



## **BONNER COUNTY PLANNING DEPARTMENT**

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### **PLANNED UNIT DEVELOPMENT INFORMATION**

#### **What is a planned unit development?**

A planned unit development (PUD) allows flexibility in the subdivision design, lot layout and uses of the land. A PUD can accommodate various types of uses, commercial centers and recreational facilities, professional offices, housing tracts and mobile home parks, industrial parks or any other combination of uses, depending upon the underlying zoning district standards.

#### **Why is a conditional use permit required for a planned unit development?**

Idaho Code requires PUDs be processed as "special" or "conditional use" permits. Bonner County is divided into specific zoning districts. Each district provides a range of uses that are permitted "outright" and a range of uses that are "conditional." Conditional uses include activities such as planned unit developments that require a greater level of review due to their complexity. Planned unit developments must be consistent with the Bonner County Comprehensive Plan, compatible with the neighborhood, and not create a hazard.

#### **How long does it take to process a conditional use permit application for a planned unit development?**

Processing time is dependent on a number of factors, including the complexity of the project, the completeness of the application and the number of applications being considered by Bonner County at any given time. Plan on a minimum of 120 to 150 days to process from start to finish.

#### **How much does it cost to apply for a conditional use permit for a planned unit development?**

The planned unit development conditional use permit application fee is as follows:

Small-scale residential and mixed use	
Less than 50 acres	\$1,050.00
50 acres or more	\$1,500.00*
Large-scale residential and mixed use	
Less than 50 acres	\$1,500.00
50 acres or more	\$2,000.00*
Commercial / Industrial	
Less than 50 acres	\$2,000.00
50 acres or more	\$2,500.00*

Plus a \$200.00 stormwater fee

\*Plus actual cost of services, materials and legal notices after initial fee has been expended.

### **Who prepares an application for a planned unit development?**

A pre-application meeting is required before submitting a PUD application. Applicants typically retain a licensed land surveyor or registered civil engineer to serve as the project representative. A land capability report demonstrating how the property will support the development, environmental analysis addressing potential impacts of the project on the land, and a development plan depicting how the project fits the ground, are required. These documents require a professional to prepare.

### **Who reviews and approves a conditional use permit application for a planned unit development?**

Planning Department staff reviews conditional use permit applications for planned unit developments for compliance with Bonner County Revised Code and the Comprehensive Plan. Applications will also be reviewed by local, state and federal agencies for conformity with local, state and federal guidelines. If additional information is required by either Bonner County or any reviewing agency, planning staff will forward this request for information to the applicant. After all reviews are complete, the project will be acted on by the Planning Commission and/or County Commissioners at a public hearing.