



Agenda

Thursday, February 12, 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 22, 2026**

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. The Zoning Commission at the public hearing on November 20, 2025 continued this project until a full Zoning Commission was appointed.

File MOD0005-25– Modification of Conditional Use Permit – Public Utility Facility: The applicant is requesting to modify the approval of Conditional Use Permit CUP0021-23 to include a new, second equipment structure and ancillary support equipment, such as new emergency diesel generator, a new 5'X5' fiber optic vault and expansion of the existing chain-link fence to enclose the new structure and equipment. The previously approved 100'X100' lease area is not expanding as the proposal will fit within the previously approved lease area footprint. The subject property is located on the corner of Highway 200 and Colburn Culver Road in Section 4, Township 57 North, Range. 1 West, Boise Meridian, Bonner County Idaho and located within the Northside Fire District service area.

File HO0007-25 – Home Occupation Tier 3 – Small Engine & Automotive Repair: The applicant is requesting a Home Occupation Permit Tier 3 for small engine and automobile repair services. The ~5.660-acre property is zoned Rural 5. The project site is located off Vay Road in Section 1, Township 55 North, Range 04 West, Boise-Meridian. The project site is within the service areas of Sagle Fire District and West Bonner School District #83.

File CUP0008-25 – Conditional Use Permit – Marina: The applicants are requesting a conditional use permit for a marina and upland accommodations on ±2.16 acres. The property is zoned Recreation. The project is located off Lakeshore Drive in Section 34/35 Township 57 North, Range 2 West, Boise-Meridian. The project site is located within the service areas of Southside Water & Sewer District and Sagle Fire District.

DISCUSSION:

- 1) February 26, 2026 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.