



# Bonner County

---

## Board of Commissioners

Luke Omodt

Asia Williams

Steve Bradshaw

## Public Hearing Minutes

### Planning

Date: January 25, 2023  
Location: 1500 Hwy 2, Suite 338  
Sandpoint, ID 83864

CONVENE AT: 1:30 p.m.

ADJOURN AT: \_\_\_p.m.

COMMISSIONERS PRESENT: Omodt, Williams & Bradshaw

OTHERS PRESENT: Planning Staff: Jake Gabell, Jenna Crone, Daniel Britt, Jason Johnson, Tim Hanna, Travis Haller, Attorney – Bill Wilson

---

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, Bradshaw and Williams advised that they had no conflicts with these files.

**Action Item: Discussion/Decision Regarding File ZC0015-22- Zone Change.** The applicants are requesting a zone change from Rural-5 to Commercial. The property is 7.2 acres. The property is zoned Rural-5. The project is located off Battle Drive in Section 24, Township 55 North, Range 6 West, Boise-Meridian. The Zoning Commission, at their December 15, 2022, public hearing recommended approval of these updates to the Board of County Commissioners.

**Planning Department Comment:**

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

**Applicant Comment:** Dave Yount, current owner, spoke about the history of the property

**Public Comment:** Matt Linscott, neutral, spoke to the perspective of the Zoning Commission

Public comment closed at 1:49 p.m.

Civil Attorney, Bill Wilson, spoke to the process

**Commissioner Deliberation:**

-Commissioner Bradshaw supports the request, feels that the Army Corp of Engineers would have commented should there have been an issue with the wetlands

-Commissioner Williams, feels that this is an attractive way of use for the property and appeals to the community, would like to seek out more of a comment when it comes to wetlands

-Commissioner Omodt supports the request, considering this as an appropriate use and low impact

**MOTION TO APPROVE:** Commissioner Williams made a motion to approve this project, FILE ZC0015-22, requesting a zone change from Rural-5 to Commercial, 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 Omodt seconded the motion. Roll Call Vote: Commissioner Omodt – Aye. Commissioner Williams – Aye. Commissioner Bradshaw – Aye. 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 24, Township 55 North, Range 6 West, Boise Meridian, Bonner County, Idaho from Rural-5 to Commercial, 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 Williams seconded the motion. Roll Call Vote: Commissioner Omodt – Aye. Commissioner Williams – Aye. Commissioner Bradshaw – Aye. The motion passed.

**Action Item: Discussion/Decision Regarding File ZC0017-22 - Zone Change.** The applicants are requesting a zone change from A/F-20 to Rural-10 the properties are 5 & 21.99 acres. The property is zoned Agricultural/ Forestry-20. The project is located off Upper Pack River Road in Section 14, Township 59 North, Range 2 West, Boise-Meridian. The Zoning Commission, at their December 15, 2022, public hearing recommended approval of these updates to the Board of County Commissioners.

Planning Department Comment:

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

Applicant Comment: Nancy Wright, spoke to the characteristics of the property. Katie Keeney, Glahe & Associates, representative of the applicant, presented is support of the file.

Public Comment: Susan Bowman, asked for clarification regarding the zoning designation, Matt Linscott, spoke to the reason the way the original designation was made. Grace Ackerman, neighboring property owner, that the river established a dividing line for the different designations.

Planning Department Rebuttal: Daniel Britt, responded to public comment that was made.

Public comment closed at 2:33 p.m.

Commissioner Deliberation:

-Commissioner Bradshaw, feels that the request best serves those involved and cleans an item up  
-Commissioner Williams, also feels that this request fits and is appropriate

-Commissioner Omodt, pointed out changes that land can go through over the years and the importance of using the tools we have on hand today, like GIS

**MOTION TO APPROVE:** Commissioner Omodt made a motion to approve this project, FILE ZC0017-22, requesting a zone change from Agricultural/ Forestry-20 to Rural-10, 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 Williams seconded the motion. Roll Call Vote: Commissioner Omodt – Aye. Commissioner Williams – Aye. Commissioner Bradshaw – Aye. The motion passed.

Commissioner Williams 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 14, Township 59 North, Range 2 West, Boise Meridian, Bonner County, Idaho from Agricultural/ Forestry-20 to Rural-10, 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 Omodt seconded the motion. Roll Call Vote: Commissioner Omodt – Aye. Commissioner Williams – Aye. Commissioner Bradshaw – Aye. The motion passed.

The meeting was adjourned at 2:37 p.m.

Deputy Clerk: Claire May