



Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

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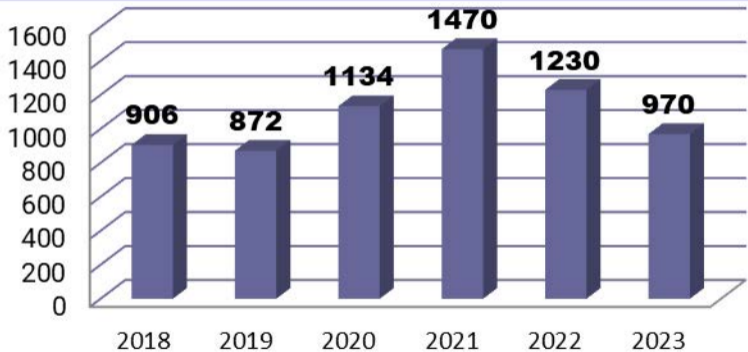
Email: planning@bonnercountyid.gov - Web site: www.bonnercountyid.gov

Planning Update – October 2023

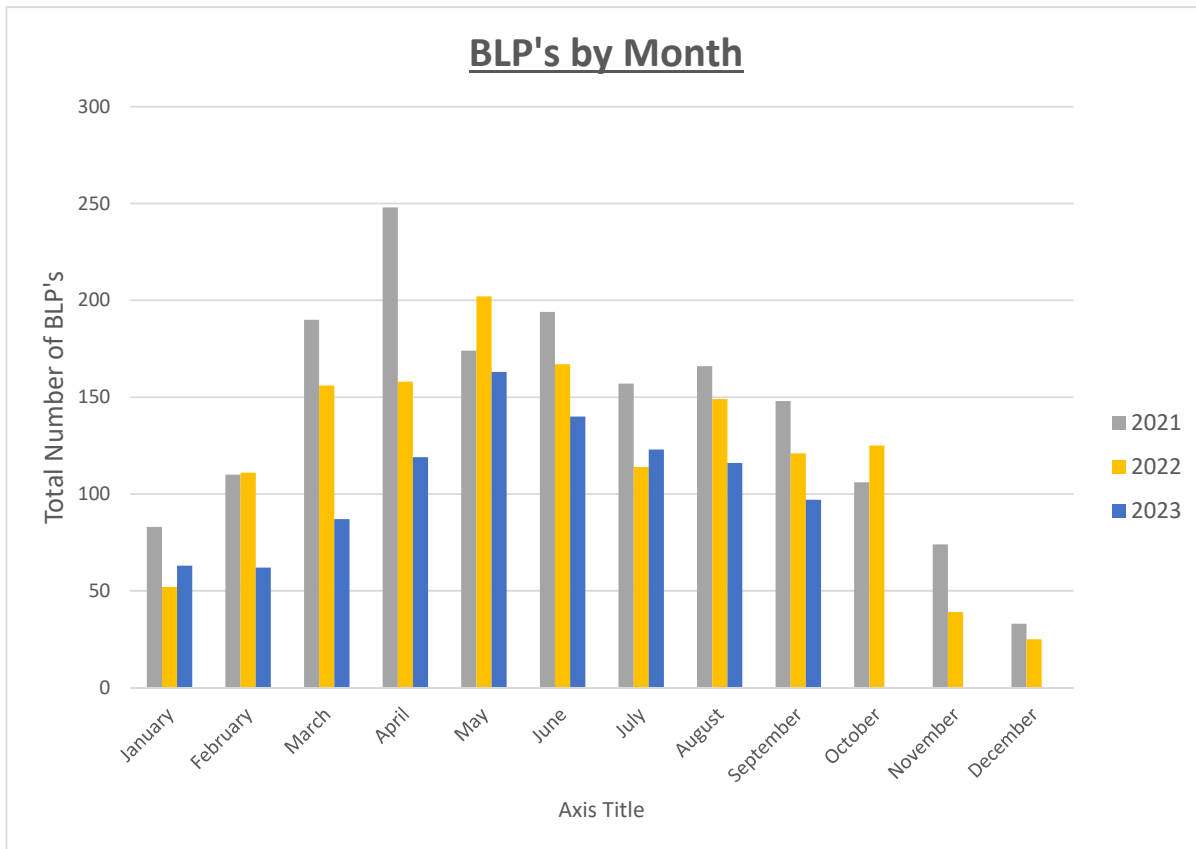
Attached Documents

1. Department updates
 - a. Title 11 and Title 12 Stats
 - b. Revenue and Expenses YTD
2. Code/Ordinance updates
 - a. Title 12 (BOCC hearing on 10/11/2023)
3. Comprehensive Plan progress and timeline
4. October Planning Related Meetings

