

**BONNER COUNTY PLANNING and ZONING COMMISSION  
PUBLIC HEARING MINUTES  
MARCH 15, 2018**

**CALL TO ORDER:** Chair Davis called the Bonner County Planning and Zoning Commission hearing to order at 5:30 p.m. in the 1<sup>st</sup> Floor Conference Room of the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho.

**PRESENT:** Commissioners Chair Don Davis; Vice Chair Kris Sabo; Brian Bailey; Taylor Bradish; Trevor Kempton; Sheryl Reeve; and Suzanne Glasoe

**ABSENT:** None

**ALSO PRESENT:** Planning Director Milton Ollerton; Planner I Caitlyn Reeves; Planner I Sam Ross; and Administrative Assistant III Tina Smith

**CHANGES IN AGENDA:** None

**CONSENT AGENDA:**

**APPROVAL OF MINUTES:** The Chair requested the Commissioners declare if they had any corrections or changes to the approval of minutes as written for: February 15, 2018. The Chair stated an additional typo but signed the minutes as complete.

**PUBLIC HEARINGS:**

**VARIANCE**

**CALL FOR VISUAL, HEARING OR OTHER IMPAIRMENT REQUIRING ASSISTANCE:** The Chair asked whether anyone needed special assistance to hear, see or participate in these proceedings. Hearing no response, the Chair continued with the public hearing.

**File V495-17 - Variance Request - Front Yard Setback - Matthew & Colleen George** are requesting a 5-foot front yard setback where 25 feet is required for the construction of an accessory building. The project is located 0.33 miles North from Old Priest River Road on Circle Drive, Priest River in Section 29, Township 56 North, Range 5 West, B.M.

**CONFLICT OF INTEREST/DISCLOSURE DECLARATIONS:** The Chair requested the Commissioners declare any conflicts of interest or disclosures. The Chair noted that there were no disclosures or conflicts.

**STAFF PRESENTATION:** Planner I Caitlyn Reeves presented a PowerPoint summary of the project and previously circulated staff report, concluding this project is consistent with Bonner County Revised Code.

**APPLICANT PRESENTATION:** Matthew George commented about the well and power on the property. He stated there is an outdated garage currently on the property.

Chair Davis asked the applicant if he purchased the property. The applicant confirmed he did purchase the property.

**PUBLIC/AGENCY TESTIMONY:** None

**APPLICANT REBUTTAL:** None

**COMMISSION DELIBERATION:** The Chair closed the hearing to public testimony. The Commission discussed Findings and Conclusions.

**MOTION TO APPROVE:** Commissioner Sabo moved to approve this project FILE V495-17 for a front yard setback variance to allow for the construction of an accessory building, finding that it is in accord with the Bonner County Revised Code as enumerated in the following conclusions of law, and based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at this hearing. Commissioner Sabo further moved to adopt the following findings of fact and conclusions of law as written. The action that could be taken to obtain the variance is to complete the Conditions of Approval as adopted. This action does not result in a taking of private property. Commissioner Glasoe seconded the motion.

**VOTED** upon and the Chair declared the motion carried, unanimously.

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**Background:**

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**A. Site data:** The site is a ±0.326 acre triangle parcel described as tract A of Elders Lakeview Lots. The subject site contains a permitted single family residence under building location permit 2004-0066 and is surrounded by publicly owned county right of ways.

**B. Access:** The property is accessed from Half Circle Drive a gravel county owned public right-of-way.

**C. Environmental factors:** The site does not contain any mapped slopes or wetlands according to the county mapping service. The property is located within the studied Special Flood Hazard Area (DFIRM panel #0865E, zone AE). The property does have an approved FEMA Letter of Map Amendment Case #18-10-0219A dated November 13, 2017.

**D. Services:** According to the application the site is serviced by an individual septic system. The site is serviced by West Pend Oreille Fire District and is located within the West Bonner School District #83. The site is serviced by Inland Power.

