



Bonner County Planning Department

"Protecting property rights and enhancing property value"

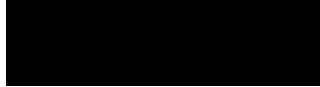
1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone (208) 265-1458 - Fax (866) 537-4935

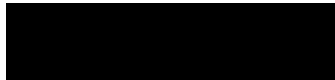
Email: planning@bonnercountyid.gov - Web site: www.bonnercountyid.gov

September 24, 2026

Vincent Trust



Marilyn & Lynn Coon



Subj: File V0014-26 – Variance – Lot Size Minimum

Appendices: (A) File V0014-26 Staff Report
(B) Land Use Decision-Making Worksheet
(C) V0014-26 Zoning Commission Approved Site Plan

Dear Applicants,

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

Commissioner Blaser moved to approve this project V0014-26, requesting to create five 10-acre parcels where a minimum of 20-acres is required for the purposes of a Family Division, 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. The action that could be taken, if any, to obtain the variance is to:

Commissioner Mauk seconded the motion.

Voted upon and the Chair declared the Motion passed, unanimously.

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 – V0014-26 Staff Report

Appendix B – Land Use Decision Making Worksheet

V0014-26 – Zoning Commission Approved Site Plan