areas of City Impact.

1. Agency Comments: All other agencies did not reply
2. Public Notice and Comments: No public comments were received.

Findings of Fact

A. The Planning and Zoning Commission, per Idaho Code Chapter 65, Title 67, may recommend a zoning ordinance.

B. The Bonner County Planning Department has reviewed the proposed changes against Idaho Code and made amendments to better comply with the Idaho Code, specifically Title 67 Chapter 65.

C. The Board of County Commissioners is authorized by Idaho Code, Chapter 7, Title 31, to adopt ordinances, rules and regulations "...not repugnant to law, necessary for carrying into effect or discharging the powers and duties conferred by the laws of the state of Idaho, and such as are necessary or proper to provide for the safety, promote the health and prosperity, improve the morals, peace and good order, comfort and convenience of the county and the inhabitants thereof, and for the protection of property therein..."

1. The proposed ordinance making the above changes adds to the clarity intended in the interpretation of the Bonner County Revised Code and Bonner County Comprehensive Plan. These actions will further balance the provision of safety, health and prosperity while maintaining the protection of property, peace, good order, comfort and convenience of the county and its inhabitants.

D. This proposed change provides further clarifying standards enabling the public and the staff to achieve the best results leading to greater understanding and use of the zoning ordinance.

E. This proposed change is in accordance with the Bonner County Comprehensive Plan.

Conclusions of Law

Conclusion 1

The proposed amendments to Title 12 are in accord with Idaho Code, Chapter 7 Title 31.

Conclusion 2

The proposed amendments to Title 12 are in accord with Idaho Code Chapter 67 Title 65.

Conclusion 3

The proposed amendments are in accord with the Bonner County comprehensive plan.

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

PRELIMINARY PLAT

File S0003-21 – Sundance Acres Subdivision - Clay Wagner Trust is requesting a subdivision of ±42.54 & 5.09 acres of land to create 27 lots, ranging in size from 1.2 to 6.1 acres. The subject property is zoned Recreation. The project is located off Eastside River Road in Section 10, Township 59 North, Range 4 West, Boise-Meridian. At the Planning & Zoning Commission public hearing on August 19, 2021, the applicant withdrew this file from the proceedings. On August 30, 2021, the applicant requested to move forward once again with the public hearing process.

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

APPLICANT PRESENTATION:

Project Representative Travis Haller, Glahe & Associates, Inc., submitted Exhibit A and provided comments on subdivision development, water, sewer, roads, and private community with HOA and CC&Rs.

Project Representative Dallas Gray, Clay Wagner Trust, provided comments on limiting further subdivision through CC&Rs.

Applicant Bradley Wagner, provided comments on changes to number of lots in subdivision, plans to keep property in the family, and road and noise concerns.

PUBLIC/AGENCY TESTIMONY: None.

APPLICANT REBUTTAL: None.

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

Preliminary Plat - Motion by the Governing Body:

MOTION TO APPROVE: Commissioner Frankenbach moved to recommend approval to the Board of County Commissioners for this project FILE S0003-21 for a subdivision of ±47.63 acres of land to create 21 residential lots ranging in size from 1.122 to 15.865 acres, 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 findings of fact and conclusions of law as set forth in the staff report and direct

Planning staff to draft written findings and conclusions to reflect this motion and transmit to all interested parties. The action that could be taken to obtain the preliminary plat 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.

Discussion regarding 21 or 22 lots.

Commissioner Frankenbach amended his motion to read as follows:

MOTION TO APPROVE: Commissioner Frankenbach moved to recommend approval to the Board of County Commissioners for this project FILE S0003-21 for a subdivision of ±47.63 acres of land to create 21 or 22 residential lots ranging in size from 1.122 to 15.865 acres, 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 findings of fact and conclusions of law as set forth in the staff report and direct Planning staff to draft written findings and conclusions to reflect this motion and transmit to all interested parties. The action that could be taken to obtain the preliminary plat 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:

- Use: Single family residence and vacant land
- 21 lots proposed
- Size: ±42.54 & 5.09 acres
- Zone: Recreation (Rec)
- Land Use: Resort Community

B. Access:

- The property is accessed off Eastriver Road, a County owned and maintained road. The proposed public roads: Wagner Drive, Conifer Court, and Pulaski Road will be 22 feet wide and paved; these roads will be built to Bonner County public road standards located within a 60-foot-wide public right of way.

