

**BONNER COUNTY ZONING COMMISSION
PUBLIC HEARING MINUTES
JANUARY 22, 2026**

PLEDGE OF ALLEGIANCE

CALL TO ORDER: Acting Chair Pound called the Bonner County Zoning Commission hearing to order at 5:33 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 Joe Mauk (Zoom) Commissioner Michelle Johnson, Commissioner Jim Pound

ABSENT: Chair Jeffery Poulsen, Commissioner Brett Blaser

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

CHANGES IN AGENDA: None

APPROVAL OF MINUTES: The Chair declared the minutes for **January 8, 2026**, approved.

PUBLIC HEARING

File V0034-25 – Variance – Street Setback: The applicant is requesting a street setback of 10 feet where 25 feet is required. The ≈0.63-acre property is zoned Recreation. The project site is located off Garfield Bay Road in Section 21, Township 56 North, Range 01 West, Boise-Meridian. The project site is within the service area of Sagle Fire District.

CONFLICTS: None

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

APPLICANT PRESENTATION: Project Representative, Tiger Pittman, clarified the lot is .265 acres. He stated they granted a 5-foot easement on the north side of the property to Bonner County Road & Bridges and granted an additional 10-foot easement on the south side for additional space and snow removal, which has decreased the building envelope on the property. He gave additional details of the project and property conditions.

PUBLIC/AGENCY TESTIMONY: The following individual spoke on the record: Wayne Martin.

REBUTTAL: Mr. Pittman responded to public comments regarding the setback and granting of the 5-foot easement.

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

MOTION TO APPROVE: Commissioner Mauk moved to approve this request FILE V0034-25, for a street setback of 10 feet where 25 feet 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 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 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 Mauk	AYE
Commissioner Johnson	AYE
Commissioner Pound	AYE

VOTED upon and the motion carried unanimously.

File S0004-25 –Preliminary Plat Subdivision - Pack Acres: The applicants are proposing to divide a 12.747-acre lot into 10 lots, ranging from 1-3.003-acres. The property is zoned Industrial. The project is located off Old Forest Road in Section 31, Township 54 North, Range 04 West, Boise-Meridian. The project is located within the Spirit Lake Area of Impact and the service area of Spirit Lake Fire District, and Avista Utilities.

CONFLICTS: None

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

APPLICANT PRESENTATION: Project Representative, Jeremy Grimm, Whiskey Rock Planning & Consulting, presented a PowerPoint presentation of the project. He gave details of the property and project.

Applicants Amanda Preston and Partick Annotti stated they believe this will be a positive thing for small businesses. Mr. Annotti stated they have no issues with any of the conditions or ability to meet them. He stated they are excited to do something like this to be a part of their community.

Commissioner Johnson asked if Old Forest Road is gravel, private or county, and who would be responsible for maintaining it. Mr. Grimm confirmed the road is a private gravel road and privately maintained by the grantee as it is actually an easement.

PUBLIC/AGENCY TESTIMONY: The following individuals spoke on the record: Terry Jones, Bob Thompson, Anna Riddell Martin (Exhibit A – Letter), Dave Bowman, Wayne Martin, Ginger Walins, pertaining to road issues, traffic, use, water, emergency services, and property value.

REBUTTAL: Mr. Grimm responded to public comments stating the property is zoned industrial, meaning a much larger industrial type of business could go in this spot, which would have a significant impact for this area. He stated this application meets this zone according to Bonner County Revised Code. He readdresses the easement issue. He spoke to the issue of what the final use may be.

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

MOTION: Commissioner Mauk moved to continue this file pending a formal traffic study.

Commissioner Johnson seconded the motion.

ROLL CALL VOTE

Commissioner Mauk	AYE
Commissioner Johnson	AYE
Commissioner Pound	AYE

VOTED upon and the motion carried unanimously.

Commissioner Pound declared a 10-minute recess.

Commissioner Pound reopened this hearing for an amended motion.

MOTION: Commissioner Pound moved to continue this file to a date and time certain to February 26, 2026, at 5:30 p.m., pending a formal traffic study.

Commissioner Johnson seconded the motion.

ROLL CALL VOTE

Commissioner Mauk	AYE
Commissioner Johnson	AYE
Commissioner Pound	AYE

VOTED upon and the motion carried unanimously.

File CUP0005-25 - Conditional Use Permit – Gravel Pit: The applicant is requesting a Conditional Use Permit for a gravel pit. The ≈38.48-acre property is zoned Agricultural/Forestry 10. The project site is located off Curtis Creek Road in Section 28/33, Township 55 North, Range 04 West, Boise-Meridian. The project site is within the service areas of Spirit Lake Fire District and West Bonner School District #83. At the October 1, 2025 hearing, the Hearing Examiner approved this file, with conditions. An appeal on this file was filed on November 3, 2025. The Bonner County Commissioners, at the public hearing on December 18, 2025, remanded this project file to the Zoning Commission.

CONFLICTS: Commission Mauk disclosed he has purchased gravel from Curtis Creek over the years. He confirmed he has no conflict. There were no additional disclosures or conflicts.

STAFF PRESENTATION: Planner I, Kyle Snider presented a PowerPoint summary of the project and previously circulated staff report. Interim Planning Director explained to the Commission why this file has come before them to hear.

APPLICANT PRESENTATION: Project Representative, Travis Haller, 7B Engineering, presented a presentation with details of the project. He also submitted into the record, a copy of the Reclamation Plan Approved Application (Exhibit C) Applicant Scott Hegge gave a background and history of the property and project.

PUBLIC/AGENCY TESTIMONY: The following individuals spoke on the record in favor of the project: Daniel Larson, Ed Gazur, Kelly Rawley, Jack Wade, Chris Sowdon, Cloude Croteau. The following individuals spoke on the record in opposition to the project: Maureen Paterson, Jack Neal, Jessica Phillips, Stephanie Warner, Jamie Davis, Shane Warner, Sarah Plum, Paula Stobart, Sean Phillips, Simon Stobart, Jennifer Stoffers, Karen Kelly (Exhibit B – Letter), Cindy Santi, David Davis (Exhibit A – Letter), Michael Stoffers, Jill Neal, Tom Neal, Dominic Phillips, Jim Glasgow, George Envira, Tara Elvira, Wayne Martin, Lance Crawford, and Mark Priddy, pertaining to dust, noise, use, traffic, safety, and health issues.

REBUTTAL: Project Representative, Travis Haller responded to public comments. He read specific comments received by various agencies that reviewed this project. He stated they are meeting the conditions. He also reiterated that the Planning Director has the final decision on how a conditional use is designated. He stated when the

applicant applied for this conditional use permit the changes that were mentioned during public comment do not reflect this application as those changes came after this application was filed. Applicant Scott Hegge responded to public comments.

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

During the course of deliberations, a question was raised about the determination of the use of this project. Interim Planning Director Alex Feyen explained that, per advice of Bonner County Legal staff, once the use has been determined by the Planning Director the hearing body is charged with making findings on that use.

MOTION: Commissioner Mauk moved to continue this project file to a date and time certain of March 12, 2026, at 5:30 p.m. to include deliberations only.

Commissioner Pound seconded the motion.

ROLL CALL VOTE

Commissioner Mauk	AYE
Commissioner Johnson	NAY
Commissioner Pound	AYE

Voted upon and the motion carried with a vote of 2-1.

DISCUSSION:

1. Staff Updates: No word on the Planning Director offer.
2. Discussion regarding advertising for a new Hearing Examiner.

The Chair declared the hearing adjourned at 11:51 P.M. until 5:30 p.m. February 12, 2026.

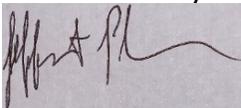
Respectfully submitted,



Alex Feyen, Interim Planning Director

The above Minutes are hereby approved this 12th day of February 2026.

Bonner County Zoning Commission



Jeffrey Poulsen, Chairman