



## **Bonner County**

### **Board of Commissioners**

Brian Domke

Asia Williams

Ron Korn

## **Public Hearing Minutes Planning**

Date: September 10, 2025  
Location: 1500 Hwy 2, Suite 338  
Sandpoint, ID 83864  
Convene at: 1:30 PM

COMMISSIONERS: Domke – Present Williams – Present Korn – Present  
OTHERS PRESENT:

Purpose/Topic Summary: Files AM0001-25 & ZC0002-25

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Commissioner Williams opened the hearing at 1:30 p.m.

Daniel Britt told the commissioners that the applicants for File ZC0002-25 requested to continue the hearing to a date six weeks or more out.

Commissioner Domke made a motion to reschedule ZC0002-25 Zoning Change Rural-5 to Suburban to November 4, 2025 at 1:00 p.m.

Commissioner Korn seconded the motion.

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

Commissioner Williams asked if anyone needed assistance for this hearing, there were no requests.  
Commissioners Domke, Williams, and Korn advised that they had no conflicts with this file.

**FILE AM0001-25 - Comprehensive Plan Map Amendment:** The applicants are requesting a comprehensive plan map amendment from Rural Residential to Transition. The purpose for the request is to support a future zone change request. The proposal is  $\pm 2.794$  acres. The property is located on the southeast corner of Highway 95 and E Dufort Road, Sagle in Section 2, Township 56 North, Range 2 West, Boise Meridian Bonner County, Idaho.

Staff Report Presented By: Daniel Britt

- Please see attached packet.

Applicant Presented: Jeremy Grimm for the applicants

- Jeremy discussed the parcel and the owners. The owners of the parcel sell worms for bait, as well as selling eggs. Jeremy said the parcel is not even five acres, so it doesn't really fit in the zone it's in now, R5. Jeremy said this change would be consistent with the comp plan.

Wayne and Kimberly, the applicants, introduced themselves. Wayne discussed his business and how he is now supplying across both Bonner and Kootenai counties. Kimberly has lived on the parcel since 1968.

Commissioner Williams asked how the prime soil fits into this proposed zone change.  
Commissioner Domke raised concerns about the area turning into big commercial/industrial.

Public Comment Opened at 2:04 p.m.

- Dave Bowman – He rarely agrees with Jeremy Grimm on anything but he did a good job on this one. He is rarely in favor of map amendments for property owners. But this one is appropriate. He also supports the rezone.

Public Comment Closed at 2:02 p.m.

Staff Rebuttal Presented By: Jeremy Grimm

- No rebuttal

Deliberation by the board:

It was pointed out that there was a discrepancy in the notice, saying R5, which is a zone. This is not a zone change. The title does have the proper verbiage, and the board was okay continuing.

### LAND USE DECISION-MAKING WORKSHEET

| Comp Plan                               |           | Property Rights   |
|---|-----------|---|
| <b>YES</b>                              | <b>NO</b> | List the relevant evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion. |
| Adopt the findings of the staff report. |           |   |
| Comp Plan                               |           | Population  |
| <b>YES</b>                              | <b>NO</b> | List the relevant evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion. |
| Adopt the findings of the staff report. |           |   |
| Comp Plan                               |           | School Facilities & Transportation  |
| <b>YES</b>                              | <b>NO</b> | List the relevant evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion. |
| Adopt the findings of the staff report. |           |   |
| Comp Plan                               |           | Economic Development  |
| <b>YES</b>                              | <b>NO</b> | List the relevant evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion. |
| Adopt the findings of the staff report. |           |   |
| Comp Plan                               |           | Land Use  |
| <b>YES</b>                              | <b>NO</b> | List the relevant evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion. |
| Adopt the findings of the staff report. |           |   |
| Comp Plan                               |           | Natural Resources   |
| <b>YES</b>                              | <b>NO</b> | List the relevant evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion. |
| Adopt the findings of the staff report. |           |   |

|   |           |   |
|---|-----------|---|
| <b>Comp Plan</b>  |           | <b>Hazardous Areas</b>  |
| <b>YES</b>  | <b>NO</b> | List the relevant evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion. |
| Adopt the findings of the staff report.   |           |   |
| <b>Comp Plan</b>  |           | <b>Public Services, Facilities &amp; Utilities</b>  |
| <b>YES</b>  | <b>NO</b> | List the relevant evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion. |
| Adopt the findings of the staff report. Commissioner Domke had some concerns with it. |           |   |
| <b>Comp Plan</b>  |           | <b>Transportation</b>   |
| <b>YES</b>  | <b>NO</b> | List the relevant evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion. |
| Adopt the findings of the staff report.   |           |   |
| <b>Comp Plan</b>  |           | <b>Recreation</b>   |
| <b>YES</b>  | <b>NO</b> | List the relevant evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion. |
| Adopt the findings of the staff report.   |           |   |
| <b>Comp Plan</b>  |           | <b>Special Areas or Sites</b>   |
| <b>YES</b>  | <b>NO</b> | List the relevant evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion. |
| Adopt the findings of the staff report.   |           |   |
| <b>Comp Plan</b>  |           | <b>Housing</b>  |
| <b>YES</b>  | <b>NO</b> | List the relevant evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion. |
| Adopt the findings of the staff report.   |           |   |
| <b>Comp Plan</b>  |           | <b>Agriculture</b>  |
| <b>YES</b>  | <b>NO</b> | List the relevant evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion. |
| Adopt the findings of the staff report.   |           |   |
| Other arguments raised during the hearing   |           |   |
|   |           |   |

#### Deliberation and Discussion among the Board:

Commissioner Domke discussed concerns with this area not really being rural, and it doesn't make sense to be under Rural Residential. Discussion followed.

#### MOTION TO APPROVE

Commissioner Korn made a motion to approve this project, FILE AM0001-25, requesting a comprehensive plan amendment from Rural Residential to Transition, on approximately 2.794 acres generally located in Section 32, Township 56 North, Range 2 West, Boise Meridian, Bonner County,

Idaho, 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 is found to be in compliance.

**Conclusion 3**

The proposal is in accord with the purpose of the Transition comprehensive land use designation. This motion 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 findings of fact and conclusions of law as set forth in the Staff Report (or as amended during this hearing) and direct planning staff to draft written findings and conclusions to reflect this motion, have the Chairman sign, and transmit to all interested parties. This action does not result in a taking of private property.

Commissioner Domke seconded the motion.

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

The meeting adjourned at 2:28 p.m.

Deputy Clerk: *Lauren Reichenbach*