C. Environmental factors:

- Site does not contain mapped slopes. (USGS)
- Site does contain mapped wetlands. (USFWS)
- Site does not contain a river/stream/frontage on lake. (NHD)

- Floodplain: Parcel contains SFHA Zone X per FIRM panel 16017C0430F, dated July 7, 2014. No further flood review needed.

D. Services:

- Water: Individual wells, Well report dated 4/17/2021
- Sewage: Coolin Sewer District. 3/15/21 "will serve" letter was submitted.
- Fire: Coolin Cavanaugh Bay Fire District.
- Power: Northern Lights.
- School District: Bonner School #83.

E. Comprehensive Plan, Zoning and Current Land Use

Compass	Comp Plan	Zoning	Current Land Use & Density
Site	Resort Community	Recreation (Rec)	Residential
North	Resort Community	Recreation (Rec) Rural Service Center (Rsc)	Residential Residential and Commercial
East	Rural Residential	Rural 5	Vacant
South	Rural Residential	Rural 5 / Rural 10	Residential / Vacant
West	Resort Community	Recreation (Rec)	Residential

F. Standards Review

BCRC	Required	Provided
Minimum Lot Size, BCRC 12-411	20,000 square feet	68,044.4 square feet (average)
Depth to width, BCRC 12-621	Maximum 3:1	≈3:1 or less depth-width ratio
Water supply, BCRC 12-623(B)(1)	Water supplied by individual well on each lot	Well report by Monks Hydro-Geoscience confirms well capacities
Sewage disposal, BCRC 12-623(C)	Sewage disposal as approved by PHD	Will-serve letter from Coolin Sewer District
Fire Plan/Fire risk assessment, BCRC 12-623(D)	Assessment of fire risk Fire protection plan Defensible space plan	Assessment of fire risk Fire protection plan Defensible space plan
Road name, BCRC 12-624(A)	Shall have unique road names	Wagner Drive, Conifer Court, and Pulaski Road
Road standards, BCRC 12-624(D)	Road networks shall be designed and constructed to public	Condition B-5

BCRC	Required	Provided
	road standards set forth in Title 2	
Legal access, BCRC 12-624(C)	Legal access meeting road standards per BCRC 12-624(B)	Condition B-5
Direct frontage, BCRC 12-624(D)	All proposed lots less than five (5) acres gross shall have direct frontage on, and direct access to, a public right of way.	All proposed lots will front a public road Condition B-5
Natural hazards, BCRC 12-626(A)	Shall meet the requirements of chapter 7, "Environmental Standards"	Development will comply
Environmental Standards, BCRC 12-626(B)		
Grading, Stormwater, Erosion Control BCRC 12-720 et. seq.	Professional Stormwater Plan	Condition B-6
Wetlands, BCRC 12-730 et. seq.	Shall meet the requirements of chapter 7, "Environmental Standards"	Does not contain any mapped wetlands
Wildlife, BCRC 12-740 et. seq.	Mitigation measures as determined by IDFG or U.S. Fish and Wildlife	See comments provided by IDFG
Preliminary plat requirements, BCRC 12-642	Plat contents	Plat does not show location of current well and proposed sewage disposal method, Condition A-2

G. Stormwater Plan: An engineered grading & stormwater management plan was required pursuant to BCRC 12-720.2(A). The plan was provided by 7B Engineering. Bonner County Engineering has reviewed the plan and issued a letter of incompleteness, see Condition B-6.

H. Agency Review: The application was routed to the following agencies for comment on July 20, 2021:

Panhandle Health District	US Fish and Wildlife Services
US Army Corps of Engineers	Idaho Department of Environmental Quality
Idaho Department of Water Resources	Coolin Sewer District
Bonner County Road and Bridge	Coolin-Cavanaugh Bay Fire District
Department of Fish and Game	Northern Lights
Department of Lands - Coolin	

1. Idaho Department of Fish & Game provided a 4-page comment.
2. All other agencies replied "No comment" or did not reply.

