



Bonner County

Board of Commissioners

Brian Domke

Asia Williams

Ron Korn

MINUTES FOR THE BONNER COUNTY BOARD OF COMMISSIONERS' MEETING

March 25, 2025 – 9:00 AM – 11:00 AM

Bonner County Administration Building

1500 Highway 2, Room 338, Sandpoint, ID

On Tuesday, March 25, 2025, the Bonner County Commissioners met for their regularly scheduled meeting. Commissioners Domke, Williams, and Korn were present. Commissioner Williams called the meeting to order at 9:00 a.m. The Invocation was presented by Wayne Martin and the Pledge of Allegiance followed.

ADOPT THE ORDER OF AGENDA AS AMENDED

Bill Wilson, legal, provided information regarding the amendment to the agenda. Commissioner Domke made a motion to Amend the Order of the Agenda by adding an Emergency Item for Planning:

Establishing a Moratorium on Minor Land Division and Family Exemption Applications.

Commissioner Korn seconded the motion for further discussion. Commissioner Korn wanted to know why this amendment falls under an emergency. Bill provided explanation as to why this would fall under an emergency and was not noticed under the normal process. Further discussion followed. Roll Call Vote: Commissioner Korn – No; Commissioner Domke – Yes; Commissioner Williams – Yes. The motion carries.

Commissioner Domke made a motion to adopt the Order of the Agenda as amended.

Commissioner Korn seconded the motion. Roll Call Vote: Commissioner Korn – Yes; Commissioner Domke – Yes; Commissioner Williams – Yes. The motion carries.

CONSENT AGENDA – Action Item

1) Bonner County Commissioners' Minutes March 18, 2025

2) Invoice(s) Over \$5k: Solid Waste (SWS Equipment)

Commissioner Korn made a motion to adopt the Consent Agenda as presented.

Commissioner Domke seconded the motion. Roll Call Vote: Commissioner Domke – Yes; Commissioner Williams – Yes; Commissioner Korn – Yes. The motion carries.

PLANNING – Jake Gabell

1) Action Item: Discussion/Decision Regarding Establishing a Moratorium on Minor Land Division and Family Exemption Applications

Commissioner Korn commented that he has not heard of any MLD causing a matter of public safety. Discussion followed how MLDs have created subdivisions which cause infrastructure issues, especially in the case of fire. Bill explained the purpose of the changes made back in 2021 and what an MLD was intended to be. This moratorium is intended to fix some of the problems regarding the current code and how contiguous MLDs are not good for future development; this will also assist Planning staff in removing the ambiguity of the current code. Commissioner Williams asked about the rationale for short plats and if this could be a work around the MLD moratorium. Jake explained that a short plat falls under the provisions that cause concerns with the MLDs. These processes should be administrative and clear but there is too much gray in the current code.

Commissioner Korn brought up concerns about some of the bullet points.

Commissioner Domke a motion to approve an Ordinance 2025-25, establishing a moratorium on Minor Land Division and Family Exemption applications, as presented.

Commissioner Korn seconded the motion to advance for discussion.

PUBLIC COMMENT:

- Wayne Martin – Commented on the fire concerns and enforcement of laws.
- Mike Williams – Commented on MLDs in his neighborhood and the liability this causes, can the board go back to prior MLDS
- Fred Arn – This is long overdue, would hope that in the future could past issues be remedied
- Katie Botkin, Project 7B – Opposes MLDs and the lack of review, concerns about septic issues
- Tess Vogel – This is odd timing when this is in place during comp plan designation update, this is being done before landowners have the option to divide their land. Short plats are more expensive than MLDs which will be a financial burden to landowners
- Matt Mulder – In support of no MLDs due to the issues these cause for roads and stormwater
- Jonna Plante – In support of this, this is being abused
- Jeremy Grimm, Whiskey Rock – This is not something he interfaces with often, how will this affect 12-612F; it does not seem right that 7 applications were received yesterday, this does not seem equitable for a select few when others have likely been preparing for this and can no longer continue
- Dan Welle – Thanks the board for considering this moratorium

There was discussion among the board regarding this proposed moratorium, personal property rights, and the length of this moratorium compared to the building season, as well as the implications of the family exemptions not just MLDs. Roll Call Vote: Commissioner Domke – No; Commissioner Williams – No; Commissioner Korn – No. The motion fails.

