

**BONNER COUNTY ZONING COMMISSION  
PUBLIC HEARING MINUTES  
APRIL 23, 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 3<sup>rd</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 Joe Mauk, Commissioner Michelle Johnson, Commissioner Jim Pound

**ABSENT:** Commissioner Brett Blaser

**ALSO PRESENT:** Assistant Planning Director, Alex Feyen; Planner I, Dave Fisher; and Systems Technician, Jeannie Welter

**CHANGES IN AGENDA:** None

**APPROVAL OF MINUTES:** The Chair declared the minutes for, **April 9, 2026**, approved.

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**ACTION ITEMS**

**PUBLIC HEARING**

**File V0003-26 – Variance – Shoreline Setback:** The applicant is requesting a Variance to the shoreline standards to allow for a 0-foot shoreline setback, where 40 feet is required, for an existing accessory structure. The 20-acre property is zoned Agricultural/Forestry 20 (A/F-20). The project is located off Raven Ridge in Section 27, Township 59 North, Range 1 East, Boise-Meridian.

**CONFLICTS:** None

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

**APPLICANT PRESENTATION:** None

**PUBLIC/AGENCY TESTIMONY:** The following individual spoke on the record: Amy Swanson.

**REBUTTAL:** Applicant stated they have no plans of plumbing this structure. He further stated there will not be any waste coming out of the structure. He stated they will eventually have a compostable toilet. He stated when they do build a structure to live in, it will be on the other end of the property where a well will also be put in.

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 Mauk moved to approve this request FILE V0003-26, for a Variance to the shoreline standards to allow for a 0-foot shoreline setback, where 40 feet is required, for an existing 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 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.

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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 is required.
- A-4.** A Building Location Permit may be required.

Commissioner Mauk stated “you’re on” and

Commissioner Pound picked up the motion at Condition A-5 stating:

**A-5** Cabin may not be upgraded by any means, including running water, sewage, et cetera. Outhouse located within the 40-foot corridor must be moved to the 40-foot requirement. Any sanitary facilities must meet Ponderay Health District's standards approval, and existing location restored to prior natural conditions.

Commissioner Mauk picked up the motion once again stating:

**A-6** A wetland setback variance needs to be applied for.

Commissioner Pound seconded the motion.

**ROLL CALL VOTE**

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

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

**DISCUSSION:**

1. Hearing Examiner application period closes May 1, 2026.
2. Planning is officially fully staffed.
3. Joint meeting with the Planning Commission has been rescheduled to May 5, 2026 at 4:30 p.m. Please send talking point list by Monday.

The Chair declared the hearing adjourned at 6:26 P.M. until 5:30 p.m. May 14, 2026.

Respectfully submitted,



Alex Feyen, Assistant Planning Director

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Bonner County Zoning Commission



Brett Blaser, Chairman