I. Public Notice & Comments: Public comments received included concerns about traffic impacts, lack of water supply in the area, lack of available public resources, and impact on emergency fire resources.

Findings of Fact

- A. The applicant is requesting subdivision of ±47.63 acres.
- B. The site is zoned as Recreation.
- C. The development will include 21 residential lots ranging in size from 1.122 to 15.865 acres.
- D. The site does contain wetlands.
- E. The site does not contain other special or hazardous environmental areas.
- F. Access will be provided by Eastriver Road and public roads constructed as part of the subdivision.
- G. Water will be provided by individual wells; sewer will be provided by Coolin Sewer District, per 3/5/21 "will serve" letter.
- H. The site will be served by Coolin Cavanaugh Bay Fire District, Northern Lights, and Bonner School District #83.

Conclusions of Law:

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

Conclusion 1

The proposed subdivision **is** in accord with the purposes of this Title and of the zone district in which it is located.

Conclusion 2

The site **is** physically suitable for the proposed development.

Conclusion 3

The design of the proposed subdivision **will not** adversely impact Bonner County's natural resources, as identified in the comprehensive plan. Any adverse impacts or potential for impacts shall be mitigated as a condition of approval.

Conclusion 4

The public and private services, including but not limited to sewer services, solid waste, fire protection, emergency services, and school facilities and transportation, which will serve the proposed subdivision **are** adequate for the needs of future residents or users.

Conclusion 5

The proposed subdivision **will not** cause circumstances to exist that will cause future residents or the public at large to be exposed to hazards to health or safety.

Conclusion 6

The design of the proposed subdivision or related improvements **will** provide for coordinated access with the county system of roads and with adjacent properties and **will not** impede the use of public easements for access to, or through the proposed subdivision. The proposed transportation system **is** designed to adequately and safely serve the future residents or users without adversely impacting the existing transportation system by reducing the quality or level of service or creating hazards or congestion.

Conclusion 7

The proposed subdivision **is** designed to comply with the design criteria for subdivisions set forth in Subchapter 6.2 of this chapter.

Conclusion 8

The proposed subdivision **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

Conditions of Approval:

Required plat notes. The following notes shall be recorded on the face of the final plat:

- A-1** All easements and instrument numbers for ingress, egress and utility, pertaining to this subdivision shall be shown on the face of the plat.
- A-2** Location of current well, proposed sewage disposal method, and current buildings on either parcel.

A-3 Indicate the intended use of the remainder piece, approximately 0.70 acres, of property that lies between Dickensheet Road and Eastriver Road.

Standard and site-specific plat conditions:

- B-1** A final plat shall be recorded.
- B-2** A digital copy of the final plat shall be submitted to the Bonner County Planning Department satisfying the requirements of BCRC 12-649.
- B-3** The preliminary plat shall be valid for a period not to exceed two (2) calendar years from the date of approval. At any time prior to the expiration date of the preliminary plat, the applicant may make a written request to the Planning Director for an extension of the preliminary plat for a period up to two (2) years. The Board of County Commissioners may consider such request for extension at any regular business meeting. The extension request must be approved or denied prior to the expiration date of the preliminary plat.
- B-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 stormwater management measures as designed and approved. The applicant shall provide to the Planning Department, upon completing ground disturbing activities, a signed statement and stormwater system as-builts from the project engineer or design professional stating that these measures have been installed as per the design specifications as approved. All stormwater facilities shall be installed and functioning as designed or a suitable guarantee of completion shall be in place.
- B-5** A complete road plan shall be submitted to and approved by the Bonner County Road and Bridge Department engineer. The plan shall meet the Bonner County Road Standards Manual requirements and legal access standards.
- B-6** A complete grading/stormwater plan shall be submitted to, and approved by, the Bonner County Engineering Department.
- B-7** Correct the adjacent street name from Eastside River Road to Eastriver Road.

