



BOUNDARY COUNTY PLANNING AND ZONING

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**PLANNING & ZONING COMMISSION
MINUTES of August 24, 2023, Public Meeting**

Boundary County Annex (former Armory Building) 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 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"/> 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, Assistant Contract Planner Tessa Vogel, Road & Bridge Co-Superintendent Renee Nelson, and members of the public.

Consent Agenda: Commissioner Self moved, and Commissioner Cranor seconded the motion, to approve the July 27, 2023, minutes. The Chair declared the motion approved on a voice vote, with Commissioners Woywod and Fuller abstaining.

Agenda Change: The Chair announced the Duarte special use permit modification, File #23-0137, needs to be continued to a future public hearing to allow for additional agency review and noticing of additional requests. Commissioner Woywod moved, and Commissioner Isaac seconded the motion, to continue the hearing for the Duarte Special Use Permit Modification Request, File #23-0137, to September 28, 2023, at 5:30 p.m. at the Boundary County Annex Building to allow further public noticing of additional project requests and to allow public testimony.

Public Hearing: FILE 23-0113, LONG PLAT, URBAN SUBDIVISION, THE BILLIE & PATRICIA I. POULTON FAMILY TRUST is requesting preliminary plat approval for Poulton Pines Subdivision, a long plat urban subdivision to create 19 lots from two parcels totaling 62.24 acres and ranging from 2.5 acres to 4.51 acres. The parcels are located in the Residential zone and located within the Area of City Impact for the City of Bonners Ferry. The Residential zone requires a minimum lot size of 2.5 acres where neither community water nor sewer are available. Private wells and septic/drainfield systems are proposed. The sites are located adjacent to 822 Chokeycherry Drive and are identified as Assessor's Parcels RP62N01E221213A and RP62N01E211816A in Sections 21 and 22, Township 62 North, Range 1 East, B.M.

Legal & Disclosures: The Chair read the legal notice and called for disclosures. Commissioner Fuller disclosed he had read the Bonners Ferry Herald article on the project but stated it would not have an impact on his decision making. No other disclosures were given.

Staff/Applicant Presentation:

Assistant Planner Vogel summarized the hearing procedures and provided an overview of the proposed subdivision. Road & Bridge Co-Superintendent Nelson provided an overview of the history of the proposed approaches and road names Poulton Way and Sandy Way. Ms. Nelson stated that Road & Bridge was satisfied with the language used for proposed Condition #10.

Applicant Presentation: Project Representative Jordan Winkelseth provided an overview of the project and reasons for the land division. Mr. Winkelseth noted the proposed utilities and explained the internal road design, stating that if required, an emergency access route can be created.

Public Testimony: The Commission heard public testimony neutral to the project from Helly Bell, Jeanie Graham, Karen Pedey, and opposed to the project from Gerald Higgs. Comments included concerns regarding impacts on Chokecherry Drive, impact on water availability, fire suppression measures, and the need for emergency access points.

Applicant Rebuttal: Mr. Winkelseth thanked the Commission for considering the project and noted that any concerns regarding Chokecherry Drive would be under the control of the Road & Bridge Department.

Deliberation/Discussion: The Commission discussed requiring emergency accesses points out of the subdivision, requiring the southern portion of the western parcel and utility easements to be shown on the preliminary plat prior to the public hearing with the Board of County Commissioners and prior to the final plat recording.

MOTION: Commissioner Purdom moved, and Commissioner Self seconded the motion, to recommend approval of the preliminary plat for Poulton Pines Subdivision, a proposed urban subdivision, File #23-0113, finding that the preliminary plat is in accord with the applicable zoning and subdivision standards of the Boundary County Zoning & Subdivision Ordinance, based upon the findings, conclusions, and conditions as amended to include amending condition #8 and adding conditions #14, and #15, and declared this action does not result in a taking of private property.

Condition #8: Prior to the Boundary County Board of Commissioners' public hearing, the 10-acre+ portion of parcel RP62N01E211816A south of Chokecherry Drive shall be shown as a proposed lot on the preliminary subdivision plat.

Condition #14: Prior to the Boundary County Board of Commissioners public hearing and recording of the final plat, all utility easement locations shall be shown on the plat.

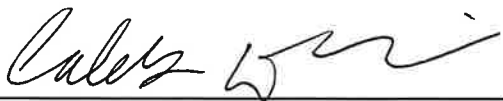
Condition #15: Prior to the Boundary County Board of Commissioners public hearing and recording of the final plat, a secondary emergency access that meets Boundary County Road & Bridge standards shall be created and shown on the plat.

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

Updates:

Planner Marley provided an overview of the files to be heard by the Board of County Commissioners at the August 29, 2023, public meeting and what is on the agenda for the September 2023 P&Z Commission public meeting.

Adjournment: Commissioner Self moved, and Commissioner Cranor seconded the motion, to adjourn the meeting. The Chair declared the motion approved on a unanimous voice vote at 6:47 p.m.



Caleb Davis, Chair
Boundary County Planning & Zoning Commission

9/28/23
Date: