



Bonner County Planning Department

"Protecting property rights and enhancing property value"

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June 4, 2026

Priest River Holding Company LLC
489 E Driftwood Lane
Harrison, ID 83833

Subj: File V0038-25 – Variance- Sign Height and Property Line Setback

Enclosures: (A) File V0038-25 Zoning Commission Approved Site Plan
(B) Land Use Decision-Making Worksheet
(C) File V0038-25 Staff Report

Dear Applicant,

The Bonner County Zoning Commission approved the referenced application with conditions.

MOTION TO APPROVE: I, Commissioner Pound, move to approve this request FILE V0038-25, finding that it is in accord with the Bonner County Revised Code as enumerated in the following conclusions of law:

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 **did 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)

This is based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at this hearing. I further move 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.

ROLL CALL VOTE

Commissioner Johnson AYE
Commissioner Pound AYE
Commissioner Poulsen AYE
Commissioner Blaser AYE
Commissioner Mauk AYE

CONDITIONS OF APPROVAL:

A-1. Only the development highlighted on the site plan has been reviewed for variance standards. All other development shown must comply with Bonner County Revised Code.

A-2. This variance shall not supersede any deed restrictions.

Bonner County Revised Code, Section 12-262, provides an opportunity for affected persons to appeal Hearing Examiner decisions with the Planning Director within 28 days after the final written decision of the Hearing Examiner has been issued. Any such appeal must be submitted in accordance with the referenced code section no later than **5:00 p.m., July 2, 2026. AN APPEAL SHALL BE ACCOMPANIED BY A FILING FEE IN ACCORDANCE WITH THE APPROVED FEE SCHEDULE. THE FEES ARE PAYABLE TO THE BONNER COUNTY PLANNING DEPARTMENT.**

NOTE: Following any final decision concerning a site-specific land use request, the applicant has a right to request a regulatory taking analysis pursuant to Section 67-8003, Idaho Code (*Idaho Code §67-6535(3)*).

Please contact the Planning Department if you have any questions.

Sincerely,



Jeff Poulsen
Chair, Zoning Commission



CLIENT
5238 Highway 2
PRIEST RIVER, ID

PRODUCTION PRINT

ACCOUNT EXECUTIVE:
JR

PROJECT MANAGER:
X

DESIGNER:
BK

DATE:
1/13/2025

REVISION NOTES:



© 2025 by Ramsay Signs, Inc.
These plans are the exclusive property of Ramsay Signs, Inc. The original work of its design team. They are submitted to your company for the sole purpose of your consideration of whether to purchase these plans or to purchase from Ramsay Signs, Inc. a sign manufactured according to these plans. Distribution or exhibition of these plans to anyone other than the company or person to whom these plans are submitted is expressly prohibited. In the event that such exhibition occurs, Ramsay Signs Inc. expects to be reimbursed 15% of the total project value in compensation for time and effort entailed in creating these plans.

L73 Grounding and Bonding Statement for each permanently connected sign: The following statement or equivalent: "This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign" should be either directly marked on the sign or label attached to the sign, included in the installation instructions, or provided on a separate sheet or tag shipped with the sign. The location of the disconnect switch after installation shall comply with Article 600.2 (A) (1) of the National Electrical Code.

ACCOUNT EXECUTIVE (APPROVAL):

CLIENT (APPROVAL):

LANDLORD (APPROVAL):

DESIGN NUMBER:
25-0031-R4-P4

REVISION #: | **DESIGNER:** | **DATE:**
P4 | BK | 9/22/2025

FABRICATION SPECIFICATIONS

| | | |
|------------------|----------------------|--------------------------------|
| 1 CABINET | CONSTRUCTION | FABRICATED ALUMINUM |
| | TYPE | D/F ILLUMINATED |
| | ILLUMINATION | WHITE 6500K LED |
| | PAINT COLOR | PER COLOR KEY |
| | RETAINER SIZE | 1-1/2" |
| 2 FACE | TYPE | WHITE FLEX FACE |
| | VINYL COLOR | PER COLOR KEY |
| | VINYL LAYER | 1ST SURFACE |
| 3 POLE | CONSTRUCTION | 6" SCH 40 (VERIFY ENGINEERING) |
| | PAINT COLOR | PER COLOR KEY |
| | FINISH | SATIN |
| 4 FOOTING | MATERIAL | CONCRETE |
| | SIZE | PER ENGINEERING CALCS. |

GENERAL NOTES

MANUFACTURE AND INSTALL ONE (1) D/F ILLUMINATED PYLON SIGN.

