

**BONNER COUNTY ZONING COMMISSION
PUBLIC HEARING MINUTES
JUNE 26, 2025**

PLEDGE OF ALLEGIANCE

CALL TO ORDER: Chair Jacob Marble called the Bonner County Zoning Commission hearing to order at 5:30 pm 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: Chair Marble, Commissioner Clark, Commissioner Poulson, and Commissioner Blaser.

ABSENT: Commissioner Burkamp

ALSO PRESENT: Planning Director Jake Gabell, Assistant Director Alex Feyen, Planner I Kyle Snider, Planner II Jason Johnson, Planner II Daniel Britt, Hearing Coordinator Dylan Young

CHANGES IN AGENDA: None.

COMMISSIONER & STAFF UPDATES: None.

APPROVAL OF MINUTES: The Chair declared the minutes for **May 27, 2025** approved as written.

PUBLIC HEARING

File S0001-25 - Long Plat – Deerfield

The applicant is requesting to subdivide and plat an approximately 32.67-acre parcel into twenty-four (24) residential lots ranging from approximately one (1) to three (3) acres each and one stormwater tract. The property is zoned Suburban. The subject property is located off Baldy Mountain Rd in Section 16, Township 57 North, Range 2 West, Boise Meridian, Bonner County Idaho.

STAFF PRESENTATION: Planner II Jason Johnson presented a PowerPoint summary of the project and previously circulated staff report.

APPLICANT PRESENTATION: Project Representative Laura Cannon, HMM Engineering, presented A summary of the project.

PUBLIC/AGENCY TESTIMONY:

The following individuals spoke on the record: John O'Hara, Travis Kaul, Kathrine Kohlberg (Panhandle Health District), Tom Miller, pertaining to septic water contaminating local creeks, surface water drainage issues, and the increased fire potential of the project.

The Commission asked Director Gabell about surface water sanitation requirements for the project. Director Gabell stated approval from Panhandle Health is a prerequisite to allow for project habitation.

Director Gabell explained the Reason Statement Analysis located in the Staff Report to the Commissioners

COMMISSIONER DELIBERATION: The Commissioners deliberated on aspects of the file including potential drainage issues and standing water concerns, lot design specifications, sewage requirements, and reviewed the Staff Report line by line to create a reasoned statement, to be drafted by staff. The Commission agreed to strike the proposed condition 19, as recommended by staff.

RECOMMENDATION TO APPROVE:

Commissioner Marble recommend approval of this project to the Board of Commissioners, FILE S0001-25, Deerfield Subdivision, requesting the creation of 24 residential lots and one stormwater tract on an approximately 32.67 -acre property zoned Suburban and located in Section 16, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Bonner County, Idaho, finding that it is in accord with the Bonner County Revised Code as enumerated in the following conclusions of law:

Conclusion 1: The proposed subdivision **is** in accord with the purposes of Title 12 and of the Suburban zoning district.

Conclusion 2: The site **is** physically suitable for the proposed development.

Conclusion 3: The design of the proposed subdivision **will not** adversely impact Bonner County's natural resources, as identified in the comprehensive plan. Any adverse impacts or potential for impacts shall be mitigated as a condition of approval.

Conclusion 4: The public and private services, including but not limited to water, sewer services, solid waste, fire protection, emergency services, and school facilities and transportation, which will serve the proposed subdivision **are** adequate for the needs of future residents or users.

Conclusion 5: The proposed subdivision **will not** cause circumstances to exist that will cause future residents or the public at large to be exposed to hazards to health or safety.

Conclusion 6: The design of the proposed subdivision or related improvements **will** provide for coordinated access with the county system of roads and with adjacent properties and **will not** impede the use of public easements for access to, or through the proposed subdivision. The proposed transportation system **is** designed to adequately and safely serve the future residents or users without adversely impacting the existing transportation system by reducing the quality or level of service or creating hazards or congestion.

