BONNER COUNTY ZONING COMMISSION
PUBLIC HEARING MINUTES
SEPTEMBER 10, 2026

PLEDGE OF ALLEGIANCE

CALL TO ORDER: Chair Jeffrey Poulsen called the Bonner County Zoning 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: Commissioner Brett Blaser, Commissioner Michelle Johnson, Commissioner Jim Pound, Chair Jeffrey Poulsen

ABSENT: Commissioner Joe Mauk

ALSO PRESENT: Assistant Planning Director, Alex Feyen; Planner I, Kyle Snider; Administrative Assistant III, Maya Johnson and Administrative Assistant III, Janna Brown

CHANGES IN AGENDA: None

APPROVAL OF MINUTES: None

ACTION ITEMS:

PUBLIC HEARING

File V0005-26 – Variance – Property Line Setback: Request for a 5' property line setback where 25' is required along an approximate 250' of the northern property line. The ≈12.850-acre property is zoned Agricultural/forestry 20 (A/f-20). The project site is located off Evergreen Road in Section 4, 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.

APPLICANT PRESENTATION: The applicant, Richard Gray, did not present, but answered some questions from the commissioners.

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 Pound moved to approve this FILE V0005-26, requesting a 5' property line setback where 25' is required along an approximate 250' of the northern property line, 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 Johnson seconded the motion.

ROLL CALL VOTE

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

VOTED upon and the motion carried unanimously.

DISCUSSION:

1) September 24, 2026, Agenda Items – 1 File
2) Zoning Commission and Staff Updates

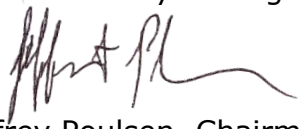
The Chair declared the hearing adjourned at 5:56 P.M. until 5:30 p.m. September 24, 2026.

Respectfully submitted,



Alex Feyen, Assistant Planning Director

Bonner County Zoning Commission



Jeffrey Poulsen, Chairman