Commissioner Domke a motion to approve an Ordinance establishing a moratorium on Minor Land Division and Family Exemption applications, as presented. Commissioner Williams stepped down from the chair and seconded the motion. Roll Call Vote: Commissioner Domke – Yes; Commissioner Williams – Yes; Commissioner Korn – No. The motion carries.

CLERK – Michael Rosedale

1) Action Item: Discussion/Decision Regarding FY25 Claims Batch #24, **Totaling \$631,256.51**
Commissioner Domke made a motion to approve payment of the FY25 Claims in Batch #24, totaling \$631,256.51. Commissioner Korn seconded the motion. Roll Call Vote: Commissioner Williams – Yes; Commissioner Korn – Yes; Commissioner Domke – Yes. The motion carries.

ELECTIONS – Michael Rosedale

1) Action Item: Discussion/Decision Regarding Designation of Polling Places by Precinct for the 2025 Election Year; **Resolution**

Commissioner Korn made a motion to approve **Resolution #2025-22** designating suitable polling places for each precinct and establishing an absentee precinct for the 2025 Election Year. Commissioner Domke seconded the motion. Roll Call Vote: Commissioner Domke – Yes; Commissioner Williams – Yes; Commissioner Korn – Yes. The motion carries.

2) Action Item: Discussion/Decision Regarding Annual Renewal of Verity License & Support
Commissioner Domke made a motion to approve renewal of Verity License & Support for the term beginning July 1, 2025, and ending June 30, 2026. Commissioner Korn seconded the motion. Roll Call Vote: Commissioner Korn – Yes; Commissioner Domke – Yes; Commissioner Williams – Yes. The motion carries.

JUSTICE SERVICES – Ron Stultz

1) Action Item: Discussion/Decision Regarding Network Surveillance System, Phase 1; **\$77,985.62**
Commissioner Korn made a motion to approve the cost of Phase 1 for Replacement of Surveillance System at Justice Services in the amount of \$77,985.62 as set forth above. Commissioner Domke seconded the motion.

PUBLIC COMMENT:

- Doug Paterson – Asked about the potential cost of the next phases.

Roll Call Vote: Commissioner Williams – Yes; Commissioner Korn – Yes; Commissioner Domke – Yes.
The motion carries.

ROAD & BRIDGE – Matt Mulder

- 1) Action Item: Discussion/Decision Regarding Sand Purchase Agreement with Idaho Department of Transportation

Commissioner Domke made a motion to approve the Sand purchase agreement between ITD (Idaho Transportation Department) and Bonner County and to sign the attached document. Commissioner Korn seconded the motion.

PUBLIC COMMENT:

- Teresa Hiesener – Asked about the material that is being purchased

Roll Call Vote: Commissioner Korn – Yes; Commissioner Domke – Yes; Commissioner Williams – Yes.
The motion carries.

BOCC – Commissioners Asia Williams and Brian Domke

- 1) Discussion Regarding County Match for Grant Secured by Project 7B for a Consultant to Review the Comprehensive Plan

Commissioner Domke discussed a meeting held with Project 7B, Kaniksu Land Trust, and Planning Staff regarding a proposed Resolution brought forward regarding the comp plan. Discussed the proposed phases and potential costs. He will volunteer to work with these groups regarding the proposal if the board chooses to move forward. Discussion followed regarding the potential costs/grant. Commissioner Korn commented that this seems to circumvent current processes as well as this seems to be the function of the Zoning Commission and Planning Commission. Discussion followed.

