**BONNER COUNTY ZONING COMMISSION**
**PUBLIC HEARING MINUTES**
**July 23, 2026**

**PLEDGE OF ALLEGIANCE**

**CALL TO ORDER:** Vice Chair Brett Blaser called the Bonner County Zoning Commission (Commission) hearing to order at 5:31 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:** Commissioner Brett Blaser, Commissioner Michelle Johnson, Commissioner Joe Mauk

**ABSENT:** Commissioner Jeffrey Poulsen, Commissioner Jim Pound

**ALSO PRESENT:** Assistant Planning Director, Alex Feyen; Planner II, Daniel Britt; Systems Technician, Jeannie Welter, and Administrative Assistant III, Maya Johnson

**CHANGES IN AGENDA:** None

**APPROVAL OF MINUTES:** The Chair declared the minutes for**, July 9, 2026,** approved as written.

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**ACTION ITEMS:**

**PUBLIC HEARING**

**File MOD0003-26 – Modification of Conditional Use Permit – Earth Keepers Private School**: Request to modify a term of CUP0010-25, Condition B-1, Road Standards. The property is zoned A/F-20. The project is located off Red Ceder Lane in Section 25 Township 58 North, Range 1 West, Boise-Meridian.

**CONFLICTS:** None

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

**APPLICANT PRESENTATION:** Applicant, Jed Petterson, stated that condition B-1 of the original CUP approval states Red Cedar Lane is a private road but it is actually a county road.

**PUBLIC/AGENCY TESTIMONY:** The following individuals spoke on the record neutral of the project: Wayne Martin

The following individuals spoke on the record in opposition of the project: Rich Gendreau, Michael Blaivas, Laura Blaivas.

**REBUTTAL:** Applicant responded to public comments pertaining to width of the road stating the majority of the road is able to be graded out to approximately 20' to 25' when the weeds are graded away. He also commented about emergency vehicle access stating they already plan to get a commercial encroachment permit from the county. He stated the county cannot hold them to private road standards as per the comment from the Bonner County Road and Bridges Department.

Co-applicant, Hilary Petterson stated they went into the County Road department and they were told legally they cannot meet this road condition.

Daniel Britt made some points of clarity for the commissioners. He provided the standards for county roads. He further stated the County cannot impose private road standards on county roads.

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

**DECISION TO APPROVE:** Commissioner Mauk moved to approve this FILE MOD0003-26, a request to modify condition B-1 found in CUP0010-25, located in Section 25, Township 58 North, Range 1 West, Boise Meridian, finding that it is in accord with the Bonner County Revised Code as enumerated in the following conclusions of law:

Conclusion 1
The proposed modification **is not** in conflict with the policies of the Comprehensive Plan.

Conclusion 2
This proposal was reviewed for compliance with the criteria and standards set forth in BCRC Chapter 2, Subchapter 2.6 Title 12 Bonner County Revised Code, and **was** found to be in compliance.

Conclusion 3
The proposed use **will not** create a hazard and **will not** be dangerous to persons on or adjacent to the property.

This decision is based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at this hearing. Commissioner Mauk 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 § 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 to obtain the approval of the Conditional Use Permit is to complete the Conditions of Approval as adopted.

Commissioner Johnson seconded the motion.

**ROLL CALL VOTE**

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| Commissioner Mauk | AYE |
| Commissioner Johnson | AYE |
| Commissioner Blaser | AYE |

**VOTED** upon and the motion carried unanimously.

**Conditions of Approval:**

**A-1** All "A Conditions" adopted by CUP0010-25 shall remain in force, unless otherwise modified.

**A-2** Any further modification to this proposal will be required to follow the procedures set forth in BCRC 12-266, Modifications of Terms and Conditions.

**Conditions to be met prior to issuance:**

**B-1** Red Cedar Lane shall be improved from Lower Pack River Road to the applicant's property entrance. This improvement shall meet the standards set forth in Title 2 of the Bonner County Revised Code and the Bonner County Road Standards Manual. This work shall be approved by and to the satisfaction of the Bonner County Road & Bridge Department.

**File S0003-25 – A Revised Subdivision – Yoman Bluffs**: Request for a subdivision for twelve (12) residential lots and one (1) open space tract. The proposal is ±38.27 acres. The property is zoned Recreation. The project is located off Sherwood Beach Road in Section 10 Township 59 North, Range 4 West, Boise-Meridian. The project site is within Coolin Cavanaugh Bay Fire District. The Zoning Commission, at the December 18, 2025, public hearing recommended approval of this project to the Board of County Commissioners. The Board of County Commissioners denied the request for a PUD, which ran concurrently with the subdivision, and allowed the subdivision to continue to move forward as a stand-alone proposal. The BOCC has remanded File S0003-25 back to the Zoning Commission. The amended project proposal 1) eliminates the PUD; 2) reduces the number of residential lots from 23 to 12; 3) increases the lot sizes; 4) exceeds the required depth to width ratios; and 5) provides a wider road width.

