

NOTICE OF PUBLIC HEARING



NOTICE IS HEREBY GIVEN that the Bonner County Commissioners will hold a public hearing at **1:00 pm** on **Wednesday, December 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 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.

For details regarding this application, Zoom teleconference, or YouTube livestream, visit the Planning Department web site at www.bonnercountyid.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@bonnercountyid.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 _____
Name Date

