



BOUNDARY COUNTY PLANNING AND ZONING

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PLANNING & ZONING COMMISSION

MINUTES of JUNE 27, 2024, Public Meeting

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

P&Z Members in attendance:

- | | | | |
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| <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 checked="" 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, Planning & Zoning Administrator Ben Jones and members of the public.

Consent Agenda: Commissioner Cranor moved, and Commissioner Benage seconded the motion, to approve the May 23, 2024, minutes as written. The Chair declared the motion approved on a 6-0 voice vote, with Commissioners Self and Fuller abstaining.

CONDITIONAL USE PERMIT TFES 1124 is requesting a conditional use to add up to 10 RV sites, three 1-bedroom cabins, and tent camping areas on a 1.6-acre lot in the Commercial/Light industrial zone. The subject, lot 4, block 2 of Northland Woods 1st addition is located off Tobe Way and is Assessor's parcel RP00390002004A, in Section 14, Township 62 North, Range 1 East, B.M.

Staff Presentation: Ms. Vogel noted proposal has changed in use and that the file would need to be moved to the July 25th meeting to allow additional agency and public noticing of the applicant's revisions.

Commissioner Woywod moved, and Commissioner Fuller seconded the motion, to continue the public hearing for file #24-0059 to July 25, 2024, at the County Annex building at 5:30 p.m., to be heard first on the agenda.

The Chair declared the motion approved on a unanimous voice vote.

Public Hearing: FILE #24-0076, CONDITIONAL USE PERMIT, MAVERICK, LLC is requesting a modification of conditional use permit file #05-07 for a manufacturing business, Panhandle Door & Drawer, exceeding 8,000 square feet on a 17.2-acre parcel in the Agriculture/Forestry zone. An increase in the number of employees is being requested. The parcel is located at 168 Pot Hole Road and is identified as Assessor's Parcel RP61N01E291201A in Section 29, Township 61 North, Range 1 East, B.M.

Legal & Disclosures: The Chair read the file legal notice and called for disclosures. No disclosures were made.

Staff Presentation: Ms. Marley explained the hearing procedures, and Ms. Vogel provided an overview of the proposal.

Applicant Presentation: Applicant Nelson Mast addressed public concerns submitted to the record and provided an overview of the history of the business and proposed changes.

Public Testimony: Jen Krezman, Nick Potts, Lester Martin, David Byler, and Kyle Brismond spoke in favor of the proposal. They spoke about the employment provided and its quality, the tax revenue generated, and Boundary

County's need for jobs. Mike Glaizer, David Dewberry, Emma Dominguez, Don Jordan, Kelli Martin, and Kathy Konek spoke in opposition. Their concerns were for possible detrimental impacts to health and safety as well as concerns the applicant wouldn't comply with the permit.

Applicant Rebuttal: Applicant Mast spoke on his determination to stay on the subject property and reiterated his desire to enact solutions to concerns under Planning and Zoning jurisdiction.

Deliberation/Discussion: The Chair closed the public hearing, and the Commission began deliberations. The Commission voiced concerns regarding the lack of information on proposed solutions to public concerns that would allow them to make a decision.

Motion: Commissioner Self moved, and Commissioner Cranor seconded the motion, to table the hearing for file #24-0076 to the July 25, 2024, Planning & Zoning Commission public hearing at 5:30 p.m., located at the Boundary County Annex Building, to allow for more information to be provided on proposed fencing and specific locations of the fencing on the site plan, average vehicle trips, widening of Pot Hole Road, and access information from Idaho Transportation Department.

The Chair declared the motion approved on a unanimous voice vote.

Public Hearing: FILE #24-0085, **CONDITIONAL USE PERMIT, WILLIAM CHRISTMAN** is requesting a conditional use permit for a second primary residence on a 3.58-acre parcel in the Residential zone. The parcel is located on Mountain View Road and is identified as Assessor's Parcel RP04700000070A in Section 22, Township 62 North, Range 2 East, B.M.

