



Agenda

Wednesday, October 1, 2025

Bonner County Hearing Examiner

Location: Bonner County Administration Building, 1500 Hwy 2, Sandpoint, ID, Online Zoom Teleconference and YouTube Livestream

1:30 p.m. Hearing Examiner Call to Order

Public Meeting Pledge of Allegiance

Changes in Agenda

Announcements

Consent Agenda: Approval of the **September 17, 2025** Hearing Examiner minutes. (If no objections are voiced, minutes are approved under consent agenda.)

Public Hearing/
Action Items: **File V0012-25 Lechot - Bulk Increase-** The applicants are requesting a 0-foot street setback, where 25 feet is required, to construct a new accessory structure. The .990-Acres property is zoned Rural 10 (R-10). The project site is located off Driftwood Shore in Section 17, Township 56 North, Range 1 East, Boise-Meridian. The project site is located within the Sagle Fire District service area.

File CUP0005-25 - Conditional Use Permit – Gravel Pit - The applicant is requesting a Conditional Use Permit for a gravel pit. The ≈38.48-acre property is zoned Agricultural/Forestry 10. The project site is located off Curtis Creek Road in Section 28/33, Township 55 North, Range 04 West, Boise-Meridian. The project site is within the service areas of Spirit Lake Fire District and West Bonner School District #83.

File CUP0003-25 – Conditional Use Permit – Private Community Facility - The applicants are requesting a Conditional Use Permit for the creation of a Private Community Facility. The 60-acre property is zoned Agricultural/Forestry 10. The project is located off Lakehouse Lane in Section 3, Township 59 North, Range 1 West, Boise-Meridian. The property is within the service area of North Side Fire District. The Board of County Commissioners, at the July 21, 2025 hearing, remanded the file to the Hearing Examiner for further evaluation.

File V0024-25 - Variance – Waterfront Setback - The applicant is requesting a 0' waterfront setback where 40' is required for the construction of a deck. The ≈6-acre property is zoned Rural-5. The project site is located off Bottle Bay Road in Section 19, Township 57 North, Range 01 West, Boise-Meridian. The project site is within the service areas of Sagle Fire District and Lake Pend Oreille School District #84.

Following Public Hearings

DISCUSSION:

- Hearing Examiner and Staff Updates
- October 15, 2025, Agenda Items

If interested in participating, please visit our website for details: 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. Any affected person as defined by Idaho Code, Title 67, Chapter 65, may pursue such actions as set forth in Idaho Code Title 67, Chapter 65.