Conclusion 7: The proposed subdivision **is** designed to comply with the design criteria for subdivisions set forth in Subchapter 6.2 of this chapter.

Conclusion 8: The proposed subdivision **is not** in conflict with the policies of the Bonner County Comprehensive Plan.

The recommendation is based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at this hearing. I further move to adopt the reasoned statement as discussed in deliberation at this hearing and the analysis as set forth in the Staff Report (or as amended during this hearing) and direct planning staff to draft the reasoned statement to reflect this motion as set forth in Idaho Code section 67-6535, have the Chair sign, and transmit to all interested parties. This action does not result in a taking of private property.

Proposed Conditions of Approval:

1. Per BCRC 12-412, all proposed lots shall include a sanitary restriction lift on the final plat. This must be included on the face of the final plat for this subdivision. This sanitary restriction lift must include a space for the signature of an appropriate representative of the Panhandle Health District.
2. Per BCRC 12-620, any easements, specific constraints on building placement, other than easements, and land areas reserved, shall be shown and plainly marked on the plats.
3. Per BCRC 12-623.D, all proposed lots shall be designed by the applicant to provide a fire protection plan for the proposed lots to provide, at a minimum, an assessment of fire risk and plans to reduce the risk, and provisions for defensible space, where material capable of allowing a fire to spread unchecked will be treated, cleared or modified to slow the rate and intensity of an advancing wildfire and to create an area for fire suppression operations to occur, and for at least one of the following:
 - a. Prior to final plat, an approved water and fire hydrant system capable of providing one thousand (1,000) gallons per minute for a minimum of two (2) hours where a community water system exists or is proposed as part of the development and is capable of delivering the pressurized water supply necessary for delivering fire flows as prescribed by the international fire code, as adopted by the state fire marshal, and such later editions as may be so published and adopted by the state fire marshal, or as amended, modified or superseded, and incorporated herein by reference with a copy on file with the office of the clerk of the board of county commissioners, and hereinafter referred to as IFC.
 - b. A note on the final subdivision plat stating: "At the time of building location permit or building permit, the lot owner shall install a minimum two thousand (2,000) gallon water storage system, meeting IFC standards". Refill on demand is not required to meet IFC standards.
 - c. A note on the final subdivision plat stating: "The installation of an approved IFC residential fire suppression sprinkler system is required in all newly constructed residences".

- d. Prior to final plat, a manmade or natural water source with a dry hydrant capable of delivering adequate water supply as prescribed by IFC.
- e. A note on the final subdivision plat stating: "At the time of building permit or building location permit, the lot owner shall install an approved fire suppression method to the satisfaction of Bonner County".

The fire protection plan submitted as part of the application states:

The project development team has been in discussions with the Northside Fire District regarding fire flow requirements for the Deerfield subdivision. It is our understanding that the development will need to meet the fire-flow requirements of the International Fire Code (IFC), Appendix B. Since the Syringa Heights Water District is not capable of delivering fire flows as prescribed by the IFC, a fire suppression water storage tank is planned for the subdivision. A separate tract has been established within the subdivision for this purpose and is identified on the preliminary plat.

Initial site development will be limited to tree removal, clearing and grubbing and grading for Deerfield Drive and the associated stormwater facilities. Future individual building location permits will identify and create defensible space around future home sites as may be required by the fire district.

In addition to this, the project shall meet at least one of the sub-conditions as noted in points "a" through "e" above.

4. Per BCRC 12-624.A, all new roads created for subdivisions shall be designated by unique road names, unless such roads are determined to be and are designed to be extensions of existing roads. Upon further review of the project, the proposed road names will be verified for compliance with this requirement. Road names will require a modification if not found to be in compliance with this requirement.
5. There does not appear to be evidence in the record that the road name "Deerfield Drive" has been appropriately reserved by the applicant. This road name shall be reserved and evidence to this effect shall be submitted to the planning department prior to scheduling for final plat.
6. Not all adjoining owners are shown in their respective places of ownership on the plat. This information shall be corrected and submitted to this file prior to scheduling for final plat.
7. The application submitted for this proposal indicates that power will be provided by Avista. Comments received on this file indicate that power will be provided by Northern Lights, Inc. The applicant shall clarify what agency will provide power for this proposed subdivision. This information shall be corrected and submitted to this file prior to scheduling for final plat.

8. Not all contours to show the shape of the land extending at least one hundred feet beyond the subdivision limits appear to be shown on the plat. This information shall be corrected and submitted to this file prior to scheduling for final plat.
9. Per BCRC 12-624.D, all proposed lots less than five (5) gross acres shall have direct frontage on, and direct access to, a public right of way. Right of way offered for dedication in any zoning district shall be developed with a road constructed to the standards set forth in title 2 of this code or as approved by the Bonner County engineer/Bonner County Road & Bridge.

Preliminary road design plans, prepared by HMH Engineering in February and March 2025, were submitted as part of the application. The plans have been reviewed by Bonner County Road and Bridge Department per the department's memos dated March 4 and March 14, 2025. The applicant shall meet all conditions listed in these memos in addition to any further modifications of these conditions required by the Bonner County Road and Bridge Department upon further review of the project or based on the site conditions.

The application for the project has been reviewed by Idaho Transportation Department. Replies dated 5/28/2025, 5/28/2025, 5/29/2025 were received. All were "no comment" replies.

10. Per BCRC 12-643.I, the preliminary plat shall be valid for a period not to exceed two (2) years from the date of approval. At any time prior to the expiration date of the preliminary plat, an applicant may make a written request to the planning director for a single extension of the preliminary plat for a period up to two (2) years. The board may consider such request for extension at any regular business meeting. The extension request must be approved or denied prior to the expiration date of the preliminary plat.
11. Per BCRC 12-644, after the preliminary plat is approved, the subdivider shall have an improvement plan for the subdivision prepared by a registered civil engineer. Two (2) copies of the improvement plan shall be filed with the county engineer. This plan shall include the following:
 - a. The subdivision name and number, geographic grid (township, range and tier, section number and location within the section), north arrow, date and scale no smaller than one hundred feet to the inch (1" = 100').
 - b. The plan and profile of all proposed roads showing final grades and cross sections of roads in accord with the requirements contained in title 2 of this code.
 - c. The plan and profile of proposed sanitary and stormwater systems with grades and sizes indicated. Drain calculations may be required.
 - d. A grading plan, showing stormwater drainage for each lot.
 - e. Any other improvements such as curbs, gutters, sidewalks, bridges, lift stations, fire hydrants, street lighting, etc., as required, and in accord with the requirements contained in title 2 of this code.

12. After the approval of the improvement plans has been obtained from Bonner County, the subdivider may begin construction of improvements on site as approved, subject to all conditions of approval herein. After the completion of the improvements on site, the applicant's engineer shall submit inspection reports of the built improvements to the County for review.

Per BCRC 12-644.B, the county engineer, or his representative, shall check inspection reports of the applicant's engineer and shall perform a final inspection and additional inspections (if called for). Construction and inspection of road improvements shall be completed in accord with the requirements contained in Title 2 of the Bonner County Revised Code or Appendix A of Title 12 of the Bonner County Revised Code.

13. No water courses are shown on the submitted plat. The final plat shall be amended to show the location of water courses and floodplains per FIRMs with BFEs per 12-646.L.

