

**HEARING
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 Hearing on Wednesday the 10th day of August, 2022 at 1:30 P.M. at the Bonner County Administration Building, 1500 Highway 2, First Floor Conference Room, Sandpoint, Idaho.

Duly noticed this 5th day of August, 2022, at 9:00 a.m. by Claire May

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AGENDA

PURSUANT TO IDAHO CODE § 74-204 (4)

- 1) Call to Order

Action Item: Discussion/Decision Regarding File ZC0009-22 - Zone Change – Kilmer. The applicants are requesting a zone change from Rural-10 to Rural-5. The property is zoned Rural-10. The project is located off Hunter Road in Section 16, Township 54 North, Range 5 West, Boise-Meridian. The Zoning Commission at the July 7, 2022, public hearing, recommended approval of this file to the Board of County Commissioners.

Action Item: Discussion/Decision Regarding Appeal of File MLD0055-22 – Saddler Basin. The applicant is requesting to divide (1) 15 acre parcel into (3) 5 acre lots. The property has been changed from A/F20 to R-5 with approved zone change ZC0020-21 and comprehensive plan amendment AM0012-21. The proposed lots would be provided private road access and Avista Utilities. The Planning Department on July 25, 2022, administratively denied this file. On August 3, 2022, a written appeal was received requesting this file be heard by the Board of County Commissioners.

Action Item: Discussion/Decision Regarding Appeal of File MLD0056-22 – Wolfert Basin. The applicant is requesting to divide (1) 20 acre parcel into (4) 5 acre lots. The property has been changed from A/F20 to R-5 with approved zone change ZC0020-21 and comprehensive plan amendment AM0012-21. The proposed lots would be provided private road access and Avista Utilities. The Planning Department on July 25, 2022, administratively denied this file. On August 3, 2022, a written appeal was received requesting this file be heard by the Board of County Commissioners.

Action Item: Discussion/Decision Regarding File MLD0059-22 – Wood View Acres. The applicant is requesting to divide one (1) ≈6.27-acre parcel into four (4) lots, one (1) 1.06-acre lot, two (2) 1-acre lots, and one (1) 3.49-acre lots. The proposed lots are in the Suburban Growth Area comprehensive land use plan designation and zoned Suburban. The proposed lots will be accessed by a combination of a private easement and Wood View Road, a privately maintained County R-O-W with varying widths. The proposed lots will be served by a shared well, individual septic systems, and Avista Utilities for power. The subject property is located in a portion of Section 18, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho.

Action Item: Discussion/Decision Regarding Final Plat, S0002-21 – Golden Tee Estates 10th Addition & Surety Agreement. Golden Tee Estates 10th Addition is a Subdivision dividing the unplatted Parcel RP58N01W367733A into nineteen (19) lots, including 17 residential lots and two open space lots. The property is zoned Recreation and meets the requirements of that zone. The property is served by TIC, LLC Utilities, Avista Utilities and Northern Lights. The property will be accessed by a westerly extension of the private Oxbow Drive, which will be developed with a 26-foot wide, paved, fire code compliant roadway located within a 30-foot-wide private right of way. The plat was approved by Bonner County on June 14, 2021. The parcel is located in a portion of Section 36, Township 58 North, Range 1 West, Boise Meridian, Bonner County, Idaho. The conditions of approval for S0002-21: Golden Tee Estates 10th Addition have been completed. Notes and easements required by plat approval are shown on the final plat.

2) Adjourn