

**BONNER COUNTY ZONING COMMISSION
PUBLIC HEARING MINUTES
November 20, 2025**

PLEDGE OF ALLEGIANCE

CALL TO ORDER: Chair Jeffrey Poulsen called the Bonner County Zoning Commission hearing to order at 5:30 pm in the 1st Floor Conference Room, of the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, via Zoom webinar, and YouTube live streaming.

PRESENT: Chair Jeffery Poulsen, Commissioner Joe Mauk, Commissioner Michelle Johnson, Commissioner Brett Blaser.

ABSENT: None

ALSO PRESENT: Interim Director Alex Feyen, Planner I Kyle Snider, Planner II Jason Johnson, Planner II Daniel Britt and Hearing Coordinator Dylan Young.

CHANGES IN AGENDA: None

COMMISSIONER & STAFF UPDATES: None.

APPROVAL OF MINUTES: The Chair declared the minutes for **October 23, 2025** approved as amended.

PUBLIC HEARING

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.

STAFF PRESENTATION: Planner II Jason Johnson presented a PowerPoint summary of the project and previously circulated staff report.

Commissioner Mauk stated there was a discrepancy with FAA Documentation claiming the tower is planned to be 190ft High as the Planning Department Application claims the tower will be 180ft high.

Commissioner Mauk moved to continue the file at a later hearing.

The motion was not seconded and the motion died.

APPLICANT PRESENTATION: Project Representative Nathan Weis stated the tower will comply with Bonner County regulations.

The Commission asked Nathan Weis if there were any cell phone towers currently near the project site.

Nathan Weis stated the tower would provide coverage for a large area and that there are not currently any towers within 5 miles of the project site.

The Commission asked Nathan Weis if the tower could potentially cause any safety issues with either its construction or its height negatively affecting air traffic.

Nathan Weis stated the tower will comply with regulations and will not cause any safety issues.

PUBLIC/AGENCY TESTIMONY: The following people provided comments:

Matt Price (Support), Kristi Hall (Neutral), Jack Davis (Neutral), Clint Glade (Opposed), Ann Wilder (Opposed), Kathy Payton (Opposed), Theresa Hiesener (Opposed), Joan Esnayra (Opposed).

REBUTTAL: Project Representative Nathan Weis stated the tower would not be located at the top of the mountain as it would negatively affect the towers service and that the tower currently would only provide 4G coverage but may provide 5G coverage in the future.

The Commission stated Federal FCC regulations overrule any decision the Bonner County Zoning Commission may make on the file regarding the potential negative health effects of cellular or 5G signals.

The Commission deliberated using the Bonner County Planning Department's Reasoned Statement Worksheet to structure their discourse.

MOTION TO APPROVE: Commissioner Blaser moved to approve this project file CUP0011-24, 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, finding that it is not in conflict with the policies of the Bonner County Comprehensive Plan and Bonner County Revised Code as enumerated in the following conclusions of law:

Conclusion 1

The proposal **is not** in conflict with the policies of the Bonner County Comprehensive Plan.

Conclusion 2

This proposal **was** reviewed for compliance with Title 12, Bonner County Revised Code, and **was** found to be in compliance.

Conclusion 3

The proposal **is** in accord with the purpose of the Agricultural/forestry 10 district, provided at Chapter 3, Title 12, Bonner County Revised Code. Communications towers are conditionally permitted in this zone. Including A1-A21 B1-B4.

This decision is based upon the evidence submitted up to the time the Staff Report was prepared, and testimony received at this hearing. Commissioner Blaser further moved to adopt the reasoned statement as discussed in deliberation at this hearing and the analysis as set forth in the Staff Report (or as amended during this hearing) and direct planning staff to draft the reasoned statement to reflect this motion as set forth in Idaho Code section 67-6535, have the Chair sign, and transmit to all interested parties. This action does not result in a taking of private property. The action that can be taken to obtain this Conditional Use Permit is to complete the conditions of approval as adopted.