PUBLIC COMMENT:

- Susan Bowman – In support of this depending on the cost and what planning firms would be involved, commented on the comp plan
- Katie Cox, Kaniksu Land Trust – Discussed what KLT does, and this came forward as a discussion to have a third party review the comp plan, briefly commented on costs and grant
- Karen Kelly – Encourages the board to accept this proposal as an opportunity
- Katie Botkin, Project 7B – Understands the hesitancy but there is always a benefit to making sure the comp plan is legally defensible
- Lori – Concerns about using tax dollars on this, especially with a private company
- Sheryl Messer – Agrees with all comments especially with all of the conflicting ordinances
- Tawnya Wilson – Concerns about interest groups having input in who is chosen to review comp plan especially if County funds are used, there is already a process for this, does not want her tax dollars used for this
- Wayne Martin – Appreciates a review of the proposed comp plan, language changes matter
- Tess Vogel – Having consultants work on this is normal, the consultant does not have a vested interest and do what the County wants
- Amy Lunsford – Can the board guarantee that the new comp plan has all the correct verbiage without a consultant to avoid being sued; this needs to be more black and white and less gray areas
- Kristen Dodd – It would be entirely improper to have special interest groups have any part of hiring a consultant, there is already a process for this, we should not pay for duplicating this process
- Jeremy Grimm, Whiskey Rock – Highly recommends hiring a professional consultant to work on the comp plan to help guide this process, planning should be boring without all of the conflict, there should be a very clear criteria in companies that are considered
- Theresa Hiesener – Thinks it is inappropriate of Jeremy Grimm to comment; against consultants unless they will work with the public, the County is not getting this done; tired of special interest groups
- James Ide – Reiterated what Ms. Dodd said, special interest groups should have no funding input
- Jonna Plante – 7B Project is transparent and not political or special interest, a professional consultant is needed as the planning department has no professional planner on staff
- Jon DuPree – Agrees with Ms. Dodd

Commissioner Williams asked Allan Songstad for his thoughts on this topic as a member of the Planning Commission. Commissioner Domke commented while Allan was having technology issues; the County would select and work with the Consultant if the board moves forward with this proposal; also commented on the cost and legal ramifications, there was no intention that any outside group would have any control/influence over a consultant. Commissioner Williams asked Jake Gabell if he knew the Planning Commission's view; this will occur this evening at their meeting. Jake commented that in Planning everything has review prior to becoming public, a consultant could provide that review as long as the County maintains control over who and the scope of work. Commissioner Williams comments that this is not negative, and peer review is necessary, it is not saying that the Planning Commission and Planning Staff has not done a good job; this would need to be in the control of the County. Commissioner Korn commented that bringing this to the board is a bit premature and would like more time before providing any direction. A lengthy discussion followed.

2) Action Item: Discussion/Decision Regarding RV Park Code Amendment presented by Susan Bowman

Commissioner Domke made a motion to direct the Planning department to amend the Bonner County Zoning Code to disallow RV parks/campgrounds in the zoning districts that are rural in nature, forestry ag forest, and rural residential and rural service center. Commissioner Korn seconded the motion for further discussion.

PUBLIC COMMENT:

- Jeremy Grimm, Whiskey Rock – Agrees with several points made, should do some selectivity in this in some areas for travelers, it would be good to get the comp plan taken care of
- Shawn Bendinelli – In support
- Theresa Hiesener – In support of this, commented on ADUs turning into RV Parks
- Maureen Paterson – In support of this, RV parks should be located near recreational areas
- Priscilla Emmet – RV parks belong in areas with services not in rural areas
- Dale – Opposed to RV parks, they greatly impact roads and emergency services
- Paul Anderson – In favor of this, commented on RV parks from the perspective of previously living in an RV
- Mary – Supports this proposal
- Marsha Stevens – Commented on RV parks in rural areas, campgrounds should not be in rural areas
- Sheryl Messer – These do not belong in rural areas without services
- Wayne Martin – Agrees with restriction on locations of RV parks, commented on fire and enforcement
- Jeanette Walker – Would like them to remove RVs being allowed in R5 areas and affect of RV parks on the roads
- Dennis Walker – Agrees with all prior comments, it is a matter of fairness, RVs, trailers, apartments don't belong in rural/residential areas
- Lori – Hwy 95 is still close to homes
- Karen Kelly – Supports the amendment
- Amy Lunsford – Requested clarification on current RV parks that are already allowed and that the old code still applies to current permits
- Katie Botkin – Supports this amendment
- Shaun Glazier – It seems that many people associate RV parks to trailer parks, he is an RV park owner in rural location, these are used by tourists and bring revenue to the County, most parks are open seasonally and tourists want to camp in rural areas not industrial areas; not all RV parks are disruptive and there are different types of RV parks, not all are long term; more discussion should be had on this issue

Commissioner Korn supports this concept but would like this motion to be more specific, there were good points brought up, not all RV parks need public utilities, there should be more leniency as well as less for different areas. He would rather be more thorough in this rather than just band aid some issues.

