

**BONNER COUNTY PLANNING COMMISSION
PUBLIC HEARING MINUTES
MAY 16, 2023**

PLEDGE OF ALLEGIANCE

CALL TO ORDER: Chair Songstad called the Bonner County Planning Commission hearing to order at 4:30 p.m. in the 3rd Floor Meeting Room, of the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, via Zoom webinar, and YouTube live streaming.

PRESENT: Chair Allan Songstad; Vice Chair Don Davis; Commissioners Dave Frankenbach, Michael Leita, Matt Linscott, Debby Trinen (via ZOOM) and Randy Stolz (arrived after hearing called to order but before any votes).

ABSENT: None

ALSO PRESENT: Planning Director Jacob Gabell, Assistant Director Travis Haller, Senior Planner Swati Rastogi, and Hearing Coordinator Jenna Crone.

CHANGES IN AGENDA: None

APPROVAL OF MINUTES: The Chair requested the Commissioners declare if they had any corrections or changes to the approval of minutes as written for May 2, 2023. Hearing no changes or objections, the Chair declared the minutes approved as written.

-
- Meeting with Idaho Department of Lands and Idaho Department of Environmental Quality regarding the Natural Resources Component.
 - Bob Steed: Surface Water Quality Program Manager from the Idaho Department of Environmental Quality
 - Eric Sjoquist: Idaho Department of Lands

File AM0005-23 – Text Amendment – Bonner County Revised Code Title 12 – Bonner County is requesting a text amendment to Bonner County Revised Code, Title 12 to include the following proposed changes:

- 1) BCRC 12-215 – Modification to the site plan requirements to zone change and comprehensive plan map amendment applications. Changes result in only requiring a site plan drawn to scale, and does not include location of structures, utilities, yards, etc.
- 2) BCRC 12-223 – Modification to the Conditional Use Permit (CUP) standards to better align with state code. Changes result in a CUP be “not in conflict” with the comprehensive plan rather than “in accordance with” the comprehensive plan.
- 3) BCRC 12-225 – Cleanup and clarification for Conditional Use Permit code to conform to BCRC 12-127 and 12-223. Changes adds the Hearing Examiner as a decision maker, in accordance with BCRC 12-127.

- 4) BCRC 12-484 – Modification to the Vacation Rental Permit code to allow up to 20 persons total per property before requiring a Conditional Use Permit.
- 5) BCRC 12-496 – Removal of RV Dwelling Units as an allowable Vacation Rental or Short Term Rental.
- 6) BCRC 12-660, 12-621 and 12-812 – The proposed change to BCRC 12-812 is to avoid the misuse of the code as currently written. The proposed changes to the ratio calculations allows for a similar property shape creation as is currently allowed in the code.
- 7) BCRC 12-621 – Addition to the Lot Design code to disallow land use action to create split zoned properties.
- 8) BCRC 12-661 – Updates to Minor Land Division code to remove the 30 day processing time limit and update the final plat process.
- 9) BCRC 12-818 – Update to the RV Park definition to align with BCRC 12-496, redefining an RV park as any premises designated for the rental of 3 or more RV’s, rather than 2 or more RV’s.
- 10) BCRC 12-819 – Modification to the Street definition to avoid creating future non-conforming properties, and aligns with the Road and Bridge department, and GIS department street definitions.

STAFF PRESENTATION: Planning Director Jacob Gabell presented a PowerPoint summary of the proposed text changes and previously circulated staff report concluding that it is in accord with the general and specific objectives of the Bonner County Comprehensive Plan and Bonner County Revised Code.

PUBLIC/AGENCY TESTIMONY: The following members of the public spoke on the record: David Bell, Kathryn Kolberg, Susan Drumheller, Carol Bell and Matt Mulder.

COMMISSION DELIBERATION: The Commission discussed the Findings of Fact and the Conclusions of Law.

Commissioner Frankenbach made a motion to continue File AM0005-23 to June 6, 2023.

Commissioner Davis seconded the motion.

Voted upon and the Chair declared the Motion passed, unanimously.

COMPREHENSIVE PLAN DISCUSSION/WORKSHOP:

Comprehensive Plan:

- Discussion of the following components of the Comprehensive Plan (**Not open to public comments**):
 - **Natural Resources**
 - *This component will be discussed by the Commission on June 6, 2023.*

The drafts of these suggested updates are available at the Planning Department’s website on the Comprehensive Plan Update page.

DISCUSSION:

1. Commissioner & Staff Updates
2. June 6, 2023, Agenda Items
 - a. Continuation of File AM0005-23
 - b. Meeting with Idaho Department of Water Resources, U.S. Department of Agriculture, and Natural Resources Conservation Services.

At 9:19 p.m., the Chair declared the hearing adjourned until June 6, 2023.


Respectfully submitted,



Jacob Gabell, Planning Director

The above Minutes are hereby approved this 6th day of June 2023.

| Bonner County Planning Commission



Allan Songstad, Chair