

**BONNER COUNTY ZONING COMMISSION
PUBLIC HEARING MINUTES
September 18, 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 Poulsen, and Commissioner Blaser.

ABSENT: Commissioner Burkamp, Commissioner Clark.

ALSO PRESENT: Interim Director Alex Feyen, Planner II Jason Johnson, Dylan Young.

CHANGES IN AGENDA: None

COMMISSIONER & STAFF UPDATES: None.

APPROVAL OF MINUTES: The Chair declared the minutes for **August 21, 2025** approved as written.

PUBLIC HEARING

File MOD0003-24 – Modification – Modification of CUP0006-20, SS0006-20, and MOD0001-22

The applicant is requesting to modify approvals of Conditional Use Permit CUP006-20, Subdivision File SS0006-20, and Modification MOD0001-22. The proposed modifications include:

(1) enlargement of the upland open space and common area by 0.51 acres through the retention of the manmade islands, (2) replacement of the 0.43 acre common recreational lot with a 0.46 acre single-family residential lot, (3) reduction of the number of boat slips in the proposed marina to 88 from 105, (4) provision of public lease slips in the proposed marina, (5) a timeline extension request to summer of 2028 for final plat and CUP issuance, (6) acknowledgement in the application of the transfer of +/-5.79 acres of abutting land including the mouth of Trestle Creek to the Kalispel Tribe, (7) restoration of the North Branch of Trestle Creek to restore its natural outflow to the lake.

The subject property is located on north of the City of Hope on North Park Road off Highway 200 in Section 16, Township 57 North, Range 1 East, Boise Meridian, Bonner County Idaho. The project site is within the service areas of Trestle Creek Sewer and Sam Owen Fire District.

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 PowerPoint summary of the project emphasizing the improvement to public safety and accessibility the project will bring to the community.

PUBLIC/AGENCY TESTIMONY: The following people provided comments:
Jennifer Ekstrom (O), Kevin Kittleson (O)

APPLICANT REBUTTAL: Project Representative Jeremy Grimm stated he had United States Department of the Interior approval and approval from other government entities for the project reflecting that the project is in regulation.

The Commission reviewed the environmental impact of the project and conducted a standards review of the project.

RECOMMENDATION TO APPROVE: Commissioner Poulsen moved to recommend approval of this project FILE MOD0003-24 for a modification of an existing Planned Unit Development, FILES CUP0006-20, SS0006-20 & MOD0001-22, to include the changes shown on the new site plan and proposed in application and as outlined in the staff report, 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 2.66. 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 Poulsen 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 Blaser seconded the motion.

ROLL CALL VOTE

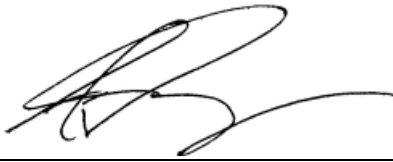
Commissioner Blaser	AYE
Commissioner Marble	AYE
Commissioner Poulsen	AYE

VOTED upon and the Chair declared the motion carried unanimously.

DISCUSSION:

1. Staff Updates: Interim Director Alex Feyen relayed to the commission of the upcoming Zoning Commission meeting on October 23rd 2025.

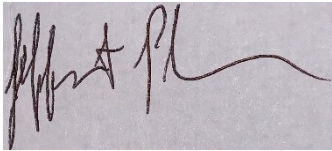
The Chair declared the hearing adjourned at 6:50 P.M. until 5:30 p.m. October 23, 2025.



Alex Feyen, Interim Planning Director

The above Minutes are hereby approved this 23rd day of October 2025.

Bonner County Zoning Commission



Jeff Poulsen, Chair