

**BONNER COUNTY ZONING COMMISSION  
PUBLIC HEARING MINUTES  
MARCH 26, 2026**

**PLEDGE OF ALLEGIANCE**

**CALL TO ORDER:** Vice Chair Blaser called the Bonner County Zoning Commission (Commission) hearing to order at 5:31 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:** Commissioner Brett Blaser, Commissioner Joe Mauk, Commissioner Michelle Johnson, Commissioner Jim Pound

**ABSENT:** Chair Jeffery Poulsen

**ALSO PRESENT:** Planning Director, Kendra Smith; Assistant Director, Alex Feyen; Planner II, Daniel Britt; Planner I, David Fisher; and Systems Technician, Jeannie Welter

**CHANGES IN AGENDA:** None

**APPROVAL OF MINUTES:** The Chair declared the minutes for **February 12, 2026, February 26, 2026, March 5, 2026, and March 12, 2026**, approved, as amended.

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**ACTION ITEMS**

**PUBLIC HEARING**

**File ZC0018-25 – Zone Change – Rural to Commercial:** The applicants are requesting a zone change from Rural-5 to Commercial on ±3.48 acres. The property is zoned Rural-5. The project is located off Sherwood Road in Section 2 Township 56 North, Range 2 West, Boise-Meridian. The project site is within 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:** Applicant, Chase Hill, submitted exhibits A-Revised Site Plan & B-Revised Trip Generation Report. He presented details of the project and property site. He stated at this time they are not seeking to expand his business, which may grow to 8 employees in the future. He stated the current zone designation allows for small cottage industries. He stated that the reason for the request is so as the company grows he doesn't want to be in any grey area with the current zoning. He noted, as pointed out in the staff report, the property land use designation on the Comp Plan map is Transition, which is compatible to the Commercial request. Applicant noted Bonner County codes would allow for a commercial zone.

**PUBLIC/AGENCY TESTIMONY:** The following individuals spoke on the record: Scott Barksdale, Carol Steinway, Lisa Mendenhall, and Rikus Pretorius, pertaining to traffic risk.

**REBUTTAL:** The applicant responded to public comments stating the operation is small with 3 trips in the morning and 3 trips in the afternoon each day, often less than what a residence would have. He commented about the dangerous nature of the intersection at Highway 95 and does not want to get an encroachment permit from ITD to enter from Hwy 95, but rather continue to access the site off Sherwoods Rd. ~~Regarding deliveries, he stated the amount of deliveries they receive are typical to any home residence.~~ He stated there are no immediate potential changes expected to the property or business at this time.

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

**MOTION:** Commissioner Mauk moved to recommend denial of this project to the Board of County Commissioners, FILE ZC0018-25, requesting a zone change from Rural-5 to Commercial, based upon the following conclusions:

Conclusion 1

The proposal **is** in conflict with the policies of the Bonner County Comprehensive Plan.

Conclusion 2

This proposal was reviewed for compliance with Title 12, Bonner County Revised Code, and **is not** found to be in compliance.

Conclusion 3

The proposal **is not** in accord with the purpose of the Commercial zoning designation, provided at Chapter 3, Title 12, Bonner County Revised Code.

This recommendation 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 conclusions of law and directed 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 Pound seconded the motion.

**ROLL CALL VOTE**

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

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

**File V0001-26 – Variance – Street Setback:** The applicants are requesting a Variance to the setback standards to allow for a 15-foot street setback, where 25 feet is required, for the construction of a new shop. The 0.367-acre lot is zoned Suburban (S). The project is located off S. Iowa Avenue in Section 25, Township 56 North, Range 6 West, Boise-Meridian. The project is within the service areas of West Pend Oreille Fire District and West Bonner Water and Sewer District. The site is within the Area of City Impact for the City of Oldtown.

**CONFLICTS:** None

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

**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:** Commissioner Pound move to approve this request FILE V0001-26, for a Variance to the setback standards to allow for a 15-foot street setback, where 25 feet is required, for the construction of a new shop, 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 **do 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 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 directed 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 Blaser	AYE

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

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**Conditions of approval:**

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**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 may be required.

**A-4.** A Building Location Permit shall be obtained.

**File MOD0009-25- Modification of Conditional Use Permit – Public Utility Facility:** The applicants are requesting to modify the approval of Conditional Use Permit CUP0020-23 to include a new, second equipment structure, ancillary support equipment, emergency diesel generator, and a new chain-link fence enclosed compound. The previously approved 75’X32’ compound area is on the opposite side of the property from the new compound. The subject property is located on State Highway 41 in Section 24, Township 55 North, Range 6 West, Boise Meridian, Bonner County Idaho. The project is located within the Spirit Lake 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:** Project Representative, Jordan Perkins, Ontivity, LLC provided details of the project and site. He stated this request is adding to the existing use adding an additional fiber hut. He stated it is a fiber maintenance facility used for network switching and fiberoptic network traffic.

**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:** Commissioner Mauk moved to approve this project FILE MOD0009-25 for a modification of an existing Conditional Use Permit, FILE CUP0020-23 to include a new, second equipment structure, ancillary support equipment, emergency diesel generator, and a new chain-link fence enclosed compound, 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 2.2, BCRC Chapter 3 Subchapter 3.3, BCRC Chapter 4 Subchapter 4.2-4.6, and Chapter 7 Subchapter 7.2. The proposal **is** in accord with the Bonner County Revised Code.

Conclusion 3

The proposed modification **will not** create a hazard or 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 directed 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 Pound seconded the motion.

**ROLL CALL VOTE**

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

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

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**Conditions of Approval:**

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

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- A-1** The modifications shall be developed and shall be operated in accordance with the approved site plan.
- A-2** The Conditional Use Permit and this modification shall not supersede deed restrictions.
- A-3** The modifications shall be developed and shall be operated in accordance with the previous decision Conditional Use Permit CUP0020-23, except as modified by this decision.
- A-4** All County setbacks shall be met.
- A-5** The Conditional Use Permit or modifications thereof, 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 or modifications thereof, 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 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 or modifications thereof.
- A-6** A building location permit shall be obtained prior to commencing any land disturbing activity.
- A-7** The required stormwater plan for this project must be approved by Bonner County prior to the issuance of any Building Location Permit associated with this approval.
- A-8** The backup generator included in this project, if operated less than 225 hrs. per month, would meet Category II Exemption on requirements for an air quality permit under IDAPA 50.01.01.222.c.iii. To maintain this exemption the facility shall maintain monthly records of hours of operation. The records shall be maintained for a minimum of two years and be made available to county or DEQ personnel when requested.

**DISCUSSION:**

1. Discussion regarding record requests and liability of the Commission.

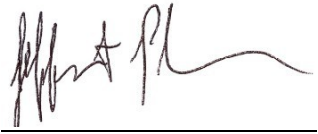
The Chair declared the hearing adjourned at 8:19 P.M. until 5:30 p.m. April 9, 2026.

Respectfully submitted,



Kendra Smith, Planning Director

Bonner County Zoning Commission

A handwritten signature in black ink, appearing to read 'Jeffrey Poulsen', written over a horizontal line.

Jeffrey Poulsen, Chairman