

**BONNER COUNTY PLANNING COMMISSION  
PUBLIC HEARING MINUTES  
OCTOBER 4, 2022**

**PLEDGE OF ALLEGIANCE**

**CALL TO ORDER:** Chair Songstad called the Bonner County Planning Commission hearing to order at 4:30 p.m. in the 1<sup>st</sup> Floor Conference Room, of the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, via Zoom webinar, and YouTube live streaming.

**PRESENT:** Chair Allan Songstad; Vice Chair Wayne Benner; Commissioners Don Davis, Dave Frankenbach, Josh Pilch, Michael Leita, and Debby Trinen.

**ABSENT:** None

**ALSO PRESENT:** Planning Director Jacob Gabell, Senior Planner Swati Rastogi, Planner I Daniel Britt and Hearing Coordinator Jenna Crone.

**CHANGES IN AGENDA:** None

**APPROVAL OF MINUTES:** The Chair requested the Commissioners declare if they had any corrections or changes to the approval of minutes as written for September 20, 2022. Hearing no changes or objections, the Chair declared the minutes approved as written.

**CONFLICT OF INTEREST/DISCLOSURE DECLARATIONS:** The Chair requested the Commissioners declare any conflicts of interest or disclosures. The Chair noted that there were no disclosures or conflicts.

**File AM0011-22 – Yount – Comprehensive Land Use Plan Map Amendment.** The applicants are requesting a comprehensive land use plan map amendment from Rural-Residential to Neighborhood Commercial on a ≈7.19-acre lot. The property is zoned Rural 5-acre. The project is located off HWY 41 in Section 24, Township 55 North, Range 6 West, Boise Meridian, Bonner County, Idaho.

**STAFF PRESENTATION:** Planner I Daniel Britt presented a PowerPoint summary of the project and previously circulated staff report concluding that it is in accord with the general and specific objectives of the Bonner County Comprehensive Plan and Bonner County Revised Code.

**APPLICANT REPRESENTATIVE:** Travis Haller, submitted Exhibit A (PowerPoint) and provided discussed the current and proposed Comprehensive Plan land use designation.

**PUBLIC/AGENCY TESTIMONY:** The following members of the public spoke on the record: Paul Sieracki and George Gehrig.

**APPLICANT REPRESENTATIVE REBUTTAL:** Travis Haller addressed comments and questions from the Commissioners and the public.

**STAFF REBUTTAL:** Planner I Daniel Britt addressed comments from the Commissioners and the public.

**COMMISSION DELIBERATION:** The Commission discussed Findings and the Conclusion.

**MOTION TO RECOMMEND APPROVAL:** Commissioner Frankenbach moved to recommend approval to the Board of County Commissioners for this project, FILE AM0011-22, requesting a comprehensive land use plan map amendment from Rural Residential to Neighborhood 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 as amended, and based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at this hearing. Commissioner Frankenbach further moved to adopt the findings of fact and conclusions of law as amended during this meeting and direct planning staff to draft written findings and conclusions to reflect this motion, have the Chairman sign, and transmit to all interested parties. This action does not result in a taking of private property.

Commissioner Benner seconded the Motion.

**VOTED** upon and the Chair declared the motion carried, unanimously.

(The text in red illustrates the amendments made during the hearing)

**Comprehensive Land Use Plan Map Amendment – Findings of Fact**

1. The subject property is currently in the Rural Residential comprehensive land use plan designation.
2. The site does not contain slopes over 30% or greater.
3. The site contains **two one** (1) soil type, Bonner gravelly ashy silt loam (all areas are prime farmland, well drained).
4. The site is served by Battle Drive, a privately owned and maintained road which has a direct connection to HWY 41.
5. The site is not located in SFHA Zone A, AE or D, nor is it in a mapped floodway.
6. Per the applicant, the site will be served by individual wells, septic systems, and Avista Utilities for power.
7. The property is in the Spirit Lake Fire Protection Taxing District.

**Comprehensive Land Use Plan Map Amendment – Conclusions of Law:**

**Based upon the findings of fact, the following conclusions of law are adopted:**

Conclusion 1

The proposal **IS** in accord with the following elements of the Bonner County

Comprehensive Plan:

Property Rights	Population	School Facilities, Transportation
Community Design	Implementation	Economic Development
Land Use	Natural Resources	Hazardous Areas
Public Services	Transportation	Recreation
Special Areas or Sites	Housing	Agriculture

Conclusion 2

This proposal was reviewed for compliance with Title 12, Bonner County Revised Code, and **WAS** found to be in compliance.

Conclusion 3

The proposal **IS** in accord with the ~~Resort Community~~ **Neighborhood Commercial** comprehensive land use plan designation.

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**COMPREHENSIVE PLAN DISCUSSION/WORKSHOP:**

- Discussion and decision on the procedure of the update and adoption of the Comprehensive Plan Components text.
  - Commissioner Benner moved to work with two components at a time to completion and then send them to the Board of County Commissioners.
    - Commissioner Davis seconded the motion.
    - **VOTED** upon and the Chair declared the motion carried, unanimously.
- Public comments and discussion on the suggested updates of the following components of the Comprehensive Plan (open to public comments):
  - Property Rights: No public comment.
    - This component will go to public hearing with the Planning Commission on November 1, 2022.
  - Recreation:
    - Members of the public spoke on the record: Nancy Gilliam and George Gerhig
    - This component will go to public hearing with the Planning Commission on November 1, 2022.

The drafts of these suggested updates are available at the Planning Department's website on the Current Projects page.

- Discussion/workshop of the following components of the Comprehensive Plan (not open to public comments):
  - Special Areas or Sites
  - Community Design
  - Natural Resources
  - School Facilities and Transportation

- General Discussion of other components of the Comprehensive Plan and Timeline of Update of the components' text, if required.
  - Hazardous Areas (October 18)
  - Transportation & Public Airport Facilities (October 18)

**DISCUSSION:**

1. Commissioner & Staff Updates
  - a. Discussed meeting dates in December and January
2. October 18, 2022 Agenda Items


At 7:45 p.m., the Chair declared the hearing adjourned until October 18, 2022.

Respectfully submitted,

  
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Jacob Gabell, Planning Director

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The above Minutes are hereby approved this 18<sup>th</sup> day of October 2022.

Bonner County Planning Commission  
  
Allan Songstad, Chair