#### E. Comprehensive Plan, Zoning and Current Land Use

Compass	Comp Plan	Zoning	Current Land Use & Density
Site	Rural Residential	R-5	Residential
North	Rural Residential	R-5	Residential
East	Rural Residential	R-5	Residential
South	Rural Residential	R-5	Residential
West	Rural Residential	R-5	Residential

#### F. Standards review

BCRC 12-234 specifies that "Staff, the commission and/or board shall review the particular facts and circumstances of each proposal submitted and shall find adequate evidence showing that:

- (A) **Conditions apply to the property that do not apply generally to other properties in the same zone or vicinity, which conditions are a result of lot size, shape, topography, or other circumstances over which the applicant has no control.**

The variance request is for a five (5) foot setback where twenty five (25) feet is required for a proposed accessory building on a triangular lot surrounded by publicly owned right of ways. According to the applicant the drain field and septic system are located in the rear of the property which would be unsuitable for new construction. As per BCRC 12-411, a twenty five foot front yard setback is required, "from the property line or from ingress/egress easement boundaries, whichever distance is greater." The current lot configuration makes complying with the twenty five foot front yard setback difficult due to the drain-field location, as well as, the county right of ways surrounding the property.

- (B) **Special conditions and circumstances do not result from the actions of the applicant.**

The applicants are requesting a five foot front yard setback variance where twenty five feet is required to place an accessory building. The parcel is surrounded by publicly owned county right of ways. The property has been in its current configuration since February 10, 1953 when Elders Lakeview Lots was platted.

- (C) **The granting of the variance is not in conflict with the public interest in that it will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity of the subject parcel or lot.**

According to the applicant the structure would be located closer to Half Circle Drive which is not a county maintained road where East Lakeview Boulevard is a county maintained road. The applicant also states that it would improve the right of way by eliminating on-street parking by providing adequate off-street parking.

#### G. Stormwater plan

A stormwater management plan was not required, pursuant to BCRC 12-720.3(k) because the proposal does not result in the creation of additional impervious surface, as defined.

#### H. Land capability report

A land capability report was not required, pursuant to BCRC 12-233 and 12-222. There is no additional impervious surface created as a result of the parcel size variance request.

#### I. Agency Review

The application was routed to agencies for comment on January 9, 2018. The following agencies commented:

*Panhandle Health District:* No comment.

*West Pend Oreille Fire District:* No reply.

*School District #83:* No reply.

*Inland Power:* No comment.

*West Bonner Water and Sewer:* No reply.

*Idaho Department of Fish and Game:* No reply.

*Department of Environmental Quality:* No comment (emailed 2/6/2018)

*Area of City Impact Oldtown:* No reply.

*Department of Water Resources:* No comment (emailed 1/23/2018)

*Department of Lands (Sandpoint):* No comment.

*Bonner County Road and Bridge:* Commented 2/1/2018 "Road and bridge has no objections to the 5 ft setback since it is to a privately maintained public road."

#### J. Public Notice & Comments

The following public comments were received:

Robert and Jerie McQueen: Received 3/1/2018 Comment in favor of the setback variance

William And Alice Mitchell: Received 2/28/2018 comment in favor of the setback variance

#### Findings of Fact

1. The lot is zoned rural-5.
2. The lot is surrounded by publicly owned road right of ways.
3. East Lakeview Boulevard is a county owned right of way and is publicly maintained.

4. Half Circle Drive is a county owned right of way and is privately maintained.
5. There have been no adverse comments from public agencies or the general public on the proposed variance.
6. The lot was created as Tract A of the Elders Lakeview Lots on February 10, 1953.
7. The parcel is serviced by an individual septic system that resides in the southern corner of the property.
8. According to the application the septic system is located in the southern corner of the property.

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#### **Conclusions of Law:**

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#### **Based upon the findings of fact, the following conclusions of law are adopted:**

##### Conclusion 1

Conditions apply to the property that **do not** apply generally to other properties in the same zone or vicinity, which conditions are a result of lot size, shape, topography, or other circumstances over which the applicant has no control.

##### Conclusion 2

Special conditions and circumstances **do not** result from the actions of the applicant.

##### Conclusion 3

The granting of the variance **is not** in conflict with the public interest in that it **will not** be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity of the subject parcel or lot. (Ord. 559, 1-4-2017)

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#### **Standard permit conditions:**

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- A-1** The use shall be developed and shall be operated in accordance with the approved site plan.
- A-2** The variance shall expire if not issued within two (2) calendar years from the date of approval, or once issued, if the use has not commenced within two (2) calendar years from the date of issuance. At any time prior to the expiration date of the variance, the applicant may make a written request to the Planning Director for an extension of the variance for a period up to two (2) years. The Planning and Zoning Commission may consider such request for extension at any public hearing. The extension request must be approved or denied prior to the expiration date of the variance.

