

**BONNER COUNTY PLANNING COMMISSION  
PUBLIC HEARING MINUTES  
JANUARY 16, 2024**

**PLEDGE OF ALLEGIANCE**

**CALL TO ORDER:** Vice Chair Davis called the Bonner County Planning Commission hearing to order at 3:30 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 (Via Zoom, arrived after roll call); Vice Chair Don Davis; Commissioners Dave Frankenbach (Zoom), Matt Linscott, Debby Trinen (Via Zoom, arrived after roll call) and Randy Stolz.

**ABSENT:** Michael Leita

**ALSO PRESENT:** Planning Director Jacob Gabell, Assistant Director Travis Haller, Planner I Alex Feyen, and Hearing Coordinator Jenna Crone.

**CHANGES IN AGENDA:** None

**COMMISSIONER & STAFF UPDATES:** Planning Director Jake Gabell shared the BOCC heard File AM0016-23 on January 10, 2024, and in lieu of a decision, the Board voted to have a workshop on the file that will be held on January 23, 2024, at 2:00 p.m. The Public Services Component Update was continued from January 10<sup>th</sup> to January 24, 2024. The Natural Resources public hearing will be heard by the Planning Commission on February 6, 2024.

**APPROVAL OF MINUTES:** The Vice Chair requested the Commissioners declare if they had any corrections or changes to the approval of minutes as written for **December 12, 2023**. The minutes were approved.

**Presentation by SCJ Alliance – Land Quantity Analysis:** Aren Murcar and Aaron Qualls gave a presentation to the Planning Commission regarding Land Use capability and Costs of Community Services.

*The chair called for a recess at 4:25 p.m.*

*The meeting was resumed at 4:34 p.m.*

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**File AM0015-23 – Comprehensive Plan Map Amendment.** The applicants are requesting a Comprehensive Plan Map Amendment from Rural Residential to Transition. The parcels are 6.20 acres and 6.00 acres, totaling 12.20-acres. The properties are zoned Rural-5. The project is located off Porterhouse Drive in Section 32, Township 56 North, Range 2 West, Boise-Meridian.

**STAFF PRESENTATION:** Planner I Alex Feyen 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.

**PUBLIC/AGENCY TESTIMONY:** The following members of the public spoke on the record: None

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

**Commissioner Linscott moved to reopen public testimony to allow for the Project Representative to present.**

**Voted** upon and the Vice Chair declared the Motion passed, unanimously.

**APPLICANT PRESENTATION:** Jeremy Grimm, Whiskey Rock Planning, presented a PowerPoint giving an overview of the property and surrounding areas.

**PUBLIC/AGENCY TESTIMONY:** The following members of the public spoke on the record: Nicole Watson.

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

**MOTION TO RECOMMEND APPROVAL:** Commissioner Songstad moved to recommend approval to the Board of County Commissioners on this project, FILE AM0015-23, requesting a comprehensive plan amendment from Rural Residential to Transition, on approximately 12 acres generally located in Section 32, Township 56 North, Range 2 West, Boise Meridian, Bonner County, Idaho, 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. Commissioner Songstad further moved to adopt the findings of fact and conclusions of law as set forth in the Staff Report and as amended during this hearing in regard to urban-like services and proximity to Highway 95 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 Stolz seconded the motion.

**Voted** upon and the Chair (Don Davis filling in) declared the Motion passed, unanimously.

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**Comprehensive Plan Amendment Findings of Fact:**

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1. The parcels are served by individual well and septic system.

2. Access to the parcels are currently part of a network of developed public right-of-ways.
3. The parcels are accessed from Porterhouse Drive, a Bonner County owned and privately maintained public right-of-way, which is directly accessed from Highway 95.
4. The proposal is not within a mapped critical wildlife habitat.
5. Electricity is provided by Avista Inc.
6. The properties are within the Selkirk Fire District.
7. Law enforcement is provided by Bonner County Sheriff's Department.
8. The existing individual water and sewer services on the property are considered urban-like and are consistent with other properties along Highway 95 and in the area that have a land use designation of transition or commercial.
9. Properties to the South of the subject property, that have a land use designation of Transition, have similar situations with the roads and urban-like services.

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**Comprehensive Plan Amendment Conclusions of Law:**

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

Conclusion 1

The proposal **is** in accord with the elements of the Bonner County Comprehensive Plan.

Conclusion 2

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

Conclusion 3

The proposal **is** in accord with the purpose of the Transition comprehensive land use designation.

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*The chair called for a recess at 5:45 p.m.*

*The meeting was resumed at 6:01 p.m.*

**COMPREHENSIVE PLAN DISCUSSION/WORKSHOP:**

- o Discussion of the following components of the Comprehensive Plan (Closed to public comments):
  - Land Use

**DISCUSSION:**

1. February 6, 2024, Agenda Items
  - a. Natural Resources Public Hearing

At 6:50 p.m., the Vice Chair declared the hearing adjourned until 4:30 P.M. February 6, 2024.

Respectfully submitted,

  
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Jacob Gabell, Planning Director

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The above Minutes are hereby approved this 6<sup>th</sup> day of February 2024.

Bonner County Planning Commission

  
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Don Davis, Vice Chair