**CONFLICTS:** Commission Mauk disclosed he received emails from individuals that opposed this project which he forwarded to the Planning Department to add as part of the record. No conflicts were noted.

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

**APPLICANT PRESENTATION:** Project Representative, Scott Brown, James A Sewell & Associates, presented a PowerPoint providing details of the project. Applicant John stated the plat expired due to the Cooling moratorium.

**PUBLIC/AGENCY TESTIMONY:** The following individuals spoke on the record in opposition to the project: Thomas Stark, David Patton, Brian Runberg, Mike Loft, Debra

Johnston, Ron Huff, Mike Budik, Katie Jordan, Wayne Martin, Scott Kins, Stanley Miller, Christopher Patterson, Thomas Marts, Mark Runberg.

The following individuals spoke on the record in neutral of the project: Tim French.

The following individuals spoke on the record in favor of the project: Joel Armstrong.

**REBUTTAL:** Applicant Corey Yost responded to comments providing additional background. He further clarified that recent subdivisions have been allowed to use septic systems. He stated, in studies that have been done, it shows that effluent rarely goes beyond two to five feet below the surface. He further stated the test holes that were dug were all eight to twelve feet and there was no sign that there would be any penetration into aquifers if there are any aquifers this area.

Co-applicant John Mandere provided additional information pertaining to sewage. He responded to the comment regarding the road being inspected in the initial project. He stated the traffic study was done as late as was possible to have it for the hearing with the Board of County Commissioners. He stated they are willing to partner with Bonner County to make improvements to Scranton to make it better for everyone.

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

**MOTION TO RECOMMEND APPROVAL**: Commissioner Mauk moved to recommend to the Board of County Commissioners, approval of this project FILE S0003-25 requesting a twelve (12) residential lot Subdivision with one (1) common tract on an approximately 38.27-acres, Recreation-zoned property located off Sherwood Beach Road in Section 10, Township 59 North, Range 4 West, Boise-Meridian, finding that it is in accord with the Bonner County Revised Code as enumerated in the following conclusions of law:

1. The proposed subdivision is in accord with the purposes of this Title and of the zoning district in which it is located.

2. The site is physically suitable for the proposed development.

3. The design of the proposed subdivision will not adversely impact Bonner County's natural resources, as identified in the comprehensive plan. Any adverse impacts or potential for impacts shall be mitigated as a condition of approval.

4. The public and private services, including but not limited to water, sewer services, solid waste, fire protection, emergency services, and school facilities and transportation, which will serve the proposed subdivision are adequate for the needs of future residents or users.
5. The proposed subdivision will not cause circumstances to exist that will cause future residents or the public at large to be exposed to hazards to health or safety.

6. The design of the proposed subdivision or related improvements will provide for coordinated access with the county system of roads and with adjacent properties and will not impede the use of public easements for access to, or through the proposed subdivision. The proposed transportation system is designed to adequately and safely serve the future residents or users without adversely impacting the existing transportation system by reducing the quality or level of service or creating hazards or congestion.

7. The proposed subdivision is designed to comply with the design criteria for subdivisions set forth in Subchapter 6.2 of this chapter.

The recommendation is based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at this hearing. Commissioner Mauk 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.

## Conditions of Approval for Plat:

1. Per BCRC 12-643.I, The preliminary plat shall be valid for a period not to exceed two (2) years from the date of approval. At any time prior to the expiration date of the preliminary plat, an applicant may make a written request to the planning director for a single extension of the preliminary plat for a period up to two (2) years. The board may consider such request for extension at any regular business meeting. The extension request must be approved or denied prior to the expiration date of the preliminary plat.

2. Per BCRC 12-610.B, Parcels or lots created in conformance with the provisions of this title which are uniquely described on any recorded plat or other legal instrument of conveyance as of the effective date hereof shall retain individual status and eligibility for sale, lease, financing, gift, building, construction or other transfer of ownership, as so described.

3. Per BCRC 12-620 Any easements, specific constraints on building placement, other than easements, and land areas reserved, be shown and plainly marked on the plats.

4. Per BCRC 12-621.A, All proposed lots or parcels which are three hundred feet (300') or less in width shall maintain a depth to width ratio of not greater than three point two to one (3.2:1); and lots which are more than three hundred feet (300') in width shall maintain a depth to width ratio of not greater than four point two to one (4.2:1).

5. Per BCRC 12-623.B.1, Lots to be served by an individual well on each lot: Applicants shall demonstrate how the aquifer proposed for water supply has sufficient production capability to provide drinking water to all applicable lots and that a location is available within each lot for installation of a well without conflicting with proposed sewage systems on or adjacent to the proposed lot.

6. Per BCRC 12-623.C, A sewage disposal method for all building sites, as approved by the Panhandle Health District and/or the state of Idaho, shall be provided prior to final plat. A sanitary restriction shall be placed on the face to the plat.

7. Per BCRC 12-623.D all proposed lots shall be designed by the applicant to provide a fire protection plan. In addition, the applicant shall provide for at least one of the following. See Conditions of Approval.

    a. Prior to final plat, an approved water and fire hydrant system capable of providing one thousand (1,000) gallons per minute for a minimum of two (2) hours where a community water system exists or is proposed as part of the development and is capable of delivering the pressurized water supply necessary for delivering fire flows as prescribed by the international fire code, as adopted by the state fire marshal, and such later editions as may be so published and adopted by the state fire marshal, or as amended, modified or superseded, and incorporated herein by reference with a copy on file with the office of the clerk of the board of county commissioners, and hereinafter referred to as IFC.

    b. A note on the final subdivision plat stating: "At the time of building location permit or building permit, the lot owner shall install a minimum two thousand (2,000) gallon water storage system, meeting IFC standards". Refill on demand is not required to meet IFC standards.

    c. A note on the final subdivision plat stating: "The installation of an approved IFC residential fire suppression sprinkler system is required in all newly constructed residences".

    d. Prior to final plat, a manmade or natural water source with a dry hydrant capable of delivering adequate water supply as prescribed by IFC.

    e. A note on the final subdivision plat stating: "At the time of building permit or building location permit, the lot owner shall install an approved fire suppression method to the satisfaction of Bonner County".

8. Per BCRC 12-624.A, All new roads created for subdivisions shall be designated by unique road names, unless such roads are determined to be and are designed to be extensions of existing roads. The applicant shall apply for road names and get approval prior to final plat.

9. Per BCRC 12-624.B Road networks shall be designed and constructed to private road standards set forth in appendix A of this title, except as otherwise noted herein. Road networks shall be designed to provide for a continuous transportation system to adjacent properties, where topographical conditions warrant.

10. Per BCRC 12-624.C, the easements shall be recorded and indicted on the final plat.

11. Per BCRC 12-624.D, All proposed lots less than five (5) acres gross shall have direct frontage on, and direct access to, a public right of way as indicated on the face of the preliminary plat.

12. Per BCRC 12-626.A, the subdivision shall be designed around identified natural hazards (highly erosive soils on steep slopes, landslide areas, rock falls, areas of subsidence, floodplains) to protect building sites and roads from damage from such hazards.

13. Per BCRC 12-642.B.4., The applicant shall obtain approval for all road names within the subdivision.

14. Per BCRC 12-642.B.8., Proposed method of water supply, sewage disposal and solid waste disposal. The applicant shall indicate method of solid waste disposal on the plat prior to final platting.

15. Per BCRC 12-642.B.10., All parcels of land intended to be dedicated for public use or reserved for the use of all property owners with the purpose indicated as indicted on the preliminary plat.

16. Per BCRC 12-642.B.11., A statement setting forth the intended land use of the parcels, i.e., residential, agricultural, commercial, industrial or other appropriate land use classifications. Prior to final plat the applicant shall indicate the use of the lots.

17. Per BCRC 12-644 C. In lieu of completing all improvements as required before final plat recording, the subdivider shall enter into a surety agreement with the board agreeing to complete the improvements in accordance with surety agreement conditions and preliminary and final plat approvals. A cash deposit, certificate of deposit, corporate surety bond written by an insurance company licensed in Idaho having a rating from AM Best & Company of "A" or better, letter of credit issued and backed by a federal or state chartered bank, is required equivalent to one hundred fifty percent (150%) of the project engineer's estimated cost of construction of the improvements for the purpose of guaranteeing completion of the work and repair of any defects in improvements which occur within one year of the first acceptance of the completed work by the board. Sureties guaranteeing the work and repair of any defects in improvements which occur within one year after first acceptance of the completed work by the board may be reduced by the board by one-half ($^1/_2$) for that one year. The surety agreement shall be valid for a period not to exceed two (2) calendar years from the date of approval. At any time prior to the expiration date of the surety agreement, the subdivider may make a written request to the planning director for a single extension of the surety agreement for a period up to two (2) years. The board may consider such request for extension at any regular business meeting. The extension request must be approved or denied by the board prior to the expiration date of the surety agreement.