VARIANCE

File V0013-21 – Lot Size Minimum – Variance – U.S. Bank is requesting a lot size minimum variance to create a 2.7-acre lot where 5-acres is required on a

151.16-acre parcel to house an existing septic drainfield on the property. The property is zoned Rural-5. The project is located off Derr Island Road and Apple Grove Lane in Section 4, Township 55 North, Range 2 East, Boise-Meridian.

CONFLICT OF INTEREST/DISCLOSURE DECLARATIONS: The Chair requested the Commissioners declare any conflicts of interest or disclosures. Commissioner Glasoe disclosed she works for the applicant and recused herself from this hearing. There were no additional disclosures or conflicts.

STAFF PRESENTATION: A PowerPoint presentation summary of the project previously recorded by Staff Planner Chad Chambers was presented along with previously circulated staff report, concluding this project is consistent with Bonner County Revised Code.

APPLICANT PRESENTATION: Project Representative Greg Embrey provided comments on not needing additional property for the drain fields, use of the property as farmland, U.S. Bank not wanting to own the drain field, and HOA utilization of land.

PUBLIC/AGENCY TESTIMONY: The following individuals spoke on the record: Jane Mooney

APPLICANT REBUTTAL: None.

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

Variance - Motion by the Governing Body:

MOTION TO APPROVE: Commissioner Frankenbach moved to recommend approval this project FILE V0013-21 request for a lot size minimum variance to create a 2.7-acre lot where 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 Frankenbach further moved to adopt the findings of fact and conclusions of law as set forth in the staff report and direct Planning staff to draft written findings and conclusions to reflect this motion and transmit to all interested parties. 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 Davis seconded the motion.

Discussion on changing motion verbiage from "to obtain the plat" to "to obtain the variance."

VOTED upon and the Chair declared the motion carried, unanimously

Background:

A. Site data:

- ≈151.16-acre unplatted parcel
- Zone: Rural 5-acre
- Land Use: Rural Residential

B. Access:

The property is access by Derr Island Road and Apple Grove Lane, which are neither County owned or maintained.

C. Environmental factors:

- Site does not contain mapped slopes. (USGS)
- The site does contain a variety of mapped wetlands including freshwater emergent wetlands, freshwater forested/shrub wetlands, riverine(s), and some freshwater ponds. (USFWS)
- The site does contain frontage on Lake Pend Oreille.
- JRJ, 7/19/2021: Parcel is within SFHA Zone AE, per FIRM Panel 16017C1015E, Effective Date 11/18/2009 & FIRM Panel 16017C1014E, Effective Date 11/18/2009. A lot-size-minimum variance, by itself, does not approve development, as defined in BCRC Title 14. No further floodplain review is required on this proposal.

D. Services:

- Water: the site is not currently served by an individual well or water district.
- Sewage: the site is not currently served by a septic system or sewer district.
- Fire: the subject property is not within a mapped fire district.
- Power: the site is not currently hooked up to power.
- School District: Bonner School District #84.

Soil Type	Farmland Classification	Drainage Class
Colburn very fine sandy loam	All areas are prime farmland	Somewhat poorly drained
Wrencoe silty clay	Farmland of statewide importance	Very poorly drained

E. Comprehensive Plan, Zoning and Current Land Use

Compass	Comp Plan	Zoning	Current Land Use & Density
Site	Rural Residential	Rural-5	Currently Vacant
North	Rural Residential	Rural-5	Rural Residences
East	Rural Residential	Rural-5	Rural Residences
South	Rural Residential	Rural-5	Currently Vacant
West	Rural Residential	Rural-10	Currently Vacant

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:

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.

a. Applicant: "The proposed 2.7-acre parcel will be used for a septic drainfield and backup septic drainfields only. No other development of the property will occur."

b. Staff: The existing use of the property as a septic drainfield does not generally apply to other properties in the same zone or vicinity.

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

a. Applicant: "Applicant is proposing a variance from the 5-acre minimum parcel size because the use of the proposed 2.7-acre parcel will be limited to a septic drainfield."

b. Staff: The special circumstances of the variance request is the intended use of the lot will only serve as a septic drain field.

