

AMENDED HEARING
BOARD OF COUNTY COMMISSIONERS / PLANNING DEPARTMENT

* * * * *

NOTICE

PURSUANT TO IDAHO CODE § 74-204 (2)

The Bonner County Board of Commissioners will meet for a public hearing on Wednesday the 23rd day of July, 2025 at 1:30 P.M. at the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho.

Duly noticed this 7th day of July, 2025, by the Planning Department.

* * * * *

AGENDA

PURSUANT TO IDAHO CODE § 74-204 (4)

1) Call to Order

Action Items: Discussion/Decision:

~~**File S0001-25 – Subdivision Preliminary Plat – Deerfield** – The applicant is requesting to subdivide and plat an approximately 32.67-acre parcel into twenty-four (24) residential lots ranging from approximately one (1) to three (3) acres each and one stormwater tract. The property is zoned Suburban. The subject property is located off Baldy Mountain Road in Section 16, Township 57 North, Range 2 West, Boise Meridian. The project is located within the Syringa Heights Water District and Northside Fire District service areas, and the Area of Impact for the City of Sandpoint. The Zoning Commission, at the June 26, 2025 public hearing recommended approval of this project to the BOCC~~

File VS0002-25 – Vacation Title 50 – Vacation of Private Easement - The applicant is requesting to vacate a portion of Burley Drive, a 40’ easement dedicated by the “Coyote Ridge” plat. The easement proposed to be vacated is approximately 0.57-acres. The project site is located off Peak View Drive in Section 34, Township 56 North Range 3 West, Boise-Meridian. The proposal is located within the service area of Sagle Fire District.

File S0005-24 – Subdivision Preliminary Plat - Bahia Del Sol 2nd Addition - The applicants are requesting to plat an approximately 6.77-acre parcel into 23 residential lots. The property is zoned Suburban. The project is located off Bottle Bay Road, a Bonner County owned public road in Section 02, Township 56 North, Range 2 West, Boise-Meridian. The project proposes to be served by Mountain Springs Water Corp for water services, Southside Water & Sewer District for sewer services and Avista Utilities. The project is located within the Sagle Fire District. The Zoning Commission, at the May 22, 2025 public hearing, recommended approval of this project to the Board of County Commissioners.

~~**File AM0001-25 – Comprehensive Plan Map Amendment – Rural Residential to Transition**
AM0008-25 – Modification to the Area of Impact for the City of Kootenai – The applicant is requesting a comprehensive map amendment from Rural 5 to Transition. The 3.5-acre property is zoned Rural 5. The project is located off Old Highway 95 and E Dufort Road in Section 36, Township 56 North, Range 2 West, Boise Meridian. The Planning Commission at the June 17, 2025, public hearing, recommended approval of this project to the Board of County Commissioners.~~

File AM0002-25 – Text Amendment - Bonner County Revised Code Title 12 - Bonner County is seeking to amend the existing Bonner County Revised Code, Title 12 to include the following proposed change:

BCRC 12-333: The removal of the Recreational Vehicle Park/Campground use as a conditional use and prohibit this use in the Rural, Agricultural/Forestry, and Rural Service Center zoning districts. The Planning Commission at the June 3, 2025 public hearing, recommended approval of this project to the Board of County Commissioners. The Planning Commission’s recommendation included the removal of this use in only the Agricultural/Forestry and Rural zoning districts.

2) Adjourn

If interested in participating, please visit our website for details at:
bonnercountyid.gov/departments/planning/public-hearings

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.