



# Agenda

Wednesday, December 20, 2023

Bonner County Hearing Examiner

Location: Bonner County Administration Building, 1500 Hwy 2, Sandpoint, ID – 1<sup>st</sup> floor conference Room, Online Zoom  
Teleconference and YouTube Livestream

**1:30 p.m.**

Call to Order

**Public Meeting**

Pledge of Allegiance  
Changes in agenda  
Announcements

**Public Hearing/  
Action Items:**

**File CUP0016-23 – Conditional Use Permit – Animal Establishment.** The applicants are requesting a conditional use permit for an animal establishment. The property is zoned Rural 5. The project is located off Shepard Lane in Section 5, Township 55 North, Range 5 West, Boise-Meridian. **This File is being Continued from December 6, 2023.**

**File V0022-23 – Variance – Shoreline Setback.** The applicants are requesting a 25.6-foot shoreline setback, where 40 feet is required. The property is approximately 0.716-acres. The property is zoned Recreation. The project is located off Kalispell Bay Road in Section 6, Township 60 North, Range 4 West, Boise-Meridian.

**File V0023-23 – Variance – Property Line Setback.** The applicant is requesting an 11-foot property line setback where 25 feet is required. The parcel is zoned Rural 5 (R-5). The project is located off Hamilton Hill Drive in Section 3, Township 57 North, Range 1 West, Boise-Meridian.

**File V0024-23 – Variance – Lot Size Minimum.** The applicants are requesting a minimum lot size variance of 0.42-acres and 1.35-acres where 2.5-acres is required. The property is zoned Suburban. The project is located off U.S. Hwy 95 in Section 16, Township 56 North, Range 2 West, Boise-Meridian.

**File V0025-23 – Variance – Lot Size Minimum.** The applicants are requesting a variance for a lot size minimum of 2.25-acres where 5-acres is required for the purposes of subdividing. The property is zoned Rural 5. The project is located off Grouse Hollow in Section 31, Township 59 North, Range 1 West, Boise-Meridian.

**File CUP0017-23 – Conditional Use Permit – Private Community Facility.** The applicants are requesting a Conditional Use Permit for a private community facility. The property is approximately 23.80 acres and is zoned Rural 5. The project is located off Homestead Road in Section 33, Township 54 North, Range 3 West, Boise-Meridian.

**Following**

**Public Hearings**

**DISCUSSION:**

- Hearing Examiner and Staff Updates

**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. Any affected person as defined by Idaho Code, Title 67, Chapter 65, may present an appeal to the Board of County Commissioners from any **final** decision by the Bonner County Hearing Examiner. (Bonner County Revised Code, Section 12-262)