



BOUNDARY COUNTY PLANNING AND ZONING

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PLANNING & ZONING COMMISSION

MINUTES of September 23, 2021 Public Hearing

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 type="checkbox"/> Tim Heenan | |
| <input checked="" type="checkbox"/> Adam Isaac | <input 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 Isaac moved, and Commissioner Woywod seconded the motion, to approve the July 22, 2021 minutes. The Chairman declared the motion approved on a unanimous voice vote.

Public Hearing:

FILE 21-0193, COMP PLAN MAP & ZONING MAP AMENDMENTS, ALTA FOREST PRODUCTS LLC is requesting approval to amend the Boundary County comprehensive plan and zoning maps from Agriculture/Forestry to Industrial to allow for the expansion of the existing mill. The approximately 16.5-acre parcel is identified as RP60N01E064962A, located off Deep Creek Loop (Old Highway 95), in Section 6, Township 60N, Range 1 East, B.M. The site is located north of the existing mill operations.

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 announced.

Application Summary: The Chairman summarized the application. Assistant Contract Planner Tessa Vogel presented the staff report. Chairman Davis had a clarifying question regarding the floodplain and Commissioner Cranor had clarifying questions regarding the boundaries of the property.

Applicant Presentation: Project representative Dennis Weed and operations manager for Alta Forest Products LLC, Ryan Comer, provided a summary of the proposal and explained that Alta Forest Products LLC operation and general rules that require any property being used by a sawmill is required to be zoned Industrial, regardless of the extent of the use. Mr. Comer described the berm that has been constructed to contain any runoff and debris on site and stated that a reclamation pond exists on the property to treat runoff. Mr. Comer confirmed that the mill owners are aware of the presence of floodplain and wetlands on the site.

No Public Testimony Given

Close of Hearing & Deliberation: Prior to closing the public comment portion of the hear, Commissioner Isaac asked Mr. Comer and Mr. Weed if the Boundary County Road & Bridge Department had been contacted yet regarding the new encroachment off the county road. Mr. Comer stated that he has been in contact with the Road & Bridge Department and they are aware of the access plan for the property. The Chairman closed the public comment portion of the hearing, and the Commission deliberated, stating that the proposal makes sense and is necessary for the growth of the sawmill to the south. They concurred that the project is in accord with the Comprehensive Plan and is not spot zoning.

Motion to Approve: Commissioner Purdom moved to approve File #21-0193 with the draft motion to approve as written in the staff report. *(I move to recommend approval, to the Boundary County Board of Commissioners, the request to amend the Boundary County comprehensive plan land use designation map and the zoning map from Agricultural/Forestry to Industrial, File 21-0193, finding that the proposal IS in accord with the comprehensive plan and the criteria of Section 18 of Boundary County Zoning and Subdivision Ordinance, based upon the findings and conclusions as written or amended. This action does not result in a taking of private property.)* Commissioner Cranor second the motion. The Chair declared the motion approved on a unanimous voice vote.

New Business: Acting Zoning Administrator Clare Marley advised the commission that the date of their November hearing falls on Thanksgiving and that the date of their December hearing falls on the day before Christmas Eve. She asked if they would like to move them or combine the two into one meeting. The commission decided to combine the November and December hearings into one and have it on December 16, 2021. Ms. Marley provided updates on the BOCC decisions for the Weakly, Nauman, County zone map, LMJPNP, and DeHart files. She also shared the FAA comments regarding possible issues that may arise with new consideration when it comes to the airport overlay versus flight patterns. Ms. Marley reviewed the newly approved planning department application forms with the Commission and provided screenshots to show what they looked like. The topic of the Naples sub-area committee was discussed. Ms. Marley advised that she had sent an email to one of the recent applicants asking for his interest in starting a community discussion on zoning in the Naples area. He has not replied. She asked the Commission whether they wanted to initiate workshop discussions or have the community start the discussions. The Commission stated that they would prefer it to be community driven. Lastly, the topic of junkyard complaints was discussed and the Commission voiced their concern over the lack of enforcement. This led to a discussion on the increase in complaints the Planning & Zoning Department has received and the possible files that will be coming before the Commission this winter.

Adjournment: Commissioner Purdom moved, and Commissioner Cranor seconded the motion, to adjourn the meeting. The Chair declared the motion approved on a unanimous voice vote and closed the meeting at 6:22 p.m.



Caleb Davis,
Boundary County Planning and Zoning Commission Chairman