



Bonner County

Board of Commissioners

Luke Omodt

Asia Williams

Steve Bradshaw

Public Hearing Minutes

Planning

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

CONVENE AT: 1:00 p.m.

ADJOURN AT: 4:40p.m.

COMMISSIONERS PRESENT: Omodt, Williams, & Bradshaw

OTHERS PRESENT: Planning Staff: Daniel Britt, Jacob Gabell, Travis Haller

Commissioner Bradshaw opened the hearing at 1:03 p.m.

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

Action Item: Discussion/Decision Regarding File ZC0012-22 - Zone Change. The applicants are requesting a zone change from Rural-5 to Rural Service Center on 11.8 acres. The property is zoned Rural-5. The project is located off Dufort Road & Vay Road in Section 1, Township 55 North, Range 4 West, Boise-Meridian. The Zoning Commission, at the October 20, 2022, public hearing, recommended approval of this file to the Board of County Commissioners. The Board of County Commissioners at the December 21, 2022, public hearing remanded the file back to the Planning Department and applicant for completion of a comprehensive plan map amendment and to update the development agreement with more detail. **This file is being continued from June 14, 2023.**

Staff Report presented – Daniel Britt; see attached.

Applicant Comment: Jeremy Grim, Whiskey Rock

Public Comment:

Karen Hammond – In Favor

Deb Jacobson – In Favor

Rick Jacobson – In Favor

Kim Perez – In Favor

Randy Banks – In Favor

Norm Semanko, Attorney – Opposed - Spoke to the order of public comments. Spoke about an article in the Reader from December 2022 regarding a change to the comp plan. Spoke to a prior hearing, June 14, to change the comp plan that was denied. Spoke at length regarding Idaho and County code for zoning and comp plan as well as the requirements necessary for approval.

Rob Williams – Opposed

Eric Miller – Opposed
Dan Schmitz - Opposed
Brian Ross – Opposed, giving remaining time to Diane Williams
Diane Fuller – Opposed
Jud Connolly – Opposed, giving time to Karen Kelly
Joe Mock – Opposed
Maureen Patterson – Opposed
Shannon McGlothlin – Opposed, giving time to Karen Kelly
Sandy Starling – Opposed
Jennifer Garwood – Opposed
Kathy Friedland – Opposed, giving remaining time to Karen Kelly
Doug Patterson – Opposed
Marilee Conley – Opposed, giving remaining time to Wayne Martin
Vic Reed – Opposed
Ron Friedland – Opposed

At 2:53 p.m., Commissioner Bradshaw recessed the hearing. The hearing resumed at 3:01 p.m.

Diane Williams – Opposed
Rick Kramer – Opposed
Jennifer Kramer – Opposed
Bern Grand – Opposed
RJ Garwood – Opposed
Karen Kelly – Opposed
Billy Alderman – Opposed
Denise Dickinson – Opposed
Wayne Martin – Opposed
Teresa Heisman – Opposed
There were multiple others both in favor and opposed who spoke during public comment

Applicant Rebuttal: Jeremy Grimm, Whiskey Rock – Responded to several of the comments made by the public. Shawn Hammond – Responded to comments and concerns. Spoke to the steps in the process that he has done to date and that he will need to do in the future.

Public comment closed at 4:22 p.m.

MOTION TO DENY: Commissioner Omodt made a motion to deny this project, FILE ZC0012-22, requesting a zone change from Rural-5 to Rural Service Center, based upon the following conclusions:

Conclusion 1

The proposal **is not** in accordance with the general and specific objectives of the comprehensive plan.

Conclusion 2

This proposal was reviewed for compliance with Title 12, Bonner County Revised Code, and **was not** found to be in compliance.

Conclusion 3

The proposal **is not** in accord with the purpose of the Rural Service Center zoning district, provided at Chapter 3, Title 12, Bonner County Revised Code.

The decision is 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 (or as amended during the hearing) 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 – Yes, Commissioner Williams – Yes, Commissioner Bradshaw – Yes. All in Favor. The motion passed.

Deputy Clerk: Alisa Schoeffel