**BONNER COUNTY ZONING COMMISSION**
**PUBLIC HEARING MINUTES**
**FEBRUARY 12, 2026**

## PLEDGE OF ALLEGIANCE

**CALL TO ORDER:** Chair 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 Jim Pound

**ABSENT:** Commissioner Brett Blaser

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

**CHANGES IN AGENDA:** None

**APPROVAL OF MINUTES:** The Chair declared the minutes for **January 22, 2026,** approved.

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## PUBLIC HEARING

**File CUP0011-24 – Conditional Use Permit – Communication Tower**: The applicant is requesting a Conditional Use Permit to construct and operate a 190' lattice tower with an 8' x 10' unmanned equipment shelter in a 50' x 50' compound enclosed in a chain-link fence. The parcel is five (5) acres and is currently zoned Agricultural/Forestry 10 (A/F-10). The subject property is located off Highway 57, down Quartz Mountain Road and on Northgate Road in Section 16, Township 57 North, Range 5 West, Boise Meridian, Bonner County Idaho. The project is located within the service area of West Pend Oreille Fire District. The Zoning Commission at the public hearing on November 20, 2025 continued this project until a full Zoning Commission was appointed.

**CONFLICTS:** None

**STAFF PRESENTATION:** Planner II, Jason Johnson presented a PowerPoint summary of the project and previously circulated staff report.

**APPLICANT PRESENTATION:** Project Representative, Nathan Weis stated they are proposing the tower to provide coverage along highway 57. They are requesting this height to allow for other carriers to use the tower. There are arrangements to provide services to emergency services. He stated the tower has been engineered to accommodate the fall radius.

Commissioner Pound asked about the height and had some concerns in the event of a tower falling. Mr. Wiese stated they have never had a tower fall.

Commissioner Mauk had some concerns about the color of the tower and stated the commission had mentioned the applicant painting the tower conifer green. Mr. Weis stated if painting the tower is a condition they will comply.

Legal counsel for the applicant, Anne Watanabe (Exhibit C) provided further details and FFA requirements for the project. She stated the tower is engineered to fall flat not fall to the side. She addressed issues pertaining to conflict with the Bonner County Comprehensive Plan.

**PUBLIC/AGENCY TESTIMONY:** The following individual spoke on the record: Matt Price, Lydia Weis, Jack Davis, Lilynne Davis, Clint Blades (Exhibit B), Alysse Blades (Exhibit A), Anne Wilder, Joan Esnayra, Wayne Martin

**REBUTTAL:** Nathan Weis responded to public comments and commissioner questions regarding cameras, lighting, greater communication, fires, and bird nests.

Anne Watanabe addressed public comments pertaining to who this service would be available to stating it is not only for people in their homes, but also people driving through the area as well. She responded to comments relating to the carrier stating not everyone has the same carrier. She further responded to comments regarding tower height, property values, setbacks, flight hazard, and lights.

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

**MOTION TO DENY**: Commissioner Mauk moved to deny this project file CUP0011-24, requesting a conditional use permit to construct and operate a 190' lattice tower with an 8' x 10' unmanned equipment shelter in a 50' x 50' compound enclosed in a chain-link fence, based upon the following conclusions:

<u>Conclusion 1</u>
The proposal **is** in conflict with the policies of the Bonner County Comprehensive Plan.

<u>Conclusion 2</u>
This proposal was reviewed for compliance with Title 12, Bonner County Revised Code, and **was not** found to be in compliance.

<u>Conclusion 3</u>
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 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 Conditional Use approval is to:

1. File a new application with the Planning Department and meet the standards required by Bonner County Revised Code; or

2. Pursue such remedies as may be applicable at Title 67, Chapter 65, Idaho Code.

Commissioner Pound seconded the motion.

**ROLL CALL VOTE**

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| Commissioner Mauk | AYE |
| Commissioner Johnson | AYE |
| Commissioner Pound | AYE |
| Commissioner Poulsen | AYE |

**VOTED** upon and the motion carried unanimously.

**File MOD0005-25– Modification of Conditional Use Permit – Public Utility Facility**: The applicant is requesting to modify the approval of Conditional Use Permit CUP0021-23 to include a new, second equipment structure and ancillary support equipment, such as new emergency diesel generator, a new 5'X5' fiber optic vault and expansion of the existing chain-link fence to enclose the new structure and equipment. The previously approved 100'X100' lease area is not expanding as the proposal will fit within the previously approved lease area footprint. The subject property is located on the corner of Highway 200 and Colburn Culver Road in Section 4, Township 57 North, Range. 1 West, Boise Meridian, Bonner County Idaho and located within the Northside Fire District service area.

**CONFLICTS:** None

**STAFF PRESENTATION:** Planner II, Jason Johnson presented a PowerPoint summary of the project and previously circulated staff report.

**APPLICANT PRESENTATION:** Project Representative Jordan Perkins, Engineering Design Manager, provided details relating to the project. He addressed stormwater issues, and stated the project is basically just an expansion of the existing facility they already have. He stated the modification will provide for equipment and maintenance.

**PUBLIC/AGENCY TESTIMONY:** None.

**REBUTTAL:** None.

The Commission deliberated using the Bonner County Planning Department's

Reasoned Statement Worksheet to structure their discourse.

**MOTION TO APPROVE:** Commissioner Pound moved to approve this project, FILE MOD0005-25, requesting to modify the approval of Conditional Use Permit CUP0021-23 to include a new, second equipment structure and ancillary support equipment, 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 proposed conditional use permit **is** in accord with the general and specific objectives of the Bonner County Comprehensive Plan.

Conclusion 2
This proposal was reviewed for compliance with the criteria and standards set forth at Title 12, BCRC Chapter 2 Subchapter 6.6. The proposal **is** in accord with the Bonner County Revised Code.

Conclusion 3
The proposed modification **will not** create a hazard and will not be dangerous to persons on or adjacent to the property.

This decision is based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at this hearing. Commissioner Pound 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 to obtain the approval of the Modification to the Conditional Use Permit is to complete the Conditions of Approval as adopted.

Commissioner Mauk seconded the motion.

**ROLL CALL VOTE**

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| Commissioner Mauk | AYE |
| Commissioner Johnson | AYE |
| Commissioner Pound | AYE |
| Commissioner Poulsen | AYE |

**VOTED** upon and the motion carried unanimously.

**Proposed Conditions of Approval:**

1. The modifications shall be developed and shall be operated in accordance with the approved site plan.

2. The modifications shall be developed and shall be operated in accordance with the previous decision Conditional Use Permit CUP0021-23, except as modified by this decision.

3. The Conditional Use Permit and this Modification shall not supersede deed restrictions.

4. All County setbacks shall be met.

5. These conditions of approval are consistent with the previous decision in CUP0021-23.

6. Obtain an air quality permit from Department of Environmental Quality.

7. Provide a stormwater management plan and erosion control plan that protects the wetlands to the east.

The Chair declared a 10-minute recess.

The Chair reconvened the hearing at 8:11 p.m.

**File HO0007-25 – Home Occupation Tier 3 – Small Engine & Automotive Repair**: The applicant is requesting a Home Occupation Permit Tier 3 for small engine and automobile repair services. The ≈5.660-acre property is zoned Rural 5. The project site is located off Vay Road in Section 1, Township 55 North, Range 04 West, Boise-Meridian. The project site is within the service areas of Sagle Fire District and West Bonner School District #83.

**CONFLICTS:** None

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

**APPLICANT PRESENTATION:** Applicants Colton and Rodney Williams gave a background of the project providing additional details of the property, business, and operations.

**PUBLIC/AGENCY TESTIMONY:** The following individuals spoke on the record: Cecilia Hyde, Tim Caufield, Judy Korolsky, Jack Lorolsky, Ron Fridlund, Lisa Seiler, Wayne Martin

**REBUTTAL:** None.

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 project, FILE HO0007-25, for a Home Occupation Permit Tier III for small engine and automobile repair services, located in Section 1, Township 55 North, Range 4 West, Boise Meridian, finding that it is in accord with the Bonner County Revised Code as enumerated in the following conclusions of law:

Conclusion 1
The proposed conditional use permit **is not** in conflict with the policies of the 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 proposed use **will not** create a hazard and **will not** be dangerous to persons on or adjacent to the property.

This decision 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 statements 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 the taking of private property. The action that could be taken to obtain the approval of the Conditional Use Permit is to complete the Conditions of Approval as adopted.

Commissioner Pound seconded the motion.

**ROLL CALL VOTE**

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| Commissioner Mauk | AYE |
| Commissioner Johnson | AYE |
| Commissioner Pound | AYE |
| Commissioner Poulsen | AYE |

**VOTED** upon and the motion carried unanimously.

**Conditions of approval:**

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

**A-1** The use shall be developed and shall be operated in accordance with the approved site plan.

**A-2** The Conditional Use Permit shall not supersede deed restrictions.

**A-3** The Conditional Use Permit shall expire if not issued within two (2) calendar years from the date of approval, or once issued, if the use has not commenced within two (2) calendar years from the date of issuance. At any time prior to the expiration date of the Conditional Use Permit, the applicant may make a written request to the Planning Director for an extension of the Conditional Use Permit for a period up to two (2) years. The Planning and Zoning Commission may consider such request for extension at any public hearing. The extension

request must be approved or denied prior to the expiration date of the Conditional Use Permit.

**A-4** The requirements of BCRC 12-421, or as hereafter amended, shall be met for the life of the use.

**A-5** Outdoor activity associated with the repair business shall be limited to a maximum of two percent (2%) of the total site acreage or to a specified area established by the Zoning Commission or hearing examiner. Landscaping and screening to provide buffering for outdoor storage of equipment or materials shall be provided in accord with section 12-465, table 4-5 of this chapter.

**A-6** The portion of the structure used for the repair business not to exceed one thousand five hundred (1,500) square feet.

**A-7** No more than three (3) vehicles associated with the repair business which are being repaired or awaiting repairs shall be stored on the site at any given time.

**A-8** The business shall comply with all building, fire and environmental code regulations established by local, state or federal jurisdictions.

**A-9** The business owner shall provide an annual written report to the planning department confirming continued compliance with these standards and any other conditions of permit approval.

**A-10** Parking spots for at least three (3) vehicles are required for the proposed use.

**A-11** A landscape plan, in accordance with BCRC 12-465, Table 4-5, shall be submitted at the time of building location permit.

**A-12** The applicant shall apply for a Building Location Permit for the Change of Use to the existing structure.

**A-13** A grading, stormwater management, and erosion control plan, in accordance with 12-7.2, may be required at the time of Building Location Permit.

**A-14** Total employees shall not exceed those residing in the dwelling and up to four (4) additional employees.

**A-15** Vehicular traffic generated by such home occupation shall not exceed eighteen (18) vehicle trips per day on average.

**A-16** A lighting plan, in accordance with BCRC 12-453 (F), shall be submitted at the time of Building Location Permit.

**File CUP0008-25 – Conditional Use Permit – Marina**: The applicants are requesting a conditional use permit for a marina and upland accommodations on ±2.16 acres. The property is zoned Recreation. The project is located off Lakeshore Drive in Section 34/35 Township 57 North, Range 2 West, Boise-Meridian. The project site is

located within the service areas of Southside Water & Sewer District and 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 Laura Cannon and Dan Tadic presented a presentation providing a background and details of the project and property. They also provided clarification for some questions previously asked by the commissioners. Mr. Tadic provided information regarding traffic and parking lot improvements.

**PUBLIC/AGENCY TESTIMONY:** The following individuals spoke on the record: Leslie Wood, Nicholas Kuhn, Steve Blaska, Patty Murphy, Jonna Plante, Jennifer Kramer, Wayne Martin, Randall Carne, Tina Harvey

**REBUTTAL:** Laura Cannon responded to public comments relating to parking, number of boat slips, and restaurant opening back up, stating this CUP is only for a commercial marina and will not include a restaurant. She addressed the comment regarding non-conforming uses stating the use does comply. She further stated the items that do not comply are design standards. She stated the proposal would make the site more compliant than it currently is as it sets today. She stated the proposal meets the Bonner County parking standards.

Dan Tadic stated there are sufficient fire access lanes on the plans. He responded to comments pertaining to traffic and access points. He also responded to comments related to the number of boat slips. He stated they are adding stormwater improvements to the site that do not exist today.

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

**DECISION TO DENY:** Commissioner Pound moved to deny this project, FILE CUP0008-25, for a Marina and Upland Accommodations, located in Section 34/34, Township 57 North, Range 2 West, Boise Meridian, based upon the following conclusions:

<u>Conclusion 1</u>
The proposed conditional use permit **is not** in conflict with the policies of the Comprehensive Plan.

<u>Conclusion 2</u>
This proposal was reviewed for compliance with the criteria and standards set forth in BCRC Chapter 3, Subchapter 3.3, Subchapter 3.4 BCRC Chapter 4, Subchapter 4.2, 4.3, 4.4, 4.5 and 4.6 Title 12, Chapter 7, Subchapter 7.2, Title 12, Bonner County

Revised Code and **was** found to be in compliance, Subchapter 2.2 **was not** found to be in compliance.

Conclusion 3
The proposed use **will** create a hazard and **will** be dangerous to persons on or adjacent to the property.

This decision is based upon the evidence submitted up to the time the Staff Report was prepared, and testimony received at this hearing. Commissioner Pound 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 Mauk seconded the motion.

**ROLL CALL VOTE**

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| Commissioner Mauk | AYE |
| Commissioner Johnson | AYE |
| Commissioner Pound | AYE |
| Commissioner Poulsen | AYE |

**VOTED** upon and the motion carried unanimously.

**DISCUSSION:**

1. Staff Updates: 5 files will be heard on February 26, 2026.
2. Interim Planning Director, Alex Feyen stated we should have some news regarding a new Planning Director by February 13, 2026.
3. Alex stated an advertisement for a new Hearing Examiner will go out next week.
4. Discussion regarding a joint meeting with the Planning Commission on a Tuesday afternoon.
5. Discussion regarding a commissioner orientation with legal. The commissioners are willing to do this on a separate night from the hearing schedule.

The Chair declared the hearing adjourned at 12:03 A.M. on February 12, 2026, until 5:30 p.m. February 26, 2026.

Respectfully submitted,

Alex Feyen, Assistant Planning Director

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

Bonner County Zoning Commission

Brett Blaser, Vice Chairman