



# Agenda

Thursday, February 15, 2024

Bonner County Zoning Commission

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

**5:30 p.m.** Zoning Commission call to order  
**Public Meeting** Pledge of Allegiance  
Roll Call/ Determination of a Quorum  
Changes in agenda  
Announcements  
  
Consent Agenda Approval of **January 18, 2024**, Zoning Commission minutes. (If no objections are voiced, Chair may declare minutes approved under consent agenda.)

**Public Hearing Action Items** **File CUP0013-23 - Conditional Use Permit - Private Community Facility and Retreat.** The applicants are requesting a Conditional Use Permit for a private community facility and retreat. The project site is 20.006 acres, located in Cocolalla. The property is zoned Rural 5. The project is located off Roop Road in Section 13, Township 55 North, Range 3 West, Boise-Meridian. The Hearing Examiner at their October 11, 2023, public hearing recommended that the file be heard by the Zoning Commission based upon the extent of public comment or other contested factors in the case that warrant a hearing before the Zoning Commission.

**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. The Hearing Examiner at their December 20, 2023, public hearing recommended that the file be heard by the Zoning Commission based upon the lack of information regarding procurement of urban services.

**File ZC0013-23 – Zone Change – Agricultural/Forestry 20 to Rural 5.** The applicants are requesting a Zone Change from Agricultural/Forestry 20 to Rural-5. The lots are 12.76 and (2) 6.28 acres. The properties are zoned A/F-20. The project is located off Baldy Mountain Road in Section 12, Township 57 North, Range 3 West, Boise-Meridian.

**File ZC0014-23 – Zone Change – Rural 10 to Rural 5.** The applicants are requesting a Zone Change from Rural 10 to Rural 5. The property is ±20-acres and zoned Rural 10. The project is located off Hoo Doo Loop in a portion of Section 32, Township 56 North, Range 5 West, Boise-Meridian.

**Following Public Hearings** **DISCUSSION:** Commissioner 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 Zoning Commission. (Bonner County Revised Code, Section 12-262)