



BOUNDARY COUNTY PLANNING AND ZONING

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PLANNING & ZONING COMMISSION

MINUTES OF APRIL 23, 2026, PUBLIC MEETING

Boundary County Annex at 6566 Main St., Bonners Ferry, ID 83805

ATTENDANCE:

Chair Caleb Davis:	<input checked="" type="checkbox"/> Present, <input type="checkbox"/> Excused, <input type="checkbox"/> Absent	Vice Chair Wade Purdom:	<input checked="" type="checkbox"/> Present, <input type="checkbox"/> Excused, <input type="checkbox"/> Absent
Rob Woywod:	<input type="checkbox"/> Present, <input checked="" type="checkbox"/> Excused, <input type="checkbox"/> Absent	Scott Fuller	<input checked="" type="checkbox"/> Present, <input type="checkbox"/> Excused, <input type="checkbox"/> Absent
John Cranor:	<input checked="" type="checkbox"/> Present, <input type="checkbox"/> Excused, <input type="checkbox"/> Absent	Adam Isaac:	<input type="checkbox"/> Present, <input checked="" type="checkbox"/> Excused, <input type="checkbox"/> Absent
Bill Benage:	<input checked="" type="checkbox"/> Present, <input type="checkbox"/> Excused, <input type="checkbox"/> Absent	Anthony Spoto:	<input checked="" type="checkbox"/> Present, <input type="checkbox"/> Excused, <input type="checkbox"/> Absent
Seth Kinkade:	<input type="checkbox"/> Present, <input checked="" type="checkbox"/> Excused, <input type="checkbox"/> Absent		

ROLL CALL: Chair Davis called the meeting to order at 5:31 p.m. Roll call: Commission members’ attendance is noted above. Also in attendance: Acting Planning & Zoning Co-Administrators Clare Marley and Tess Vogel, and Boundary County Planning & Zoning Technician Jennifer Maynard. No members of the public were present.

CONSENT AGENDA:

March 26, 2026, Minutes: Commissioner Cranor moved, and Commissioner Fuller seconded the motion, to approve the March 26, 2026, minutes as corrected to reflect Chair Davis as “excused” in the attendance instead of both excused and absent. The Chair declared the motion approved on a voice vote of 4-0-2, with Commissioners Cranor, Benage, Fuller and Spoto voting YES, and Chair Davis and Vice Chair Purdom abstaining due to being absent at the meeting.

Continuance of File #25-0150: Ms. Vogel updated the Commission on file #25-0150, noting that the applicant has requested to have the file continued to the June 25, 2026, meeting to allow for more time to gather the requested information from the March 26, 2026, meeting. Commissioner Spoto moved, and Commissioner Cranor seconded the motion, to continue file #25-0150 to the June 25, 2026, hearing at 5:30 p.m. at the Boundary County Annex Building to allow for the applicants to have additional time to gather the requested information from the March 26th meeting. The Chair declared the motion approved on a unanimous voice vote.

Update on File #26-0042: Ms. Vogel updated the Commission on file #26-0042 noting that the applicant notified the Planning & Zoning Department that the 1940s dwelling was demolished, leaving only one dwelling on-site, and that the applicant has withdrawn his conditional use permit application due to there no longer being a need for the permit. No action was taken on the withdrawal of the file.

Amendment of the Agenda: Vice Chair Purdom moved, and Commissioner Cranor seconded the motion, to amend the agenda to move the training items to the May 2026 meeting due to the number of absent commission members. The Chair declared the motion approved on a unanimous voice vote.

PUBLIC HEARINGS:

FILE #26-0064, CONDITIONAL USE PERMIT, PAUL & KAITLYN MAST is Requesting a conditional use permit for a multi-structure residential use to allow for a new second primary dwelling on a 12-acre parcel where one primary single-family dwelling and one accessory dwelling unit both currently exists. The lot is zoned Agriculture/Forestry, which requires a conditional use permit for a multi-structure residential use per Section 15.9.5.3. of the Boundary

County Land Use Code. The lot is located at 544 Legacy Ridge Lane and is identified as Assessor's Parcel R00930000001AA, Lot 1A, of Schrock Acres Replat, in Section 1, Township 62 North, Range 1 East.

Chair Davis opened the public hearing and called for disclosures. No disclosures were announced.

Ms. Vogel presented a summary of the application, evidence of record, standards of review, agency comments, and draft conditions.

Applicant testimony: None; the applicant/representative was not present.

Public testimony: None; no members of the public were present.

Rebuttal: None; the applicant/representative was not present.

Deliberations: The Chair closed the hearing at 5:51 p.m. and called for deliberations. The Commission discussed density concerns with the already existing primary residence and accessory dwelling unit as well as topography concerns for the utilities and an additional septic system due to receiving no comment from Panhandle Health District.

Motion: Vice Chair Purdom moved, and Commission Cranor seconded the motion, to deny the conditional use permit for a multi-structure residential use to allow for a second primary single-family dwelling, File #26-0064, finding that the proposal **IS NOT** in accord with the standards of Idaho Code and Section 7 of the Boundary County Zoning & Subdivision Ordinance, based upon the findings as written and based upon the reasons as read into the record during deliberation. This action does not result in a taking of private property.

The Chair declared the motion to deny the file approved on a unanimous voice vote.

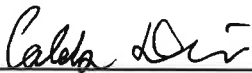
LAND USE CODE UPDATES:

Ms. Marley gave an update regarding the land use code update and priorities discussion for the Commission including review of permit expiration verbiage and land use procedures. The Commission determined that the initial primary focus would be given to permitting and land use procedures, including permit expirations, and that draft language shall be brought to the May meeting for further review.

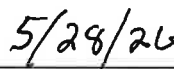
UPDATES & ANNOUNCEMENTS:

Ms. Vogel provided updates on topics and files scheduled for the May 28, 2026, meeting.

ADJOURNMENT: Chair Davis declared the meeting adjourned at 6:54 p.m.



Caleb Davis, Chair
Boundary County Planning & Zoning Commission



Date: