



Bonner County

Board of Commissioners

Brian Domke

Asia Williams

Ron Korn

MINUTES FOR THE BONNER COUNTY BOARD OF COMMISSIONERS' MEETING

July 15, 2025 – 9:00 AM

Bonner County Administration Building
1500 Highway 2, Room 338, Sandpoint, ID

On Tuesday, July 15, 2025, the Bonner County Commissioners met for their regularly scheduled meeting. Commissioners Domke and Korn were present. Commissioner Domke called the meeting to order at 9:02 a.m. The Invocation was presented by Ken Lawrence and the Pledge of Allegiance followed.

ADOPT THE ORDER OF AGENDA AS AMENDED

Commissioner Korn made a motion to amend the order by removing Planning Item #2, Regarding Administrative Appeal of MLD0033-25, Upland Acre and moving Planning Item #'s 1, 3, and 4 to the end of the Agenda and Parks and Waterways Item #1 immediately following the Clerk's Items. Commissioner Domke stepped down from the chair and seconded the motion. Roll Call Vote: Commissioner Korn – Yes; Commissioner Domke – Yes. The motion carries.

Commissioner Korn made a motion to adopt the Order of the Agenda as amended. Commissioner Domke stepped down from the chair and seconded the motion. Roll Call Vote: Commissioner Korn – Yes; Commissioner Domke – Yes. The motion carries.

CONSENT AGENDA – Action Item

- 1) Bonner County Commissioners' Minutes July 8, 2025
- 2) Catering Permit(s): Matchwood Brewing Company, Sandpoint
- 2) Plat(s) for Approval: MLD003-25, Hillcrest Division; MLD0048-24, Davis Subdivision
- 3) Invoice(s) Over \$5k: Risk (2: \$6,873.88 Fox Autobody & \$19,728.89 NW Autobody)

Commissioner Korn made a motion to approve the Consent Agenda as presented. Commissioner Domke stepped down from the chair and seconded the motion. Roll Call Vote: Commissioner Domke – Yes; Commissioner Korn – Yes. The motion carries.

CLERK – Jessica Stephany

- 1) Action Item: Discussion/Decision Regarding FY25 Claims Batch #40, **Totaling \$578,952.30**

Commissioner Korn made a motion to approve payment of FY25 Claims Batch #40, Totaling \$578,952.30. Commissioner Domke stepped down from the chair and seconded the motion. Roll Call Vote: Commissioner Korn – Yes; Commissioner Domke – Yes. The motion carries.

- 2) Action Item: Discussion/Decision Regarding Tort Internal Budget Transfer from Tort D – Work Comp to Tort B – Deductible – **\$100,000; Resolution**

Commissioner Korn made a motion to approve **Resolution #2025-42** adjusting the Tort budget by moving \$100,000 out of line 024-6120 into line 024-6870. Commissioner Domke stepped down from the chair and seconded the motion. Roll Call Vote: Commissioner Domke – Yes; Commissioner Korn – Yes. The motion carries.

PARKS & WATERWAYS – Matt Zoeller

- 1) Action Item: Discussion/Decision Regarding Waterways Tow Vehicle Grant Acceptance;
Resolution

Commissioner Korn made a motion to approve **Resolution #2025-44** that the County to accept and fund the grant awarded to Bonner County Parks and Waterways for a new vehicle by matching \$21,000.00 as required; \$10,00 coming from Parks & Waterways Budget and the remaining \$11,000 coming from the General Fund's Contingency 2025. Commissioner Domke stepped down from the chair and seconded the motion.

PUBLIC COMMENT:

- Wayne Martin – Asked about the vehicle that will be purchased and if they are considering used vehicles instead of new.

Roll Call Vote: Commissioner Korn – Yes; Commissioner Domke – Yes. The motion carries.

AIRPORT – Dave Schuck

- 1) Action Item: Discussion/Decision Regarding DOT/FAA Required DBE Program Policy
Statement

Commissioner Korn made a motion that Bonner County authorize the chair to sign this policy statement administratively. Commissioner Domke stepped down from the chair and seconded the motion. Roll Call Vote: Commissioner Domke – Yes; Commissioner Korn – Yes. The motion carries.

