



BOUNDARY COUNTY PLANNING AND ZONING

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Web page www.boundarycountyid.org

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NOTICE OF PUBLIC HEARINGS

Notice is hereby given that public hearings pursuant to Idaho Code and Boundary County code have been set for the Boundary County Board of County Commissioners on **AUGUST 12, 2025**, at the following times at the Boundary County Annex at 6566 Main St., Bonners Ferry, ID to consider the following:

2:00 P.M. FILE 25-0066, RURAL SUBDIVISION VIA SHORT PLAT, RIPS LEISURE, LLC is requesting preliminary plat approval of Ripske River Estates to divide two parcels totaling 27 acres into eight (8) lots ranging between 2½ acres and 3 acres in size. The parcels are located off Moyie River Road in the Suburban zone, which requires a 2½-acre density minimum where no community water or sewer service is available. The proposed lots will use private wells and septic systems and are identified as Assessor's Parcels RP64N02E143013A and RP64N02E143601A in Section 14 Township 64 North, Range 2 East, B.M.

2:30 P.M. FILE 25-0120, RURAL SUBDIVISION VIA SHORT PLAT, STOLLEY HOMES, LLC is requesting preliminary plat approval of Stolley Homes Subdivision to divide 30 acres into three, 10-acre lots. The parcel is located off a private easement from Highway 95 in the Rural Residential zone, which requires a 5-acre density minimum. The proposed lots will use Bee Line Water Association and private septic systems and is identified as Assessor's Parcel RP62N01E021302A in Section 2, Township 62 North, Range 1 East, B.M.

3:00 P.M. FILE 25-0112, RURAL SUBDIVISION VIA SHORT PLAT, DRIEDGER REAL ESTATE HOLDINGS, LLC is requesting preliminary plat approval of Propagation Point to divide 29.87 acres into a 10-acre lot and a 19.66-acre lot. The parcel is located off Kings Row Road in the Rural Residential zone, which requires a 5-acre density minimum. The proposed lots will use Bee Line Water Association and private septic systems and is identified as Assessor's Parcel RP63N01E354250A in Section 35, Township 63 North, Range 1 East, B.M.

3:30 P.M. FILE 25-0097, RURAL SUBDIVISION VIA SHORT PLAT, DAWSON LAKE ESTATES, LLC is requesting preliminary plat approval of Dawson Lake Estates to divide two (2) parcels totaling 90.42 acres into nine (9), 10-acre lots. The parcel is located off USFS Road #2222 in the Agriculture/Forestry zone, which requires a 10-acre density minimum. The proposed lots will use private wells and septic systems and are identified as Assessor's Parcels RP63N02E306601A and RP63N02E309000A in Section 30, Township 63 North, Range 2 East, B.M. This file was tabled at the June 24, 2025, Board of County Commissioners hearing. Testimony is limited to new information only.

Written comments longer than one page must be submitted to the Planning Office at PO Box 419, Bonners Ferry, ID 83805 no later than 5:00 P.M. **August 05, 2025**. Anyone wishing to testify during the public portion of the hearing may do so in compliance with the public hearing procedures.

The complete files are available for view on the Boundary County Planning and Zoning website at www.boundarycountyid.org or by appointment at the Planning Office by contacting the planners (208) 267-7212. Anyone requiring special accommodations due to disability should contact the Commissioners' office at least two days prior to the meeting at (208) 267-7723.

End of legal - Account #2464

PUBLISH:	One time in Bonners Ferry Herald on July 24, 2025.
MAIL:	By July 23, 2025, to landowners within 300' of site, agencies, taxing districts, & media.
SITE POST:	By August 04, 2025.