Discussion followed regarding the use table. Commissioner Domke agrees with the point brought up by Commissioner Korn, just looking at this table is a separate item, and the possible refinement in certain areas might be better after the comp plan update; this is essentially a loop hole with these CUPs in certain

areas. Jake Gabell wanted to point out this is not just RVs, it is also campgrounds and by removing it from this table it would push these into higher density areas which would greatly impact more people; small adjustments could be made, this could be reviewed as a standard review. Further discussion followed. Jake pointed out that upon approval this will take a few months as hearings will need to be held to change code. Roll Call Vote: Commissioner Williams – Yes; Commissioner Korn – No; Commissioner Domke – Yes. The motion carries.

DISTRICT 1 COMMISSIONER UPDATE

- 1) Citizen Concerns and Suggestions
- 2) Current High Priority Tasks
- 3) Questions from the Public on District 1 Commissioner Update
 - Amy Lunsford – Requested a workshop regarding boards and their roles

DISTRICT 2 COMMISSIONER DISTRICT DISCUSSION

- 1) Ongoing Issues/Concerns Updates
- 2) Litigation
- 3) Workshops Pending
- 4) Discussion Regarding Open Board/Commission Positions: Which boards have openings, also tracking of positions that will become open within 6 months' time

DISTRICT 3 COMMISSIONER REPORT

- 1) Summarization of Meetings During the Week
- 2) Community Events Attended During the Week

PUBLIC COMMENT* Opened at 11:56 A.M.

- Fred Arn – Really thinks that former County employees for entertainment
- Wayne Martin – Appreciates the MLD moratorium, thanks to Bill for wanting to find out who spilled the beans, appreciates the amendment to the code, agrees with Mr. Grimm's comments
- Amy Lunsford – Commented on liability on County vehicles and the number of accidents and why insurance isn't paying for them, commented on employees/board members using their personal vehicles and the policy regarding reporting
- Mike Williams – Commented to Commissioner Korn about MLDs and his comment regarding a family exemption situation
- Kristina Nicholas Anderson – Commented on snow removal at the Extension office and one County entity being unable to charge another for services, with EMS being its own district affect this as being part of the County, asked if fire districts are part of the County; at the Fair Board meeting it was noted that there will be an hourly charge for EMS and Fire to be at the Fair this upcoming summer and this will be a huge financial hit, couldn't the County work with EMS on this

The meeting was adjourned at 12:07 p.m.

Clerk: *Alisa Schoeffel*

The following is a summary of the Board of County Commissioners' Special Meetings (including Tax Cancellations, Assistance Meetings, Admin, and other) Executive Sessions, Emergency Meetings, and Hearings held during the week of March 18, 2025 – March 24, 2025. Copies of the complete meeting minutes are available upon request.

On Tuesday, March 18, an Executive Session was held pursuant to Idaho Code § 74-206(1)(F) Litigation

On Tuesday, March 18, 2025, a Special Meeting with the Fair was held pursuant to Idaho Code § 74-204(2)

On Tuesday, March 18, 2025, a Workshop with the BOCC was held pursuant to Idaho Code § 74-204(2)

On Wednesday, March 19, 2025, Assistance was held pursuant to Idaho Code § 74-204(2)

On Wednesday, March 19, 2025, a Special Meeting with Road & Bridge was held pursuant to Idaho Code § 74-204(2)

On Monday, March 24, 2025, an Executive Session with the BCASD was held pursuant to Idaho Codes § 74-206(1)(A) Hiring and 74-206(1)(B) Personnel

ATTEST: Michael W. Rosedale

By Asia Williams
Commissioner Asia Williams, Chair

By Austin Schoeffel
Deputy Clerk

4/1/2025
Date