14. Per BCRC 12-644.C, in lieu of completing all improvements as required before final plat recording, the subdivider shall enter into a surety agreement with the board agreeing to complete the improvements in accordance with surety agreement conditions and preliminary and final plat approvals. A cash deposit, certificate of deposit, corporate surety bond written by an insurance company licensed in Idaho having a rating from AM Best & Company of "A" or better, letter of credit issued and backed by a federal or state chartered bank, is required equivalent to one hundred fifty percent (150%) of the project engineer's estimated cost of construction of the improvements for the purpose of guaranteeing completion of the work and repair of any defects in improvements which occur within one year of the first acceptance of the completed work by the board. Sureties guaranteeing the work and repair of any defects in improvements which occur within one year after first acceptance of the completed work by the board may be reduced by the board by one-half (1/2) for that one year. The surety agreement shall be valid for a period not to exceed two (2) calendar years from the date of approval. At any time prior to the expiration date of the surety agreement, the subdivider may make a written request to the planning director for a single extension of the surety agreement for a period up to two (2) years. The board may consider such request for extension at any regular business meeting. The extension request must be approved or denied by the board prior to the expiration date of the surety agreement.

15. Per BCRC 12-646, BCRC 12-647 and BCRC 12-648, the final plat shall conform to these sections of the Bonner County Revised Code.

16. Per BCRC 12-7.2, the applicant submitted a stormwater management and erosion control plan, dated February 3, 2025, prepared by an Idaho licensed engineer, Justin M. Shaw. The plans have been reviewed by the Bonner County Engineering Department per review memos dated March 4 and March 14, 2025. The plan shall be updated and re-submitted to Bonner County to meet the conditions as noted in the aforementioned review memos. The project shall further comply with any subsequent modifications of these conditions by the Bonner County Engineering Department upon further review of the project or based on the site conditions.

17. A portion of this site is located within Flood Zone A per FIRM Panel Number 16017C0715E, Effective Date 11/18/2009. A LOMC/LOMR is pending on the parcel to either remove the site from the Special Flood Hazard Area or to determine a base flood elevation for the site. If the site is not removed from the SFHA through the LOMC/LOMR process then an FDP (Floodplain Development Permit) approval will be required for the subdivision to demonstrate compliance with BCRC Title 14, including but not limited to BCRC 14-501.L-O. If an FDP is required for this project, this permit shall be issued (but not approved) prior to scheduling for final plat.
- 18.If an FDP (Floodplain Development Permit) is required for this project, applicant is informed that the subdivision standards of BCRC Title 14, including BCRC 14-501, will apply to this project. Applicant is strongly encouraged to review BCRC 14-501 if this has not already been done.
- ~~19.If an FDP (Floodplain Development Permit) is required for this project, this FDP cannot be approved prior to the completion and inspection of all infrastructure called for in the final plat approval.~~
- 20.Per BCRC 12-714.B, shoreline vegetation buffer management areas shall be delineated on the final plat of the subdivision. Applicants for shore land subdivisions may be required to plant vegetation as provided in appendix B of this title in shoreline vegetation buffer management areas prior to final plat approval. Exceptions may be made for areas that contain no cultivatable soil, such as pebble beach areas or rock outcroppings.
- 21.All future development in the proposed subdivision must comply with all shoreline rules in force in Bonner County at the time of development application submittal.
22. Per BCRC 12-762, a geotechnical analysis shall be required for proposed building sites, roads, driveways or other development, where the natural slope equals or exceeds thirty percent (30%). The geotechnical analysis shall be stamped and signed by an Idaho licensed civil or geological engineer having sufficient education and experience to prove competency in the field of geotechnical engineering. The geotechnical analysis shall be submitted prior to construction and shall explain the geologic and hydrologic features of the area, shall evaluate the suitability of the site for intended uses, shall identify potential problems relating to the geology and hydrology, shall summarize the data upon which conclusions are based, and shall propose mitigation measures.

Commissioner Poulson seconded the motion.

ROLL CALL VOTE

Commissioner Poulson	AYE
Commissioner Clark	AYE
Commissioner Marble	AYE
Commissioner Blaser	AYE

VOTED upon and the Chair declared the motion carried unanimously.

File S0003-24 - Long Plat - Sawbuck Estates 2nd Addition

The applicant is requesting to subdivide and plat two parcels totaling approximately 45-acres into nine (9) residential lots of approximately five (5) acres each. The property is zoned Rural 5. The project is located off Sawbuck Rd, in Section 10, Township 54 North, Range 4 West, Boise Meridian, Bonner County Idaho.