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.

a. Applicant: "The drainfields existing on the proposed 2.7-acre parcel have been approved and permitted by Panhandle Health District. Any future drainfields will be subject to Panhandle Health District's approval."

b. Staff: The applicant is proposing a lot size minimum variance to create a 2.7-acre parcel for only the use of an existing septic drainfield. The applicant stated that "no other development of the property will occur." Per the applicant's site plan, the proposed lot will be setback from the existing lots, thereby minimizing an impact to adjacent properties. No agency or public comments were received that indicate the proposed variance would be in conflict with the public interest or be detrimental to public health, safety, or welfare.

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

H. Agency Review. The application was routed to the following agencies for comment on September 7, 2021:

Panhandle Health District	Idaho Department of Water Resources
Applicable Utility Company	U.S. Army Corps (Coeur d'Alene)
Bonner School District #84	Bonner County Schools – Transportation
U.S. Fish and Wildlife Service	Idaho Department of Lands (Sandpoint)
Idaho Department of Fish and Game	BNSF Railway
Idaho Department of Environmental Quality	U.S. Forest Service
Idaho Department of Lands, Nav. Waters	Area of City Impact: Clark Fork

1. The following agencies commented:

a. Idaho Department of Fish and Game, September 20, 2021: "The Idaho Department of Fish and Game does not have any comments to submit for this application."

b. Idaho Department of Environmental Quality, September 29, 2021: "The Idaho Department of Environmental Quality (DEQ) does not review projects on a project-specific...DEQ has not completed a thorough review of the documents provided"

c. Panhandle Health District, September 29, 2021:

(1) "PHD has been in ongoing communication and collaboration with the entities involved with this land for many years. As such, PHD has detailed knowledge of the individual and two-party drainfields that are currently installed within the boundaries of the proposed parcel. The drainfields serve waterfront parcels that cannot meet current standards for subsurface sewage disposal. The remaining available space within the proposed parcel is intended to be utilized for future replacement drainfields when the existing primary drainfields fail."

(2) "PHD does not have an objection to the proposed variance request, as the proposal indicates that the parcel will continue to be utilized for wastewater disposal, which is what it is currently being utilized for."

d. All other agencies did not reply.

I. Public Notice & Comments. Public comment (summarized below) – received August 9, 2021 and August 11, 2021. Both letters received by Bonner County Planning appear to be identical.

1. "Our firm represents the Derr Island Road and Bridge Association, an Idaho non-profit corporation (hereinafter the "Association") the members of which are those individuals who own parcels of property on Derr Island, located in the Clark Fork River, near Clark Fork, Idaho...The Association has been working with the White Trust to potentially take over ownership of, and management of, this common point drain-field, possibly through a new entity formed for the purposes of managing the septic system. If the users of the septic system also own it, then the

chances of the system's failure is far less likely, as the incentives will line up for the system to be properly managed, maintained and tested, as required by Idaho Law."

2. "There is limited space on Derr Island. Consequently, the five-acre minimum zoning that currently applies to this parcel should be waived. The proposed parcel will be bound with covenants that will limit its use to that of a septic drain field and back up drain fields. The need for a smaller lot for these purposes is, per B.C.R.C. 12-234, due to the unique circumstances that exist on account of this development being located on a small island with limited space for septic systems."

3. "The undersigned believe it is in the best interest of the public and owners of the lots on Derr Island for the County to approve the variance application."

Findings of Fact

A. The property is the Rural Residential Comprehensive Land Use Plan and is zoned Rural 5-acre.

B. The subject property is located within the Clark Fork Area of City Impact.

C. The property is served by Derr Island Road and Apple Grove Lane, both of which are not owned or maintained by the County.

D. The property is not within a mapped fire district and is not currently served by a power company.

E. 5. There are a variety of wetlands on the property including: freshwater emergent wetlands, freshwater forested/shrub wetlands, riverines, and some freshwater ponds.

