BONNER COUNTY ZONING COMMISSION
PUBLIC HEARING MINUTES
September 24, 2026

PLEDGE OF ALLEGIANCE

CALL TO ORDER: Acting Chair James Pound 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 Michelle Johnson, Commissioner Jim Pound, and Commissioner Joe Mauk

ABSENT: Commissioner Jeffrey Poulsen, Commissioner Brett Blaser

ALSO PRESENT: Assistant Planning Director, Alexander Feyen; Administrative Assistant III, Maya Johnson and Administrative Assistant III, Janna Brown

CHANGES IN AGENDA: None

APPROVAL OF MINUTES: None – Will do mass approval on the next meeting, October 22, 2026.

ACTION ITEMS:

PUBLIC HEARING:

File V0011-26 – Variance – Property Line Setback: Request for a 5-foot property line setback where 25 feet is required for the purposes of building an accessory structure. The property is zoned Rural 10. The property is located off Clagstone Road in Section 26, Township 54 North, Range 4 West, Boise Meridian, Idaho.

CONFLICTS: None

STAFF PRESENTATION: Assistant Planning Director, Alexander Feyen, presented a PowerPoint summary of the project and previously circulated staff report. He also answered any follow up questions from the Zoning Commission.

APPLICANT PRESENTATION: Applicant, Dave Baumann, gave a summary of the request and answered any follow-up questions from the Zoning Commission.

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 Mauk moved to approve this request FILE V0011-26, for an 5' property line setback where 25' 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/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 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.

Commissioner Johnson seconded the motion.

ROLL CALL VOTE

Commissioner Mauk	AYE
Commissioner Johnson	AYE
Commissioner Pound	AYE

VOTED upon and the motion carried unanimously.

Conditions of approval:

A-1 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.

A-2 This variance shall not supersede any deed restrictions.

A-3 A Building Location Permit shall be required for the highlighted development.

The complete file is available for review in the Planning Department, 1500 Highway 2, Suite #208, Sandpoint, ID. Some file application material is available online at www.bonnercountyid.gov Bonner County Revised Code (BCRC) is available at the Planning Department or online.

DISCUSSION:

1) October 22, 2026, Agenda Items – 1 File
2) Zoning Commission and Staff Updates

The Chair declared the hearing adjourned at 6:09 P.M. until 5:30 p.m. October 22, 2026.

Respectfully submitted,



Alex Feyen, Assistant Planning Director

Bonner County Zoning Commission



Jim Pound, Commissioner