

**BONNER COUNTY ZONING COMMISSION
PUBLIC HEARING MINUTES
JUNE 15, 2023**

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 Luke Webster (Arrived after roll call); Commissioners Frank Wakeley, and Robert Clark.

ABSENT: Commissioner Jake Weimer

ALSO PRESENT: Planning Director Jacob Gabell, Assistant Planning Director Travis Haller 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: 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 18, 2023. Hearing no changes or objections, the Vice Chair declared the minutes approved as written.

Revocation of File C0997-16, RV Storage. The Planning Director is requesting to revoke CUP0997-16 on parcel RP025370000030A. The property is zoned Rural Service Center. The project is located on the corner of Highway 95 and Porterhouse Drive, in Section 32, Township 56 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: Assistant Planning Director Travis Haller presented a PowerPoint summary showing the history of the Conditional Use Permit, conditions of that permit and the violations against it.

LANDOWNER PRESENTATION: Don Helms, Landowner, gave a brief history of his RV Storage business and an explanation regarding the conditions not being met.

PUBLIC/AGENCY TESTIMONY: The following members of the public spoke on the record: Beatrice Young, Rick Young, and Preston Dickenson.

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

Chair Marble moved to continue this hearing until November 16, 2023.

Vice Chair Webster seconded the motion.

Roll Call Vote:

Commissioner Wakeley	AYE
Vice Chair Webster	AYE
Chair Marble	AYE
Commissioner Clark	AYE

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

Chair called for a recess at 6:20 P.M.

Chair Resumed the Hearing at 6:25 p.m.

File ZC0004-23 – Zone Change – Bear Creek Equity Investments LLC. The applicants are requesting a zone change from Rural-5 to Rural Service Center to develop low intensity commercial services. The proposal is 11.88 acres total. The property is zoned Rural-5. The project is located off Westmond Road in Section 5, Township 55 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: Assistant Planning Director Travis Haller presented a PowerPoint summary of the project concluding this project is consistent with Bonner County Revised Code.

APPLICANT REPRESENTATIVE: Jeremy Grimm, Whiskey Rock Planning + Consulting, gave an overview of the proposed project.

PUBLIC/AGENCY TESTIMONY: The following members of the public spoke on the record: Preston Dickenson.

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

MOTION TO RECOMMEND APPROVAL: Vice Chair Webster moved to recommend to the Board of County Commissioners, approval of this project, FILE ZC0004-23,

requesting a zone change from Rural-5 to Rural Service Center, 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 Webster 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 the 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 Wakeley seconded the motion.

Roll Call Vote:

Commissioner Wakeley	AYE
Vice Chair Webster	AYE
Chair Marble	AYE
Commissioner Clark	AYE

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

Zone Change Findings of Fact:

- This parcel current land use designation is Transition. This designation allows for the creation of a new Rural Service Center District.
- The parcels are adjacent to Bonner County owned and maintained paved right of way.
- Westmond Road is currently designed to handle increase in traffic.
- Emergency services is provided by Bonner County Sheriff and Selkirk Fire District.
- Power is provided by Avista Utilities.
- The proposal currently has two permitted individual wells.
- There is currently a septic system.
- The parcels are currently 8.29 acres and 3.59 acres.

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
Community Design	Implementation	Transportation
Land Use	Natural Resources	Economic Development
Public Services	Transportation	Hazardous Areas
Special Areas or Sites	Housing	Recreation

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

COMMISSIONER & STAFF UPDATES:

- The Planning Director discussed the hearing start time for the Commission. The hearings will remain at 5:30 P.M.
- Two open positions in the Planning Department, the Director is unsure if they will be filled based on a decrease in land use files.
- The PUD that was heard by the Zoning Commission last month was approved by the Board.

At 7:01 p.m., the Chair declared the hearing adjourned until July 20, 2023.

Respectfully submitted,



Jacob Gabell, Planning Director

The above Minutes are hereby approved this 20th day of July 2023.

Bonner County Zoning Commission



Jacob Marble, Chair