



Agenda

Thursday, November 20, 2025

Bonner County Zoning Commission

Location: Bonner County Administration Building, 1500 Hwy 2, Sandpoint, ID, Online Zoom Teleconference and YouTube Livestream

5:30 p.m.

Public Meeting

Zoning Commission Call to Order

Pledge of Allegiance

Roll Call / Determination of a Quorum

Changes in Agenda

Approval of Minutes – **October 23, 2025**

Action Items:

File CUP0011-24 – Conditional Use Permit – Communication Tower

The applicant is requesting a Conditional Use Permit to construct and operate a 190' lattice tower with an 8' x 10' unmanned equipment shelter in a 50' x 50' compound enclosed in a chain-link fence. The parcel is five (5) acres and is currently zoned Agricultural/Forestry 10 (A/F-10). The subject property is located off Highway 57, down Quartz Mountain Road and on Northgate Road in Section 16, Township 57 North, Range 5 West, Boise Meridian, Bonner County Idaho. The project is located within the service area of West Pend Oreille Fire District.

File H0004-25 – Home Occupation Permit Tier 3 – Mechanical/Welding Services

The applicant is requesting a Home Occupation Permit Tier 3 for mechanical/welding services. The ≈5.210-acre property is zoned Rural 5. The project site is located off Hoop Loop in Section 34, Township 56 North, Range 05 West, Boise-Meridian. The project site is within the service areas of West Pend Oreille Fire District and West Bonner School District #83.

File MOD0007-25 – Modification of Terms– Modification of V0010-24

The applicants are requesting a modification to V0010-24, modifying the approved site plan to include a lean-to addition. The 1.71-acre lot is zoned Recreation (Rec) and Rural 5 (R-5). The project site is located off Fir Drive in Section 01, Township 56 North, Range 01 East, Boise-Meridian. The project is located within the Sam Owen Fire District and Ellisport Bay Sewer.

File V0028-25 - Variance – Property Line Setback

The applicants are requesting a variance for a property line setback of 3 inches where 5 feet is required. The property is 0.187 acres and zoned Rural-5. The project is located off S. Diamond Park Road in Section 9, Township 61 North, Range 4 West, Boise-Meridian. The project site is within North of the Narrows Fire District.

DISCUSSION:

- 1) December 18, 2025 Agenda Items
- 2) Zoning Commission and Staff Updates

If interested in participating, please visit our website for details at: bonnercountyid.gov/zoningcommissionhearings. Please be advised the referenced start time stated above reflects the beginning of the hearings. File start times and hearing durations will vary. Staff reports are available at the Planning Department or may be viewed at <http://bonnercountyid.gov/> prior to the scheduled hearing. Any person needing special accommodations to participate in the public hearing should contact the Bonner County Planning Department at (208) 265-1458 at least 48 hours before the hearing.