BONNER COUNTY ZONING COMMISSION
PUBLIC HEARING MINUTES
August 27, 2026

PLEDGE OF ALLEGIANCE

CALL TO ORDER: Chair Jeffrey Poulson called the Bonner County Zoning Commission to order at 5:32 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, Commissioner Jim Pound, Commissioner Joe Mauk

ABSENT: None

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: Commissioner Mauk asked that Condition B-1 be corrected to include verbiage pertaining to the Bonner County Road Standards Manual.

The Chair declared the minutes for July 23, 2026, to be updated to reflect the corrections as stated by Commission Mauk and brought before this Body for additional review and approval.

ACTION ITEMS:

PUBLIC HEARING

File V0009-26 – Variance – Property Line Setback: Request for a 0' property line setback where 25' is required for the purposes of constructing an addition to an existing accessory structure. The ≈7.45-acre property is zoned Agricultural/forestry-10 (A/f-10). The project site is located off Hickey Road in Section 4, Township 57 North, Range 01 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 Cody Logan gave details of the project and what the structure is being used as. Mr. Logan then answered follow-up questions from the commissioners regarding: barn placement and lean to build date.

PUBLIC/AGENCY TESTIMONY: The following individuals spoke on the record in opposition of this project: Danielle Kins, and Sheryl Messer.

REBUTTAL: Mr. Logan responded to comments relating to the fence line and the lean-to, stating that it is the minimum height requirement and that it would be no different than a house in town with a 6-foot fence. He also mentioned he can maintain the roof from his own property.

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 Pound moved to approve this FILE 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 **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 is based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at this 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 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 Blaser seconded the motion.

ROLL CALL VOTE

Commissioner Mauk	NAY
Commissioner Johnson	NAY

Commissioner Pound	AYE
Commissioner Poulsen	AYE
Commissioner Blaser	AYE

Voted upon and the motion carried with a vote of 3-2.

File V0014-26 – Variance – Lot Size Minimum: Request to create five 10-acre parcels where a minimum of 20-acres is required for the purposes of a Family Division. The combined acreage of the subject properties is 107.53-acres, and they are zoned Agricultural/Forestry-20. The project site is located off Colburn Culver Road in Section 3, Township 58 North, Range 01 West, Boise-Meridian.

CONFLICTS: None

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

Commissioner Johnson asked if the application has no file number or date received on it, so how do we know that this application goes with this file. That this is a big red flag for her. Also, there is no variance checklist for this file when there was one with the last file. Planner Kyle Snider responded, stating that the checklist is not a coded requirement, it is just there to assist applicants.

APPLICANT PRESENTATION: Project Representative, Jeremy Grimm, Whiskey Rock Planning + Consulting presented a PowerPoint presentation providing history and details of the project and parcels.

Applicant Lynn Coon spoke on the record providing a history of the project. He stated the land was originally zoned 10-acre minimums. He was unaware it had been rezoned to 20-acres minimums until recently and is trying to change it back for his posterity.

Applicant Jon Vincent provided a history of his property. He stated they are trying to figure out the best way to get their family to be able to stay in the area.

PUBLIC/AGENCY TESTIMONY: The following individual spoke on the record in favor of this project: Chad Coon

The following individual spoke on the record neutral of this project: Andy Crook

The following individual spoke on the record in opposition of this project: Wendy Conner, Danielle Kins, and Dale Boucher

REBUTTAL: Mr. Grimm responded to public comments pertaining to separating the request into two different applications and what the plan was for the rest of the property. Commissioner Pound asked how much of the property is being used for agriculture, and Mr. Grimm stated all of it.

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 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 **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 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 Mauk seconded the motion.

ROLL CALL VOTE

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

Voted upon and the motion carried unanimously.

DISCUSSION:

1) September 10, 2026, Agenda Items – 1 File
2) Zoning Commission and Staff Updates

The Commissioners agreed not to begin hearing a new file after 9:00 p.m.

Beginning January 2027, the Commission will meet on the 4th Tuesday of each month.

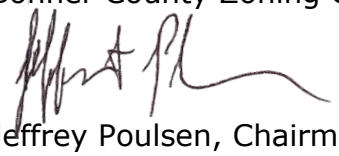
The Chair declared the hearing adjourned at 8:11 P.M. until 5:30 p.m. September 10, 2026.

Respectfully submitted,



Alex Feyen, Assistant Planning Director

Bonner County Zoning Commission



Jeffrey Poulsen, Chairman