

**BONNER COUNTY ZONING COMMISSION
PUBLIC HEARING MINUTES
DECEMBER 18, 2025**

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: Chair Jeffery Poulsen, Commissioner Joe Mauk, Commissioner Michelle Johnson, Commissioner Brett Blaser, Commissioner Jim Pound

ABSENT: None

ALSO PRESENT: Interim Director, Alex Feyen; Planner I, Kyle Snider; Planner II, Daniel Britt; and Systems Technician, Jeannie Welter

CHANGES IN AGENDA: The Commission approved the Amended Agenda. Commissioner Pound moved to approve the amended agenda. Commissioner Johnson seconded the motion. Voted upon and the motion carried unanimously.

APPROVAL OF MINUTES: None

PUBLIC HEARING

File ZC0017-25 – Suburban to Commercial - Ranch Club

The applicant is requesting a Zone Change from Suburban to Commercial. The ≈35-acre property is zoned Suburban. The project site is located off U.S. Highway 2 in Section 22, Township 56 North, Range 5 West, Boise-Meridian. The project site is located within West Pend Oreille Fire District and West Bonner School District #83.

CONFLICTS: None

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

APPLICANT PRESENTATION: Project Representative, Reid Weber, presented a PowerPoint presentation providing details of the project. He gave a background summary of the Priest River Animal Rescue. He explained what the phases of the project would entail.

The commission asked questions pertaining to well capacity, water and sewer, and future use of the property. Mr. Weber stated they will be on a well and septic, he further stated they are working with IDWR to determine the type of the well and said it would be a commercial type of well. Regarding future use of the property, he stated there are no current plans to make any changes to the current golf course.

PUBLIC/AGENCY TESTIMONY: The following individual provided comment on the record: Barbara Grover

REBUTTAL: NONE

The Commission deliberated using the Bonner County Planning Department's Reasoned Statement Worksheet to structure their discourse.

MOTION TO RECOMMEND APPROVAL: Commissioner Mauk moved to recommend approval of this project to the Board of County Commissioners, FILE ZC0017-25, requesting a zone change from Suburban to Commercial, finding that it is not in conflict with the policies of the Bonner County Comprehensive Plan and Bonner County Revised Code as enumerated in the following conclusions of law:

Conclusion 1

The proposal **is not** in conflict with the elements of the Bonner County Comprehensive Plan.

Conclusion 2

This proposal was reviewed for compliance with Title 12, Bonner County Revised Code, and **is** found to be in compliance.

Conclusion 3

The proposal **is** in accord with the purpose of the Commercial District 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 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 conclusions of law and direct 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 Blaser seconded the motion.

ROLL CALL VOTE

Commissioner Joe Mauk	AYE
Commissioner Michelle Johnson	AYE
Commissioner Brett Blaser	AYE
Commissioner Jeffery Poulsen	AYE
Commissioner Jim Pound	AYE

VOTED upon the motion carried unanimously.

File S0003-25/PUD1-25 – Yoman Bluffs PUD/Subdivision

The applicants are requesting a large-scale residential Planned Unit Development and a subdivision for twenty-three (23) residential lots and three (3) tracts. The proposal is ±37.6 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.

CONFLICTS: None

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

Commissioner Mauk asked what percentage of the road is being reduced. Mr. Britt stated as he is not a road engineer, he is not aware of those requirements.

Commissioner Pound asked if there is a timeline when the Coolin water system moratorium may be lifted. Mr. Britt stated he has no knowledge of this.

APPLICANT PRESENTATION: Project Representative Scott Brown, James A Sewell & Associates, presented a PowerPoint presentation providing details of the project.

The Commission asked questions pertaining to gating the community, setbacks, roads, perk testing, steep slopes, water well capacity, septic, traffic study, and legal access.

Mr. Brown and the applicant provided clarification to the Commission regarding their questions.

PUBLIC/AGENCY TESTIMONY: The following individuals provided comment for the record: Mike Loft, Brian Runberg, Damon Runberg, David Patton, Kathryn Gjording, and Ron Huff, regarding water, aquifer, access, parking, noticing, roads, fire vehicles, increase in development, and well contamination.

REBUTTAL: The applicant responded to public testimony stating they hired a professional to make sure they complied with all of the rules and regulations and to ensure they built everything to county specifications.

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

MOTION TO RECOMMEND APPROVAL: Commissioner Blaser moved to recommend to the Board of County Commissioners, approval of this project FILE PUD0001-25 requesting a large-scale residential Planned Unit Development 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 Comprehensive Plan and Bonner County Revised Code as enumerated in the following conclusions of law:

1. The planned unit development **is** in accord with the Bonner County comprehensive plan.

2. The proposed planned unit development **can** be substantially completed within two (2) years from the date of approval.
3. The streets and thoroughfares proposed **are** suitable and adequate to gather anticipated traffic and will not generate traffic in amounts that will overload the street network outside the planned unit development. Connections to public transportation systems shall also be considered.
4. Any residential development **will** constitute a residential environment of sustained desirability and stability and **will** be in harmony with the character of the surrounding neighborhood and community.
5. Any proposed commercial or industrial development **will** constitute an efficient well organized development, with adequate provisions for access and storage, and it **will not** adversely affect adjacent or surrounding development.
6. The proposed use **will not** create a hazard or **will not** be dangerous to persons on or adjacent to the property.