STAFF PRESENTATION: Planner II Jason Johnson presented a PowerPoint summary of the project and previously circulated staff report.

APPLICANT PRESENTATION: Project Representative Jeremy Grimm presented a summary of the project.

PUBLIC/AGENCY TESTIMONY: None

COMMISSIONER DELIBERATION: The Commissioners reviewed the Staff Report and deliberated on aspects of the file and reviewed the Staff Report line by line to create a reasoned statement, to be drafted by staff.

RECOMMENDATION TO APPROVE:

Commissioner Clark recommend approval of this project to the Board of Commissioners, FILE S0003-24, Sawbuck Estates Second Addition, requesting the creation of nine (9) residential lots of approximately five (5) acres each on two parcels, approximately 45-acres cumulatively, zoned Rural 5 and located in Section 16, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Bonner County, Idaho, finding that it is in accord with the Bonner County Revised Code as enumerated in the following conclusions of law:

Conclusion 1: The proposed subdivision **is** in accord with the purposes of Title 12 and of the Rural 5 zoning district.

Conclusion 2: The site **is** physically suitable for the proposed development.

Conclusion 3: The design of the proposed subdivision **will not** adversely impact Bonner County's natural resources, as identified in the comprehensive plan. Any adverse impacts or potential for impacts shall be mitigated as a condition of approval.

Conclusion 4: The public and private services, including but not limited to water, sewer services, solid waste, fire protection, emergency services, and school facilities and transportation, which will serve the proposed subdivision **are** adequate for the needs of future residents or users.

Conclusion 5: The proposed subdivision **will not** cause circumstances to exist that will cause future residents or the public at large to be exposed to hazards to health or safety.

Conclusion 6: The design of the proposed subdivision or related improvements **will/ will not** provide for coordinated access with the county system of roads and with adjacent properties and **will not** impede the use of public easements for access to, or through the proposed subdivision. The proposed transportation system **is/ is not** designed to adequately and safely serve the future residents or users without adversely impacting the existing transportation system by reducing the quality or level of service or creating hazards or congestion.

Conclusion 7: The proposed subdivision **is** designed to comply with the design criteria for subdivisions set forth in Subchapter 6.2 of this chapter.

Conclusion 8: The proposed subdivision **is not** in conflict with the policies of the Bonner County Comprehensive Plan.

The recommendation is based upon the evidence submitted up to the time the Staff Report was prepared, and testimony received at this hearing. I further move to adopt the reasoned statement as discussed in deliberation at this hearing and the analysis as set forth in the Staff Report (or as amended during this hearing) and direct planning staff to draft the reasoned statement to reflect this motion as set forth in Idaho Code section 67-6535, have the Chair sign, and transmit to all interested parties. This action does not result in a taking of private property.

Proposed Conditions of Approval:

1. A sanitary restriction required by Idaho Code, Title 50, Chapter 13 will be in force on the subdivision and must be included on the face of both preliminary and the final plat for this subdivision. This sanitary restriction must include a space for the signature of an appropriate representative of the Panhandle Health District.
2. Per BCRC 12-620, any easements, specific constraints on building placement, other than easements, and land areas reserved, shall be shown and plainly marked on the plats.
3. Per BCRC 12-6243.D, all proposed lots shall be designed by the applicant to provide a fire protection plan for the proposed lots to provide, at a minimum, an assessment of fire risk and plans to reduce the risk, and provisions for defensible space, where material capable of allowing a fire to spread unchecked will be treated, cleared or modified to slow the rate and intensity of an advancing wildfire and to create an area for fire suppression operations to occur, and for at least one of the following:
 - a. Prior to final plat, an approved water and fire hydrant system capable of providing one thousand (1,000) gallons per minute for a minimum of two (2) hours where a community water system exists or is proposed as part of the development and is capable of delivering the pressurized water supply necessary for delivering fire flows as prescribed by the international fire code, as adopted by the state fire marshal, and such later editions as may be so published and adopted by the state fire marshal, or as amended, modified or superseded, and incorporated

herein by reference with a copy on file with the office of the clerk of the board of county commissioners, and hereinafter referred to as IFC.

