



# BOUNDARY COUNTY PLANNING AND ZONING

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## PLANNING & ZONING COMMISSION AGENDA

**FEBRUARY 25, 2021, 5:30 P.M.**

**Memorial Hall on the Boundary County Fairgrounds  
6571 Recreation Park Road, Suite 1, Bonners Ferry, ID**

1. Call to order, roll call.
2. Consent agenda: **ACTION ITEM:** Adoption of minutes of January 28, 2021
3. Public Hearings:
  - a. **FILE 21-051 LOT SIZE MINIMUM VARIANCE** Aimie Feuling and Shirley Kennick are requesting approval for lot size minimum variances for two existing portions of a lot located on Westside Road. The properties are identified as RP63N01W256450A and RP63N01W256441A and are described as portions of Unit 13, Rural Subdivision Drainage District #3 east and west of the county road. The site is zoned Prime Agriculture requiring 10-acre minimum lot sizes. The parcels are about 3.44 and 5.77 acres. **ACTION ITEM: DELIBERATION/DECISION BY COMMISSION**
  - b. **FILES 20-172 & 21-033, COMP PLAN MAP AND ZONING MAP AMENDMENTS, LMJPNP, LLC,** is requesting approval to amend the Boundary County comprehensive plan map and zoning map from Rural Residential to Suburban to allow a future residential subdivision of the land consistent with Suburban density. Rural Residential establishes a density of one dwelling unit per 5 acres; Suburban is one unit per 1 acre where community water or sewer is available and 2.5 acres where neither service is available. The property consists of three parcels, RP62N01E157810, RP62N01E158370 AND RP62N01E157211, totaling about 55 acres, located off Homestead Loop and Hillcrest roads, in Section 15, Township 62 North, Range 1 East, B.M. These files have been continued from January 28, 2021 to allow in-person hearings. **ACTION ITEM: DELIBERATION/RECOMMENDATION TO BOARD OF COUNTY COMMISSIONERS**
4. New Business:
  - a. Review 2021 priority list. **ACTION ITEM: DISCUSSION/DIRECTION TO STAFF**
  - b. Review public hearing schedule. **ACTION ITEM: DISCUSSION/DIRECTION TO STAFF**
  - c. March agenda. **ACTION ITEM: DISCUSSION/DIRECTION TO STAFF**
5. Adjourn