The recommendation 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 direct 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 Poulsen seconded the motion.

ROLL CALL VOTE

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

VOTED upon the motion failed with a vote of 2-3.

MOTION TO RECOMMEND DENIAL: Commissioner Mauk moved to recommend to the Board of County Commissioners, denial of this project FILE PUD0001-25 a large-scale residential Planned Unit Development 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, Idaho, based on the following conclusions:

1. The planned unit development **is not** in accord with the Bonner County comprehensive plan.
2. The proposed planned unit development **can** be substantially completed within two (2) years from the date of approval.

3. The streets and thoroughfares proposed **are not** suitable and adequate to gather anticipated traffic and will not generate traffic in amounts that will overload the street network outside the planned unit development. Connections to public transportation systems shall also be considered.
4. Any residential development **will** constitute a residential environment of sustained desirability and stability and **will** be in harmony with the character of the surrounding neighborhood and community.
5. Any proposed commercial or industrial development **will** constitute an efficient well organized development, with adequate provisions for access and storage, and it **will not** adversely affect adjacent or surrounding development.
6. The proposed use **will** create a hazard or **will** be dangerous to persons on or adjacent to the property.

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 his hearing and the analysis as set forth in the Staff Report (or as amended during this hearing) and direct 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.

Commissioners had additional discussion regarding this motion in relation to the reason statement.

Commissioner Mauk stated the problem is Title 12-328 B-2, talks about a Recreation district having sewer service.

Commissioner Johnson stated her concern is regarding traffic and the potential safety risk to the community. Commissioner Blaser asked about comments from the road jurisdictions. He stated the comment from ITD was "no comment". Commission Mauk read comments from the Bonner County Road & Bridges Department received on December 2, 2025.

The commissioners talked about the study that was completed by PHD. Commissioner Mauk stated that staff had not included the letter from PHD in his binder and left the hearing, in protest.

Commissioner Pound moved to rescind the motion on the floor. Commissioner Blaser seconded the motion.

ROLL CALL VOTE

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

VOTED upon the motion carried unanimously.

MOTION TO RECOMMEND APPROVAL: Commissioner Blaser moved to recommend to the Board of County Commissioners, approval of this project FILE PUD0001-25 requesting a large-scale residential Planned Unit Development 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 Comprehensive Plan and Bonner County Revised Code as enumerated in the following conclusions of law:

7. The planned unit development **is** in accord with the Bonner County comprehensive plan.
8. The proposed planned unit development **can** be substantially completed within two (2) years from the date of approval.
9. The streets and thoroughfares proposed **are** suitable and adequate to gather anticipated traffic and will not generate traffic in amounts that will overload the street network outside the planned unit development. Connections to public transportation systems shall also be considered.
10. Any residential development **will** constitute a residential environment of sustained desirability and stability and **will** be in harmony with the character of the surrounding neighborhood and community.
11. Any proposed commercial or industrial development **will** constitute an efficient well organized development, with adequate provisions for access and storage, and it **will not** adversely affect adjacent or surrounding development.
12. The proposed use **will not** create a hazard or **will not** be dangerous to persons on or adjacent to the property.

The recommendation 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 direct 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 Blaser further moved to add a B condition to have a traffic safety study conducted.

Commissioner Pound seconded the motion.

ROLL CALL VOTE

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

VOTED upon the motion carried with 3 affirmative votes and 1 abstention.

Conditions of Approval for PUD:

Standard continuing permit conditions. To be met for the life of the use:

1. Per BCRC 12-254.B, development plans submitted as part of an approved "large scale residential" PUD shall be in substantial compliance with the approved conceptual land use plan. Any significant change affecting the original approval of the plan shall require a public hearing. A change in density or a more intensive use of the same area constitutes a significant change.
2. Per BCRC 12-256.B, a PUD shall include a homeowners' association and/or corporate ownership, which shall be responsible for the development, use and permanent maintenance of all common activities and facilities.
3. BCRC 12-256.H, Buffering, Clustering: A easement shall be recorded for the common area easement as found on the preliminary plat.
4. Per BCRC 12-256.C, Covenants, Articles of Incorporation: Articles of incorporation for the homeowners' association or corporate entity governing the PUD shall be recorded with the final plat of any PUD subdivision or final development plans. The covenants, conditions and restrictions shall be sufficient to enforce development requirements and responsibilities of the homeowners' association and/or ownership.
5. Per BCRC 12-258.A, Preliminary Subdivision PUD: Conditional use approval for a preliminary subdivision PUD shall expire two (2) years from the date of approval if the final plat has not been approved and recorded.
6. Per BCRC 12-258.D, an extension of time request not to exceed two (2) years may be granted by the board of county commissioners. The request shall be made in writing prior to the expiration date and shall state the reasons why the extension is needed and how the developer intends to progress with the project. If it is found that the intent of the PUD approval is merely for speculation purposes, the extension shall not be granted.
7. Per BCRC 12-623.B.3, Lots to be served by a new public drinking water system: Division of environmental quality written approval of an engineering report prepared by an Idaho licensed professional engineer demonstrating that an adequate water supply is available to meet the estimated demand for water from the lots in the proposed subdivision.
8. Per BCRC 12-7.2, the applicant submitted a stormwater management and erosion control plan prepared by James A. Sewell and Associates, LLC on May 2, 2025. The plan is currently being reviewed by Bonner County in compliance with BCRC 12-722.2. The applicant will be required to comply with all applicable requirements of this section of the Bonner County Revised Code.
9. Within the current project, some buildable sites are proposed to be located in areas of slopes of over 30% grade. Per BCRC 12-7.6, in such cases, a geotechnical analysis shall be required for proposed building sites, roads, driveways or other development. Geotechnical analysis shall be stamped and signed by an Idaho licensed civil or geological engineer having sufficient education and experience to prove competency in the field of geotechnical engineering. The geotechnical analysis shall be submitted prior to construction and shall explain the geologic and hydrologic features of the area, shall evaluate the suitability of the site for intended uses, shall identify potential problems relating to the geology and hydrology, shall

summarize the data upon which conclusions are based, and shall propose mitigation measures.

MOTION TO RECOMMEND APPROVAL: Commissioner Blaser moved to recommend to the Board of County Commissioners, approval of this project FILE S0003-25 requesting a twenty (23) residential lot Subdivision with three (3) tracts 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 Comprehensive Plan and 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.
8. The proposed subdivision **is not** in conflict with the Bonner County Comprehensive Plan.

The recommendation 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 direct 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 Pound seconded the motion.

Commissioner Blaser moved to add an amendment to the motion to add a B condition to have a traffic safety study conducted. Commissioner Poulsen seconded the motion.

ROLL CALL VOTE

Commissioner Johnson	Abstained
Commissioner Blaser	AYE

Commissioner Poulsen
Commissioner Pound

AYE
AYE

VOTED upon the motion carried with 3 affirmative votes and 1 abstention.

Conditions of Approval for Plat:

1. Per BCRC 12-258.A, Preliminary Subdivision PUD: Conditional use approval for a preliminary subdivision PUD shall expire two (2) years from the date of approval if the final plat has not been approved and recorded.
2. 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.
3. 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.
4. 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.
5. 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). Only those lots granted a deviation by the decision-making body as found in this staff report and the face of the preliminary plat shall not exceed a depth to width 4.4:1.
6. Per BCRC 12-623.B.3, Lots to be served by a new public drinking water system: Division of environmental quality written approval of an engineering report prepared by an Idaho licensed professional engineer demonstrating that an adequate water supply is available to meet the estimated demand for water from the lots in the proposed subdivision.
7. 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.
8. 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".
9. 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.
 10. 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. Easements shall be constructed as proposed to meet the International Fire Code standards at minimum.
 11. Per BCRC 12-624.C, the easements shall be recorded and indicted on the final plat.
 12. Per BCRC 12-624.D, all lots shall have direct frontage and direct access to the proposed easements indicated on the face of the preliminary plat.
 13. 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. Those lots requesting a deviation from BCRC 12-621.A.B., as found in the staff report, shall be designed as indicted on the preliminary plat.
 14. Per BCRC 12-642.B.4, The applicant shall obtain approval for all road names within the PUD/Subdivision.
 15. 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.
 16. 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.
 17. 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.
 18. 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 ($\frac{1}{2}$) 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.

19. 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.
20. Per BCRC 12-7.2, the applicant submitted a stormwater and erosion control plan prepared by James A. Sewell and Associates, LLC on May 5, 2025. 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.
21. 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
22. 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.

DISCUSSION:

1. Staff Updates: Interim Director Alex Feyen relayed to the commission of the upcoming Zoning Commission meeting on January 8, 2026. He provided a staffing update related to administrative staff. No new information regarding a Planning Director.

2. Interim Director will invite legal counsel to come to a meeting for training purposes.

The Chair declared the hearing adjourned at 9:30 P.M. until 5:30 p.m. January 8, 2026.

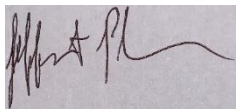
Respectfully submitted,



Alex Feyen, Interim Planning Director

The above Minutes are hereby approved this 8th day of January 2026.

Bonner County Zoning Commission



Jeffery Poulsen, Chair