- b. A note on the final subdivision plat stating: "At the time of building location permit or building permit, the lot owner shall install a minimum two thousand (2,000) gallon water storage system, meeting IFC standards". Refill on demand is not required to meet IFC standards.
- c. A note on the final subdivision plat stating: "The installation of an approved IFC residential fire suppression sprinkler system is required in all newly constructed residences".
- d. Prior to final plat, a manmade or natural water source with a dry hydrant capable of delivering adequate water supply as prescribed by IFC.
- e. A note on the final subdivision plat stating: "At the time of building permit or building location permit, the lot owner shall install an approved fire suppression method to the satisfaction of Bonner County".

A fire protection plan has been submitted as part of the application. The plan is from Whiskey Rock Planning and Consulting, signed by Jeremy Grimm and dated February 14, 2025.

In addition to this plan, the project shall meet at least one of the sub-conditions as noted in points "a" through "e" above.

- 4. Per BCRC 12-624.A, all new roads created for subdivisions shall be designated by unique road names, unless such roads are determined to be and are designed to be extensions of existing roads. Upon further review of the project, the proposed road names will be verified for compliance with this requirement. Road names will require a modification if not found to follow this requirement.
- 5. Private roads are to be designed to meet private road standards of BCRC Title 12, Appendix A. The site has frontage on and is accessed via Sawbuck Road, a private road accessed off Kelso Lake Road.

Preliminary road design plans, prepared by Foresite Engineering in May 2023, November 2024 & February 2025 were submitted as part of the application. The plans have been reviewed by Bonner County Road and Bridge Department per the department's letter dated March 13, 2025. The applicant shall meet all conditions listed in this letter in addition to any further modifications of these conditions by the Bonner County Road and Bridge Department upon further review of the project or based on the site conditions.

- 6. Per BCRC 12-642.B.10, the preliminary plat shall show all parcels of land intended to be dedicated for public use or reserved for the use of all property owners with the purpose indicated.

7. Not all adjoining owners are shown in their respective places of ownership on the plat. This information shall be corrected and submitted to this file prior to scheduling for final plat.
8. Per BCRC 12-643.I, the preliminary plat shall be valid for a period not to exceed two (2) years from the date of approval. At any time prior to the expiration date of the preliminary plat, an applicant may make a written request to the planning director for a single extension of the preliminary plat for a period up to two (2) years. The board may consider such request for extension at any regular business meeting. The extension request must be approved or denied prior to the expiration date of the preliminary plat.
9. Per BCRC 12-644, after the preliminary plat is approved, the subdivider shall have an improvement plan for the subdivision prepared by a registered civil engineer. Two (2) copies of the improvement plan shall be filed with the county engineer. This plan shall include the following:
 - a. The subdivision name and number, geographic grid (township, range and tier, section number and location within the section), north arrow, date and scale no smaller than one hundred feet to the inch (1" = 100').
 - b. The plan and profile of all proposed roads showing final grades and cross sections of roads in accord with the requirements contained in title 2 of this code.
 - c. The plan and profile of proposed sanitary and stormwater systems with grades and sizes indicated. Drain calculations may be required.
 - d. A grading plan, showing stormwater drainage for each lot.
 - e. Any other improvements such as curbs, gutters, sidewalks, bridges, lift stations, fire hydrants, street lighting, etc., as required, and in accord with the requirements contained in Title 2 of the Bonner County Revised Code or Appendix A of Title 12 of the Bonner County Revised Code. Construction and inspection of road improvements shall be completed in accord with the requirements contained in Title 2 of the Bonner County Revised Code or Appendix A of Title 12 of the Bonner County Revised Code.
10. After the approval of the improvement plans has been obtained from Bonner County, the subdivider may begin construction of improvements on site as approved. After the completion of the improvements on site, the applicant's engineer shall submit inspection reports of the built improvements to the County for review.

