

**BONNER COUNTY ZONING COMMISSION  
PUBLIC HEARING MINUTES  
August 21, 2025**

**PLEDGE OF ALLEGIANCE**

**CALL TO ORDER:** Chair Jacob Marble called the Bonner County Zoning Commission hearing to order at 5:35 pm in the 1<sup>st</sup> 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, and Commissioner Burkamp.

**ABSENT:** Commissioner Blaser, Commissioner Poulson.

**ALSO PRESENT:** Director Jacob Gabell, Assistant Director Alex Feyen, Planner II David Fisher, Planner II Daniel Britt and Hearing Coordinator Dylan Young.

**CHANGES IN AGENDA:** None

**COMMISSIONER & STAFF UPDATES:** None.

**APPROVAL OF MINUTES:** The Chair declared the minutes for **July 24, 2025** approved as written.

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**PUBLIC HEARING**

**File MOD0004-25 – Modification of Terms–Church**

The applicants are requesting a modification to C650-99, to include the new lot size, and the construction of a larger church. The 10-acre parcel is zoned Rural 10(R-10). The project site is located off State Highway 41 in Section 6, Township 55 North, Range 5 West, Boise-Meridian. The project is located within the West Pend Oreille Fire District.

**STAFF PRESENTATION:** Planner II David Fischer presented a PowerPoint summary of the project and previously circulated staff report.

**APPLICANT PRESENTATION:** None

**PUBLIC/AGENCY TESTIMONY:** The following people provided comments: Karren Kelly, Dave Bowman, Crystal Kreager, Theresa Hiesener.

The Commission asked Crystal Kreager as a representative of the project to explain the changes made to address potential fire safety issues with the project.

Marian Jones representing the project further described the projects use of signage to the Commission.

The Commission reviewed the Staff Report and analyzed the File being heard.

**DECISION TO APPROVE:** Commissioner Clark moved to approve this project FILE MOD0004-25 for a modification of an existing Conditional Use Permit, FILE C650-99 issued in 2003 to include the new lot size and construct a larger church, 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 proposed conditional use permit **is not** in conflict with the policies of the Bonner County Comprehensive Plan.

**Conclusion 2**

This proposal was reviewed for compliance with the criteria and standards set forth at Title 12, BCRC Chapter 2 Subchapter 2.2, BCRC Chapter 3 Subchapter 3.3, BCRC Chapter 4 Subchapter 4.2-4.6, Chapter 7 Subchapter 7.2. The proposal **is** in accord with the Bonner County Revised Code.

**Conclusion 3**

The proposed modification **will not** create a hazard or will not be dangerous to persons on or adjacent to the property.

This decision is based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at this hearing. Commissioner Clark further moved 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. The action that could be taken to obtain the approval of the Modification to the Conditional Use Permit is to complete the Conditions of Approval as adopted.

Commissioner Burkamp seconded the motion.

**ROLL CALL VOTE**

Commissioner Clark	AYE
Commissioner Marbel	AYE
Commissioner Burkamp	AYE

**VOTED** upon and the Chair declared the motion carried unanimously.

**File ZC0009-25 – Zone Change – Rural 10 to Rural 5**

The applicant is requesting a Zone Change from Rural 10 to Rural 5. The 10-acre property is zoned Rural 10 (R-10). The project site is located off The Cross Road in

Section 27, Township 57 North, Range 3 West, Boise-Meridian. The project site is located within the Westside Fire District service area and the City of Dover's Area of Impact.

**STAFF PRESENTATION:** Planner II David Fischer presented a PowerPoint summary of the project and previously circulated staff report.

**APPLICANT PRESENTATION:** Applicant Jeremy Nicolls presented A verbal summary of the project.

**PUBLIC/AGENCY TESTIMONY:**

None

The Commission deliberated and analyzed File ZC0009-25 step by step using Bonner County's decision worksheet.