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#### **Standard and site-specific conditions:**

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- B-1** Prior to variance issuance, the applicant shall obtain approval of a declaration of exempt structure application from the Bonner County Planning Department.

#### **CONDITIONAL USE PERMIT**

**CALL FOR VISUAL, HEARING OR OTHER IMPAIRMENT REQUIRING ASSISTANCE:** The Chair asked whether anyone needed special assistance to hear, see or participate in these proceedings. Hearing no response, the Chair continued with the public hearing.

**File C1009-18 - Conditional Use Permit Request - Bed and Breakfast - Betty Sue Carter & Heidi Hampe** are requesting to use their property for a bed and breakfast establishment. The use will occur on one parcel of 20.054 acres. Access to the property is off Kirpals Way, a U.S. Forest Service road in Sagle located in a portion of Section 8, Township 55 North, Range 3 West, B.M.

**CONFLICT OF INTEREST/DISCLOSURE DECLARATIONS:** The Chair requested the Commissioners declare any conflicts of interest or disclosures. The Chair noted that there were no disclosures or conflicts.

**STAFF PRESENTATION:** Planner I Sam Ross presented a PowerPoint summary of the project and previously circulated staff report, concluding this project is consistent with Bonner County Revised Code.

Commissioner Kempton inquired about the "Dry Hydrant". Mr. Ross stated they applied for the dry hydrant in accordance with the fire standards.

**APPLICANT PRESENTATION:** Heidi Hampe presented Exhibit A - Bed and Breakfast Plan and Exhibit B - Forest Service Road Permit. Michael Carter commented about the 2 acre pond situated approximately 75 yards for the house. They clarified the parking areas.

**PUBLIC/AGENCY TESTIMONY:** The following individuals spoke on the record in favor of the project:

Wayne Traping    Jeff Dunwoody    Carrie Canoke    Rhonda Donadio

Linda Bell expressed she has some concerns regarding traffic.

**APPLICANT REBUTTAL:** Applicant stated he doesn't believe traffic is going to be much.

**COMMISSION DELIBERATION:** The Chair closed the hearing to public testimony. The Commission discussed Findings and Conclusions.

Commissioner Kempton asked if the existing road meets the Selkirk Fire requirements. Mr. Ross stated the road is 12 feet in width but he could not confirm the vertical clearance.

Commissioner Bailey asked if the Fire Marshall would be required to sign off before the staff would issue the permit. Mr. Ross stated this is not a condition of approval for the file but the commission could add it in the motion if they want.

**MOTION TO APPROVE:** Commissioner Bradish moved to approve this project FILE C1009-18 Carter Bed & Breakfast and private community facility, finding that it is in accord with the general and specific objectives of the Bonner County Comprehensive Plan and Bonner County Revised Code as enumerated in the following conclusions of law, and based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at this hearing. Commissioner Bradish further moved to adopt the following findings of fact and conclusions of law as written. The action that could be taken to obtain the conditional use permit is to complete the Conditions of Approval as adopted. This action does not result in a taking of private property. Commissioner Bailey seconded the motion.

**VOTED** upon and the Chair declared the motion carried, unanimously.

#### **Background:**

**A. Site data:** The subject property is an existing ±20 acre, un-platted parcel that contains an existing single family dwelling, accessory dwelling unit, and various outbuildings.

**B. Access:** The site is accessed off of Jewel Lake Road, a county maintained, public right of way. Adjacent to Jewel Lake Road, Kirpals Way is a 30 foot wide easement which permits access to the parcel. Kirpals Way is owned by the U.S. Forest Service who allow use by contract with the landowner. A private 14 foot wide gravel driveway through the property directly permits entry to the homestead.