Per BCRC 12-644.B, the county engineer, or his representative, shall check inspection reports of the applicant's engineer and shall perform a final inspection and additional inspections (if called for). Construction and inspection of road improvements shall be completed in accord with the requirements contained in Title 2 of the Bonner County Revised Code or Appendix A of Title 12 of the Bonner County Revised Code.

11. Per BCRC 12-644.C, in lieu of completing all improvements as required before final plat recording, the subdivider shall enter into a surety agreement with the board agreeing to complete the improvements in accordance with surety agreement conditions and preliminary and final plat approvals. A cash deposit, certificate of deposit, corporate surety bond written by an insurance company licensed in Idaho having a rating from AM Best & Company of "A" or better, letter of credit issued and backed by a federal or state chartered bank, is required equivalent to one hundred fifty percent (150%) of the project engineer's estimated cost of construction of the improvements for the purpose of guaranteeing completion of the work and repair of any defects in improvements which occur within one year of the first acceptance of the completed work by the board. Sureties guaranteeing the work and repair of any defects in improvements which occur within one year after first acceptance of the completed work by the board may be reduced by the board by one-half (1/2) for that one year. The surety agreement shall be valid for a period not to exceed two (2) calendar years from the date of approval. At any time prior to the expiration date of the surety agreement, the subdivider may make a written request to the planning director for a single extension of the surety agreement for a period up to two (2) years. The board may consider such request for extension at any regular business meeting. The extension request must be approved or denied by the board prior to the expiration date of the surety agreement.
12. Per BCRC 12-646, BCRC 12-647 and BCRC 12-648, the final plat shall conform to these sections of the Bonner County Revised Code.
13. The applicant submitted a stormwater management and erosion control plan, prepared by Foresite Engineering in May 2023, November 2024 & February 2025. The plans have been reviewed by Bonner County Road and Bridge Department per the department's letter dated March 13, 2025. The applicant shall meet all conditions listed in this letter in addition to any further modifications of these conditions by the Bonner County Road and Bridge Department upon further review of the project or based on the site conditions.
14. Per BCRC 12-762, a geotechnical analysis shall be required for proposed building sites, roads, driveways or other development, where the natural slope equals or exceeds thirty percent (30%). The geotechnical analysis shall be stamped and signed by an Idaho licensed civil or geological engineer having sufficient education and experience to prove competency in the field of geotechnical engineering. The geotechnical analysis shall be submitted prior to construction and shall explain the geologic and hydrologic features of the area, shall evaluate the suitability of the site for intended uses, shall identify potential problems relating to the geology and hydrology, shall summarize the data upon which conclusions are based, and shall propose mitigation measures.

Commissioner Poulson seconded the motion.

ROLL CALL VOTE

Commissioner Poulson	AYE
Commissioner Clark	AYE
Commissioner Marble	AYE

VOTED upon and the Chair declared the motion carried with a vote of 4-0.

File ZC0006-25 - Zone Change – Rural 10 to Rural 5

The applicant is requesting a zone change from Rural-10 to Rural-5. The 10.00-acre property is zoned Rural 10 (R-10). The project site is located off Doris Lane in Section 06, Township 55 North, Range 05 West, Boise-Meridian.

STAFF PRESENTATION: Planner I Kyle Snider presented a PowerPoint summary of the project and previously circulated staff report.

APPLICANT PRESENTATION: None

PUBLIC/AGENCY TESTIMONY: None

COMMISSIONER DELIBERATION: The Commissioners deliberated on aspects of the file to include: soil quality of site, access to site from public and private roads, lack of flood plains, and the impact on wildlife and reviewed the Staff Report line by line to create a reasoned statement, to be drafted by staff.