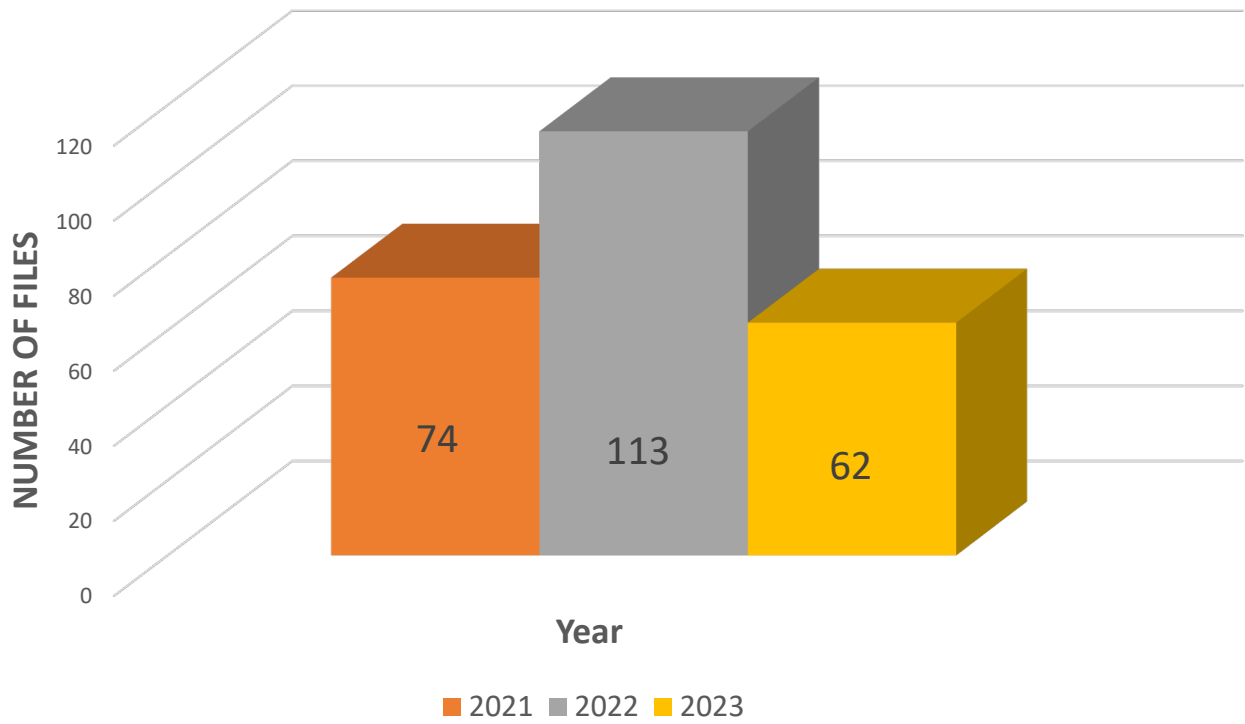
Building Location Permit



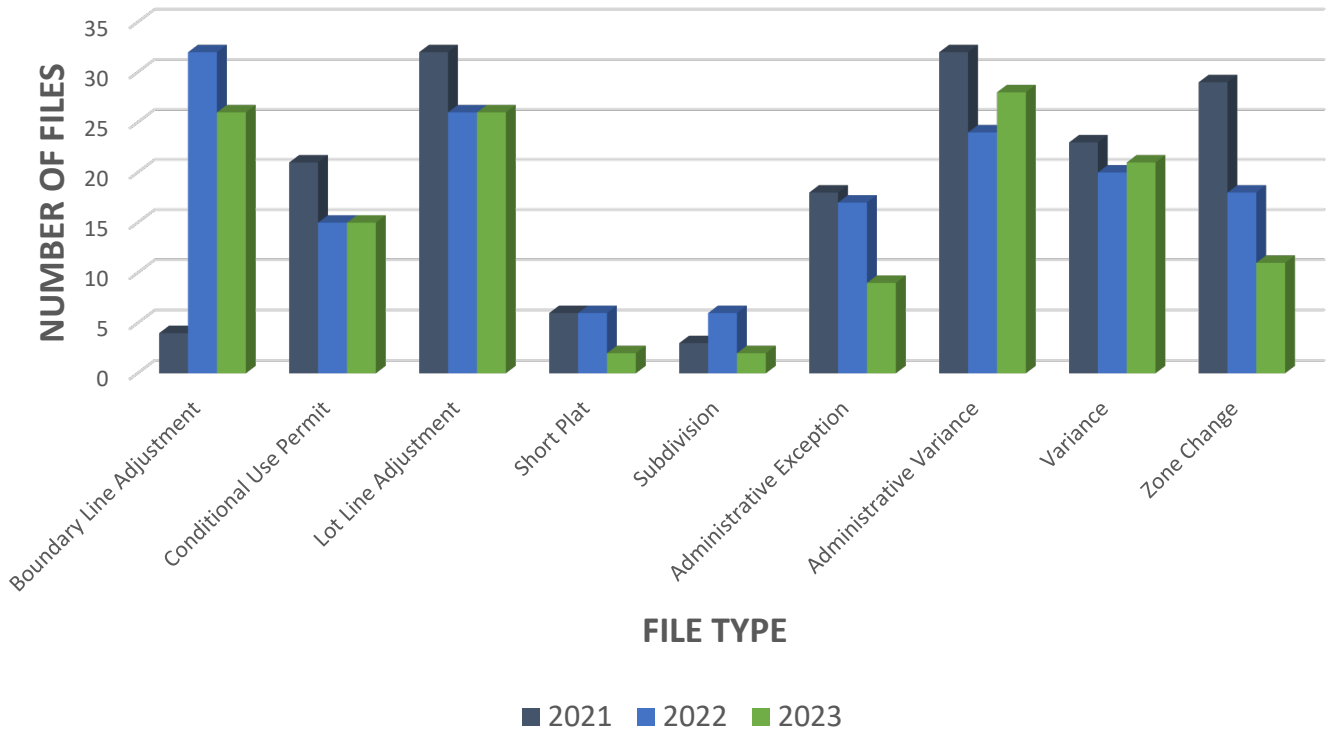
2021		2022		2023	
Month	BLP's	Month	BLP's	Month	BLP's
January	83	January	52	January	63
February	110	February	111	February	62
March	190	March	156	March	87
April	248	April	158	April	119
May	174	May	202	May	163
June	194	June	167	June	140
July	157	July	114	July	123
August	166	August	149	August	116
September	148	September	121	September	97
October	106	October	125	October	
November	74	November	39	November	
December	33	December	25	December	



