



# Agenda

Thursday, August 21, 2025

## 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 – **July 24, 2025**

### Action Items:

#### **File MOD0004-25 – Modification of Terms–Church**

The applicants are requesting a modification to C650-99, to include the new lot size, and the construction of a larger church. The 10-acre parcel is zoned Rural 10(R-10). The project site is located off State Highway 41 in Section 6, Township 55 North, Range 5 West, Boise-Meridian. The project is located within the West Pend Oreille Fire District.

#### **File ZC0009-25 – Zone Change – Rural 10 to Rural 5**

The applicant is requesting a Zone Change from Rural 10 to Rural 5. The 10-acre property is zoned Rural 10 (R-10). The project site is located off The Cross Road in Section 27, Township 57 North, Range 3 West, Boise-Meridian. The project site is located within the Westside Fire District service area and the City of Dover's Area of Impact.

#### **File ZC0008-25 – Zone Change – Agricultural/Forestry-10 to Rural 5**

The applicant is requesting a zone change from Agricultural/Forestry-10 to Rural-5. The 10.72-acre property is zoned A/F-10. The project site is located off Highway 200 and Old Highway in Section 3, Township 57 North, Range 1 West, Boise-Meridian. The project site is located within the Northside Fire District service area.

#### **File S0004-24 – Subdivision– Golden Tee Estates 11th Addition**

The applicants are requesting to divide one (1) 7.57-acre lot into twenty-three (23) residential lots ranging from 0.15-acres to 0.52-acres. The parcel is zoned Recreation. The project site is located within The Idaho Club PUD, off Lower Pack River Road and North Idaho Club Drive, Section 36, Township 58 North, Range 1 West, Boise-Meridian. The project is located within the North Side Fire District, water serviced by TIC Utilities, and sewer serviced by Gem State.

### Discussion:

- 1) September 18, 2025 Agenda Items
- 2) Zoning Commission and Staff Updates

**If interested in participating, please visit our website for details at: [bonnercountyid.gov/zoningcommissionhearings](http://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.