

**BONNER COUNTY ZONING COMMISSION
PUBLIC HEARING MINUTES
MAY 28, 2026**

PLEDGE OF ALLEGIANCE

CALL TO ORDER: Chair Jeffrey Poulsen 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: Chair Jeffrey Poulsen, Commissioner Brett Blaser, Commissioner Michelle Johnson, Commissioner Jim Pound, Commissioner Joe Mauk

ABSENT: None

ALSO PRESENT: Planning Director Kendra Smith, Assistant Planning Director, Alex Feyen; Systems Technician, Jeannie Welter, and Administrative Assistant III, Janna Brown

CHANGES IN AGENDA:

Commissioner Jim Pound moved to amend the agenda for Thursday, May 28, 2026, to delete file CUP0009-25 to hear at a later date. Commissioner Joe Mauk seconded the motion. Voted upon and the motion passed unanimously.

APPROVAL OF MINUTES: The Chair declared the minutes for, **May 14, 2026**, approved.

ACTION ITEMS:

PUBLIC HEARING

File V0038-25 – Variance – Height & Property Line Setback: Request for a variance to place a sign 16’ feet high where 10’ is required and with a 10’ property line setback where 25’ is required. The property is zoned suburban and located ~500’ west of the City of Priest River off Hwy 2 in Section 26, Township 56 North, Range 5 West, Boise-Meridian.

CONFLICTS: None

STAFF PRESENTATION: Assistant Planning Director, Alex Feyen, 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 TO APPROVE: Commissioner Jim Pound moved to approve this request FILE V0038-25, 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 Jim 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 Joe 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.

DISCUSSION:

- 1) Commissioner Johnson asked staff for clarification on application content timeline and if there was any information in code that would indicate a time period or deadline for applicants altering their file. Planning Director Smith clarified, stating applicants that are making significant changes to their projects

can do that and time during the process before it goes to hearing. There is nothing in code limiting them to a timeline.

- 2) Commissioner Pound asked for an update regarding the Hearing Examiner. Planning Director Smith stated the process is moving forward with the Bonner County Commissioners.

The Chair declared the hearing adjourned at 6:05 P.M. until 5:30 p.m. June 11, 2026.

Respectfully submitted,



Alex Feyen, Assistant Planning Director

Bonner County Zoning Commission



Jeffrey Poulsen, Chairman