



BOUNDARY COUNTY PLANNING AND ZONING

Railroad St., Suite D, Bonners Ferry, ID 83805 Mailing address: PO Box 419, Bonners Ferry, ID 83805 Phone (208) 267-7212
www.boundarycountyid.org (web page)

PLANNING & ZONING COMMISSION

MINUTES of JANUARY 23, 2025, Public Meeting

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

P&Z Members in attendance:

Caleb Davis, Chair Wade Purdom, Co-Chair David Hollabaugh John Cranor
 Rob Woywod Scott Fuller Bill Benage
 Adam Isaac 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 Hollabaugh moved to approve the minutes of November 21, 2024, and Commissioner Benage seconded the motion. The Chair declared the motion approved on a unanimous voice vote, with Commissioners Isaac, Woywod, and Cranor abstaining.

Public Hearing: FILE #25-0019, **CONDITIONAL USE PERMIT, DAVID AND ANNE PERRY** are requesting a conditional use permit to allow for a truck and machinery repair service-oriented business conducted primarily in a building that is located less than 500’ from a neighboring residence on a 5.01-acre parcel. The parcel is located at 42 Destiny Way and is identified as Assessor’s Parcel RP62N01E180316A in Section 18, Township 62 North, Range 02 East, B.M.

Commissioner Purdom entered the meeting at 5:32 p.m.

Staff Presentation: Mr. Jones explained the hearing procedures and provided an overview of the proposal. Ms. Marley and Ms. Vogel noted the discrepancies in the staff report regarding required off-street parking and stated the following amendments would be necessary:

- On Page 7, the information needs to be amended to reflect 10 commercial off-street parking spaces.
- On Page 7, the information needs to be amended to change the commercial square footage of the proposed building from 960 square feet to 3840 square feet.
- Condition #8, needs to be amended to reflect 10 commercial off-street parking spaces.

Applicant Presentation: David Perry (applicant) discussed his history with the property and his prior efforts to build. Mr. Perry answered questions from the Commission regarding access, turn-around areas, the existing foundation on site, hours of operation, and use of the proposed structure.

Public Testimony: Jeff Willard spoke in favor of the proposal, stating the definition of business is broad and included small, cottage industry type businesses. Adam Roffeller and Trevor Jorgenson spoke neutrally, asking whether the applicant was going to address impacts on traffic with small children in the area, building size, noise, and environmental concerns from using diesel and solvents close to a creek and agriculture uses. Ron Whitton spoke against the proposal, stating Destiny Way gets muddy and he will have to shoulder the extra costs of maintaining the road and he expressed concern for the noise that comes with such uses being so close to the house he intends to build.

Applicant Rebuttal: Mr. Perry stated he spoke to Road & Bridge about getting an approach off of Roosevelt Road and it was denied because the “stretch” (distance between approaches) needed to be 300 feet and wasn’t. Mr. Perry stated he has full access to the easement of Destiny Way in his deed but would be willing to gravel the road to mitigate damage and if access would be granted directly from Roosevelt Road he would use that instead.

Deliberation/Discussion: The Chair closed the public hearing, and the Commission began deliberations. The Commission members expressed confusion about what Road & Bridge's rationale was on denying the approach permit from Roosevelt Road. They also discussed the compatibility of the use with the surrounding area in regards to things such as noise as well as how definitions apply to the usage.

Motion: Commissioner Fuller moved, and Commissioner Isaac seconded the motion, to table the hearing to the February 27, 2025, Planning & Zoning Commission meeting at 5:30 p.m. at the Boundary County Annex Building to allow further consideration from the applicant of the proposed application regarding Road and Bridge's ability to grant an approach from Roosevelt Road.

The Chair declared the motion approved on a 6-1 roll call vote – Commissioner Purdom (nay), Commissioner Hollabaugh (aye), Commissioner Cranor (aye), Commissioner Woywod (aye) Commissioner Fuller (aye), Commissioner Benage (aye), Commissioner Isaac (aye).

A recess was declared at 7:00 pm and the meeting resumed at 7:05 p.m.

Updates & Announcements: Chair Davis announced the training portion of this meeting will be moved to the February 27, 2025, meeting. There was no objection to the agenda change. Ms. Marley went over the 2024 end-of-year summary, the Board of County Commissioners' planning and zoning priorities for 2025, possibly setting up a joint workshop between the Board of Commissioners and Planning and Zoning Commission, and appointments to the Planning and Zoning Commission.

Adjournment: The Chair declared the meeting adjourned at 7:42 p.m.



Caleb Davis, Chair
Boundary County Planning & Zoning Commission



Date: