

**BONNER COUNTY ZONING COMMISSION
PUBLIC HEARING MINUTES
JUNE 25, 2026**

PLEDGE OF ALLEGIANCE

CALL TO ORDER: Chair Poulsen called the Bonner County Zoning Commission (Commission) hearing to order at 5:30 pm in the 1st Floor Conference Room, of the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, via Zoom webinar, and YouTube live streaming.

PRESENT: Chair Jeffrey Poulsen, Commissioner Brett Blaser, Commissioner Michelle Johnson, and Commissioner James Pound

ABSENT: Commissioner Joe Mauk

ALSO PRESENT: Planning Director, Kendra Smith; Planner I, Kyle Snider, Systems Technician, Jeannie Welter, and Administrative Assistant III, Janna Brown

CHANGES IN AGENDA: None

APPROVAL OF MINUTES: The Vice Chair declared the minutes for, **June 11, 2026**, approved.

ACTION ITEMS:

PUBLIC HEARING

File V0040-25 – Variance – Lot Size Minimum: Request to create one 5-acre parcel and one 7.85-acre parcel where a minimum of 10-acres is required for the purpose of a Family Division. The ≈12.850-acre property is zoned Rural-10. The project site is located off Sagle Road in Section 15, Township 56 North, Range 1 West, Boise-Meridian.

CONFLICTS: None

STAFF PRESENTATION: Planner I, Kyle Snider, presented a PowerPoint summary of the project and previously circulated staff report.

APPLICANT PRESENTATION: Applicant, Chester Kutzleb provided details of the property and project as well as the purpose of the variance request.

PUBLIC/AGENCY TESTIMONY: None

REBUTTAL: None

The Commission deliberated using the Bonner County Planning Department's Reason

Statement Worksheet and considered public comments to structure their discourse.

MOTION TO APPROVE: Commissioner Blaser moved to approve this FILE V0040-25, requesting to create one 5-acre parcel and one 7.85-acre parcel where a minimum of 10-acres is required, 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** 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 is based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at this hearing. Commissioner Blaser 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 directed 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.

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.

Commissioner Pound seconded this motion.

Commissioner Johnson	AYE
Commissioner Pound	AYE
Commissioner Poulsen	AYE
Commissioner Blaser	AYE

Voted upon and the motion carried unanimously.

DISCUSSION:

1. Director, Kendra Smith announced to the Commission that the Board has appointed a new Hearing Examiner, Alan Songstad.

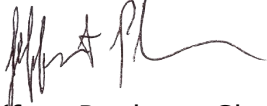
The Chair declared the hearing adjourned at 5:57 P.M. until 5:30 p.m. July 9, 2026.

Respectfully submitted,



Kendra Smith, Planning Director

Bonner County Zoning Commission



Jeffery Poulson, Chairman