

**BONNER COUNTY ZONING COMMISSION
PUBLIC HEARING MINUTES
JUNE 11, 2026**

PLEDGE OF ALLEGIANCE

CALL TO ORDER: Vice Chair Blaser called the Bonner County Zoning Commission (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: Commissioner Brett Blaser, Commissioner Michelle Johnson, and Commissioner James Pound

ABSENT: Chair Jeffrey Poulsen and Commissioner Joe Mauk

ALSO PRESENT: Assistant Planning Director, Alex Feyen; Planner I, Dave Fisher, Systems Technician, Jeannie Welter, and Administrative Assistant III, Maya Johnson

CHANGES IN AGENDA: None

APPROVAL OF MINUTES: The Vice Chair declared the minutes for, **May 28, 2026**, approved.

ACTION ITEMS:

PUBLIC HEARING

File V0010-26 – Variance – Property Line Setback: Request for a property line setback variance of 10-foot, where 25 feet is required, for new construction. The 7.15-acre parcel is zoned Ag/Forestry 10 and located off HWY 57 in Section 14, Township 61 North, Range 5 West, Boise-Meridian.

CONFLICTS: None

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

APPLICANT PRESENTATION: The applicant, Travis Clemenson provided additional details of the project and answered questions asked by the Commission.

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 APPROVE: Commissioner Pound moved to approve this request FILE V0010-26, for a Variance to the setback standards to allow for a 10-foot property line setback, where 25 feet is required, for a new accessory structure, 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 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 the taking of private property.

Note: 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. This variance shall not supersede any deed restrictions.

Commissioner Michelle Johnson seconded the motion.

ROLL CALL VOTE

Commissioner Johnson	AYE
Commissioner Pound	AYE
Commissioner Blaser	AYE

Voted upon and the motion carried unanimously.

File V0013-26 – Variance – Street Setback: Request for a street setback variance of 13 feet, where 25 feet is required, for new construction. The 0.718-acre lot is zoned Suburban and located off Buck Run in Section 2, Township 56 North, Range 2 West, Boise-Meridian.

CONFLICTS: None

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

APPLICANT PRESENTATION: The project representative, Travis Sissom, had no presentation but answered questions asked by the Commission.

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 APPROVE: Commissioner Pound moved to approve this request FILE V0013-26, for a Variance to the setback standards to allow for a 13-foot street setback, where 25 feet is required, for a new accessory structure, 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 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 the taking of private property.

Note: 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. This variance shall not supersede any deed restrictions.

Commissioner Michelle Johnson seconded the motion.

ROLL CALL VOTE

Commissioner Johnson	AYE
Commissioner Pound	AYE
Commissioner Blaser	AYE

Voted upon and the motion carried unanimously.

The Chair declared the hearing adjourned at 6:18 P.M. until 5:30 p.m. June 25, 2026.

Respectfully submitted,



Alex Feyen, Assistant Planning Director

Bonner County Zoning Commission



Brett Blaser, Vice Chairman