**C. Environmental factors:** The land is an even mix of forestland, pasture, and wetlands. The house sits on an elevated granite bench at the southwestern property line. An area of freshwater emergent wetlands lies to the north and west of the house according to the USFWS National Wetland Inventory. The site does contain an intermittent stream/riverine water course which eventually flows into Jewel Lake; There are no mapped flood hazard areas (Zone: X, DFIRM 0925E). A mix of forest and pasture cover the rest of the parcel to the east and north. The property is mostly flat to gently rolling terrain, with portions measuring steeper than 15% grade on the northwest and southwest portions of the property. There are a few rock outcroppings between the house and the barn to the east. The forest was fairly extensively logged in the last 10 years. According to the Bonner County map application, the site does not contain any critical wildlife habitats. The National Resources Conservation Service soil map determines the property is composed of silt loam soil and Pend Oreille Silt Loam, 0-45 percent slopes.

**D. Services:** Water is provided by two individual well systems, one domestic and one for irrigation. Sediment filters in pump house, electric pump and reverse osmosis filtering provide potable water. Sewage is disposed by an existing septic tank and gravel drainfield system. The septic permit approved by Panhandle Health District states "the permit is issued for a maximum flow of 1,450 gallons per day; the owners oversized the drainfield to accommodate future expansion of the property into a commercial-type facility." The drainfield is located on a neighboring parcel, see site plan for documentation. The subject property is located within the Sagle Fire District and is served by Northern Lights power company. The solid waste management plan is landowner delivery to Dufort transfer station as necessary.

#### **E. Comprehensive Plan, Zoning and Current Land Use**

Compass	Comp Plan	Zoning	Current Land Use & Density
Site	Ag/Forest Land (10-20)	Rural-10	±20 acre developed site with a single family dwelling, accessory dwelling unit, and outbuildings; primarily timberland
North	Ag/Forest Land (10-20)	Rural-10	±22 acres of undeveloped timberland; no structures; no BLPs
East	Ag/Forest Land (10-20)	Rural-10	±11 acre developed site with a single family dwelling and outbuildings; timberland
South	Ag/Forest Land (10-20)	Rural-10	±70 acres of undeveloped timberland; no structures; no BLPs
West	Ag/Forest Land (10-20)	Rural-10	±20 acres of undeveloped timberland; no structures; no BLPs

#### **F. Standards review**

BCRC 12-223 specifies that the Commission shall review the particular facts and circumstances of each proposal. To grant a conditional use permit, the Commission must find there is adequate evidence showing the proposal is in accord with the general and specific objectives of the comprehensive plan and Title 12 and the proposed use will neither create a hazard nor be dangerous to persons on or adjacent to the property.

	Required	Provided
BCRC 12-220, et seq, conditional use permit, application and standards	<ul style="list-style-type: none"> <li>Specific elements required in BCRC 12-220 thru 12-226.</li> </ul>	<ul style="list-style-type: none"> <li>Required elements were satisfactorily addressed in the submitted materials.</li> </ul>
BCRC 12-333, Commercial use, zoning and standards	(2) Access to the site shall be located within a recorded easement or public right of way. (5) 1 on premises sign, not in excess of 6 square feet, shall be permitted when included as part of the conditional use permit application.	(2) Driveway is 20 ft wide and gravel, private easement. (5) Condition A-2 has been added. (6) Condition A-4 has been added.

	(6) A bed and breakfast shall be a detached single-family dwelling...	
BCRC 12-335, Public Use, zoning and standards	(3) Where access to the site is by road, the road shall be located within a recorded easement or public right of way, and constructed to the appropriate standard set forth, except where subject to the terms of an approved special use permit issued by a state or federal agency.	(3) Kirpals Way is a 30 ft wide easement permitted by terms of an approved special use permit issued by U.S. Forest Service. Driveway is a 14 ft wide gravel travelway through property to proposed site
Minimum Lot/Parcel Size (BCRC 12-411)	<ul style="list-style-type: none"> <li>Parcel size: 10 acres</li> <li>Front setback: 25 ft</li> <li>Rear setback: 25 ft</li> <li>Side setback: 25 ft</li> </ul>	<ul style="list-style-type: none"> <li>Parcel size: 20.054 ac</li> <li>Front setback: ~650 ft</li> <li>Rear setback: ~54 ft</li> <li>Side setback: ~600 ft</li> </ul>
BCRC 12-4.2, Performance standards for all uses	BCRC 12-420. A-J standards.	Performance standards have been satisfied.
BCRC 12-4.3, Parking standards	<ul style="list-style-type: none"> <li>Parking requirements.</li> <li>Specified elements required in BCRC 12-432: 7 spaces.</li> </ul>	Per the application, the parking area is currently able to accommodate 7,050 sq ft or 36 cars.
BCRC 12-4.4, Sign standards	Freestanding signs, building mounted signs, or combination thereof, in an aggregate size not to exceed ninety six (96) square feet in area, shall be allowed, provided no individual sign exceeds sixty four (64) square feet in area.	Sign not proposed at this time, but applicants ask for the possibility in the future.
BCRC 12-4.5, Design standards	<ul style="list-style-type: none"> <li>BCRC 12-453.A-E:</li> <li>BCRC 12-453.F:</li> <li>BCRC 12-453.G-I:</li> <li>BCRC 12-453.J:</li> <li>BCRC 12-453.K:</li> </ul>	<ul style="list-style-type: none"> <li>N/A</li> <li>There will be no additional lighting.</li> <li>N/A</li> <li>N/A</li> <li>Negligible increase in solid waste anticipated.</li> </ul>
BCRC 12-4.6, Landscaping and screening standards	The commission may require reasonable restrictions and conditions of development.	No landscape plan submitted, site is currently heavily treed.
BCRC 12-7.2, Grading, stormwater management and erosion control	Per BCRC 12-722.4.A and 12-722.2, a grading & stormwater management plan was not required for this proposal.	No new impervious surface.

