



**Bonner County**  
**Board of Commissioners**

Brian Domke

Asia Williams

Ron Korn

**Public Hearing Minutes**  
**Planning**

Date: May 21, 2026  
Location: 1500 Hwy 2, Suite 338  
Sandpoint, ID 83864  
Convene at: 10:00 AM

COMMISSIONERS: Domke – Present Williams – Present Korn – Absent  
OTHERS PRESENT: Kendra Smith, Alex Feyen

Purpose/Topic Summary: File VS0001-26 & File ZC0012-25

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Commissioner Domke opened the hearing at 10:03 a.m.

**File ZC0012-25– SixPak LLC - Suburban to Commercial:** Request for a zone change from Suburban to Commercial on ±7.175 acres. The property is zoned Suburban. The project is located off N. Riley Creek Road in Section 30 Township 56 North, Range 3 West, Boise-Meridian. The Zoning Commission, at the public hearing on March 5, 2026, recommended approval of this file.

Commissioners Domke advised that he has a conflict, Commissioner Williams advised that she has no conflict with this file. There was a brief discussion.  
Commissioner Williams made a motion to continue this file to a time and date certain of July 16, 2026 at 1:00 PM. Commissioner Domke stepped down from the chair and seconded the motion. Roll Call Vote: Commissioner Williams – Yes; Commissioner Domke – Yes. The motion carries.

***This hearing, File ZC0012-25, was continued to July 16, 2026 at 1:00 PM.***

**File VS0001-26 – Vacation Title 50 – Vacation of Private Easement:** Request to vacate and rededicate a 60’ public utility and fire easement, replacing it with a 25’ wide HOA-maintained fire access, public pedestrian path, and utility easement. The easement is located within lot 11 of Providence Subdivision. The project site is located off Safari Tracker Drive in Section 1, Township 57 North Range 2 West, Boise-Meridian.

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

Staff Report Presented By: Alex Feyen

- Please see the packet prepared by Planning for full details.
- Provided an overview of the project, applicable laws, and agency comments/no comments
- Discussed site data, access, and standards of review in detail

Commissioner Williams asked legal about the Northside Fire comment. There was a discussion with Nate Adams and the board. Nate advised the board to not use this comment for this file. She also asked about the City of Kootenai and if they responded; a lengthy discussion with legal, the board, and the developer. Commissioner Domke had concerns about noticing and Title 50. A lengthy discussion with staff, legal, and the developer followed.

Commissioner Williams made a motion to continue File VS0001-26, Vacation Title 50 for a vacation of a private easement to July 30 at 10:00 a.m. My recommendation is that the staff review the two points of law mentioned in this hearing and consult with legal and the recommendation that the developer reach out to the City that is within one mile of the vacation of the private easement and provide a response as to whether or not they need permission from the City; citing Idaho Code 50-13.06(A) and Idaho Code 50-13.17 and adding Idaho Code 42-03 and 42.208. Commissioner Domke stepped down from the chair and seconded the motion. There was a brief discussion. Roll Call Vote: Commissioner Williams – Yes; Commissioner Domke – Yes. The motion carries.

***This hearing, File VS0001-26, was continued to July 30, 2026 at 10:00 AM.***

Adjourned at 11:03 a.m.

Deputy Clerk: *Alisa Schoeffel*