CALL TO ORDER: Chair Kelly called the Bonner County Commissioners’ hearing to order at 1:30 p.m. in the 1st Floor Conference Room of the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho.

PRESENT: Commissioners Chair Cary Kelly; Vice Chair Glen Bailey; and Todd Sudick

ABSENT: None

ALSO PRESENT: Clare Marley, AICP; Associate Planner Saegen Neiman; Administrative Assistant/Deputy Clerk Darcey Smith, and Planning Secretary Jeannie Welter

PUBLIC HEARING:

AMENDMENT:

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.

1:30 p.m. – File AM139-15 - Title 12 Text Amendment: Retreat standards, definition and Commercial Use Table access requirements – Bonner County Board of Commissioners will consider a recommendation on remand from the Planning & Zoning Commission regarding “retreat” definition and standards, and access for retreats and other commercial uses listed in Table 3-3 of BCRC Title 12. Items for consideration are: 1) Removing the proposed 40-person limitation on retreats and allowing each project to be considered on a case-by-case basis through the conditional use process; 2) Removing the reference to “small” groups in the definition; 3) Allowing kitchen and dining facilities in a centrally located building rather than requiring it. The draft amendment also calls for conditionally allowing retreats in the A/F-20 zone and requiring access roads for retreats and other commercial uses in Table 3-3 be constructed to provide “adequate emergency vehicle access” rather than International Fire Code standard minimums. On September 16, 2015 the Board of County Commissioners remanded this amendment to the Planning and Zoning Commission to allow additional review and public comment on the changes. The Bonner County Planning and Zoning Commission at its public hearing on October 22, 2015, recommended approval of this of this amendment to the Board of County Commissioners.

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: Ms. Marley presented a PowerPoint summary of the project and previously circulated staff report, concluding this is consistent with Bonner County Comprehensive Plan goals and objectives.

PUBLIC/AGENCY TESTIMONY: Patricia Foote, 275 Stoneybrook Lane, Clark Fork, spoke on the record regarding the number of attendees and accountability.

Iris DeMauro, 299 Shadow Valley Lane, Clark Fork, spoke on the record regarding keeping the area free of higher density and maintaining a rural feel.

APPLICANT REBUTTAL: None

BOARD DELIBERATION: The Chair closed the hearing to public testimony. The Board discussed Findings and Conclusions.

MOTION TO APPROVE: Commissioner Sudick moved to approve revised amendment, FILE AM139-15, amending BCRC Title 12, Chapters 3 and 8 to conditionally allow retreats in Agricultural/Forestry-20 zoning district, amend standards for emergency vehicle access for retreats and other commercial uses, and to amend the definition of retreat in unincorporated Bonner County, finding that it is in accord with the general and specific objectives of the Bonner County Comprehensive Plan 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 Sudick further moved to adopt the following findings of fact and conclusions of law as written. Commissioner Bailey seconded the motion. This action does not result in a taking of private property.

BOARD MOTION TO ADOPT ORDINANCE: Commissioner Bailey moved to approve an Ordinance of Bonner County, Idaho, the number to be assigned upon recording, citing its authority, and providing for the amendment of Title 12, Chapters 3 and 8, Bonner County Revised Code, and providing for an effective date. Commissioner Sudick seconded the motion. This action does not result in a taking of private property.

UPON A ROLL CALL VOTE: The Chair declared the motion carried, unanimously.

Commissioner Bailey: AYE
Commissioner Kelly: AYE
Commissioner Sudick: AYE

Findings of Fact:

1. The proposed amendment would conditionally allow retreats in Agricultural/Forestry-20 zoning district, amend standards for emergency vehicle access, for retreats and other commercial uses found in Table 3-3, and to amend the definition of retreat.
2. The Property Rights component requires that the rights of applicants and adjoining land uses be considered, and that impacts to other properties be taken into account when considering land use proposals.

3. The Economic Development component requires Bonner County to “encourage economic diversity for the financial health of the community and maintenance of its rural atmosphere.”

4. The Public Services, Facilities & Utilities component requires the county to assure new development is “adequately served by fire protection, roads, sewer, schools, law enforcement, ambulance and emergency services, water and other public/private services.”

5. The Transportation component states that “Roads within new development shall provide adequate access for fire and emergency vehicles and routes of escape.”

### Conclusions of Law:

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

**Conclusion 1**
The proposed amendment is in accord with the Bonner County comprehensive plan.

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