F. The site does not contain any mapped slopes.

G. There are two soils on the property, Coluburn very fine sandy loam (prime farmland), and Wrencoee silty clay (farmland of statewide importance).

H. The entire property is within Flood Zone AE.

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 Conditions of Approval:

A-1 Only the development highlighted on the site plan has been reviewed for variance standards. All other development shown must comply with Bonner County Revised Code.

A-2 The variance shall not supersede any deed restrictions.

CONDITIONAL USE PERMIT MODIFICATION

File MOD0006-21 – Conditional Use Permit Modification – Spires PUD – Mitch Martin is requesting to modify the Conditional Use Permit for Spires Planned Unit Development to change condition A-7, private road standards, for File C892-07. The property is zoned Alpine Village. The proposed project is located off Tall Timber Road and Snag Line in Section 20, Township 58 North, Range 2 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: A PowerPoint presentation summary of the project previously recorded by Staff Planner Chad Chambers was presented along with previously circulated staff report, concluding this project is consistent with Bonner County Revised Code.

APPLICANT PRESENTATION: Project Representative Mitch Martin, Alpha Capital, LLC, submitted provided comments on road design, original 42-foot radius switch-back, original development, Mogul Hill road switch-back, and fire hydrant requirements.

PUBLIC/AGENCY TESTIMONY: None.

APPLICANT REBUTTAL: None.

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

Conditional Use Permit Modification - Motion by the Governing Body:

MOTION TO RECOMMEND APPROVAL: Commissioner Frankenback moved to recommend approval to the Board of County Commissioners for this project FILE MOD0006-21 requesting to modify the Spires Planned Unit Development to change the PUD condition A-7 private road standards for File C892-07, 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 Frankenback further moved move to adopt the findings of fact and conclusions of law as set forth in the staff report (or as amended during this hearing) and direct Planning staff to draft written findings and conclusions to reflect this motion and transmit to all interested parties. The action that could be taken to obtain the conditional use permit is to complete Condition of Approval A-1 as adopted. 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:

- The Spires 1st Addition PUD
- Size: ≈80 acres
- Zone: Alpine Village
- Land Use: Alpine Community

B. Access:

- Access from Schweitzer Mountain Road to Alpine Way leading to Mogul Hill Road, Christy Lane and Tall Timber Road.

C. Environmental factors:

- Site does contain mapped slopes – see environmental features map. (USGS)
- Site does not contain mapped wetlands. (USFWS)
- Soils: Pouty gravelly loam (40 – not prime farmland); Vay silt loam (61 – not prime farmland); Jeru gravelly loam (17 – not prime farmland) – see soils map.
- Site does not contain a river/stream/frontage on lake
- JRJ, 8/5/2021: Site is within SFHA Zone X & Zone D, per FIRM Panel 16017C0685E, Effective Date 11/18/2009 & FIRM Panel 16017C0705E, Effective Date 11/18/2009. No further floodplain review is required on this proposal.

D. Services:

- Water: Spires Water Company
- Sewage: Mountain Utility Company

- Fire: Schweitzer Fire District
- Power: Northern Lights Inc.
- School District: Bonner School District #84

E. Comprehensive Plan, Zoning and Current Land Use

Compass	Comp Plan	Zoning	Current Land Use & Density
Site	Alpine Community	Alpine Village	Alpine Community Mixed Use
North	Alpine Community	Alpine Village	Alpine Community Mixed Use
East	Alpine Community	Alpine Village	Alpine Community Mixed Use
South	Alpine Community	Alpine Village	Alpine Community Mixed Use
West	Alpine Community	Alpine Village	Alpine Community Mixed Use

F. Standards Review. BCRC 12-2.223, Conditional Use Permits, Standards for Review of Applications, Procedures

a. 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.

