

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

**PLEDGE OF ALLEGIANCE**

**CALL TO ORDER:** Chair Poulsen called the Bonner County Zoning Commission (Commission) hearing to order at 5:30 pm in the 1<sup>st</sup> 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:** Planning Director, Kendra Smith; Assistant Director, Alex Feyen; Planner II, Jason Johnson; Planner I, Kyle Snider (Zoom); and Systems Technician, Jeannie Welter

**CHANGES IN AGENDA:** Commissioner moved to put the training after the hearing proceedings. Commissioner Johnson seconded the motion.

Roll Call:

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

Voted upon and the motion carried unanimously.

**APPROVAL OF MINUTES:** None

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**PUBLIC HEARING**

**Remanded - 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. The Zoning Commission, at the January 22, 2026 public hearing, continued this file to a date and time certain of March 12, 2026 at 5:30 p.m.

**CONFLICTS:** No Commissioner conflicts or disclosures.

**STAFF PRESENTATION:** None.

**APPLICANT PRESENTATION:** None.

**PUBLIC/AGENCY TESTIMONY:** None.

**REBUTTAL:** None.

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

**MOTION TO DENY:** Commissioner Mauk moved to deny this project FILE CUP0005-25 for a gravel pit, based upon the following conclusions of law:

Conclusion 1

The proposed conditional use permit **is** in conflict with 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 2.2, BCRC Chapter 3 Subchapter 3.3, BCRC Chapter 4 Subchapter 4.2-4.6; BCRC 12-482; Chapter 7 Subchapter 7.2 and 7.6, Bonner County Revised Code.

Conclusion 3

The proposed use **will** create a hazard or **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 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 this 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) Pursue such remedies as may be applicable at Title 67, Chapter 65, Idaho Code.

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.

**File V0029-25 - Variance – Street Setback:** The applicant is requesting five (5) foot street setback where a twenty-five (25) foot street setback is required for the construction of an Accessory Dwelling Unit. The project is located on Fairway View Drive in Section 36, Township 58 North, Range 1 West, Boise-Meridian. The project is within the service area of North Side Fire District.

**CONFLICTS:** None

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

**APPLICANT PRESENTATION:** Project Representative, Reid Weber, North Root Architecture presented a PDF providing background and details of the project and site.

**PUBLIC/AGENCY TESTIMONY:** None.

**REBUTTAL:** The applicant, Robert Hensley responded to a public comment previously received by Planning staff regarding traffic and circulation impacts. He answered various questions from the commission as well.

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

**MOTION TO APPROVE:** Commissioner Blaser moved to approve project, FILE V0029-25, requesting a five (5) foot street setback where a twenty-five (25) foot street setback is required for the construction of an Accessory Dwelling Unit, 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 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 Mauk	AYE
Commissioner Johnson	AYE
Commissioner Pound	AYE
Commissioner Poulsen	AYE
Commissioner Blaser	AYE

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

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**Recommended Conditions of Approval:**

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**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.** Building Location Permits must be obtained.

**A-4.** An approved Stormwater Management Plan or Erosion Control Plan may be required at the time of Building Location Permit.

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**PUBLIC MEETING Motion by Pound 2<sup>nd</sup> by Johnson**

**Commissioner Training:** Bonner County Legal Counsel, Nate Adams conducted a procedural training with the Commissioners.

**DISCUSSION:**

1. Staff Updates: Update regarding the ad for the Hearing Examiner. Planning is fully staffed as of next week
2. Discussion

The Chair declared the hearing adjourned at 8:35 P.M. until 5:30 p.m. March 26, 2026.

Respectfully submitted,



Kendra Smith, Planning Director

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Bonner County Zoning Commission



Brett Blaser, Vice Chairman