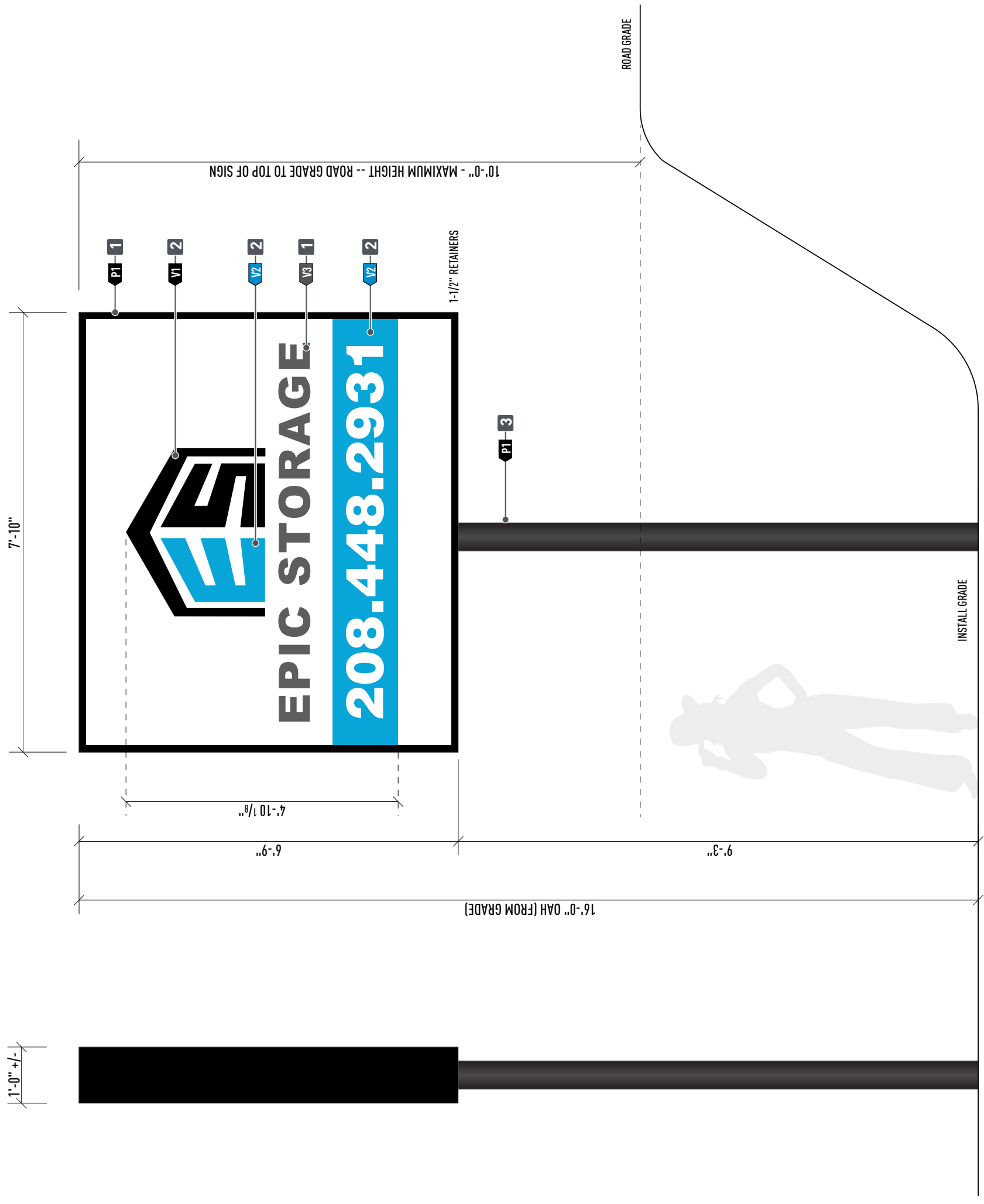
COLOR KEY

| | | |
|-----------|--------------|---------------------------|
| P1 | PAINT | MATTHEWS SATIN BLACK |
| V1 | VINYL | 3M #3630-22 BLACK |
| V2 | VINYL | 3M #3630-337 PROCESS BLUE |
| V3 | VINYL | 3M #7725-41 DARK GRAY |

NOTE: THE COLORS DEPICTED ON THIS RENDERING REPRESENT COLOR INTENT ONLY AND MAY NOT MATCH ACTUAL COLORS ON FINISHED PRODUCT. PLEASE REFER TO COLOR CALIBRANTS AND SPECIFIED VENDOR SAMPLES FOR APPROVED COLOR SPECIFICATIONS.

IMPORTANT NOTE

PENDING SURVEY & ENGINEERING.



A D/F ILLUMINATED PYLON SIGN
QUANTITY: 1 MANUFACTURE & INSTALL

TOP CABINET: 52.875 SQ FT (MAX 64)
SCALE: 1/2" = 1'-0"

END VIEW