**MOTION TO RECOMMEND APPROVAL:** Commissioner Burkamp moved to recommend approval of this project to the Board of County Commissioners, FILE ZC0009-25, 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. Commissioner Burkamp 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 Clark	AYE
Commissioner Marble	AYE

**VOTED** upon and the Chair declared the motion carried unanimously.

**File ZC0008-25 – Zone Change – Agricultural/Forestry-10 to Rural 5**

The applicant is requesting a zone change from Agricultural/Forestry-10 to Rural-5. The 10.72-acre property is zoned A/F-10. The project site is located off Highway 200 and Old Highway in Section 3, Township 57 North, Range 1 West, Boise-Meridian. The project site is located within the Northside Fire District service area.

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

**APPLICANT PRESENTATION:** None

**PUBLIC/AGENCY TESTIMONY:** The following people provided comments: Sheryl Messer, Bernard Messer, Lee Bernet, Karren Kelly, Theresa Hiesener, Michelle Johnson, Dave Bowman.

The Commission deliberated and analyzed File ZC0008-25 step by step using Bonner County's decision worksheet.

**MOTION TO RECCOMEND DENIAL:** Commissioner Burkamp moved to recommend denial of this project to the Board of County Commissioners, FILE ZC0008-25, requesting a zone change from Agricultural/ Forestry-10 to Rural-5, based upon the following conclusions:

**Conclusion 1**

The proposal **is not** in accord with the elements of the Bonner County Comprehensive Plan.

**Conclusion 2**

This proposal was reviewed for compliance with Title 12, Bonner County Revised Code, and **is not** found to be in compliance.

**Conclusion 3**

The proposal **is not** 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. Commissioner Burkamp 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 67-6536, 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 Clark	AYE
Commissioner Marble	AYE
Commissioner Burkamp	AYE

**VOTED** upon and the Chair declared the motion carried unanimously

**File S0004-24 – Subdivision– Golden Tee Estates 11th Addition**

The applicants are requesting to divide one (1) 7.57-acre lot into twenty-three (23) residential lots ranging from 0.15-acres to 0.52-acres. The parcel is zoned Recreation. The project site is located within The Idaho Club PUD, off Lower Pack River Road and North Idaho Club Drive, Section 36, Township 58 North, Range 1 West, Boise-Meridian. The project is located within the North Side Fire District, water serviced by TIC Utilities, and sewer serviced by Gem State.

**STAFF PRESENTATION:** Planner II Daniel Britt 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:** The following people provided comments:  
Allen Shof, Dane Hewitt, James Ziola, Chuck Ensela,

**Rebuttal:** Project Representative Jeremy Grimm emphasized the importance of using subject matter expert analysis' when addressing the storm water management plan for the project.

The Commission asked Project Representative Jeremy Grimm to identify which lots are intended to be built on a flood plain.

Planner II Danial Britt further explained to the Commission how different aspects of the Bonner County Code may apply to the project.

The Commission deliberated and analyzed File S0004-24 step by step using Bonner County's decision worksheet.

**MOTION TO RECOMMEND APPROVAL:** Commissioner Marble moved to recommend approval of this project to the Board of County Commissioners, FILE S0004-24, Golden Tee Estates 11<sup>th</sup> Addition Subdivision, requesting the creation of 23 residential lots on a 7.57-acres property zoned Recreation and located in Section 36, Township 58 North, Range 1 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 this Title and of the zoning district in which it is located.

**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.

This recommendation is based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at this hearing. Commissioner Marble further moved 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 Clark	AYE
Commissioner Marble	AYE
Commissioner Burkamp	AYE

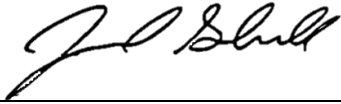
**VOTED** upon and the Chair declared the motion carried unanimously.

**DISCUSSION:**

1. Staff Updates: Director Jake Gabell relayed to the commission of the upcoming Zoning Commission meeting on September 18<sup>th</sup> 2025.

The Chair declared the hearing adjourned at 8:55 P.M. until 5:30 p.m. September 18, 2025.

Respectfully submitted,



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Jacob Gabell, Planning Director

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The above Minutes are hereby approved this 18th day of September 2025.

Bonner County Zoning Commission



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Jacob Marble, Chair