

**BONNER COUNTY HEARING EXAMINER
PUBLIC HEARING MINUTES
July 02, 2025**

PLEDGE OF ALLEGIANCE

CALL TO ORDER: Hearing Examiner Jacqueline Rucker called the Bonner County Hearing Examiner 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: Hearing Examiner Jacqueline Rucker

ABSENT: None.

ALSO PRESENT: Director Jake Gabell, Planner II Daniel Britt, Planner I Dave Fisher, Planning Coordinator Dylan Young.

CHANGES IN AGENDA: None.

COMMISSIONER & STAFF UPDATES:

APPROVAL OF MINUTES: Hearing Examiner Rucker approved the **June 18, 2025** minutes.

File CUP0005-23 – Conditional Use Permit - Retreat/Private Community Facility:

The applicants are requesting a time extension of Conditional Use Permit CUP0005-23, originally approved by Hearing Examiner Rucker on June 21, 2023. Specifically seeking additional time to fulfill Condition B-1, which requires annexation into the Selkirk/Sagle Fire District prior to issuance of the permit.

STAFF PRESENTATION: Planner II Daniel Britt verbally explained the Applicant's request for File CUP0005-23 to the Hearing Examiner.

APPLICANT PRESENTATION: Project Representative Jeremy Grimm gave an oral presentation and requested a 6 month extension.

Hearing Examiner Jaqueline Rucker closed file CUP0005-23 and granted the extension request for one year.

File V0013-25 - Variance - Street Setbacks and Bulk Increase:

The applicants are requesting a Variance to the setback standards to allow for a 1-foot setback where 25-feet is required, and a bulk increase within the shoreline setback and right-of-way setback to allow for a 37% increase in bulk to accommodate an addition to the single family dwelling and attached deck. The 0.303-acre property is zoned Rural 5 (R-5). The project site is located off Sandpiper

Shores Road in Section 10, Township 62 North, Range 04 West, Boise-Meridian. The property site is within the service area of North of the Narrows Fire District.

STAFF PRESENTATION: Planner I David Fisher presented a summary of the project and the previously circulated staff report.

APPLICANT PRESENTATION: Applicant Mark Hoversten offered to answer any questions the Hearing Examiner may have.

PUBLIC/AGENCY TESTIMONY: The following people provided public comment in Support of the Project: Quinten Holbrooke

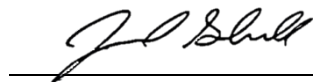
Hearing Examiner Jaqueline Rucker will render her decision within five (5) business days and closed the file at 1:50 PM.

DISCUSSION:

1. July 16, 2025 Agenda Items

The Hearing Examiner declared the hearing adjourned at 2:51 P.M. until 1:30 P.M. July 2, 2025.

Respectfully submitted,



Jacob Gabell, Planning Director

The above Minutes are hereby approved this 16th day of July 2025.

Bonner County Hearing Examiner



Jaqueline Rucker, Hearing Examiner