



Bonner County

Board of Commissioners

Luke Omodt

Asia Williams

Steve Bradshaw

Public Hearing Minutes

Planning

Date: April 26, 2023
Location: 1500 Hwy 2, Suite 338
Sandpoint, ID 83864

CONVENE AT: 1:32 p.m.

ADJOURN AT: ___ p.m.

COMMISSIONERS PRESENT: Omodt, Williams (absent) & Bradshaw

OTHERS PRESENT: Planning Staff: Swati Rastogi, Jacob Gabell

Commissioner Bradshaw opened the hearing at 1:30 p.m.

Commissioner Bradshaw asked if anyone needed assistance for this hearing, there were no requests. Commissioners Omodt and Bradshaw advised that they had no conflicts with these files.

Action Item: Discussion/Decision Regarding File ZC0001-23 – Zone Change – Gavin. The applicants are requesting a zone change from Suburban to Rural Service Center to relocate a construction business. The site is 5.93 acres. The property is zoned Suburban. The project is located off Highway 95 in Section 5, Township 55 North, Range 2 West, Boise-Meridian. The Zoning Commission, at the March 16, 2023, public hearing, recommended approval of this file to the Board of County Commissioners.

Planning Department Comment:

Staff report presented Daniel Britt (see attached staff report).

Applicant Comment: Jeremy Grimm, representative for the applicant, provided a presentation. During rebuttal, Jeremy, in regards to the traffic concern, stated that the subject parcel is in ITD's jurisdiction and if the use is changed, they will do a traffic analysis.

Public Comment:

- Randy Stolz, asked how far north the subject parcel is from the cemetery.
- Dave Mann, voiced his concerns regarding the zone change. Asked about surrounding properties. Talked about increased traffic without a proper turn.

Public comment closed at 1:52 p.m.

Commissioner Omodt spoke about the growth in the area and the continued improvements by ITD on Highway 95. He feels this request is an extremely appropriate use for this area.

MOTION TO APPROVE: Commissioner Omodt made a motion to approve this project, FILE ZC0001-23, requesting a zone change from Suburban to Rural Service Center, 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. I further move to adopt the findings of fact and conclusions of law as set forth in the Staff Report and direct planning staff to draft written findings and conclusions to reflect this motion, have Chairman sign, and transmit to all interested parties. This action does not result in a taking of private property. Commissioner Bradshaw stepped down from the Chair and seconded the motion. Roll Call Vote: Commissioner Omodt – Yes. Commissioner Bradshaw – Yes. The motion passed.

Commissioner Omodt made a motion to approve an Ordinance of Bonner County, Idaho, the number to be assigned, citing its authority, and providing for the amendment of the Official Zoning Map of Bonner County by the reclassification of lands located in Section 5, Township 55 North, Range 2 West, Boise Meridian, Bonner County, Idaho from Suburban to Rural Service Center, and providing for an effective date. I further move to authorize the Chair to sign the official supplementary zoning map upon publication of the ordinance. Commissioner Bradshaw stepped down from the Chair and seconded the motion. Roll Call Vote: Commissioner Omodt – Yes. Commissioner Bradshaw – Yes. The motion passed.

Action Item: Discussion/Decision Regarding File ZC0002-23 – Zone Change – Giraud. The applicants are requesting a zone change from Rural-10 to Rural-5 to subdivide the property. The parcel is 10 acres. The property is zoned Rural-10. The project is located off Rock Springs Road in Section 35, Township 54 North, Range 3 West, Boise-Meridian. The Zoning Commission, at the March 16, 2023, public hearing, recommended approval of this file to the Board of County Commissioners.

Planning Department Comment:
Staff report presented Daniel Britt (see attached staff report).

Applicant Comment: Tessa Vogel, representative of the applicant, provided a presentation.

Public Comment:
-Randy Stolz, asked for clarification of the location.
-David Mann, asked about the 40 feet easement and whether that effects the size of the acreage.

Public comment closed at 2:13 p.m.

Commissioner Bradshaw stated that this fits the area.
Commissioner Omodt agreed with Commissioner Bradshaw. All concerns have been addressed from the one public comment received.

MOTION TO APPROVE: Commissioner Omodt made a motion to approve this project, FILE ZC0002-23, requesting a zone change from Rural-10 to Rural-5, 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. I further move to adopt the findings of fact and conclusions of law as set forth in the Staff Report and direct planning staff to draft written findings and conclusions to reflect this motion, have Chairman sign, and transmit to all interested parties. This action does not result in a taking of private property. Commissioner Bradshaw stepped down from the Chair and seconded the motion. Roll Call Vote: Commissioner Omodt – Yes. Commissioner Bradshaw – Yes. The motion passed.

Commissioner Omodt made a motion to approve an Ordinance of Bonner County, Idaho, the number to be assigned, citing its authority, and providing for the amendment of the Official Zoning Map of Bonner County by the reclassification of lands located in Section 35, Township 54 North, Range 3 West, Boise Meridian, Bonner County, Idaho from Rural-10 to Rural-5, and providing for an effective date. I further move to authorize the Chair to sign the official supplementary zoning map upon publication of the ordinance. Commissioner Bradshaw stepped down from the Chair and seconded the motion. Roll Call Vote: Commissioner Omodt – Yes. Commissioner Bradshaw – Yes. The motion passed.

The meeting was adjourned at 2:16 p.m.

Deputy Clerk: Claire May