**BONNER COUNTY HEARING EXAMINER**
**PUBLIC HEARING MINUTES**
**October 22, 2026**

**PLEDGE OF ALLEGIANCE**

**CALL TO ORDER:** Hearing Examiner, Allan Songstad called the Bonner County hearing to order at 10:00 am in the 3rd Floor Conference Room, of the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, via Zoom webinar, and YouTube live streaming.

**PRESENT:** Hearing Examiner, Allan Songstad

**ABSENT:** None

**ALSO PRESENT:** Assistant Planning Director, Alex Feyen; Planner II, Dave Fisher; and Administrative Assistant III, Janna Brown

**CHANGES IN AGENDA:** None

**APPROVAL OF MINUTES:** The Chair declared the minutes for**, October 8, 2026,** approved.

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**ACTION ITEMS:**

**PUBLIC HEARING**

**File V0021-26 – Variance – Property Line Setback**: Request for a street setback Variance of 10-feet, where 25 feet is required, for a single-family dwelling. The 0.322-acre parcel is zoned Recreation and located off South Idaho Club Drive and Timber Grove Lane in Section 2, Township 57 North, Range 1 West, Boise-Meridian.

**CONFLICTS:** None

**STAFF PRESENTATION:** Planner II, Dave Fisher, presented a PowerPoint summary of the project and previously circulated staff report.

**APPLICANT PRESENTATION:** Judy Werre, the applicant, didn't have a presentation, but verified information and answered any follow-up questions from the Hearing Examiner.

**PUBLIC/AGENCY TESTIMONY:** These members of the public spoke in favor of the file: Matt Linscott.

The Hearing Examiner deliberated using the Bonner County Planning Department's Reason Statement Worksheet and considered public comments to structure their discourse.

**MOTION TO APPROVE**: Hearing Examiner, Allan Songstad, approved this request FILE V0021-26, for a Variance to the setback standards to allow for a 10-foot street setback off of Timber Grove Lane, and a 15-foot street setback off of South Idaho Club Drive, where 25 feet is required, and for a new single-family dwelling, 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 **did 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 this hearing. Hearing Examiner, Allan Songstad, further adopted the reasoned statement as discussed in deliberation at this hearing, as stipulated in Idaho Code §67-6535, and adopted the analysis as presented in the Staff Report. The written findings and decision of this file will be rendered within 45 calendar days, as enumerated in BCRC 12-268. This action does not result in a taking of private property.

**Note:** Only the development highlighted on the site plan has been reviewed for variance standards. All other development shown must comply with Bonner County Revised Code. This variance shall not supersede any deed restrictions.

This decision is based upon the evidence submitted up to the time the Staff Report was prepared, and testimony received at this hearing. Hearing Examiner, Allan Songstad, further adopted the reasoned statement as discussed in deliberation at this hearing, as stipulated in Idaho Code §67-6535, and adopted the analysis as presented in the Staff Report (or as amended during deliberation). The written findings and decision of this file will be rendered within 45 calendar days, as enumerated in BCRC 12-268. 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:

1) File a new application with the Planning Department and meet the standards required by Bonner County Revised Code; or
2) Appeal the decision to the County Commissioners.

**DISCUSSION:**

1) November 12, 2026, Agenda Items – 3 Files
2) Hearing Examiner and Staff Updates

The Hearing Examiner declared the hearing adjourned at 10:23 A.M. until 10:00 a.m. November 12, 2026.

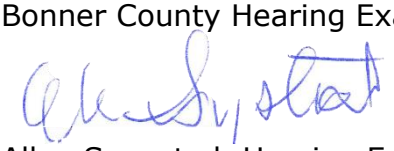
Respectfully submitted,



Alex Feyen, Assistant Planning Director

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Bonner County Hearing Examiner



Allan Songstad, Hearing Examiner