Commissioner Mauk seconded the motion.

ROLL CALL VOTE

Commissioner Joe Mauk NAY
Commissioner Michelle Johnson NAY
Commissioner Brett Blaser AYE
Commissioner Jeffery Poulsen AYE

VOTED upon with two supporting and two opposing the motion.

Commissioner Poulsen Motioned to continue the file at a later date after a fifth Zoning Commissioner is appointed.

Commissioner Mauk seconded the motion.

ROLL CALL VOTE

Commissioner Joe Mauk AYE
Commissioner Michelle Johnson AYE
Commissioner Brett Blaser AYE
Commissioner Jeffery Poulsen AYE

VOTED upon and the motion was unanimously carried.

File HO0004-25 – 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.

STAFF PRESENTATION: Planner I Kyle Snider presented a PowerPoint summary of the project and previously circulated staff report.

APPLICANT PRESENTATION: Landowner Rodney Thomas stated he wished to help the local community by providing vehicle mechanical services on his property.

The Commission asked if his property would be ADA (American Disability Act) accessible and provide parking.

The Commission asked the applicant questions regarding the deviation request to move the building closer to the eastern property line. The applicant stated that he was not aware of the setback in the zoning district, and agreed that he could meet the 25-foot setback required.

Rodney Thomas stated it would and that his property would provide customer parking.

PUBLIC/AGENCY TESTIMONY: The following people provided comments:
Peat Robinson (Support), Joseph Taylor (Support)

The Commission deliberated using the Bonner County Planning Department's Reason Statement Worksheet to structure their discourse.

MOTION TO APPROVE: Commissioner Mauk moved to approve this project, FILE HO0004-25, for a Home Occupation Permit Tier 3 for mechanical/welding services, located in Section 34, Township 56 North, Range 5 West, Boise Meridian, finding that it is in accord with the Bonner County Revised Code as enumerated in the following conclusions of law:

Conclusion 1

The proposed conditional use permit **is not** in conflict with the policies of the Comprehensive Plan.

Conclusion 2

This proposal was reviewed for compliance with Title 12, Bonner County Revised Code, and **was** found to be in compliance.

Conclusion 3

The proposed use **will not** create a hazard and **will not** be dangerous to persons on or adjacent to the property. This decision is based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at this hearing.

Commissioner Mauk further moved to adopt the reasoned statement as discussed in deliberation at this hearing and the analysis as set forth in the Staff Report (or as amended during this hearing) and direct planning staff to draft the reasoned statements to reflect this motion as set forth in Idaho Code section 67-6535, have the Chair sign, and transmit to all interested parties. This action does not result in the taking of private property. The action that could be taken to obtain the approval of the Conditional Use Permit is to complete the Conditions of Approval as adopted.

Commissioner Blaser seconded the motion.

ROLL CALL VOTE

Commissioner Joe Mauk	AYE
Commissioner Michelle Johnson	AYE
Commissioner Brett Blaser	AYE
Commissioner Jeffery Poulsen	AYE

VOTED upon and the motion was unanimously carried.

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.

STAFF PRESENTATION: Planner I Kyle Snider presented a PowerPoint summary of the project and previously circulated staff report.

APPLICANT PRESENTATION: Landowner Joseph Taylor stated explained how he believed his construction of a lean-to on an existing shop was within property setbacks, but upon further inquiry he discovered it was not and is requesting a modification. Joseph Taylor verbally explained the necessity of the modification due to the shape of his parcel.

PUBLIC/AGENCY TESTIMONY: The following people provided comments:
NONE

The Commission deliberated using the Bonner County Planning Department's Reason Statement Worksheet to structure their discourse.

MOTION TO APPROVE: Commissioner Poulsen stepped down from the Chair and moved to approve this project, MOD0007-25, requesting to modify the approved site plan of V0010-24 to include a lean-to addition, finding that it is in accord with the Bonner County Revised Code as enumerated in the following conclusions of law, and based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at this hearing.

