

**BONNER COUNTY ZONING COMMISSION
PUBLIC HEARING MINUTES
October 23, 2025**

PLEDGE OF ALLEGIANCE

CALL TO ORDER: Interim Director Alex Feyen called the Bonner County Zoning Commission hearing to order at 5:35 pm in the 3rd Floor Conference Room, of the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, via Zoom webinar, and YouTube live streaming.

PRESENT: Chair Brett Blaser, Commissioner Joe Mauk, Commissioner Michelle Johnson, Commissioner Jeffery Poulson.

ABSENT: None

ALSO PRESENT: Interim Director Alex Feyen, Planner I Kyle Snider, Planner II Daniel Britt and Hearing Coordinator Dylan Young.

CHANGES IN AGENDA: None

COMMISSIONER & STAFF UPDATES: None.

SWEARING IN OF COMMISSIONERS: Bonner County Deputy Clerk Lauren Reichenbach swore in Joe Mauk and Michelle Johnson as Bonner County Zoning Commissioners.

ELECTION OF NEW OFFICERS: Commissioner Blaser moved to make Commissioner Poulson the Zoning Commission Chair.

Commissioner Mauk seconded the motion.

ROLL CALL VOTE

Commissioner Joe Mauk	AYE
Commissioner Michelle Johnson	AYE
Commissioner Brett Blaser	AYE
Commissioner Jeffery Poulson	NAY

VOTED upon and the motion was approved with 3 to 1.

Chair Poulson moved to make Commissioner Blaser the secondary chair.

Commissioner Mauk seconded the motion.

ROLL CALL VOTE

Commissioner Joe Mauk	AYE
Commissioner Michelle Johnson	AYE
Commissioner Brett Blaser	AYE
Commissioner Jeffery Poulson	AYE

VOTED upon with unanimous decision the motion was passed.

APPROVAL OF MINUTES: The Chair declared the minutes for **September 18, 2025** approved as written.

PUBLIC HEARING

File ZC0011-25 – Smith - Rural 10 to Rural 5

The applicant is requesting a Zone Change from Rural 10 to Rural 5. The 10-acre property is zoned Rural 10. The project site is located off Lazy Spade Lane in Section 18, Township 54 North, Range 2 West, Boise-Meridian. The project site is within the service area of Sagle Fire District.

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

APPLICANT PRESENTATION: Landowner Jeffery Smith presented an oral presentation where he explained his plans to divide his property in order to split the parcels amongst his family.

PUBLIC/AGENCY TESTIMONY: The following people provided comments: None

MOTION TO RECOMMEND APPROVAL: Commissioner Blaser moved to recommend approval of this project to the Board of County Commissioners, FILE ZC0011-25, requesting a zone change from Rural-10 to Rural-5, 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 policies of the Bonner County Comprehensive Plan.

Conclusion 2

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

Conclusion 3

The proposal **is** in accord with the purpose of the Rural 5 zoning district, provided at Chapter 3, Title 12, Bonner County Revised Code.

This decision 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 Mauk seconded the motion.

ROLL CALL VOTE

Commissioner Joe Mauk NAY
Commissioner Michelle Johnson AYE

Commissioner Brett Blaser AYE
Commissioner Jeffery Poulson AYE

VOTED upon and motion carried.

File ZC0012-25- SixPak LLC - Suburban to Commercial

The applicants are requesting a zone change from Suburban to Commercial on ±7.175 acres. The property is zoned Suburban. The project is located off N. Riley Creek Road in Section 30 Township 56 North, Range 3 West, Boise-Meridian. The project site is within the service areas of Westside Fire District and Laclede Water District.

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

APPLICANT PRESENTATION: Applicant Representative Travis Haller presented a PowerPoint presentation emphasizing how a zone change is needed in order to legally allow mini storage on the parcel.

PUBLIC/AGENCY TESTIMONY: The following people provided comments:
Sally Ash, Josh Kirkpatrick

REBUTAL: Applicant Representative Travis Haller described the setbacks and road access points for the project.

Property Owner Lou Munilla described the projects road access points.

MOTION TO RECOMMEND APPROVAL: Commissioner Blaser moved to recommend approval of this project to the Board of County Commissioners, FILE ZC0012-25, 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 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 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 Poulson seconded the motion.

ROLL CALL VOTE

Commissioner Joe Mauk	NAY
Commissioner Michelle Johnson	NAY
Commissioner Brett Blaser	AYE
Commissioner Jeffery Poulson	AYE

VOTED upon with 2 in approval and 2 against.

Commissioner Blaser Motioned to postpone the hearing of this file until a full Zoning Board is present.

Commissioner Mauk seconded the Motion.

ROLL CALL VOTE

Commissioner Joe Mauk	AYE
Commissioner Michelle Johnson	AYE
Commissioner Brett Blaser	AYE
Commissioner Jeffery Poulson	AYE

VOTED upon with unanimous decision the motion was passed.

File ZC0005-25- DOMAR – Rural 10 to Recreation

The applicants are requesting a zone change from Rural-10 to Recreation on ±1153 acres. The property is zoned Rural-10. The project is located off Peninsula Road and Hope School Road in Section 13,18,19 and 24 Township 56 North, Range 1 and 2 East, Boise-Meridian. The project site is within the service area of Sam Owen Fire District.

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

APPLICANT PRESENTATION: Applicant Representative Clare Marley presented a PowerPoint presentation where described the terrain and wildlife on the project site. Marley further explained the Applicants desire to use the area for resort use and that there are currently RV parks and other recreation centers on the Peninsula.

PUBLIC/AGENCY TESTIMONY: The following people provided comments:
Neil Jones, Jane Holzer, Glen Johnson, Donna Jones, Theresa Hiesener, Jason Cornwall.

REBUTAL: Applicant Representative Clare Marley described the historic recreational use of the area around the project.

Applicant Representative Toby McLaughlin stated the project is in compliance with the Bonner County Comp Plan.

MOTION TO RECOMMEND DENIAL: Commissioner Mauk moved to recommend denial of this project to the Board of County Commissioners, FILE ZC0005-25, requesting a zone change from Rural-10 to Recreation, based upon the following conclusions:

Conclusion 1

The proposal **is** in accord 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 not** found to be in compliance.

Conclusion 3

The proposal **is not** in accord with the purpose of the Recreation 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 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.

ROLL CALL VOTE

Commissioner Joe Mauk	AYE
Commissioner Michelle Johnson	AYE
Commissioner Brett Blaser	Abstain
Commissioner Jeffery Poulson	AYE

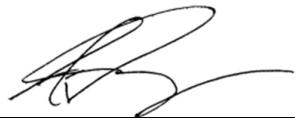
VOTED upon and the Chair declared the motion carried with 3 in favor and 1 abstention.

DISCUSSION:

1. Staff Updates: Interim Director Alex Feyen relayed to the commission of the upcoming Zoning Commission meeting on November 20th 2025.
2. Interim Planning Director Alex Feyen asked the Commission if it would be able to have two (2) Zoning Hearings a month due to Bonner County's lack of a Hearing Examiner. The Commission stated they would be able to have two (2) zoning Hearings a month.

The Chair declared the hearing adjourned at 9:15 P.M. until 5:30 p.m. November 20, 2025.

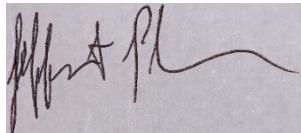
Respectfully submitted,



Alex Feyen, Interim Planning Director

The above Minutes are hereby approved this 20th day of November 2025.

Bonner County Zoning Commission



Chair Jeffery Poulsen, Chair