#### G. Comprehensive Plan Land Use Designation

The property is designated Ag/Forest Land (10-20 acres) on the Bonner County Comprehensive Plan Map. The comprehensive plan designation of Ag/Forest provides limited residential densities and permitted uses to those that are compatible with rural character and nearby resource production districts and sites and can be adequately supported by rural service levels.

#### H. Land Capability Report

A land capability report was not required to be submitted for proposals in which all of the five criteria, pursuant to BCRC 12-222(J), which states: A land capability report shall not be required

#### I. Stormwater plan

A stormwater management plan was not required, pursuant to BCRC 12-720.3(K) because the proposal does not result in the creation of additional impervious surface, as defined.

#### J. Agency Review

The application was routed to the following agencies for comment on January 16, 2018:

Panhandle Health District  
 Sagle Fire District  
 Northern Lights Power Company  
 U.S. Forest Service  
 U.S. Army Corps (CDA)  
 Dept of Lands (Sandpoint)

Bonner County Road Department  
 Department of Water Resources  
 Department of Fish & Wildlife  
 Department of Lands, Nav. Waters  
 Fish and Wildlife Service  
 Bonner School #84

The following agencies responded "no comment"

**U.S. Forest Service, initials EJW, letter dated January 23, 2018**

**Idaho Department of Lands, initials TF, letter dated January 23, 2018**

**Panhandle Health District, initials TF, January 19, 2018**

The following agency responded:

**Idaho Department of Water Resources, Adam Frederick, Letter dated January 23, 2018:**

Mr. Frederick stated there is no recorded water right covering the current usage on the property or proposed new uses. A well used for commercial and irrigation requires a valid water right.

**Idaho Department of Environmental Quality, Anna Moody, Email dated January 31, 2018:**

Ms. Moody stated the applicants may be required to submit additional permits to IDEQ.

**Selkirk Fire, Rescue & EMS, Mark Sauter, letter dated February 14, 2018:**

Fire Marshal Sauter recommended the following:

Business owner maintains reflective street sign at corner of Jewel Lake Loop and Kirpals Way.

Business owner maintains reflective address placard at driveway entrance to bed and breakfast.

Business owner maintains all-season roadway from Kirpals Way to parking area within 200-feet of bed and breakfast building. Roadway shall be 12-feet wide and have 14-feet of vertical clearance and be capable of supporting a fire engine. Bed and breakfast parking area has adequate all-season driving area to serve as a turn-around area for a fire engine. Area may be a wide open area or a "T" arrangement for fire department apparatus use.

Bed and breakfast facilities utilize appropriate number and type of smoke detectors. Smoke detectors should be synchronized type, when one sounds they all sound. Carbon monoxide detectors should be installed in areas adjacent to gas-fired HVAC devices.

Primary exiting (doors and hallways) and secondary exiting (windows, auxiliary doors) will be maintained for all guest rooms.

Appropriate fire extinguishers in kitchen and group areas.

