

**BONNER COUNTY PLANNING COMMISSION
PUBLIC MEETING MINUTES
AUGUST 15, 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 Conference 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 and Randy Stolz.

ABSENT: None

ALSO PRESENT: Planning Director Jacob Gabell, Assistant Director Travis Haller, Senior Planner Swati Rastogi, Planner II Daniel Britt, 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 June 6, 2023. Hearing no changes or objections, the Chair declared the minutes approved as written.

File AM0010-23 – Comprehensive Map Amendment. The applicants are requesting a comprehensive map amendment from Ag/Forest Land to Rural Residential. The lots are 12.76 and (2) 6.28 acres. The property is zoned A/F-20. The project is located off Baldy Mountain Road in Section 12, Township 57 North, Range 3 West, Boise-Meridian.

STAFF PRESENTATION: Planner II Daniel Britt presented a PowerPoint summary of the project 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.

APPLICANT REPRESENTATIVE: Brian Quayle, discussed the proposed project and surrounding area.

PUBLIC/AGENCY TESTIMONY: Written comments were received and reviewed by the Commission prior to the hearing. The following members of the public spoke on the record: Alan Andrews and Curtis Eberle.

COMMISSION DELIBERATION: The Commission discussed Findings and the Conclusion.

MOTION TO RECOMMEND APPROVAL: Commissioner Trinen moved to recommend approval to the Board of County Commissioners on this project, FILE AM0010-23, requesting a comprehensive plan amendment from Ag/Forest Land

to Rural Residential, on a ±25 acres generally located in Sections 12, Township 57 North, Range 3 West, Boise Meridian, Bonner County, Idaho, 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 Trinen 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, have the Chairman sign, and transmit to all interested parties. This action does not result in a taking of private property.

Commissioner Leita seconded the motion.

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

Comprehensive Plan Amendment Findings of Fact:

1. The site does contain mapped slopes that range from 0 and up to 30% and greater. Mapped slopes greater than 30% are not the prevailing character of this proposal.
2. The proposal is adjacent to Baldy Mountain Road, a Bonner County owned and maintained paved/ gavel right of way.
3. The proposal is not within a mapped critical wildlife habitat.
4. Per the applicant, the proposal is served by individual well and septic system.
5. Natural gas is provided by Avista Utilities and electricity is provided Northern Lights Inc.
6. The properties are within the Westside Fire District.
7. Law enforcement is Bonner County Sheriff's Department.
8. The proposal is within the City of Dover area of city impact.
9. Currently the proposal is developed with a single-family dwelling.

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
Community Design	Agriculture	Transportation
Land Use	Natural Resources	Economic Development
Public Services	Transportation	Hazardous Areas
		Recreation

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 purpose of the Rural Residential comprehensive land use designation.

Discussion regarding Vacation Rental Ordinance and Software

- A workshop has been scheduled for August 30, 2023, at 2:30 with the Board and the Planning Commission to discuss Vacation Rental Ordinance and Software.
- Director Jake Gabell presented a financial analysis between Deckard, Granicus and GovOS Software Solutions.

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 go to a workshop closed to public comment on September 5, 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
 - a. Staffing updates
2. September 5, 2023, Agenda Items
 - a. Report on Vacation Rental Workshop with the Board
 - b. Workshop on Natural Resources and Public Services

At 8:18 p.m., the Chair declared the hearing adjourned until September 5, 2023.

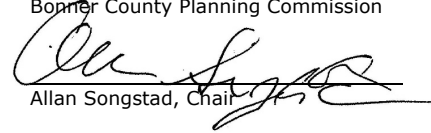
Respectfully submitted,



Jacob Gabell, Planning Director

The above Minutes are hereby approved this 19th day of September 2023.

Bonner County Planning Commission


Allan Songstad, Chair