

**BONNER COUNTY ZONING COMMISSION
PUBLIC HEARING MINUTES
NOVEMBER 17, 2022**

PLEDGE OF ALLEGIANCE

CALL TO ORDER: Chair Marble called the Bonner County 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.

PRESENT: Chair Jacob Marble; Vice Chair Matt Linscott; Commissioners Luke Webster, and Robert Clark.

ABSENT: Frank Wakeley

ALSO PRESENT: Planning Director Jacob Gabell, Assistant Planning Director Travis Haller, Planner I Erik Beasley and Hearing Coordinator Jenna Crone.

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.

CHANGES IN AGENDA: Commissioner Linscott made a motion to approve the amended agenda, removing File ZC0017-22. Commissioner Webster seconded the motion.

APPROVAL OF MINUTES: The Chair requested the Commissioners declare if they had any corrections or changes to the approval of minutes as written for November 3, 2022. Hearing no changes or objections, the Chair declared the minutes approved as written.

File ZC0016-22 – Zone Change – Manfred. The applicants are requesting a zone change from Rural 5 to Recreation of a 1.25-acre parcel. The parcel is currently zoned Rural 5. The project is located off Luby Bay Road in Section 24, Township 60 North, Range 5 West, Boise-Meridian.

CONFLICT OF INTEREST/DISCLOSURE DECLARATIONS: The Chair requested the Commissioners declare any conflicts of interest or disclosures. The Chair noted that there were no disclosures or conflicts.

STAFF PRESENTATION: Planner I Erik Beasley presented a PowerPoint summary of the project and previously circulated staff report, concluding this project is not consistent with Bonner County Revised Code.

APPLICANT PRESENTATIVE: Jacob Manfred, applicant, explained the reason for the requested Zone Change.

PUBLIC/AGENCY TESTIMONY: None.

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

MOTION TO RECOMMEND APPROVAL: Commissioner Linscott moved to recommend approval to the Board of County Commissioners on this project, FILE ZC0016-22, requesting a zone change from Rural-5 to Recreation, finding that it is in accord with the general and specific objectives of the Bonner County Comprehensive Plan and Bonner County Revised Code as enumerated in the following conclusions of law, and based upon the evidence submitted up to the time the Staff Report was prepared, and testimony received at this hearing. Commissioner Linscott further moved to adopt the findings of fact and conclusions of law as set forth in the Staff Report (or as amended during the hearing) and direct planning staff to draft written findings and conclusions to reflect this motion, have the Chairman sign, and transmit to all interested parties. This action does not result in a taking of private property.

Commissioner Clark seconded the motion.

Roll Call Vote:

Commissioner Linscott	AYE
Commissioner Webster	AYE
Commissioner Clark	AYE
Commissioner Marble	AYE

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

Zone Change Findings of Fact

1. A Comprehensive Land Use Plan Map Amendment, Planning File No. AM0005-22 was approved to change the land use designation of the subject parcel from Rural Residential to Resort Community.
2. The subject parcel has an individual well for water and is served by Kalispel Sewer District.
3. The parcel is 1.25-acres and will meet the minimum lot size for the proposed zoning district.
4. Fire protection is provided by Priest Lake Fire District.
5. Power is provided by Northern Lights Inc.
6. The applicant intends to use the subject parcel to provide a range of housing types.

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 Recreation zoning district, provided at Chapter 3, Title 12, Bonner County Revised Code.

COMMISSIONER & STAFF UPDATES:

- The Commission welcomed the new Assistant Director, Travis Haller.
- The Goals, Policies and Procedures of the Comp Plan are going to the Board for final approval on December 7, 2022.
- Still a vacant seat on the Planning Commission
- 2023 hearing calendars are being reviewed by the Commissioner's office.

At 6:00 p.m., the Chair declared the hearing adjourned until December 15, 2022.

Respectfully submitted,


Jacob Gabell, Planning Director

The above Minutes are hereby approved this 15th day of December 2022.

Bonner County Zoning Commission


Jacob Marble, Chair