

**BONNER COUNTY HEARING EXAMINER
PUBLIC HEARING MINUTES
FEBRUARY 7, 2024**

CALL TO ORDER: Hearing Examiner Jackie Rucker called the public 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, via Zoom webinar, and YouTube live streaming.

PRESENT: Jackie Rucker, Hearing Examiner

ABSENT: None

ALSO PRESENT: Planning Director Jake Gabell, Assistant Planning Director Travis Haller, Planner I Rob Winningham, and Hearing Coordinator Jenna Crone.

PLEDGE OF ALLEGIANCE

CHANGES IN AGENDA: None

APPROVAL OF MINUTES: Hearing Examiner Rucker approved the minutes as written January 17, 2024.

PUBLIC HEARING:

CALL FOR VISUAL, HEARING OR OTHER IMPAIRMENT REQUIRING ASSISTANCE: The Hearing Examiner asked whether anyone needed special assistance to hear, see or participate in these proceedings. Hearing no response, she continued with the public hearing.

CONFLICT OF INTEREST/DISCLOSURE DECLARATIONS: Hearing Examiner Jackie Rucker stated that she had no conflict with these proposals.

STAFF UPDATES: The Planning Director shared that the Natural Resources component of the Comprehensive Plan was discussed by the Planning Commission on February 6, 2024, and they recommended approval to the Commissioners. The text amendment for Short term rentals is going to the Board on March 13, 2024 at 1:30 P.M. Lastly, the Planning Director shared that there are monthly Board update meetings in which the Planning Department shares with the Board how the department is doing in terms of stats and projects.

File CUP0021-23 – Conditional Use Permit – Public Utility Facility. The applicants are requesting a Conditional Use Permit to construct a Public Utility Facility (fiber relay station) on a ±9.033-acre parcel. The property is zoned Commercial. The project is located off Colburn Culver Road in a portion of Section 4, Township 57 North, Range 1 West, Boise-Meridian.

STAFF PRESENTATION: Planner I Rob Winningham presented a summary of the project and previously circulated staff report, concluding this project is consistent with Bonner County Revised Code.

APPLICANT REPRESENTATIVE: Jeff Thornton, Project Representative, made himself available for questions from the hearing examiner.

PUBLIC/AGENCY INPUT: The following members of the public spoke on the record: Hank Allen, Sheryl Messer, Stacy Cossey, Dan Rose, and Charles Pope.

APPLICANT REBUTTAL: Jeff Thornton answered questions from the Hearing Examiner about the project.

HEARING EXAMINER INPUT: The Hearing Examiner closed the hearing to public testimony and discussed findings and conclusions.

The Hearing Examiner stated she will provide her written decision within five (5) business days of this hearing.

Examiner Rucker closed file CUP0021-23 at 2:07 P.M.

File CUP0022-23 – Conditional Use Permit – Public Utility Facility. The applicants are requesting a Conditional Use Permit to construct a Public Utility Facility (communication tower) on a ±20.00-acre parcel. The property is zoned Agriculture/Forestry 10. The project is located off U.S. Hwy 95 in a portion of Section 9, Township 59 North, Range 1 West, Boise-Meridian.

STAFF PRESENTATION: Planner I Rob Winningham presented a summary of the project and previously circulated staff report, concluding this project is consistent with Bonner County Revised Code.

APPLICANT REPRESENTATIVE: Paul Stolemaker, Project Representative, discussed the proposed project and answered questions from the Hearing Examiner regarding testing for emissions.

PUBLIC/AGENCY INPUT: The following members of the public spoke on the record: Anne Wilder, Ingri Cassel, Dan Rose, Sheryl Messer, Charles Pope, Laura Gow, David DeHaas, Hank Allen, Joan Esnayra, and Keith Cutter.

APPLICANT REBUTTAL: Paul Stolemaker answered questions and concerns brought up during public comment regarding health concerns, and NEPA studies.

HEARING EXAMINER INPUT: The Hearing Examiner closed the hearing to public testimony and discussed findings and conclusions.

The Hearing Examiner stated she will provide her written decision within five (5) business days of this hearing.

Examiner Rucker closed file CUP0022-23 at 3:11 P.M.

DISCUSSION:

- **Hearing Examiner and Staff Updates**

At 3:15 p.m., the Hearing Examiner declared the hearing adjourned until February 21, 2024.

Respectfully submitted,



Jacob Gabell, Planning Director

The above Minutes are hereby approved this 21st day of February 2024.



Jacqueline S. Rucker, Hearing Examiner