



# Agenda

## Thursday, January 22, 2026

### 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 – **January 8, 2026**

#### Action Items:

**File V0034-25 – Variance – Street Setback:** The applicant is requesting a street setback of 10 feet where 25 feet is required. The ≈0.63-acre property is zoned Recreation. The project site is located off Garfield Bay Road in Section 21, Township 56 North, Range 01 West, Boise-Meridian. The project site is within the service area of Sagle Fire District.

**File S0004-25 –Preliminary Plat Subdivision - Pack Acres:** The applicants are proposing to divide a 12.747-acre lot into 10 lots, ranging from 1-3.003-acres. The property is zoned Industrial. The project is located off Old Forest Road in Section 31, Township 54 North, Range 04 West, Boise-Meridian. The project is located within the Spirit Lake Area of Impact and the service area of Spirit Lake Fire District, and Avista Utilities.

**File CUP0005-25 - Conditional Use Permit – Gravel Pit:** The applicant is requesting a Conditional Use Permit for a gravel pit. The ≈38.48-acre property is zoned Agricultural/Forestry 10. The project site is located off Curtis Creek Road in Section 28/33, Township 55 North, Range 04 West, Boise-Meridian. The project site is within the service areas of Spirit Lake Fire District and West Bonner School District #83. At the October 1, 2025 hearing, the Hearing Examiner approved this file, with conditions. An appeal on this file was filed on November 3, 2025. The Bonner County Commissioners, at the public hearing on December 18, 2025, remanded this project file to the Zoning Commission.

#### DISCUSSION:

- 1) February 12, 2026 Agenda Items
- 2) Zoning Commission and Staff Updates

If interested in participating, please visit our website for details at: [bonnercountyid.gov/zoningcommissionhearings](http://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.