



AMENDED

Agenda

Thursday, December 18, 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 – **November 20, 2025 meeting.**

Action Items:

Withdrawn: File V0035-25 - Property line setback

The applicants are requesting a variance for a property line setback of 2 feet where 10 feet is required. The property is 1.46 acres and zoned Rural-5. The project is located off Evergreen Road in Section 9 Township 56 North, Range 3 West, Boise-Meridian. The project site is within Sagle Fire District.

File ZC0017-25 – Suburban to Commercial - Ranch Club

The applicant is requesting a Zone Change from Suburban to Commercial. The ≈35-acre property is zoned Suburban. The project site is located off U.S. Highway 2 in Section 22, Township 56 North, Range 5 West, Boise-Meridian. The project site is located within West Pend Oreille Fire District and West Bonner School District #83.

File S0003-25/PUD1-25 – Yoman Bluffs PUD/Subdivision

The applicants are requesting a large-scale residential Planned Unit Development and a subdivision for twenty-three (23) residential lots and three (3) tracts. The proposal is ±37.6 acres. The property is zoned Recreation. The project is located off Sherwood Beach Road in Section 10 Township 59 North, Range 4 West, Boise-Meridian. The project site is within Coolin Cavanaugh Bay Fire District.

DISCUSSION:

- 1) January 8, 2025 Agenda Items
- 2) Zoning Commission and Staff Updates

If interested in participating, please visit our website for details at: 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.