

Instrument # 962998  
Bonner County, Sandpoint, Idaho  
08/12/2020 02:08:23 PM No. of Pages: 3  
Recorded for: BOCC  
Michael W. Rosedale Fee: \$0.00  
Ex-Officio Recorder Deputy  
Index to: MISC



**Resolution #20-59**  
**Bonner County Planning**  
**File #AM0007-20**

Resolution 20-59

**Adopting  
Bonner County Comprehensive Plan  
Projected Land Use Map Amendment  
Cook Trust File AM0007-20**

**Whereas**, Bonner County, pursuant to Idaho Code §67-6508 and §67-6509, did adopt an amendment to the 1978 comprehensive plan projected land use map, hereinafter referred to as “Map,” by resolution of the Board of County Commissioners, Resolution #05-87, on December 13, 2005, recorded at Instrument #694695, Bonner County Records; and

**Whereas**, Bonner County received an application from Cook Trust requesting to amend the existing Map from Ag/Forest 10 to Neighborhood Commercial for approximately 8 acres identified in Planning Department File AM0007-20; and

**Whereas**, the Bonner County Planning and Zoning Commission did hold a public hearing on July 2, 2020, on the proposed map amendment and did recommend approval of the application to the Board of Commissioners, finding that it was in accord with the goals and objectives of the Comprehensive Plan; and

**Whereas**, the Board of County Commissioners did hold a public hearing on August 12, 2020 and approved the application File AM0007-20, finding that the amendment is in accord with the goals and objectives of the Comprehensive Plan, and further called for the preparation of a resolution adopting the amendment to the Map;

**Now, therefore be it resolved** by the Board of County Commissioners of Bonner County, Idaho, that the amendment to the Map from Ag/Forest 10 to Neighborhood Commercial is hereby adopted for the property described as follows:

The Official Comprehensive Plan Projected Land Use Map of Bonner County, Idaho is hereby amended by the reclassification of the following described lands from Ag/Forest 10 to Neighborhood Commercial

*Parcel 1*

*A tract of land in Section 3, Township 59 North, Range 1 West, Boise Meridian, Bonner County, Idaho more specifically described as follows: Commencing at the Southwest corner of said Section 3, thence East along the South line of said Section 3 a distance of 475 feet, more or less the West right-of-way line of U.S. Highway No. 95 as now constructed; thence Northeasterly along said right-of-way line a distance of 903 feet to the TRUE POINT OF BEGINNING; thence continuing Northeasterly along said right-of-way line a distance of 293 feet; thence West a distance of 296 feet; thence Southwesterly on a line that would intersect the said South line of Section 3 at a point 179 feet East of said Southwest corner of said Section 3, a distance of 160 feet; thence Southeasterly a distance of 253 feet, more or less to the TRUE POINT OF BEGINNING.*

**Said parcel # RP59N01W036313A containing approximately 1.49 acres.**

**AND**

*Parcel 2*

*A tract of land described as follows*

*Beginning at the southwest corner of said Section 3, Township 59 North, Range 1 West, Boise Meridian, thence East 179 feet along section line to place of beginning; thence east 296 feet to an intersection with the west line of highway No. 95; thence Northeasterly along said west line of said Highway 1196 feet; thence due West 296 feet; thence Southwesterly to place of beginning. Containing 8.13 acres, more or less.*

**LESS** A tract of land in Section 3, Township 59 North, Range 1 West Boise Meridian, Bonner County, Idaho more specifically described as follows:

Commencing at the Southwest corner of said Section 3, thence east along the South line of said Section 3 a distance of 475 feet, more or less to the West right-of-way line of U.S. Highway No. 95 as now constructed, thence Northeasterly along said right-of-way line a distance of 903 feet to the TRUE POINT OF BEGINNING; thence continuing Northeasterly along said right of-way line a distance of 293 feet; thence West a distance of 296 feet; thence Southwesterly on a line that would intersect the said line of Section 3 at a point 179 feet East of said Southwest corner of section 3, a distance of 160 feet; thence Southeasterly a distance of 253 FEET, more or less to the TRUE POINT OF BEGINNING.

LESS the South 234.9 feet (as measured at right angle to the south line of Section 3) of the following described tract of land:

A tract of land in Section 3, Township 59 North, Range 1 West, Boise Meridian, Bonner County, Idaho, more specifically described as follows:

Commencing at the Southwest corner of said Section 3, thence East along the South line of said Section 3, a distance of 179 feet to the TRUE POINT OF BEGINNING; thence continuing East along said South line a distance of 296 feet, more or less to the West right-of-way line of U.S. Highway No. 95 as now constructed; thence Northeasterly along aid right-of-way line a distance of 1196 feet; thence West a distance of 296 feet; thence Southwesterly a distance of 1198 feet, more or less to the TRUE POINT OF BEGINNING.

**Said parcel #RP59N01W036302A containing approximately 5.04 acres.**

AND

Parcel 3

The south 234.9 feet (as measured at a right angle to the South line of Section 3) of the following described tract of land:

A tract of land in Section 3, Township 59 North, Range 1 West, Boise Meridian Bonner County, Idaho, more specifically described as follows:

Commencing at the Southwest corner of said Section 3, thence East along the South line of said Section 3 a distance of 179 feet to the TRUE POINT OF BEGINNING; thence continuing East along said South line a distance of 296 feet, more or less to the West right-of-way line of U.S. Highway No. 95 as now constructed; thence Northeasterly along aid right-of-way line a distance of 1196 feet; thence West a distance of 296 feet; thence Southwesterly a distance of 1198 feet, more or less to the TRUE POINT OF BEGINNING.

**Said parcel # RP59N01W036440A containing approximately 1.60 acres.**

The official Map and amendment shall be located in the Bonner County Planning Department and shall be available to the public for inspection free of charge during normal business hours.

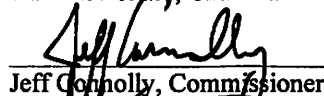
**BE IT FURTHER RESOLVED** that, with the recording of this document in the records of Bonner County, Idaho, Section 67-6509(c), of Idaho Code is fulfilled.

Adopted as a resolution of the Board of County Commissioners of Bonner County, Idaho, done this 12<sup>th</sup> day of August, 2020 upon the following vote:

BONNER COUNTY BOARD OF COMMISSIONERS



Dan McDonald, Chairman



Jeff Connolly, Commissioner



Steve Bradshaw, Commissioner

ATTEST: Michael W. Rosedale, Clerk

  
By Deputy Clerk

8-12-20  
Date

Legal: 