

**BONNER COUNTY ZONING COMMISSION
PUBLIC HEARING MINUTES
MAY 14, 2026**

PLEDGE OF ALLEGIANCE

CALL TO ORDER: Vice Chair Brett Blaser called the Bonner County Zoning Commission (Commission) hearing to order at 5:30 pm in the 3rd 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, Commissioner Jim Pound

ABSENT: Chair Jeffery Poulsen, Commissioner Joe Mauk

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

CHANGES IN AGENDA: Commissioner Pound moved to change the order of the action item,s moving file ZC0001-26 to be heard first followed by file V0036-25 second. Commissioner Johnson seconded the motion. The motion passed.

APPROVAL OF MINUTES: The Chair declared the minutes for, **April 23, 2026**, approved.

ACTION ITEMS

PUBLIC HEARING

File ZC0001-26 – Zone Change - Ag/Forestry 20 (A/F-20) to Ag/Forestry 10 (A/F-10): The applicant is requesting a Zone Change from Agricultural/Forestry 20 to Agricultural/Forestry 10. The 20-acre property is zoned Agricultural/Forestry 20. The project site is located off Majestic Mountain Road in Section 27, Township 56 North, Range 2 East, Boise-Meridian. The project site is located within the service area of Lake Pend Oreille School District #84.

CONFLICTS: None

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

APPLICANT PRESENTATION: Project representative, Dan Provolt, submitted exhibits A – H into the record. He provided history and details of the subject parcel and surrounding area.

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 RECOMMEND APPROVAL: Commissioner Pound moved to recommend approval of this project to the Board of County Commissioners, FILE ZC0001-26, requesting a zone change from Agricultural/Forestry 20 to Agricultural/Forestry 10, 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 proposal **is not** in conflict with the elements of the Bonner County Comprehensive Plan.

Conclusion 2

This proposal was reviewed for compliance with Title 12, Bonner County Revised Code, and **is** found to be in compliance.

Conclusion 3

The proposal **is** in accord with the purpose of the Agricultural/Forestry 10 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 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 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 Blaser seconded the motion.

ROLL CALL VOTE

Commissioner Johnson	AYE
Commissioner Pound	AYE
Commissioner Blaser	AYE

VOTED upon and the motion carried unanimously.

File V0036-25 - Variance – Street Setback: The applicant is requesting an 8’ street setback where 25’ is required for the construction of an accessory building. The ≈0.172-acre property is zoned Recreation. The project site is located off Sherwood Beach Road in Section 3, Township 59 North, Range 04 West, Boise-Meridian. The

project site is within the service areas of Coolin Cavanaugh Bay Fire District, Coolin Sewer, and West Bonner School District #83.

CONFLICTS: None

STAFF PRESENTATION: Planner I, Kyle Snider 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.

During deliberation, Commissioner Johnson stated, "more of just a personal thing, I really wish if applicants can't be here physically at least be online. It is their proposal and if we have questions, it makes it very difficult. It shows more care and concern for your application." Commissioner Pound agreed stating "they seem to have little interest. My attitude toward that is to deny based on that." Commissioner Blaser stated he does not believe the commission can take that into consideration when determining the outcome of a file.

MOTION:

Commissioner Blaser invited the commissioners to make a motion.

Hearing none Commissioner Blaser stepped down from the Chair and moved to approve this request of FILE V0036-25, for an 8' street setback where 25' is required, 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 Blaser 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 Johnson seconded the motion.

ROLL CALL VOTE

Commissioner Pound	NAY
Commissioner Blaser	AYE
Commissioner Johnson	NAY

VOTED upon and the motion failed with a 1-2 vote.

MOTION: Commissioner Pound moved to deny this request of FILE V0036-25, based upon the following conclusions:

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 decision 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. The action that could be taken, if any, to obtain the variance is to:

- 1) File a new application with the Planning Department and meet the standards required by Bonner County Revised Code; or
- 2) Appeal the decision to the County Commissioners.

Commissioner Johnson seconded the motion.

ROLL CALL VOTE

Commissioner Johnson	AYE
Commissioner Pound	AYE
Commissioner Blaser	NAY

VOTED upon and the motion carried 2-1.

DISCUSSION:

1. Zoning hearing schedule is full out to August.
2. Hearing Examiner is currently being considered. May be decided upon soon.
3. The next joint meeting with the Planning Commission will be July 21, 2026.

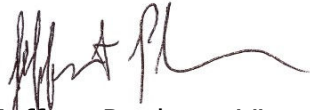
The Chair declared the hearing adjourned at 7:02 P.M. until 5:30 p.m. May 28, 2026.

Respectfully submitted,



Alex Feyen, Assistant Planning Director

Bonner County Zoning Commission



Jeffrey Poulsen, Vice Chairman