



Janna Brown <janna.brown@bonnercountyid.gov>


[EXT SENDER] V0014-25-VARIANCE+ZC0002-25-ZONE CHANGE+AM0001-25-COMPREHENSIVE PLAN MAP AMENDMENT

1 message

Denis Twohig <dtwohig@phd1.idaho.gov>

Fri, Jun 6, 2025 at 4:30 PM

To: Planning Bonner County <planning@bonnercountyid.gov>



Public Health
Prevent. Promote. Protect.
Panhandle Health District

Denis Twohig | Technical Records Specialist 1

2101 W Pine St. Sandpoint, ID 83864

P: 208.265.6384

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W: Panhandlehealthdistrict.org

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3 attachments **ZC0002-25-ZONE CHANGE-RURAL 5 TO SUBURBAN.pdf**
1508K **V0014-25-VARIANCE-STREET SETBACK.pdf**
1819K **AM0001-25-COMPREHENSIVE PLAN MAP AMENDMENT.pdf**
1579K

NOTICE OF PUBLIC HEARING



I hereby certify that a true and correct copy of this "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this **23rd** day of **May 2025**.

Janna Brown
Janna Brown, Administrative Assistant III

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Friday, May 23, 2025**.

NOTICE IS HEREBY GIVEN that the Bonner County Planning Commission will hold a public hearing at **4:30 pm** on **Tuesday, June 17, 2025** in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following request:

File AM0001-25 - Comprehensive Plan Map Amendment - Rural Residential to Transition

The applicant is requesting a comprehensive map amendment from Rural-5 to Transition. The 3.5 acre property is zoned Rural 5. The project is located off Highway 95 and E Dufort Road in Section 36, Township 56 North, Range 2 West, Boise-Meridian.

For details regarding this application, Zoom teleconference, or YouTube livestream, visit the Planning Department web site at www.bonnercountyyid.gov/departments/Planning. Staff reports are available online or may be viewed at the planning department approximately a week before the scheduled hearing.

Written statements must be submitted to the planning department record no later than seven (7) days prior to the public hearing. Written statements not exceeding one standard letter sized, single spaced page may be submitted at the public hearing. Statements can be sent to the Bonner County Planning Department at 1500 Highway 2, Suite 208, Sandpoint, Idaho 83864; faxed to 866-537-4935 or e-mailed to planning@bonnercountyyid.gov. The referenced start time stated above reflects the beginning of the hearing. Specific file start time and hearing duration vary.

During the hearing for this application, the public will be given an opportunity to provide testimony and/or evidence regarding how the proposal does or does not comply with the applicable approval criteria of the Bonner County Revised Code. At the close of the public hearing, the governing body will make a decision on the application that may include, but is not limited to, approval, denial, remand, or continuance of the public 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 prior to the scheduled hearing.

If you have no comment or response, you may indicate below and return this form to the Planning Department.

NO COMMENT See attached comment 6/6/25
Name Date



Panhandle Health District

Healthy People in Healthy Communities

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Panhandle Health District



6/6/2025

Janna Brown, Administrative Assistant II

Bonner County Planning Dept
1500 Highway 2, Suite 208
Sandpoint, ID 83864

RE: AM0001-25

Panhandle Health District (PHD) has reviewed the Bonner County Planning Application referenced above, and has the following comments regarding the proposed zone change:

- The applicant states that the existing plumbed structures are served by an Individual Sewage Disposal System. A review of PHD records did not find any septic permits associated with this parcel (RP56N02W320651A). It is unclear whether this home is discharging to an approved septic system (permitted or valid vested right).
- If the proposal involves an increase in wastewater flows or a change-of-use from the original use (i.e - residential to commercial or industrial) the applicant must contact PHD to discuss the feasibility of the proposal. A septic system capable of meeting all current standards as established by the Idaho Subsurface Sewage Disposal Rules IDAPA 58.01.03 will be required.

PHD recommends that the applicant contacts PHD as early into the planning process as possible to determine whether the project as proposed is feasible.

Best Regards,

Sarah Tonyan, REHS

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2101 W. Pine St.
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