

**BONNER COUNTY PLANNING COMMISSION
PUBLIC HEARING MINUTES
JUNE 4, 2024**

PLEDGE OF ALLEGIANCE

CALL TO ORDER: Chair Songstad called the Bonner County Planning Commission hearing to order at 4:30 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 Allan Songstad; Vice Chair Don Davis; Commissioners Dave Frankenbach, Matt Linscott, Debby Trinen, and Michael Leita.

ABSENT: Commissioner Randy Stolz

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

CHANGES IN AGENDA: None

COMMISSIONER & STAFF UPDATES: The Planning Director has scheduled a workshop with the Planning Commission and the Board of County Commissioners to discuss the Land Use Component update of the Comprehensive Plan.

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 21, 2024**. The minutes were approved.

File AM0003-24 – Text Amendment – Bonner County Revised Code Title 12.

The Bonner County Planning Department is recommending an amendment to the Bonner County Revised Code, Title 12, to include the following proposed changes:

BCRC 12-411: Removal of requirements and exceptions notes 13 and 14; modification of note 9. Removal of requirements and exceptions note 14, and establish a maximum lot coverage of 35% for all zones in Table 4-1. Removal of requirements and exceptions note 13, agriculture building setbacks, in its entirety; all other building setback requirements remain. Modifying requirements and exceptions note 9 to conform to the definitions of street and driveway as modified in 2023 via Ordinance 696.

BCRC 12-412: Modification of requirements and exceptions notes 3, 7, and 18. Note 3 contains redundant requirements to those found throughout Title 12 Chapter 4. Modifying requirements and exceptions note 7 to conform to the definitions of street and driveway as modified in 2023 via Ordinance 696. Modifying requirements and exceptions note 18 to reduce the minimum property line setbacks for agricultural buildings to 20 feet.

BCRC 12-801: Establish a definition for “Agricultural Building” in conjunction with the proposed modification of 12-412 note 18.

BCRC 12-804: Modification to the definition of “Driveway” to align with the planning commission’s intent when recommending Ordinance 696.

STAFF PRESENTATION: Planning Director Jake Gabell 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.

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

COMMISSION DELIBERATION: The Commission discussed Findings and the Conclusion.

Commissioner Linscott moved to recommend approval of this FILE AM0003-24 to amend Chapter 4 subchapters 12-411 and 12-412, and to Chapter 8 subchapters 12-801 and 12-804 of Title 12, Bonner County Revised Code, to the Board of County Commissioners, 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:

Conclusion 1: The proposed amendment **is** in accord with Idaho Code, Title 31, Chapter 7.

Conclusion 2: The proposed amendment **is** in accord with Idaho Code Title 67, Chapter 65.

Conclusion 3: The proposed amendment **is** in accord with the general and specific objectives of the Bonner County Comprehensive Plan.

This decision is 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 this hearing) to include “including but not limited to” in the proposed definition to “agriculture building” 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 Trinen seconded the motion.

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

Findings of Fact:

1. 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, Local Land Use Planning.
2. 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..."

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.

The proposed changes are intended to provide clarification of the regulations, enabling the public and the staff to achieve the best results leading to greater understanding and use of the zoning ordinance.

COMPREHENSIVE PLAN DISCUSSION/WORKSHOP:

- o Discussion of the following components of the Comprehensive Plan (**Closed to public comments**):
 - **Land Use**

Suzanne Glasoe provided public comment.

DISCUSSION:

1. June 18, 2024, Agenda Items

The Chair declared the hearing adjourned until 4:30 P.M. June 18, 2024.

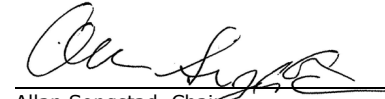
Respectfully submitted,



Jacob Gabell, Planning Director

The above Minutes are hereby approved this 18th day of June 2024.

Bonner County Planning Commission



Allan Songstad, Chair