Issues of concern: Water supply. There is no water storage on the property for fire department use. Consideration should be given to a 2500-3000 gallon cistern with appropriate fire department connection.

#### K. Public Notice & Comments

There have been no public comments at the time of this report.

#### Findings of Fact

1. The subject lot is 20 acres in a Rural-10 acre zone.
2. The proposed use required improved septic and water services; the applicants expanded their drainfield with PHD to accommodate for this facility.
3. The proposed services will be up to 10 guests in 4 rooms and a max 45 visitors for events.
4. Traffic to be generated is expected to be up to 5 vehicles a day for the bed & breakfast and up to 25 vehicles for events.
5. The site is equipped with 7,050 sq ft in available parking, where 1,750 sq ft is required. Per BCRC 12-432, the establishment is required 7 parking spaces at 250 sq ft each. (1 space per room and 2 additional spaces is required). There is ample overflow parking for events, as indicated on the site plan. No impervious surface is being created.
6. According to the application the proposed site facility will consume less than 0.10% of the total parcel area.

#### Conclusions of Law:

##### Conclusion 1

The proposed conditional use permit **is** in accord with the Bonner County comprehensive plan.

•Property Rights	•Population	•School Facilities, Transportation
•Economic Development	•Land Use	•Natural Resources
•Hazardous Areas	•Public Services	•Transportation
•Recreation	•Special Areas or Sites	•Housing
•Community Design	•Implementation	

##### Conclusion 2

This proposal was reviewed for compliance with the criteria and standards set forth at BCRC Chapter 4, Title 12, Subchapter 2.2, environmental standards of Chapter 7, Title 12, and stormwater management criteria and standards set forth in Chapter 7, Title 12, Bonner County Revised Code.

##### Conclusion 3

The proposed use **will not** create a hazard or will not be dangerous to persons on or adjacent to the property.

##### Conclusion 4

The proposed use **will not** adversely affect properties in the vicinity.

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#### Conditions of approval:

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- A-1** The use shall be developed and shall be operated in accordance with the approved site plan.
- A-2** One on premises sign, not in excess of 6 square feet, shall be permitted when included as part of the conditional use permit application
- A-3** The Conditional Use Permit shall expire if not issued within two (2) calendar years from the date of approval, or once issued, if the use has not commenced within two (2) calendar years from the date of issuance. At any time prior to the expiration date of the Conditional Use Permit, the applicant may make a written request to the Planning Director for an extension of the Conditional Use Permit for a period up to two (2) years. The Planning and Zoning Commission may consider such request for extension at any public hearing. The extension request must be approved or denied prior to the expiration date of the Conditional Use Permit.
- A-4** A bed and breakfast shall be a detached single-family dwelling, occupied and operated by the owner or a resident manager, where 5 or fewer rooms are available for rent for a period not to exceed 2 weeks per guest, where meals are served from a central kitchen only to overnight guests. Guestrooms shall not have separate outside entrances as the primary method of entrance and exit. Liquor shall not be available for sale by the drink within the establishment. Food service facilities, water supply and wastewater disposal, and accessory uses, such as pools, shall
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conform to regulations set by the state of Idaho. Health and safety requirements shall conform to the adopted uniform codes based upon the occupancy and type of construction.

- A-5** Public or private community facilities where access to the site is by road, the road shall be located within a recorded easement or public right of way, and constructed to the appropriate standard set forth in title 2 of BCRC or appendix A of title 12, except where subject to the terms of an approved special use permit issued by a state or federal agency.
- A-6** The property owner shall abide by the Private Road Special Use Permit set forth by the U.S. Forest Service, to remain in compliance.

**OPEN LINE DISCUSSION:**

Discussion regarding public testimony; once a hearing has been closed to public testimony it takes a motion to reopen it back up to public comments.

Director Ollerton told the commissioners about the sub-area community plan meetings and updated them about what is going on in the surrounding areas.

The commissioners will hear three files on April 19<sup>th</sup>.

Discussion regarding the purchase of vacation rental software.

Discussion regarding 2012 vs 2015 building codes.

The Chair declared the hearing adjourned at 6:52 p.m.

Respectfully submitted,



Milton Ollerton  
Planning Director

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The above Minutes are hereby approved this 19<sup>th</sup> day of April, 2018.

Bonner County Planning and Zoning Commission



Don Davis, Chair