

HEARING
BOARD OF COUNTY COMMISSIONERS / PLANNING DEPARTMENT

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NOTICE

PURSUANT TO IDAHO CODE § 74-204 (2)

The Bonner County Board of Commissioners will meet for a public hearing on Wednesday, the 17th day of December 2025 at 1:00 P.M. at the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho.

Duly noticed this 10th day of December 2025, by the Planning Department

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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 Board of County Commissioners. At the September 9, 2025 hearing, the Board of County Commissioners denied this project. The applicant requested the Board reconsider their decision on September 25, 2025. Applicant has alleged the following deficiencies in the Board’s decision:

I. Findings of Fact: Seven: referring to “uncertainty on base flood elevations” and/or “stormwater plans” and an eighth which says, “not all information received at initial intake.”

II. Conclusions of Law:

- #2 – Site is not physically suitable.
- #5 – Will cause exposure to hazards.
- #7 – Does not comply with Subchapter 6.2.
- #8 – Conflicts with the Comprehensive Plan.

The hearing is limited in scope to the issues raised by Applicant in their Reconsideration request.

2) Adjourn

If interested in participating, please visit our website for details at:
<https://www.bonnercountyid.gov/departments/Planning>

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.