Legal & Disclosures: The Chair read the legal notice and called for disclosures. No disclosures were made.

Staff Presentation: Ms. Marley explained the hearing procedures and Mr. Jones provided an overview of the proposal.

Applicant Presentation: Applicant Bill Christman provided an overview of the proposal and the need for a placement permit for a second water hookup from the Three Mile Water District.

Public Testimony: Don Jordan and Kathy Konek spoke neutrally about the proposal, noting that it isn't clear why two primary homes are needed and if approved, a precedent will be set. David Montgomery spoke in opposition to the proposal. His concerns were potential increased density in the future if the lots were split and loss of aesthetics with a house close to the road, the latter of which Montgomery was satisfied with after seeing the overview.

Applicant Rebuttal: Applicant representative Jared Christman stated there are no plans to subdivide the property and the second home is needed due to a smaller home being built first that exceeds the accessory dwelling unit size allowance.

Deliberation/Discussion: The Chair closed the public hearing, and the Commission began deliberations.

Motion: Commissioner Cranor moved, and Commissioner Woywod seconded the motion, to approve the conditional use permit to allow the construction of a second primary single-family dwelling, File #24-0085, 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 conclusions as amended to include the agency and public concerns that were discussed during deliberation. This action does not result in a taking of private property.

The Chair declared the motion approved on a unanimous voice vote. Ms. Marley confirmed the decision included new condition #8, as shown in the staff presentation.

Public Hearing: FILE #24-0101, VARIANCE, LEANN ABBOTT, SHANNON KERRIGAN, AND SARAH FULMER are requesting a lot size minimum variance on an 8.07-acre parcel to create two, approximately 4-acre parcels in the Ag/Forestry (10-acre minimum) zone. The parcel is divided by a public road and is located at 159 Frontier Village Road and is identified as Assessor's Parcel RP60N01W237500A in Section 23, Township 60 North, Range 1 West, B.M.

Legal & Disclosures: The Chair read the legal notice and called for disclosures. No disclosures were made.

Staff Presentation: Ms. Marley explained the hearing procedures and Ms. Vogel provided an overview of the proposal.

Applicant Presentation: Applicants Art and Leann Abbott addressed and answered questions from the Commission.

Public Testimony: Kathy Konek and Don Jordan spoke neutrally on the proposal with concerns about the precedent dividing the lot would set.

Applicant Rebuttal: Applicants Mr. & Mrs. Abbott reiterated concerns about ability to cross and the difficulty making a garden space on the north side of the property.

Deliberation/Discussion: The Chair closed the public hearing, and the Commission began deliberations. The Commission members voiced their concerns about the applicant's inability to account for a suitable hardship and the precedent granting the variance would set.

Motion: Commissioner Isaac moved, and Commissioner Fuller seconded the motion, to deny the conditional use permit to allow for a future land division to create two, approximately 4 acre parcels, File #24-0101, finding that the proposal **IS NOT** in accord with the standards of Idaho Code and Section 12 of the Boundary County Land Use Ordinance, based upon the findings and conclusions as amended to include the agency and public concerns that were discussed during deliberation. This action does not result in a taking of private property.

Standards not met for the variance included;

- Is the parcel unsuited for uses that would otherwise be allowed in the zone district because of special circumstances of the property, such as its dimensions, topography, or features?
- Is the variance the minimum accommodation needed to provide the requested use?

The Chair declared the motion approved on a unanimous voice vote.

Updates & Announcements: Ms. Vogel asked the Commission if they are interested in starting a workshop on a new text amendment. The Commission decided they would pick the workshop topic(s) at the July 25, 2024 hearing.

Adjournment: The Chair declared the meeting adjourned at 8.43 p.m.



Date: 7/25/25

Caleb Davis, Chair
Boundary County Planning & Zoning Commission

