

**BONNER COUNTY ZONING COMMISSION
PUBLIC HEARING MINUTES
JANUARY 8, 2026**

PLEDGE OF ALLEGIANCE

CALL TO ORDER: Chair, Jeffrey Poulsen called the Bonner County Zoning Commission hearing to order at 5:31 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; and Systems Technician, Jeannie Welter

CHANGES IN AGENDA: None

APPROVAL OF MINUTES: The Chair declared the minutes for **November 20, 2025 and December 18, 2025** approved.

PUBLIC HEARING

TIME EXTENSION

File CUP0018-23 – Conditional Use Permit – RV Park: The applicant is requesting a time extension for a Conditional Use Permit for an RV Park originally approved by the Hearing Examiner on January 24, 2024.

CONFLICTS: None

STAFF PRESENTATION: Planner I, Kyle Snider presented the commissioners a time extension memo for their consideration.

APPLICANT PRESENTATION: Project representative, Jeremy Grimm presented a PowerPoint presentation providing details of the project and time extension request.

PUBLIC/AGENCY TESTIMONY: None.

REBUTTAL: NONE

The Commission deliberated.

MOTION Commissioner Mauk moved to approve a time extension for file CUP0018-23 to an expiration date of one (1) year from today, January 8, 2027.

Commission Blaser seconded the motion.

ROLL CALL VOTE

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

VOTED upon the motion carried unanimously.

File V0031-25 – Variance – Street Setback: The applicant is requesting a 2.1’ street setback where 25’ is required for the expansion of a legal nonconforming accessory building. The ≈0.63-acre property is zoned Recreation. The project site is located off Creekside Drive in Section 12, Township 60 North, Range 05 West, Boise-Meridian. The project site is within the service areas of West Priest Lake Fire District, Kalispell Bay Water and Sewer, 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.

Commissioner Mauk asked if there are any 2 foot setbacks around this location. Interim Director Alex Feyen stated most of the surrounding properties are meeting setbacks.

APPLICANT PRESENTATION: Applicant, Tim Ventress, provided background details of the project. He said he had a survey of the property done in 2022 by Sewell & Associates and they confirmed there were no violations on the property at that time. He stated he was not aware of BCRC Title 12-344 regarding not adding an addition to an existing nonconforming structure. He stated when the road is plowed their tracks are over 20 feet away from the building and there has never been an issue with debris thrown onto the building because they are already slowing down for the stop sign. He stated the only part of the structure in question is the soffit. He stated this property has a 25 foot setback on two sides of the property, the south and east, where other properties may only have a five foot setback.

PUBLIC/AGENCY TESTIMONY: None

REBUTTAL: None

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

MOTION TO DENY: Commission Mauk moved to deny this request FILE V0031-25, based upon the following conclusions:

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 **do** 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 decision is based upon the evidence submitted up to the time the Staff Report was prepared, and testimony received at this hearing. Commission 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. The action that could be taken, if any, to obtain the variance is to:

- 1) File a new application with the Planning Department and meet the standards required by Bonner County Revised Code; or
- 2) Appeal the decision to the County Commissioners.

Commissioner Johnson seconded the motion.

ROLL CALL VOTE

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

VOTED upon the motion carried 4 in favor, with 1 abstention.

File V0032-25 – Variance – Street Setback: The applicant is requesting a 15’ street setback where 25’ is required for the construction of an accessory building. The ≈0.35-acre property is zoned Suburban. The project site is located off Harbor View Drive in Section 35, Township 57 North, Range 02 West, Boise-Meridian. The project site is within the service areas of Sagle Fire District, Southside Water and Sewer, and Lake Pend Oreille School District #84.

CONFLICTS: Commissioner Pound recused himself from this file hearing because he lives in the area of this property.

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

APPLICANT PRESENTATION: Matthew Kerr presented details of the project and why this presents a hardship. Applicant explained they want to be respectful of the neighbors and go through the proper channels.

PUBLIC/AGENCY TESTIMONY: None

REBUTTAL: None

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

MOTION TO APPROVE: Commission Mauk moved to approve this request FILE V0032-25, 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. Commission 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 Blaser seconded the motion.

ROLL CALL VOTE

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

VOTED upon 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.

DISCUSSION:

1. Staff Updates: An offer has been submitted to a potential Planning Director.
2. Alex will schedule with Nate for February.

Commissioner Pound handed a form to the Commissioners regarding a proposed code change he is wanting to petition to the County Commissioners.

The Chair declared the hearing adjourned at 6:57 P.M. until 5:30 p.m. January 22, 2026.

Respectfully submitted,



Alex Feyen, Interim Planning Director

The above Minutes are hereby approved this 22nd day of January 2026.

Bonner County Zoning Commission



James Pound, Acting Chair