



## BOUNDARY COUNTY PLANNING AND ZONING

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### PLANNING & ZONING COMMISSION

### MINUTES of May 23, 2024, Public Meeting

Boundary County Annex at 6566 Main St., Bonners Ferry, ID 83805

P&Z Members in attendance:

- |  |   |  |   |
|--|---|--|---|
| <input checked="" type="checkbox"/> Caleb Davis, Chair | <input checked="" type="checkbox"/> Wade Purdom, Co-Chair | <input checked="" type="checkbox"/> David Hollabaugh | <input checked="" type="checkbox"/> John Cranor |
| <input checked="" type="checkbox"/> Rob Woywod         | <input type="checkbox"/> Scott Fuller                     | <input checked="" type="checkbox"/> Bill Benage      |   |
| <input checked="" type="checkbox"/> Adam Isaac         | <input type="checkbox"/> Ron Self                         |  |   |

Chair Davis called the meeting to order at 5.30 p.m. Roll call: Commission members present are noted with an "X" in the boxes above. Also in attendance: Acting Zoning Administrator Clare Marley, Associate Planner Tess Vogel, Planning & Zoning Administrator Ben Jones and members of the public.

**Consent Agenda:** Commissioner Cranor moved, and Commissioner Benage second the motion, to approve the April 25, 2024, minutes as written. The Chair declared the motion approved on a unanimous voice vote.

Commissioner Purdom entered the meeting at 5:33 p.m.

**Public Hearing: FILE #24-0076, CONDITIONAL USE PERMIT, MAVERICK, LLC** is requesting a modification of conditional use permit file #05-07 for a manufacturing business, Panhandle Door & Drawer, exceeding 8,000 square feet on a 17.2-acre parcel in the Agriculture/Forestry zone. An increase in the number of employees is being requested. The parcel is located at 168 Pot Hole Road and is identified as Assessor's Parcel RP61N01E291201A in Section 29, Township 61 North, Range 1 East, B.M.

**Staff Presentation:** Ms. Vogel notified the Commission that the applicants requested the file be moved to the June 27, 2024, hearing due to a schedule conflict.

**Motion:** Commissioner Isaac moved, and Commissioner Woywod seconded the motion, to continue the hearing for file #24-0076 to the June 27, 2024, Planning & Zoning Commission public hearing at 5:30 p.m., located at the Boundary County Annex Building, to allow the applicant to be present at the hearing.

The Chair declared the motion approved on a unanimous voice vote.

**Public Hearing: FILE #24-0088, CONDITIONAL USE PERMIT, NIKI & JOHN WILBUR** are requesting a conditional use permit for a recreational hospitality use to allow for an RV park to include 32 RV spots, a bath house, and office on an 11.71-acre parcel in the Agriculture/Forestry zone. The parcel is located off Gypsy Lane and is identified as Assessor's Parcel RP60N01W130300A in Section 13, Township 60 North, Range 1 West, B.M.

**Legal & Disclosures:** The Chair read the legal notice and called for disclosures. No disclosures were made.

**Staff Presentation:** Ms. Marley explained the hearing procedures and Ms. Vogel provided an overview of the proposal.

**Applicant Presentation:** John & Niki Wilbur addressed various comments submitted by the public and agencies and provided Exhibit A 1-3, a list of responses. For comments and questions from the Commission that could not be addressed, the applicants noted that they would need to provide that information at a later date.

**Public Testimony:** Munro Murdock spoke neutrally to the proposal and explained what he has had to do to run his own RV park. The remaining public comments were in opposition and members of the public who spoke included Richard Justus, Dave Kramer, Andrea Kramer, John Thomas, Nick Larsen, Dawn Thomas, Rick Dodd, Tamara Taylor, Tyler Jones, and Casey Cavender. Those who spoke in opposition voiced their concerns over potential impacts,

including traffic, crime, noise, water pollution, water and sewer services, management of the park, and impacts on neighboring properties.

**Applicant Rebuttal:** None.

**Deliberation/Discussion:** The Chair closed the public hearing, and the Commission began deliberations. The Commission members voiced their concerns about issues raised by the public and agencies that were not addressed by the applicants and their failure to provide a full development plan for the proposed use.

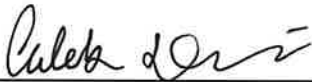
**Motion:** Commissioner Hollabaugh moved, and Commissioner Woywod seconded the motion, to deny the conditional use permit to allow a recreational hospitality use of 32 RV spots, an office, sign and bathhouse, File #24-0088, finding that the proposal **IS NOT** in accord with the standards of Idaho Code and Section 7 of the Boundary County Zoning & Subdivision Ordinance, based upon the findings and conclusions as amended to include the agency and public concerns that were discussed during deliberation. This action does not result in a taking of private property.

The Chair declared the motion approved on a unanimous voice vote.

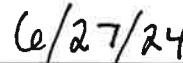
**Updates & Announcements:** Ms. Vogel provided a list of files scheduled for the June 27, 2024 meeting. Ms. Marley gave an update on the flood code text amendments.

**Adjournment:** Commissioner Purdom moved, and Commissioner Isaac seconded the motion, to adjourn the meeting.

The Chair declared the motion approved on a unanimous voice vote and declared the meeting adjourned at 6:52 p.m.



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Caleb Davis, Chair  
Boundary County Planning & Zoning Commission



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Date: