

**BONNER COUNTY ZONING COMMISSION
PUBLIC HEARING MINUTES
FEBRUARY 26, 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 Brett Blaser, Commissioner Joe Mauk, Commissioner Michelle Johnson, Commissioner Jim Pound

ABSENT: None

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

CHANGES IN AGENDA: Commissioner Mauk moved to hear file CUP0007-25 as the first item on the agenda. Commissioner Pound seconded the motion. Commissioner Poulsen added file ZC0012-25 to the motion moving files CUP0007-25 and ZC0012-25 as action items 1 and 2. Voted upon and the motion carried unanimously.

APPROVAL OF MINUTES: None

PUBLIC HEARING

File CUP0007-25 –Conditional Use Permit – Public Utility Facility – City of Spirit Lake: The applicants are requesting a Conditional Use Permit for a public utility facility on ±158.74 acres. The property is zoned Rural-10. The project is located off Spirit Lake Cutoff in Section 30 Township 54 North, Range 4 West, Boise-Meridian. The project site is within Spirit Lake Fire District and Area of Impact of the City of Spirit Lake.

CONFLICTS: None.

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

APPLICANT PRESENTATION: Project Representative, Kevin Koesel presented a PowerPoint presentation of the project providing a background summary and details of the project. He explained the importance of wastewater treatment and regulatory oversight. He addressed concerns of public comments currently received.

PUBLIC/AGENCY TESTIMONY: The following individuals spoke on the record: Ishiah Duprey, Kevin Kobden (Exhibit B), Denise Cobden (Exhibit A), Elsbeth Roach, Crystal Johnson, William Johnson Jr., Terry Brunell, Marilyn Brunell, Patty Campitelli, Ken Campitelli, Kevin Sarisky (Exhibit C), Julie Heike, Ryan Franks, Brian Lupton, Luba Hoegel, Jennifer Lupton, Douglas Metling, Michael Duprey, Renee Duprey, and Wade Spears.

REBUTTAL: Kevin Koesel responded to public comments pertaining to the 2018 Wastewater Facility Plan. He specifically responded to comments about applying raw wastewater, nitrogen, 2017 level of wastewater, aerosol and chlorine use, signs, groundwater study, annual reports, and soil.

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

DECISION TO DENY: Commissioner Mauk moved to deny this project, FILE CUP0007-25, for a Public Utility Facility, located in Section 30, Township 54 North, Range 4 West, Boise Meridian, based upon the following conclusions:

Conclusion 1

The proposed conditional use permit **is** in conflict with the policies of the Comprehensive Plan.

Conclusion 2

This proposal was reviewed for compliance with the criteria and standards set forth in BCRC Chapter 3, Subchapter 3.3 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.

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 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 Permit 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 Pound seconded the motion.

ROLL CALL VOTE

Commissioner Mauk

AYE

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

VOTED upon and the motion carried unanimously.

The Chair called a 10 minute recess.

The Chair reconvened the hearing at 9:00 p.m.

Commissioner Poulsen stepped down from the Chair and moved to hear file V0039-25 and continue files V0030-25, S0004-25, and ZC0012-25 to a date and time certain of March 5, 2026 at 5:30 p.m.

Commissioner Blaser seconded the motion.

ROLL CALL VOTE

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

VOTED upon and the motion carried unanimously.

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. The Zoning Commission, at the public hearing on October 23, 2025, unanimously voted to postpone this file until a full Zoning Commission was appointed.

MOTION: Commissioner Pound moved to continue ZC0012-25 to a date and time certain of March 5, 2026 at 5:30 p.m.

Commissioner Blaser seconded the motion.

ROLL CALL VOTE

Commissioner Mauk	AYE
Commissioner Johnson	AYE
Commissioner Pound	AYE
Commissioner Poulsen	AYE
Commissioner Blaser	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. The Zoning Commission at the public hearing on January 22, 2026, continued this file to a date and time certain of February 26, 2026.

MOTION: Commissioner Pound moved to continue S0004-25 to a date and time certain of March 5, 2026 at 5:30 p.m.

Commissioner Mauk seconded the motion.

ROLL CALL VOTE

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

VOTED upon and the motion carried unanimously.

File V0030-25 - Variance – Impervious Surface & Shoreline Setback: The applicants are requesting a Variance to the impervious surface limits, to allow for 52% coverage, where 35% is the maximum, and to the shoreline standards, to allow a 0-foot setback, where 40' is required, for the placement of 290 sq. ft. of riprap along the shoreline. The 0.520-acre lot is zoned Rural 5. The project site is located off Sundowner Lane in Section 6, Township 56 North, Range 02 West, Boise-Meridian. The project site is within the service areas of Sagle Fire District and Southside Water & Sewer District.

MOTION: Commissioner Pound moved to continue V0030-25 to a date and time certain of March 5, 2026 at 5:30 p.m.

Commissioner Mauk seconded the motion.

ROLL CALL VOTE

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

VOTED upon and the motion carried unanimously.

File V0039-25 – Variance – Property Line Setback: The applicants are requesting a Variance to the setback standards to allow for a 0-foot property line setback, where 5-feet is required, to accommodate three existing structures. The 0.198-acre property

is zoned Rural 5 (R-5). The project is located off Evergreen Road in Section 9, Township 56 North, Range 03 West, Boise-Meridian. The project is within the service area of Sagle Fire District.

CONFLICTS: None

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

APPLICANT PRESENTATION: Applicants Christine Coyle and Bernard Frechette provided a background of the property stating when they purchased the property in 2022 all of the structures and RV's were already in place. She stated they use the property for camping in the summertime.

PUBLIC/AGENCY TESTIMONY: The following individuals spoke on the record: Matt Linscott.

REBUTTAL: Ms. Coyle made additional comments pertaining to the setback.

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

MOTION TO APPROVE: Commissioner Pound moved to approve this request FILE V0039-25, for a Variance to the setback standards to allow for a 0-foot property line setback, where 5-feet is required, to accommodate three existing structures, 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, but is materially injurious to properties or improvements in the vicinity of the subject parcel or lot. (Ord. 559, 1-4-2017). Materially injurious to properties shall be mitigated with modifications to the roof preventing snow sliding. (Under Ordinance 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 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.

Commissioner Blaser seconded the motion.

ROLL CALL VOTE

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

VOTED upon and the motion carried unanimously.

Conditions of approval:

Standard Conditions:

- 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.** An approved Stormwater Management Plan shall be obtained.
- A-4.** Building Location Permits/Change of Use Permits may be required.
- A-5.** Approved Floodplain Development Permits shall be obtained for each structure.
- A-6.** Modifications to the roof shall be made to prevent snow from sliding onto the neighboring property.

DISCUSSION:

- 1. Staff Updates: New Planning Director starts with the County on Monday.
- 2. Planning Commission will meet with this commission. They ask that this commission bring a list of issues they wish to discuss. Alex stated an advertisement for a new Hearing Examiner will go out next week. This commission would like to meet with Planning Commission on 4.21.26.
- 3. Hearing Examiner ad has been published and will remain open until 5.1.26.
- 4. Legal counsel will do a training on 3.12.26.

Commissioner Pound moved that the Zoning Commission establish a time limit for their regular meeting to 10:00 p.m., or following an agenda item that is underway at that time. Any agenda items that have not been heard will be continued to the next available hearing date.

Commissioner Blaser seconded the motion.

ROLL CALL VOTE

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

VOTED upon and the motion carried unanimously.

The Chair declared the hearing adjourned at 10:13 P.M., until 5:30 p.m. March 5, 2026.

Respectfully submitted,



Alex Feyen, Assistant Planning Director

Bonner County Zoning Commission



Brett Blaser, Vice Chairman