b. Modification request: "We are requesting modification of Require PUD condition A-7 e.) 3.) file C892-07. We are requesting the curve radii of switchbacks be changed from 42 feet to 24 feet. The original requirement of a 42' radius would create a 120 wide switchback requiring a 40' wall on the uphill side. This would be very dangerous for skiers given there are ski trails just above the switchbacks. In early June I went up to Schweitzer and along with Spencer Newton, Schweitzer Fire Chief, we measured existing switchbacks. The switchback on Mogul Hill Road just before you enter The Spires as 21' radius and a total width of 68'. This switchback on Mogul Hill already creates a pinch point switchback that is smaller than what we are proposing. Spencer then wanted to measure the first switchback on Crystal Springs Road which he said is big enough for his fire trucks. It has a 24' radius and an 82' total width, which is what we are proposing for our switchback. I also measured one additional switchback in The Spires and one higher up on Crystal Springs. Neither were close to having a 42' center line radius. Please see attached letter from Spencer Newton, Schweitzer Fire District."

G. Comprehensive Plan Land Use Designation. The Alpine Community land use designation is established to recognize the challenges of higher density development in higher elevations of Bonner County generally above 3,500 feet elevation, where urban services are provided, but a range of road types developed in mountainous conditions serve the area. Specific design standards to address steeper slopes and heavy snowfall will govern these areas.

H. Stormwater Plan. A stormwater management plan was required, pursuant to BCRC 12-720.3(k) because the proposal does result in the creation of additional impervious surface.

I. Agency Review – routed on September 7, 2021:

Panhandle Health District	Idaho Department of Water Resources
Schweitzer Fire District	U.S. Army Corps (Coeur d'Alene)
Mountain Utility Company	U.S. Fish and Wildlife Service
Applicable School District #84	U.S. Forest Service
Idaho Department of Fish and Game	Independent Highway District
Idaho Department of Environmental Quality	Idaho Department of Lands, Nav. Waters

1. The following agencies commented:

a. **Schweitzer Fire District Letter – June 16, 2021.** "The purpose of this letter is to clarify that Schweitzer Fire District's requirement for horizontal roadway geometry on the Private Road Switchbacks within the Spires PUD may deviate from the previously approved PUD. The district will be authorizing a minimum CL horizontal curve radii of 24 feet, provided roadway widths through the switchback is a minimum of 40 feet and the overall diameter of the switch back from outside edge to outside edge is a minimum of 82 feet." – Spencer Newton, Fire Chief

b. **Independent Highway District, September 7, 2021.** "The private roads within the Spires PUD are outside of the authority of the IHD. The only concern with not using the Bonner Counties Private Road Standard is if the change reduces safety."

c. **Idaho Department of Fish and Game, September 20, 2021.** "The Idaho Department of Fish and Game does not have any comments to submit for this application."

d. **Idaho Department of Environmental Quality, September 29, 2021.** "The Idaho Department of Environmental Quality (DEQ) does not review projects on a project-specific basis..."

e. **Panhandle Health District, September 28, 2021.** "No Comment."

f. **All other agencies did not reply.**

J. Public Notice & Comments. As of September 29, 2021, no public comments were received for this file.

Findings of Fact

1. The PUD is in the Alpine Village District and in the Alpine Community comprehensive land use designation.

2. The original conditional use permit (file CUP at C0892-07) was approved on February 13, 2008.
3. Agencies and the public have not commented in opposition to the proposal, so long as the road design is safe.

The Schweitzer Fire Chief wrote a letter in support of the proposal citing the Bonner County Staff Engineer's memorandum of conditional approval. This affirms the applicant's request to modify the radii.

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 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.

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:

- A-1** The modification of the road design and stormwater management plan shall be operated in accordance with the approved site plan.

COMMISSIONER & STAFF UPDATES:


Prior approval of storage units and completion of their community design standards/requirements, ITD easements on county-maintained roads, P&Z Commission vacancies, votes for new Chair, P&Z Commissioner emails, policy for public emails to Commissioners, 2022 Calendar approved, components of Comprehensive Plan, and changes in motions.

At 8:37 p.m., the Chair declared the hearing adjourned until October 21, 2021.

Respectfully submitted,


Milton Ollerton, Planning Director

The above Minutes are hereby approved this 21st day of October 2021.
Bonner County Planning and Zoning Commission


Brian Bailey, Chair
10/21/21