18. Per BCRC 12-646, BCRC 12-647 and BCRC 12-648, the final plat shall conform to these sections of the Bonner County Revised Code.

19. Per BCRC 12-7.2, the applicant shall submit a stormwater and erosion control plan prior to final plat approval. The applicant shall make all updates or changes to the submitted plans necessary to comply with BCRC 12-7.2 or other provisions of the code as applicable to stormwater management or erosion control on site.

20. After the preliminary plat is approved, the subdivider shall have an improvement plan for the subdivision prepared by a registered civil engineer. Two (2) copies of the improvement plan shall be filed with the county engineer. This plan shall include the following:

    a. The subdivision name and number, geographic grid (township, range and tier, section number and location within the section), north arrow, date and scale no smaller than one hundred feet to the inch (1" = 100').

    b. The plan and profile of all proposed roads showing final grades and cross sections of roads in accord with the requirements contained in title 2 of this code.

    c. The plan and profile of proposed sanitary and stormwater systems with grades and sizes indicated. Drain calculations may be required.

    d. A grading plan, showing stormwater drainage for each lot.

    e. Any other improvements such as curbs, gutters, sidewalks, bridges, lift stations, fire hydrants, streetlighting, etc., as required, and in accord with the requirements contained in title 2 of this code.

21. The county engineer, or his representative, shall check inspection reports of the applicant's engineer and shall perform a final inspection and additional inspections (if called for). Construction and inspection of road improvements shall be completed in accord with the requirements contained in title 2 of this code or appendix A of this title.

Commissioner Johnson seconded the motion.

**ROLL CALL VOTE**

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| Commissioner Mauk | AYE |
| Commissioner Johnson | AYE |
| Commissioner Blaser | AYE |

Voted upon and the motion carried unanimously.

**File ZC0002-26 – Zone Change – Stonehedge Rural**: Request for a zone change from Rural-5 to Recreation on ±9.23 acres. The property is zoned Rural-5. The project is located off Cedar Lane in Section 12 Township 56 North, Range 1 East, Boise-Meridian.

**CONFLICTS:** None

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

**APPLICANT PRESENTATION:** Jeremy Grimm, Whiskey Rock Planning & Consulting, presented a PowerPoint presentation providing details of the project and property site.

**PUBLIC/AGENCY TESTIMONY:** The following individuals spoke on the record in neutral of the project: Gregory Field, Tim French, Wayne Martin

The following individuals spoke on the record in opposition to the project: Kirk Merica, Tony Ardt, Joseph Taylor, Todd Johnson, Scott Bender, James Clifford, Brandy Close, Debby Smith, Jack Kline, Jan Rumore, Jeannie Ralph, Monica Gunter, Doug Gunter, Robin Changala, Jim Ralph, James Cody, Sandra Taylor, Reg Crawford.

**REBUTTAL:** Jeremy Grimm, Whisky Rock Planning & Consulting, responded to comments from the public. He stated this application is for a zone change and no development is being proposed at this time.

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

Commissioner Mauk moved to continue this file to a later date and time. The commissioners discussed the motion. Hearing no second, the Chair declared the motion dead.

**MOTION TO RECCOMEND DENIAL:** Commissioner Johnson, moved to recommend denial of this project to the Board of County Commissioners, FILE ZC0002-26, requesting a zone change from Rural-5 to Recreation, based upon the following conclusions:

Conclusion 1
The proposal **is not** in accord with the policies of the Bonner County Comprehensive Plan.

Conclusion 2
This proposal was reviewed for compliance with Title 12, Bonner County Revised Code, and **is not** found to be in compliance.

Conclusion 3
The proposal **is not** in accord with the purpose of the Commercial zoning designation, provided at Chapter 3, Title 12, Bonner County Revised Code.

This recommendation is based upon the evidence submitted up to the time the Staff Report was prepared, and testimony received at this hearing. Commissioner Johnson 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 conclusions of law 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.

Commissioner Mauk seconded the motion.

**ROLL CALL VOTE**

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| Commissioner Mauk | AYE |
| Commissioner Johnson | AYE |
| Commissioner Blaser | AYE |

Voted upon and the motion carried unanimously.

**DISCUSSION:**

1) August 27, 2026, Agenda Items
2) Zoning Commission and Staff Updates

The Vice Chair declared the hearing adjourned at 12:51 P.M. until 5:30 p.m. August 27, 2026.

Respectfully submitted,



Alex Feyen, Assistant Planning Director

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Bonner County Zoning Commission



Brett Blaser, Vice Chairman