MOTION TO RECOMMEND APPROVAL: Commissioner Poulson moved to recommend approval of this project to the Board of County Commissioners, FILE ZC0006-25, requesting a zone change from Rural-10 to Rural-5, finding that it is not in conflict with the policies of the Bonner County Comprehensive Plan and Bonner County Revised Code as enumerated in the following conclusions of law:

Conclusion 1

The proposal **is not** in conflict with the policies of the Bonner County Comprehensive Plan.

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 purpose of the Rural 5 zoning district, provided at Chapter 3, Title 12, Bonner County Revised Code.

This decision is based upon the evidence submitted up to the time the Staff Report was prepared, and testimony received at this hearing. I further move to adopt the reasoned statement as discussed in deliberation at this hearing and the analysis as set forth in the Staff Report (or as amended during this hearing) and direct planning staff to draft the reasoned statement to reflect this motion as set forth in Idaho Code section 67-6535, have the Chair sign, and transmit to all interested parties. This action does not result in a taking of private property.

Commissioner Clark seconded the motion.

ROLL CALL VOTE

Commissioner Poulson	AYE
Commissioner Clark	AYE
Commissioner Marble	AYE
Commissioner Blaser	AYE

VOTED upon and the Chair declared the motion carried with a vote of 4-0.

File ZC0002-25 - Zone Change – Rural 5 to Suburban

The applicant is requesting a zone change from Rural-5 to Suburban. The 5-acre and 6.56-acre properties are zoned Rural 5 (R-5). The project site is located off Hatcher Road in Section 5, Township 55 North, Range 2 West, Boise-Meridian.

STAFF PRESENTATION: Planner II Daniel Britt presented a PowerPoint summary of the project and previously circulated staff report.

APPLICANT PRESENTATION: Project Representative Dan Provolt presented a summary of the project.

PUBLIC/AGENCY TESTIMONY: The following individual spoke on the record in favor of the project: Anna Hatcher.

COMMISSIONER DELIBERATION: The Commissioners deliberated on aspects of the file to include: the impact of the project on surrounding properties and reviewing of the Project's criteria and reviewed the Staff Report line by line to create a reasoned statement, to be drafted by staff.

MOTION TO RECOMMEND APPROVAL: Commissioner Blaser moved to recommend approval to the Board of County Commissioners on the project, FILE ZC0002-25, requesting a zone change from Rural-5 to Suburban, on 5 & 6.56 acres, generally located in Section 5, Township 55 North, Range 2 West, Boise Meridian, Bonner County, Idaho, finding that it is not in conflict with policies of the Bonner County Comprehensive Plan and Bonner County Revised Code as enumerated in the following conclusions of law,

Conclusion 1

The proposal **is not** in conflict with the policies 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 Suburban zoning designation, provided at Chapter 3, Title 12, Bonner County Revised Code.

This recommendation is based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at this hearing. I further

move to adopt the reasoned statement as discussed in deliberation at this hearing and the analysis as set forth in the Staff Report (or as amended during this hearing) and direct planning staff to draft the reasoned statement to reflect this motion as set forth in Idaho Code section 67-6535, have the Chair sign, and transmit to all interested parties. This action does not result in a taking of private property.

Commissioner Poulson seconded the motion.

ROLL CALL VOTE

Commissioner Poulson	AYE
Commissioner Clark	AYE
Commissioner Marble	AYE
Commissioner Blaser	AYE

VOTED upon and the Chair declared the motion carried with a vote of 4-0.

DISCUSSION:

1. Staff Updates: Director Jake Gabell relayed to the commission of the upcoming Zoning Commission meeting on July 24th 2025.

The Chair declared the hearing adjourned at 9:04 P.M. until 5:30 p.m. July 26, 2025.

Respectfully submitted,



Jacob Gabell, Planning Director

The above Minutes are hereby approved this 22nd day of May 2025.

Bonner County Zoning Commission



Jacob Marble, Chair