



Agenda

Thursday, July 23, 2026

Bonner County Zoning Commission

Location: Bonner County Administration Building, 1500 Hwy 2, Sandpoint, ID, Online Zoom Teleconference and YouTube Livestream

5:30 p.m.

Public Meeting

Zoning Commission Call to Order

Pledge of Allegiance

Roll Call / Determination of a Quorum

Changes in Agenda

Approval of Minutes – **July 9, 2026**

Action Items:

File MOD0003-26 – Modification of Conditional Use Permit – Earthkeepers Private School:

Request to modify a term of CUP0010-25, Condition B-1, Road Standards. The property is zoned A/F-20. The project is located off Red Cedar Lane in Section 25 Township 58 North, Range 1 West, Boise-Meridian.

File S0003-25 – A Revised Subdivision – Yoman Bluffs: Request for a subdivision for twelve (12) residential lots and one (1) open space tract. The proposal is ±38.27 acres. The property is zoned Recreation. The project is located off Sherwood Beach Road in Section 10 Township 59 North, Range 4 West, Boise-Meridian. The project site is within Coolin Cavanaugh Bay Fire District. The Zoning Commission, at the December 18, 2025, public hearing recommended approval of this project to the Board of County Commissioners. The Board of County Commissioners denied the request for a PUD, which ran concurrently with the subdivision, and allowed the subdivision to continue to move forward as a stand-alone proposal. The BOCC has remanded File S0003-25 back to the Zoning Commission. The amended project proposal 1) eliminates the PUD; 2) reduces the number of residential lots from 23 to 12; 3) increases the lot sizes; 4) exceeds the required depth to width ratios; and 5) provides a wider road width.

File ZC0002-26 – Zone Change – Stonehedge Rural: Request for a zone change from Rural-5 to Recreation on ±9.23 acres. The property is zoned Rural-5. The project is located off Cedar Lane in Section 12 Township 56 North, Range 1 East, Boise-Meridian.

DISCUSSION:

- 1) August 13, 2026, Agenda Items
- 2) Zoning Commission and Staff Updates

If interested in participating, please visit our website for details at: bonnercountyid.gov/zoningcommissionhearings. 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.