ROAD & BRIDGE – Jason Topp

- 1) Action Item: Discussion/Decision Regarding Road & Bridge Interest Fund Allocated to Future Road Projects; **Resolution**

Commissioner Korn made a motion to approve **Resolution #2025-43** that authorizes the Clerk's office to open the Road and Bridge Fiscal 2025 Budget and add accrued interest each month based off of the current month to month Road and Bridge fund Balance to revenue Line 002-4710 beginning August 1st 2025 for future Road and Bridge projects. Commissioner Domke stepped down from the chair and seconded the motion. Roll Call Vote: Commissioner Korn – Yes; Commissioner Domke – Yes. The motion carries.

PLANNING – Alex Feyen

- 1) Action Item: Discussion/Decision Regarding Administrative Appeal; VRP2021-0030 (*Continued from 07/01/2025 & 07/08/2025 meetings*)

Appellant:

- Allen Miller, attorney for the appellants, presented their appeal. Karen Ferguson, appellant, wanted to address the consequences of not having this approved and that they were not notified of the change in ordinance and having a new renewal date which does not give time for planning. This negatively affects their VRBO/Air BnB rating. Mr. Miller reiterated that the appellants have property rights.

PUBLIC COMMENT:

In Support: None

Neutral: None

In Opposition:

- Ms. T. Black – Resident and board member of the Huckleberry Association. She commented on the common area being in control of the Huckleberry HOA is in control of, they are in this HOA as are all other homes in this neighborhood. This HOA has regulations regarding VRBO/Air BnB, including a regulation regarding parking in the common area. The appellants should be taking this issue up with the HOA as it is a matter with the HOA. The parking area is shared with all of the homeowners in this neighborhood and is not for VRBO/Air BnB.
- Wayne Martin – Ignorance of the law or ordinance change is not a valid reason to approve a request, a verbal agreement does not mean anything, and just because it was allowed in the past does not mean it is in the future, and the attorney knew about this issue and both he and the appellants did presentations, he feels this was pulling on the sympathy of the board. He agrees with Ms. Black that this is an issue for the HOA not the board.

- Dave Bowman – Agrees that this sounds like an internal issue with the HOA and it doesn't concern the County; there has been a history of personal land use files that use personal issues not the law, decisions need to be made based on the law

Appellant Rebuttal:

Mr. Miller noted that his clients have private property rights to the common area, this has nothing to do with sympathy. Bill Ferguson, appellant, stated that there were no parking limitations in this neighborhood prior to this.

Board Deliberation:

- The board went over the deliberation worksheet provided by Planning Staff in detail regarding this appeal and all relevant statutes and codes. There was a lengthy discussion among the board following the deliberation worksheet completion. Commissioner Korn noted that the code does not cover HOA rules/regulations regarding parking and the distance the off-street parking is from the property and how that might affect neighbors.

At 10:23 a.m. Commissioner Domke called a brief recess.

Reconvened at 10:34 a.m.

Commissioner Korn made a motion to **affirm** the Planning Director's decision of approval as rendered for this project File VRP2021-0030, to allow a maximum occupancy of 9 people. The decision is based upon the evidence submitted up to the time the Staff Memo was prepared and testimony received at this meeting. I further move to adopt the reasoned statement, as required by Idaho Code 67-6535, and adopt the analysis in the Staff Memo, unless otherwise stated. This action does not result in the taking of private property. Commissioner Domke stepped down from the chair and seconded the motion. Roll Call Vote: Commissioner Domke – Yes; Commissioner Korn – Yes. The motion carries.

- 2) Action Item: Discussion/Decision Regarding Administrative Appeal of MLD0033-25, Upland Acre – *This item was removed.*
- 3) Action Item: Discussion/Decision Regarding Ponderay Area of Impact (AOI) Ordinance, Planning File AM0007-25

Commissioner Korn made a motion to approve an Ordinance of Bonner County, Idaho, the number to be assigned, citing its authority, and providing for the adoption of the Area of Impact for the City of Ponderay as amended at the June 16, 2025 hearing, and providing for an effective date. Commissioner Domke stepped down from the chair and seconded the motion. Roll Call Vote: Commissioner Korn – Yes; Commissioner Domke – Yes. The motion carries.

