

**BONNER COUNTY HEARING EXAMINER  
PUBLIC HEARING MINUTES  
AUGUST 20, 2025**

**PLEDGE OF ALLEGIANCE**

**CALL TO ORDER:** Hearing Examiner Jacqueline Rucker called the Bonner County Hearing Examiner hearing to order at 1:31 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 Dave Fisher, Hearing Coordinator Dylan Young.

**CHANGES IN AGENDA:** None.

**APPROVAL OF MINUTES:** Hearing Examiner Rucker approved the **August 6, 2025** minutes.

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**File V0022-25 - Variance - Street Setback** The applicants are requesting a 5' street setback where 25' is required for the purposes of constructing a single-family dwelling. The 0.387-acres property is zoned Suburban (S). The project site is located off Granite Ridge Drive in Section 03, Township 57 North, Range 02 West, Boise-Meridian. The property is located within the Northside Fire district service area and the City of Sandpoint's Area of Impact.

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

**APPLICANT PRESENTATION:** None

**PUBLIC/AGENCY TESTIMONY:** None.

Hearing Examiner Jaqueline Rucker will render her decision within five (5) business days. She closed the file at 1:44 PM.

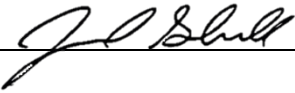
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**DISCUSSION:**

1. Upcoming Agenda Items

The Hearing Examiner declared the hearing adjourned at 1:46 P.M. until 1:30 P.M. September 17, 2025.

Respectfully submitted,

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Jacob Gabell, Planning Director

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The above Minutes are hereby approved this 17th day of September 2025.

Bonner County Hearing Examiner

A handwritten signature in black ink, reading "Jacqueline S Rucker", is written over a horizontal line.

Jaqueline Rucker, Hearing Examiner