



BOUNDARY COUNTY PLANNING AND ZONING

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PLANNING & ZONING COMMISSION

MINUTES of February 27, 2025, Public Meeting

Boundary County Annex at 6566 Main St., Bonners Ferry, ID 83805

P&Z Members in attendance:

- | | | | |
|--|--|---|---|
| <input checked="" type="checkbox"/> Caleb Davis, Chair | <input type="checkbox"/> Wade Purdom, Co-Chair | <input type="checkbox"/> David Hollabaugh | <input checked="" type="checkbox"/> John Cranor |
| <input checked="" type="checkbox"/> Rob Woywod | <input checked="" type="checkbox"/> Scott Fuller | <input checked="" type="checkbox"/> Bill Benage | |
| <input checked="" type="checkbox"/> Adam Isaac | <input type="checkbox"/> Ron Self | | |

Chair Davis called the meeting to order at 5.30 p.m. Roll call: Commission members present are noted with an "X" in the boxes above. Also in attendance: Acting Zoning Administrator Clare Marley, Associate Planner Tess Vogel, County Planner Ben Jones, Road & Bridge Assistant Superintendent Adam Ryals, and members of the public.

CONSENT AGENDA: Commissioner Isaac moved to approve the minutes of January 23, 2025, and Commissioner Woywod seconded the motion. The Chair declared the motion approved on a unanimous voice vote.

NEW BUSINESS

ELECTION OF OFFICERS:

Commissioner Woywod nominated Caleb Davis for Planning and Zoning Commission Chair. The motion passed with a unanimous voice vote. Commissioner Woywod nominated Wade Purdom for Planning and Zoning Commission Co-Chair. The motion passed with a unanimous voice vote.

PUBLIC HEARING: CONTINUATION, FILE #25-0019, CONDITIONAL USE PERMIT, DAVID & ANNE PERRY are requesting approval for a conditional use permit to allow for a truck and machinery repair service-oriented business conducted primarily in a building that is located less than 500' from an existing neighboring residence on a 5.01-acre parcel. The subject site is split zoned Rural Community/Commercial and Suburban and is located 42 Destiny Way and is identified as Assessor's Parcel RP62N02E180316A in Section 18, Township 62 North, Range 02 East, B.M. This file was continued from the January 23, 2025, meeting to allow for further consideration from the applicant of the proposed application regarding Road & Bridge's ability to grant an approach from Roosevelt Road.

Disclosures: None.

Staff Presentation: Mr. Jones explained the hearing procedures and provided an overview of the additional information requested by the Commissioners including comments from the applicant, easement details, and comments from Road & Bridge.

Applicant Presentation: Applicant David Perry addressed the new information from the Road & Bridge Department, along with various comments submitted by the public and agencies.

Public Testimony: Jeff Willard spoke in favor of the proposal noting that the applicant has stated he will help maintain the private road. Mr. Ryals spoke neutral on the file and provided the county road standards for driveways and reasoning for being unable to permit another approach for the subject site off Roosevelt Road.

Applicant Rebuttal: Mr. Perry noted he has access through Destiny Way and asked planning staff for setback clarifications to the private easement which were provided.

The P&Z Commissioners asked planning staff if there were any setbacks to Destiny Way. Ms. Vogel responded that the Boundary County Land Use code only notes setbacks to public roads and rights-of-way, not private easements or roads. Ms. Marley clarified that the setbacks to property lines still apply.

Deliberation/Discussion: The Chair closed the public hearing, and the Commission began deliberations. The Commission members discussed whether or not it makes sense to add a business in an area with no adjacent businesses, the lack of a desire for the businesses among surrounding residents, access, possible amendments to the findings, conditions, and review in the standards, and the file's applicability to the decision-making worksheet.

Motion: Commissioner Woywod moved, and Commissioner Benage seconded the motion, to approve the conditional use permit to allow for a truck and machinery repair service conducted primarily in a building that is located less than 500' from an existing neighborhood residence, File #25-0019, finding that the proposal **IS** in accord with the standards of Idaho Code and Section 7 of the Boundary County Zoning & Subdivision Ordinance, based upon the findings and conditions, as amended to amend standard reviews to reflect 10 commercial off-street parking spaces; amend the commercial square footage of the proposed building from 960 square feet to 3,840 square feet; amend Condition #8 to reflect 10 off-street parking spaces; and amend Condition #10 and Finding #9 to reflect hours of operation being Monday through Friday from 8:00 a.m. to 4:00 p.m. This action does not result in a taking of private property.

The Chair declared the motion approved on a roll call vote – Commissioner Cranor: Aye, Commissioner Woywod: Aye, Commissioner Benage: Aye, Commissioner Isaac: Aye, Commissioner Fuller: Aye.

The Chair declared a recess at 6:26 p.m. The meeting proceedings resumed at 6:31 p.m.

Training: Ms. Marley presented a video and presentation on decision making and explained recent Idaho court cases that affect this process with reasoned statements.

Updates & Announcements: Ms. Vogel and Ms. Marley provided a list of files scheduled for the March 27th meeting, as well as updating Commissioners about file efforts by the landowners to obtain an approach permit from ITD for file #24-0076.

Adjournment: The Chair declared the meeting adjourned at 7:10 p.m.



Caleb Davis, Chair
Boundary County Planning & Zoning Commission



Date: