



Bonner County Planning Department

"Protecting property rights and enhancing property value"

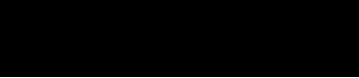
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September 24, 2026

Cody Logan & Leanne Catala



Subj: File V0009-26 – Variance – Property Line Setback

Appendices: (A) File V0009-26 Staff Report
(B) Land Use Decision-Making Worksheet
(C) File V0009-26 Zoning Commission Approved Site Plan

Dear Cody and Leanne,

The Bonner County Zoning Commission, at the August 27, 2026 hearing, approved the referenced application.

Commissioner Pound moved to approve this project V0009-26, requesting a 0' property line setback where 25' is required for the purposes of constructing an addition to an existing accessory structure, finding that it is in accord with the Bonner County Revised Code as enumerated in the following conclusions of law:

Conclusion 1

Conditions apply to the property that **do not** apply generally to other properties in the same zone or vicinity, which conditions are a result of lot size, shape, topography, or other circumstances over which the applicant has no control.

Conclusion 2

Special conditions and circumstances **do not** result from the actions of the applicant.

Conclusion 3

The granting of the variance **is not** in conflict with the public interest in that it **will not** be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity of the subject parcel or lot. (Ord. 559, 1-4-2017)

This decision is based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at the hearing. Commissioner Pound 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.

Commissioner Blaser seconded the motion.

Commissioner Johnson: NAY
Commissioner Blaser: AYE
Commissioner Pound: AYE
Commissioner Mauk: NAY
Commission Poulsen: AYE

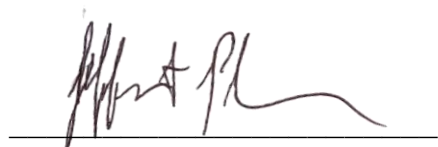
Voted upon and the Chair declared the Motion passed, 3-2.

Bonner County Revised Code, Section 12-262, provides an opportunity for affected persons to appeal Zoning Commission decisions with the Planning Director within 28 days after the final written decision of the Zoning Commission has been issued. Any such appeal must be submitted in accordance with the referenced code section no later than **5:00 p.m., October 22, 2026. AN APPEAL SHALL BE ACCOMPANIED BY A FILING FEE IN ACCORDANCE WITH THE APPROVED FEE SCHEDULE. THE FEES ARE PAYABLE TO THE BONNER COUNTY PLANNING DEPARTMENT.**

NOTE: Following any final decision concerning a site-specific land use request, the applicant has a right to request a regulatory taking analysis pursuant to Section 67-8003, Idaho Code (*Idaho Code §67-6535(3)*).

Please contact the Planning Department if you have any questions.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Jeff Poulsen', is written over a horizontal line.

Commissioner Jeff Poulsen
Chair, Bonner County Zoning Commission

Appendix A – V0009-26 Staff Report

Appendix B – Land Use Decision Making Worksheet

Appendix C – V0009-26 Zoning Commission Approved Site Plan