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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 12<sup>th</sup> day of June 2024 at 1:30 P.M. at the Bonner County Administration Building, 1500 Highway 2, Third Floor Conference Room, Sandpoint, Idaho.

Duly noticed this 5<sup>th</sup> day of June 2024, by the Planning Department

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## HEARING AGENDA

### COMMISSIONERS / PLANNING DEPARTMENT

### PURSUANT TO IDAHO CODE § 74-204 (4)

#### 1) Call to Order

- **File VS0001-24 - Vacation Title 40 - A Portion of County Road #105.** The petitioners are requesting to vacate a portion of an unnamed public right-of way known as County Road #105, under Title 40 of Idaho Code. The project is located near Lakeshore Drive and Brisboys Road in Section 03, Township 56 North, Range 2 West, Boise-Meridian.
- **File V0024-23 - Variance - Lot Size Minimum.** The applicant is requesting a minimum lot size variance of 1.35-acres and 0.42-acres where 2.5-acres is required. The 1.77 property is zoned Commercial (C). The project is located off U.S. Hwy 95 in Section 16, Township 56 North, Range 2 West, Boise-Meridian.

Following the Hearing Examiner's and the Zoning Commission's public hearings, the Board of County Commissioners approved this project at a public hearing on April 10, 2024. The Planning Department received a request on May 1, 2024, for the Board to reconsider their decision based on the following concerns; unsupported conclusions resulting in arbitrary and capricious decision.

The Board is granting the request for reconsideration, in part, limiting the scope of this public hearing to address Bonner County Revised Code 12-234 Note C "The granting of the variance is not in conflict with the public interest in that it will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvement in the vicinity of the subject parcel or lot."

- **File AM0002-24 – Text Amendment – Bonner County Revised Code Title 12.** The Bonner County Planning Department is recommending an amendment to the Bonner County Revised Code, Title 12, to include the following proposed changes:
  - 1) BCRC 12-216: Modification to the evaluation criteria of amendment applications, modifying the comprehensive plan review to align with Idaho Code 67-6511.
  - 2) BCRC 12-222: Removal of variance language from the conditional use permit application contents.
  - 3) BCRC 12-223: Modification to the evaluation criteria of conditional use permit applications, modifying the comprehensive plan review to align with Idaho Code 67-6512.
  - 4) BCRC 12-233: Modification to establish a complete variance application content criteria rather than using the conditional use permit application criteria. The proposal removes the requirement the variance application to provide a review and analysis of the comprehensive plan.

The Planning Commission at the May 7, 2024, public hearing, recommended approval of this file to the Board of County Commissioners.

#### 2) Adjourn

If interested in participating, please visit our website for details at:  
[bonnercountyid.gov/departments/planning/public-hearings](http://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.

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