



BOUNDARY COUNTY PLANNING AND ZONING

Street address: 6452 Kootenai St Bonners Ferry, ID 83805 Mailing address: PO Box 419, Bonners Ferry, ID 83805 Phone (208) 267-7212
www.boundarycountyid.org (web page)

PLANNING & ZONING COMMISSION MINUTES of July 22, 2021 Public Hearing & Workshop

Boundary County Annex (former Armory Building), 6566 Main St., Bonners Ferry, ID

P&Z Members in attendance:

- | | | | |
|--------------------------------------------------------|-----------------------------------------------------------|------------------------------------------------|-------------------------------------------------|
| <input checked="" type="checkbox"/> Caleb Davis, Chair | <input checked="" 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"/> Tim Heenan | |
| <input checked="" type="checkbox"/> Adam Isaac | <input checked="" type="checkbox"/> Ron Self | | |

Chairman Davis called the meeting to order at about 5:30 p.m. Roll call: Commission members present are noted with a checked box above.

Consent Agenda:

Commissioner Self moved, and Commissioner Cranor seconded the motion, to approve the June 24, 2021 minutes. The Chairman declared the motion approved on a unanimous voice vote. Chairman Davis amended the agenda to move file #21-0163 to be heard last.

Public Hearings:

FILE 21-0164, CONDITIONAL USE PERMIT, JUSTUS FAMILY TRUST is requesting a conditional use permit for a multi-structure residential primary dwelling that would be the second single-family dwelling on site. The 39-acre parcel is located at 991 Fawn Lane, in Section 22, Township 63, Range 1 East, B.M., (RP63N01E224813A). The property is zoned Ag/Forestry.

Opening and Hearing Summary: The Chairman opened the hearing and read the file legal notice.

Call for Disclosures: The Chairman called for disclosures or conflicts of interest regarding the file. Commissioner Isaac declared a conflict of interest and stepped down.

Application Summary: The Chairman summarized the application. Acting Zoning Administrator Clare Marley presented the hearing process and Assistant Contract Planner Tessa Vogel presented the staff report. Commissioners had clarifying questions regarding the conditions in the staff report.

Applicant Presentation: Property owner Richard Justus stated that the area where the home would be located is not suitable for anything else and the applicant Jadon Isaac knows that he can't buy the small piece of land. Mr. Justus wants to allow the young Isaac family a place to live.

Public Testimony: Sandra Koehn stated she supports the proposal as the Isaac family would be a benefit to the community.

Close of Hearing & Deliberation: The Chairman closed the public comment portion of the hearing and opened deliberation. The Commission discussed the application. Commissioner Heenen stated that the square footage is barely over the allowed accessory dwelling unit size. Chairman Davis voiced concerns over the utilities and wanted a condition requiring approval from Panhandle Health District and that proposed conditions #5 and #6 be combined into one.

Motion to Approve: Commissioner Self moved to approve File #21-0164 with the added conditions of obtaining approval from Panhandle Health District (Condition #4) and combining conditions #5 and #6 into one. Commissioner Woywod second the motion. The Chair declared the motion approved on a unanimous voice vote, with Commissioner Isaac having recused himself from the hearing.

Commissioner Isaac returned to the commission after the close of File #21-0164.

Commissioner Fuller arrived at 6:02 p.m. for the remaining files.

FILE 21-0172, CONDITIONAL USE PERMIT, DAVID & DEBBIE MILLER are requesting a conditional use permit for a multi-structure residential primary dwelling that would be the second single-family dwelling on site. The 13.8-acre parcel is located at 76370 Highway 2, in Section 33, Township 62 North, Range 3 East, B.M., (RP62N03E335500A). The property is zoned Ag/Forestry.

Opening and Hearing Summary: The Chairman opened the hearing and read the file legal notice.

Call for Disclosures: The Chairman called for disclosures or conflicts of interest regarding the file. There were no disclosures or conflicts of interest.

Application Summary: The Chairman summarized the application. Assistant Contract Planner Tessa Vogel presented the staff report.

Applicant Presentation: Applicants Debbie & David Miller stated that they submitted their conditional use permit application on July 07, 2020 with the placement permit for the home and that they have permits for all utilities. The applicants also stated that the home is for aging in-laws and will be removed once both in-laws have passed.

Public Testimony: No public testimony was given.

Close of Hearing & Deliberation: The Chairman closed the public comment portion of the hearing and opened deliberation. The Commission discussed the application. Chairman Davis stated he wanted a Panhandle Health District condition. The addition of the condition was discussed and the Commission members suggested all utility permit documents be provided to the Boundary County Planning & Zoning Department as a condition.

Motion to Approve: Co-Chairman Purdom moved to approve File #21-0172 with the added condition that the applicants submit all utility permit documents to the Boundary County Planning & Zoning Department. Commissioner Heenan seconded the motion. The Chair declared the motion approved on a voice vote, with Commissioner Fuller abstaining.

FILE 21-0163, CONDITIONAL USE PERMIT, TROY & LUANN GEYMAN are requesting a conditional use permit for a multi-structure residential primary dwelling that would be the second single-family dwelling on site. The 40-acre parcel is located at 5853 Highway 1, in Section 25, Township 65 North, Range 1 West, B.M., (RP65N01W257800A). The property is zoned Ag/Forestry.

Opening and Hearing Summary: The Chairman opened the hearing and read the file legal notice.

Call for Disclosures: The Chairman called for disclosures or conflicts of interest regarding the file. There were no disclosures or conflicts of interest.

Application Summary: The Chairman summarized the application. Assistant Contract Planner Tessa Vogel presented the staff report.

Applicant Presentation: The applicants' representative Nathan Karnemant stated that they have applied for permits through Panhandle Health District and the Idaho Transportation Department. He also stated that the applicants want both dwellings to share an address so the road does not have to be named and that the new home will have its own septic system and spring-fed well.

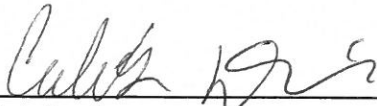
Public Testimony: No public testimony was given.

Close of Hearing & Deliberation: The Chairman closed the public comment portion of the hearing and opened deliberation. The Commission discussed the application and the need for each dwelling to have its own address for 911 purposes.

Motion to Approve: Commissioner Cranor moved to approved file #21-0163 with the amended condition #5 that the proposed dwelling obtain its own separate address. Commissioner Fuller seconded the motion. The Chair declared the motion approved on a unanimous voice vote.

New Business: Ms. Marley advised the Commission that there are no files scheduled for the August agenda and asked the commission if they would like to do a workshop or skip the August 2021 Planning & Zoning meeting. Commissioner Woywod moved to cancel the August 2021 Planning & Zoning meeting, and Commissioner Self seconded. The Chair declared the motion approved on a unanimous voice vote. Ms. Marley and Ms. Vogel discussed the requirements of a conditional use permit for a multi-structure residential use. Ms. Marley reviewed the consanguinity chart from the Idaho Attorney General's Office and how relationships affect conflicts and disclosures for public hearings. She also reviewed Idaho Code sections on disclosures, conflicts, and how quorums are determined.

Adjournment: Commissioner Woywod moved, and Commissioner Self seconded the motion, to adjourn the meeting. The Chair declared the motion approved on a unanimous voice vote and closed the meeting at 6:40 p.m.

 9-23-2021

Caleb Davis,
Boundary County Planning and Zoning Commission Chairman