- 4) Action Item: Discussion/Decision Regarding Clark Fork Area of Impact (AOI) Ordinance, Planning File AM0011-25

Commissioner Korn made a motion to approve an Ordinance of Bonner County, Idaho, the number to be assigned, citing its authority, and providing for the adoption of the Area of Impact for the City of Clark Fork as amended at the June 16, 2025 hearing, and providing for an effective date. Commissioner Domke stepped down from the chair and seconded the motion. Roll Call Vote: Commissioner Domke – Yes; Commissioner Korn – Yes. The motion carries.

DISTRICT 1 COMMISSIONER UPDATE

- 1) Citizen Concerns and Suggestions
- 2) Current High Priority Tasks
- 3) Questions from the Public on District 1 Commissioner Update

DISTRICT 2 COMMISSIONER DISTRICT DISCUSSION

DISTRICT 3 COMMISSIONER REPORT

- 1) Summarization of Meetings During the Week
- 2) Community Events Attended During the Week

PUBLIC COMMENT* Opened at 10:43 a.m.

- Jacob Alexander – Commented on the fair and how it brings the community together, looking forward to new wash racks in the pig barn, thanked the board for that
- Fred Arn – Complimented the board on how they handled the BCRCC issue; commented on going back to make sure things in the past were done legally in an open meeting
- Wayne Martin – Commented on the meeting with the Fair Board yesterday, it was hard to hear the members, and the members seemed to not want to answer questions, there is not 5 year plan; regarding the Prosecutor meeting yesterday, also hard to hear but agrees with the \$10k, surprised by lack of applicants
- Dave Bowman – Commented on notices going to so many agencies regarding land use files, the Planning Dept could make more effort; commented on reason statements; commented on letter from BCRCC (Commissioner Domke requested comments remain directed to County Business, Mr. Bowman asked if he was limiting his speech, Commissioner Domke said no, he was making a request not limiting his speech), continued commenting on the censure
- Anne Wilder – Asked about an update regarding telecommunication towers
- Diane Welle – Thanked Dave for his comments, she is embarrassed for the county
- Theresa Hiesener – Echoed Dave and Diane's comments
- Catherine Fahrig – Commented on the fire districts that are currently unconsolidated, read Idaho Statute regarding consolidation of fire districts
- Bernie F. – Wanted to compliment all of the staff who work at the solid waste collection sites. Commented on a concern at the Idaho Hill site's lack of AC when it is 100 + degrees, they need an AC unit that works; these employees are great workers and deserve to have a better working environment; he did note that this is his concern and nothing negative was said by any employees
- Catherine Fahrig – Agrees with all comments regarding the planning appeal that was heard in this meeting

The meeting was adjourned at 11:03 a.m.

Clerk: *Alisa Schoeffel*

The following is a summary of the Board of County Commissioners' Special Meetings (including Tax Cancellations, Assistance Meetings, Admin, and other) Executive Sessions, Emergency Meetings, and Hearings held during the week of July 8, 2025 – July 14, 2025. Copies of the complete meeting minutes are available upon request.

Board of Equalization Hearings were held on July 8, 2025, July 9, 2025, & July 10, 2025 pursuant to Idaho Code § 74-204(2).

On Monday, July 14, 2025, a Special Meeting with the Prosecutor was held pursuant to Idaho Code § 74-204(2).

On Monday, July 14, 2025, a Planning Update was held pursuant to Idaho Code § 74-204(2).

On Monday, July 14, 2025, an Executive Session was held pursuant to Idaho Code § 74-206(1)(D) Records Exempt.

On Monday, July 14, 2025, a Budget Workshop was held pursuant to Idaho Code § 74-204(2).

ATTEST: Michael W. Rosedale

By *Asia Williams*
Commissioner Asia Williams, Chair

7/22/2025
Date

By *Lamp*
Deputy Clerk