

**BONNER COUNTY ZONING COMMISSION
PUBLIC HEARING MINUTES
July 9, 2026**

PLEDGE OF ALLEGIANCE

CALL TO ORDER: Commissioner James Pound 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: Commissioner Michelle Johnson, Commissioner Jim Pound
Commissioner Joe Mauk

ABSENT: Commissioner Jeffery Poulsen, Commissioner Brett Blaser

ALSO PRESENT: Planning Director, Kendra Smith; Assistant Planning Director, Alex Feyen; Planner II, Daniel Britt; Administrative Assistant III, Maya Johnson, and Administrative Assistant III, Janna Brown

CHANGES IN AGENDA: NONE

APPROVAL OF MINUTES: The Acting Chair declared the minutes for, **June 25, 2026**, approved.

ACTION ITEMS:

PUBLIC HEARING

File CUP0001-26 – Conditional Use Permit – Public Use Facility: Request for a public utility facility on ±2.84 acres. The property is zoned Rural Service Center. The project is located off Highway 57 in Section 31, Township 60 North, Range 4 West, Boise-Meridian.

CONFLICTS: None

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

APPLICANT PRESENTATION: Project Representative, Kristen Burge, Northern Lights, provided details of the project and answered any follow up questions from the Zoning Commissioners.

PUBLIC/AGENCY TESTIMONY: None

REBUTTAL: None

The Commission deliberated using the Bonner County Planning Department's Reason

Statement Worksheet and considered public comments to structure their discourse.

MOTION: Commissioner Mauk moved to approve this project, FILE CUP0001-26, for a Public Utility Facility, located in Section 31, Township 60 North, Range 4 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 the criteria and standards set forth in BCRC Title 12 - Chapter 3, Subchapter 3.3; Subchapter 3.4, Chapter 4, Subchapter 4.2, 4.3, 4.4, 4.5 and 4.6; Chapter 7, Subchapter 7.2 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 directed planning staff to draft the reasoned statement to reflect this motion as set forth in Idaho Code § 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 could be taken to obtain the approval of the Conditional Use Permit is to complete the Conditions of Approval as adopted.

Commissioner Johnson seconded the motion.

ROLL CALL VOTE

Commissioner Mauk	AYE
Commissioner Johnson	AYE
Commissioner Pound	AYE

VOTED upon and the motion carried unanimously.

Conditions of Approval:

Standard continuing permit conditions. To be met for the life of the use:

A-1 The use shall be developed and shall be operated in accordance with the approved site plan.

A-2 This Conditional Use Permit shall not supersede deed restrictions.

- A-3** All county setbacks shall be met, unless otherwise noted.
- A-4** Conditional Use Permit approval shall expire if the permit has not been issued within two (2) years from the date of approval, or if issued, if the use has not commenced within two (2) years from the date of issuance. At any time prior to the expiration date of the conditional use permit, an applicant may make a written request to the planning director for a single extension of the conditional use permit for a period up to two (2) years. The Zoning Commission at any regular meeting, or board at any regular meeting, may consider the request for extension. The extension request must be approved or denied prior to the expiration date of the conditional use permit.
- A-5** The applicant shall install prior to ground disturbing activities all temporary erosion control measures as designed and approved. The applicant shall provide the Planning Department prior to ground disturbing activities with a signed statement from the project engineer or design professional stating that these measures have been installed as per the design specifications as approved. The applicant shall install upon completing ground disturbing activities and shall maintain thereafter all permanent erosion control and stormwater management measures as designed and approved. The applicant shall provide to the Planning Department upon completing ground disturbing activities with a signed statement from the project engineer or design professional stating that these measures have been installed as per the design specifications as approved.
- A-6** The uses shall maintain continuing compliance with the performance standards of BCRC 12-421 as found in this staff report.
- A-7** Lighting shall be placed in accordance with the submitted Lighting Plan.
- A-8** Landscaping shall be provided if any new development is to occur, as found in the staff report.
- A-9** All new proposed structures shall obtain Building Location Permits, as required by Title 11 of Bonner County Revised Code.
- A-10** Any modifications to this project shall be subject to standards set forth in Title 12, Bonner County Revised Code.

File CUP0011-24 – Conditional Use Permit – Communication Tower: The Bonner County Commissioners, at the public hearing on May 19, 2026, remanded this project file to the Zoning Commission to consider the standards for variances related to communication towers within Idaho Title 67-6512 and 67-6516. Request 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 5-acre parcel is zoned A/F-10. The property is located off Northgate Road in Section 16, Township 57 North, Range 5 West, Boise Meridian.

CONFLICTS: None

STAFF PRESENTATION: Assistant Planning Director, Alex Feyen, explained to the Commission why the Board of County Commissioners remanded this file back to them

and what action was needed during this hearing. The Board of County Commissioners remanded the file for further analysis on Idaho Code 67-6512 and 67-6516. Mr. Feyen explained to the Commission that this exercise would be for deliberation only, and public comment would not be allowed at this time. The record was closed to new information, and deliberation was limited to the above mentioned statutes. Mr. Feyen also answered follow-up questions and concerns.

The Commission deliberated the two statutes and made findings from the materials and testimony in the record.

MOTION: Commissioner Mauk moved to deny 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, based upon the following conclusions:

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 the criteria and standards set forth at BCRC Title 12, Chapter 2, Subchapter 2.2 Conditional Use Permits; Chapter 4 Development Standards and Chapter 7 Environmental Standards. The proposal **is not** in accord with the Bonner County Revised Code.

Conclusion 3:

The proposed use **will not** create a hazard or **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 directed 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 could be taken, if any, to obtain the Conditional Use approval is to:

1. File a new application with the Planning Department and meet the standards required by Bonner County Revised Code; or
2. Pursue such remedies as may be applicable at Title 67, Chapter 65, Idaho Code.

Commissioner Johnson seconded the motion.

Commissioner Mauk	AYE
Commissioner Johnson	AYE
Commissioner Pound	AYE

VOTED upon and the motion passed unanimously.

Planning Director, Kendra Smith stated they need to include the Idaho State Statute under consideration in the motion.

Acting Chair, Commissioner Pound instructed Commissioner Mauk to do an amended motion.

AMENDED MOTION: Commissioner Mauk moved to deny 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, based upon the following conclusions:

Conclusion 1:

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

Amended Conclusion 2:

This proposal was reviewed for compliance with the criteria and standards set forth at BCRC Title 12, Chapter 2, Subchapter 2.2 Conditional Use Permits; Chapter 4 Development Standards and Chapter 7 Environmental Standards and Idaho Code 67-6512, Idaho Code 67-6516. The proposal **is not** in accord with the Bonner County Revised Code.

Conclusion 3:

The proposed use **will not** create a hazard or **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 directed 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 could be taken, if any, to obtain the Conditional Use approval is to:

3. File a new application with the Planning Department and meet the standards required by Bonner County Revised Code; or
4. Pursue such remedies as may be applicable at Title 67, Chapter 65, Idaho Code.

Commissioner Johnson seconded the motion.

Commissioner Mauk	AYE
Commissioner Johnson	AYE
Commissioner Pound	AYE

VOTED upon and the motion carried unanimously.

DISCUSSION:

- 1) July 23, 2026, Agenda Items
- 2) Zoning Commission and Staff Updates
 - a. Hearing Examiner: Fees
 - b. Future Meetings

The Chair declared the hearing adjourned at 7:02 P.M. until 5:30 p.m. July 23, 2026.

Respectfully submitted,



Alex Feyen, Assistant Planning Director

Bonner County Zoning Commission



Brett Blaser, Vice Chair