



Agenda

Thursday, February 26, 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 – **February 12, 2026**

Action Items:

File V0030-25 - Variance – Impervious Surface & Shoreline Setback: The applicants are requesting a Variance to the impervious surface limits, to allow for 52% coverage, where 35% is the maximum, and to the shoreline standards, to allow a 0-foot setback, where 40' is required, for the placement of 290 sq. ft. of riprap along the shoreline. The 0.520-acre lot is zoned Rural 5. The project site is located off Sundowner Lane in Section 6, Township 56 North, Range 02 West, Boise-Meridian. The project site is within the service areas of Sagle Fire District and Southside Water & Sewer District.

File V0039-25 – Variance – Property Line Setback: The applicants are requesting a Variance to the setback standards to allow for a 0-foot property line setback, where 5-feet is required, to accommodate three existing structures. The 0.198-acre property is zoned Rural 5 (R-5). The project is located off Evergreen Road in Section 9, Township 56 North, Range 03 West, Boise-Meridian. The project 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. The Zoning Commission at the public hearing on January 22, 2026, continued this file to a date and time certain of February 26, 2026.

File CUP0007-25 –Conditional Use Permit – Public Utility Facility – City of Spirit Lake: The applicants are requesting a Conditional Use Permit for a public utility facility on ±158.74 acres. The property is zoned Rural-10. The project is located off Spirit Lake Cutoff in Section 30 Township 54 North, Range 4 West, Boise-Meridian. The project site is within Spirit Lake Fire District and Area of Impact of the City of Spirit Lake.

File ZC0012-25– SixPak LLC - Suburban to Commercial: The applicants are requesting a zone change from Suburban to Commercial on ±7.175 acres. The property is zoned Suburban. The project is located off N. Riley Creek Road in Section 30 Township 56 North, Range 3 West, Boise-Meridian. The project site is within the service areas of Westside Fire District and Laclede Water District. The Zoning Commission, at the public hearing on October 23, 2025, unanimously voted to postpone this file until a full Zoning Commission was appointed.

DISCUSSION:

- 1) March 12, 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.