Conclusion 1

Conditions apply to the property that **do not** apply generally to other properties in the same zone or vicinity, which conditions are a result of lot size, shape, topography, or other circumstances over which the applicant has no control.

Conclusion 2

Special conditions and circumstances **do not** result from the actions of the applicant.

Conclusion 3

The granting of the variance **is not** in conflict with the public interest in that it **will not** be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity of the subject parcel or lot. (Ord. 559, 1-4-2017)

Commissioner Poulsen further adopted the reasoned statement as discussed in deliberation at this hearing and the analysis as set forth in the Staff Report (or as amended during this hearing) and direct planning staff to draft the reasoned statements to reflect this motion as set forth in Idaho Code section 67-6535, have the Chair sign, and transmit to all interested parties. This action does not result in a taking of private property. The action that can be taken to obtain this modification is to complete the conditions of approval as adopted.

Commissioner Mauk seconded the motion.

ROLL CALL VOTE

Commissioner Joe Mauk AYE
Commissioner Michelle Johnson AYE
Commissioner Brett Blaser AYE
Commissioner Jeffery Poulsen AYE

VOTED upon and the motion was unanimously carried.

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.

STAFF PRESENTATION: Planner II Daniel Britt presented a PowerPoint summary of the project and previously circulated staff report.

APPLICANT PRESENTATION: Landowner Steve Stenberg provided a verbal presentation explaining the project.

PUBLIC/AGENCY TESTIMONY: The following people provided comments:
Pamela Watson (Support), Christopher Burke (Opposed), Bill Burke (Opposed),
Desiree Burke (Opposed)

REBUTTAL: Steve Stenberg further explained the dimensions of the structures on his property.

The Commission deliberated using the Bonner County Planning Department's Reason Statement Worksheet to structure their discourse.

MOTION TO DENY: Commissioner Mauk moved to deny this request FILE V0025-25, based upon the following conclusions:

Conclusion 1

Conditions apply to the property that **do** apply generally to other properties in the same zone or vicinity, which conditions are a result of lot size, shape, topography, or other circumstances over which the applicant has no control.

Conclusion 2

Special conditions and circumstances **do** result from the actions of the applicant.

Conclusion 3

The granting of the variance **is** in conflict with the public interest in that it **will** be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity of the subject parcel or lot. (Ord. 559, 1-4-2017)

This decision is based upon the evidence submitted up to the time the Staff Report was prepared, and testimony received at this hearing. Commissioner Mauk further moved to adopt the reasoned statement as discussed in deliberation at this hearing and the analysis as set forth in the Staff Report (or as amended during this hearing) and direct planning staff to draft the reasoned statement to reflect this motion as set forth in Idaho Code section 67-6536, have the Chair sign, and transmit to all interested parties. This action does not result in a taking of private property. The action that could be taken, if any, to obtain the variance is to:

- 1) File a new application with the Planning Department and meet the standards required by Bonner County Revised Code; or
- 2) Appeal the decision to the County Commissioners.

Commissioner Johnson seconded the motion.

ROLL CALL VOTE

Commissioner Joe Mauk AYE
Commissioner Michelle Johnson AYE
Commissioner Brett Blaser AYE
Commissioner Jeffery Poulsen AYE

VOTED upon the motion is unanimously carried.

DISCUSSION:

1. Staff Updates: Interim Director Alex Feyen relayed to the commission of the upcoming Zoning Commission meeting on December 18, 2025

The Chair declared the hearing adjourned at 10:07 P.M. until 5:30 p.m. December 18, 2025.

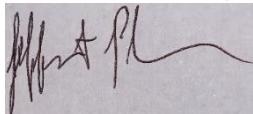
Respectfully submitted,



Alex Feyen, Interim Planning Director

The above Minutes are hereby approved this 8th day of January 2025.

Bonner County Zoning Commission



Jeffery Poulsen, Chair