

**BONNER COUNTY HEARING EXAMINER  
PUBLIC HEARING MINUTES  
July 16, 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:** Assistant Director Alex Feyen, Planner I Kyle Snider, Planner I Dave Fisher, Planner II Daniel Britt, Hearing Coordinator Dylan Young.

**CHANGES IN AGENDA:** None.

**APPROVAL OF MINUTES:** Hearing Examiner Rucker approved the **July 02, 2025** minutes.

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**File V0018-25 - Variance - Property Line Setback -** The applicant is requesting a 0' property line setback where 5' is required for the purposes of reconstructing an existing deck. The 1.050-acre property is zoned Recreation (Rec). The project site is located off Bayview Drive in Section 09, Township 59 North, Range 4 West, Boise-Meridian. The property site is within the service area of the Coolin Cavanaugh Bay Fire District and the Coolin Sewer District.

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

**APPLICANT PRESENTATION:** Project Representative Marijka Haverhals provided an oral presentation on the project emphasizing the location of rooms on the property and the necessity of the request.

**PUBLIC/AGENCY TESTIMONY:** None.

Hearing Examiner Jaqueline Rucker will render her decision within five (5) business days and closed the file at 1:45 PM.

**File V0016-25 - Variance - Property Line Setback -** The applicants are requesting a variance to the property line setback requirements to allow for a 12-foot setback where 25 feet is required, for an existing accessory structure. The

10-acre property is zoned Agricultural/Forestry 20 (A/F-20). The project site is located off High Meadow Drive in Section 30, Township 55 North, Range 4 West, Boise-Meridian.

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

**APPLICANT PRESENTATION:** Applicant Shantell Brady presented a short oral presentation in which she emphasized the importance of the variance as it is one of the few areas where she can access and feed her livestock.

**PUBLIC/AGENCY TESTIMONY:** None

Hearing Examiner Jaqueline Rucker will render her decision within five (5) business days and closed the file at 1:56 PM.

**File V0015-25 - Variance - Bulk Increase -** The applicant is requesting a bulk increase of 67% for a single-family dwelling and a 37% increase to an accessory dwelling unit. The 0.397-acre and 0.3-acre property is zoned Rural 10 (R-10). The project is located off Bottle Bay Road in Section 3, Township 57 North, Range 1 West, Boise-Meridian. The property site is within the service area of the Sagle Fire District.

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

**APPLICANT PRESENTATION:** Applicant Dorette High presented an oral presentation in which she emphasized the age and small size of her home and its impact on her, and her family's lives. Applicant Representative Tom Russel presented an oral presentation in which he described the proposed bulk increase.

**PUBLIC/AGENCY TESTIMONY:** None.

Hearing Examiner Jaqueline Rucker will render her decision within five (5) business days and closed the file at 2:16 PM.

**File V0010-25 - Variance - Street Setback, Lot Coverage, and Impervious Surface-** The applicant is requesting two reduced street setbacks of 2'-3" from E Bottle Bay Road and 1'-6" from Eureka Road where 25' is required. Additionally, the applicant is requesting an increase for impervious surface from 35% to 65% and an increase in lot coverage to 45.2% where 35% is required. The 0.232-acre property is zoned Rural 10 (R-10). The project is located on E. Bottle Bay Road and Eureka Road in Section 33, Township 57 North, Range 1 West, Boise-Meridian. The property site is within the service area of the Sagle Fire District and the Bottle Bay Sewer and Water District.

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

**APPLICANT PRESENTATION:** Applicant William Wright and Project Representative Tom Russel provided an oral presentation in which he described the property and its lack of a road right away.

**PUBLIC/AGENCY TESTIMONY:** None.

**APPLICANT REBUTTAL:** Applicant William Wright addressed a public comment written prior to the hearing which referred broadly to variances within Bonner County.

Hearing Examiner Jaqueline Rucker will render her decision within five (5) business days and closed the file at 2:43 PM.

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**DISCUSSION:**

1. August 06, 2025 Agenda Items

The Hearing Examiner declared the hearing adjourned at 2:46 P.M. until 1:30 P.M. August 06, 2025.

Respectfully submitted,



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Jacob Gabell, Planning Director

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The above Minutes are hereby approved this 6th day of August 2025.

Bonner County Hearing Examiner

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Jaqueline Rucker, Hearing Examiner