

**BONNER COUNTY ZONING COMMISSION
PUBLIC HEARING MINUTES
APRIL 9, 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 1st 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: Planning Director, Kendra Smith; Planner II, Daniel Britt; and Systems Technician, Jeannie Welter

CHANGES IN AGENDA: None

APPROVAL OF MINUTES: The Chair declared the minutes for, **March 26, 2026**, approved.

ACTION ITEMS

PUBLIC HEARING

File CUP0010-25 – Conditional Use Permit – School Facility: The applicants requested a conditional use permit for a school on 15 acres. The property is zoned A/F-20. The project is located off Red Cedar Lane in Section 25 Township 58 North, Range 1 West, Boise-Meridian. The project site is within Northside 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 Hilary Petterson presented a PowerPoint presentation of the project providing details of the school and site. She explained it is a limited program occurring only in fall and spring with a one-week summer course. She explained the schedule will flex with the weather as necessary. She stated there are approximately 24 students per day, meeting two days per week. She stated the intent of the program is for quiet outdoor nature study, and the site is to remain compatible with the surrounding area.

PUBLIC/AGENCY TESTIMONY: The following individuals spoke on the record in favor of the request: Kirk Sehlmeier, Jeremy Allen, Lindsey Hoyer, Thalia Hicks, Anahla

Hicks, Nishta Hicks, Lesley Allison, Christa Favazza, Zephyr Favazza, and Jed Petterson.

The following individual spoke on the record neutral of the request: Roscoe Cummins.

The following individuals spoke on the record in opposition of the request: Dick Godbehere, Michael Blaivas, Laura Blaivas, Walter Brog, Rich Gendreau, and David Amberson.

REBUTTAL: Mrs. Petterson responded to public comments stating, they do not want to expand the operation. She said she understands the concerns pertaining to traffic. She stated they are willing to uphold any conditions that may be imposed upon the conditional use permit. She stated Panhandle Health District inspected the outhouse and approved a permit. She reiterated that the impact is very low. She stated she believes their property and the area is very appropriate and suitable to this program.

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 project, FILE CUP0010-25, for a Private School, located in Section 25, Township 58 North, Range 1 West, Boise Meridian, finding that it is in accord with the Bonner County Revised Code as enumerated in the following conclusions of law:

Conclusion 1

The proposed conditional use permit **is not** in conflict with the policies of the Comprehensive Plan.

Conclusion 2

This proposal was reviewed for compliance with the criteria and standards set forth in BCRC Title 12 - Chapter 3, Subchapter 3.3; Subchapter 3.4, Chapter 4, Subchapter 4.2, 4.3, 4.4, 4.5 and 4.6; Chapter 7, Subchapter 7.2 Bonner County Revised Code, and **was** found to be in compliance.

Conclusion 3

The proposed use **will not** create a hazard and **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 § 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 Conditional Use Permit is to complete the Conditions of Approval as adopted.

Commissioner Pound seconded the motion.

ROLL CALL VOTE

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

VOTED upon and the motion carried unanimously.

Conditions of Approval:

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

- A-1** The use shall be developed and shall be operated in accordance with the approved site plan.
- A-2** This Conditional Use Permit shall not supersede deed restrictions.
- A-3** All county setbacks shall be met, unless otherwise noted.
- A-4** Conditional Use Permit approval shall expire if the permit has not been issued within two (2) years from the date of approval, or if issued, if the use has not commenced within two (2) years from the date of issuance. At any time prior to the expiration date of the conditional use permit, an applicant may make a written request to the planning director for a single extension of the conditional use permit for a period up to two (2) years. The Zoning Commission at any regular meeting, or board at any regular meeting, may consider the request for extension. The extension request must be approved or denied prior to the expiration date of the conditional use permit.
- A-5** The applicant shall install prior to ground disturbing activities all temporary erosion control measures as designed and approved. The applicant shall provide to the Planning Department prior to ground disturbing activities a signed statement from the project engineer or design professional stating that these measures have been installed as per the design specifications as approved. The applicant shall install upon completing ground disturbing activities and shall maintain thereafter all permanent erosion control and stormwater management measures as designed and approved. The applicant shall provide to the Planning Department upon completing ground disturbing activities a signed statement from the project engineer or design professional stating that these measures have been installed as per the design specifications as approved.
- A-6** The uses shall maintain continuing compliance with the performance standards of BCRC 12-421 as found in this staff report.
- A-7** Landscaping shall be provided if any new development is to occur, as found in the staff report.
- A-8** All new proposed structures shall obtain Building Location Permits, as required by Title 11 of Bonner County Revised Code.

- A-9** Any modifications to this project shall be subject to standards set forth in Title 12, Bonner County Revised Code.
- A-10** The use shall follow BCRC 12-7.2 Grading, Stormwater Management and erosion control measures.
- A-11** Hours of operation shall be 8:00 a.m. – 6:00 p.m.
- A-12** No amplified sounds on premises during program days associated with the school.
- A-13** Class sizes shall not exceed 24 students.
- A-14** The site plan shall meet BCRC 12-432(B), Minimum off street parking requirements.

Conditions to be met prior to issuance:

- B-1** Red Cedar Lane shall be brought up to Appendix A private road standard from Lower Pack River Road to the applicant’s property entrance. The improvements shall be inspected and approved by Bonner County Road & Bridge Department.
- B-2** The applicant shall obtain a commercial encroachment permit from Bonner County Road & Bridge Department.
- B-3** The applicant shall submit and revised site plan indicating the parking area is meeting BCRC 12-432(B) and BCRC 12-453(C).

DISCUSSION:

1. Joint meeting with the Planning Commission has been rescheduled to May 5, 2026.

The Chair declared the hearing adjourned at 7:56 P.M. until 5:30 p.m. April 23 2026.

Respectfully submitted,



Kendra Smith, Planning Director

Bonner County Zoning Commission



Jeffrey Poulsen, Chairman