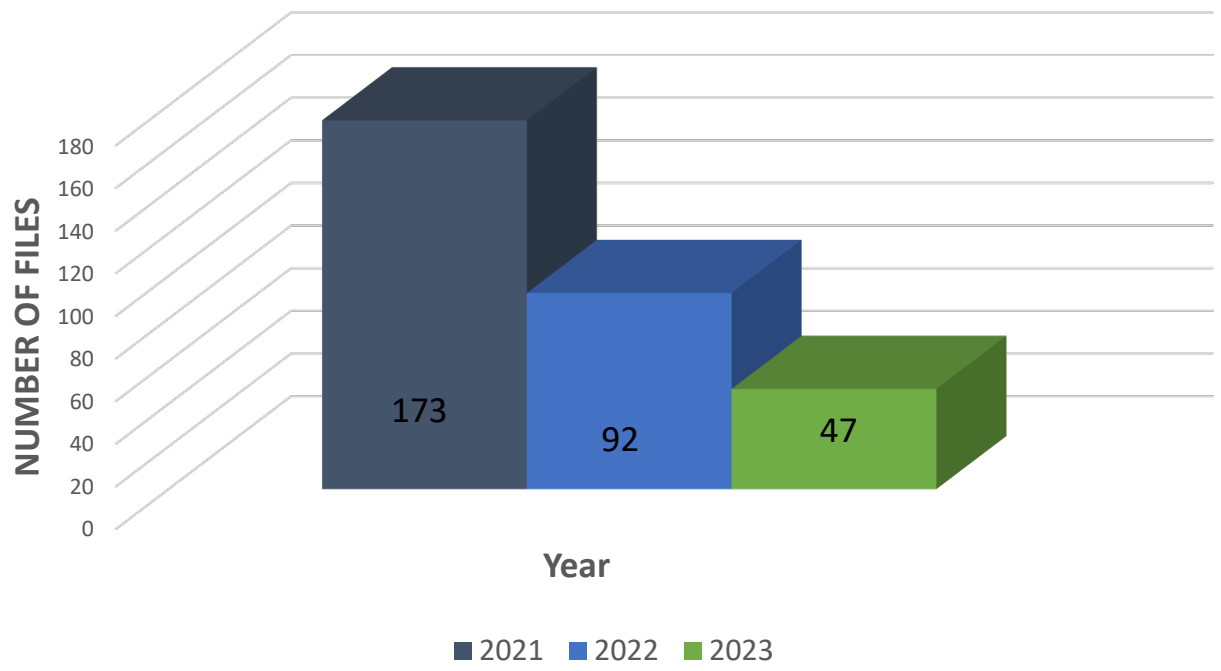
Vacation Rental Permits - YTD



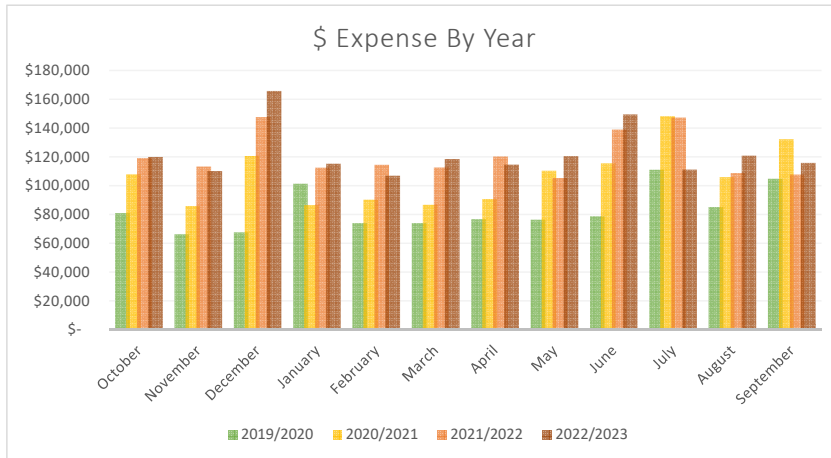
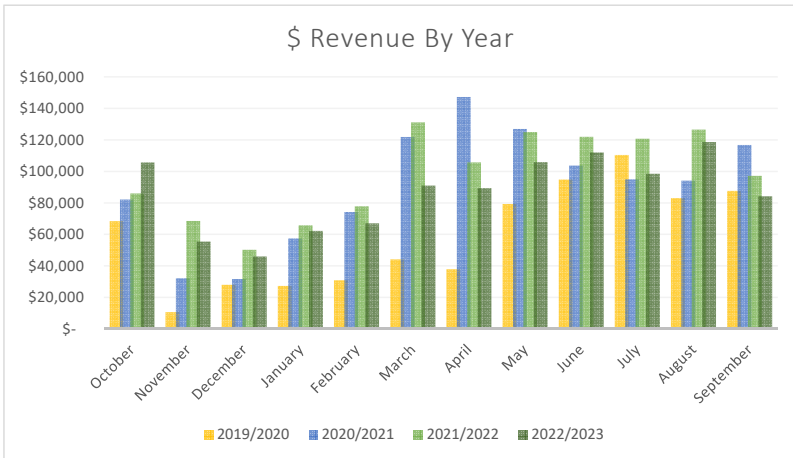
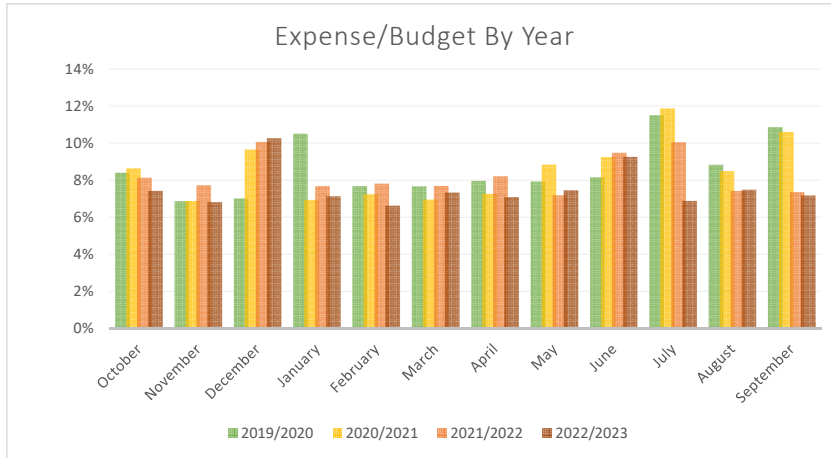
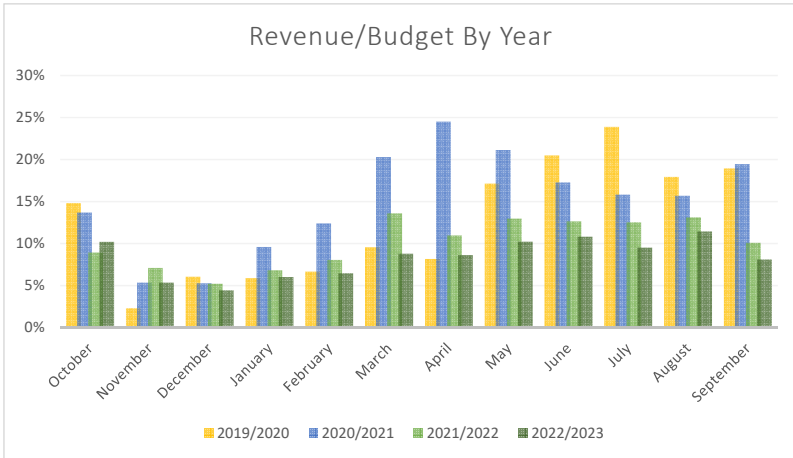
September - YTD



Minor Land Division - YTD



		1	2	3	4	5	6	7	8	9	10	11	12	Total	Budget	Budget	Actual
		October	November	December	January	February	March	April	May	June	July	August	September			Re/Ex	Re/Ex
2022/2023	Revenue	\$ 105,692	\$ 55,423	\$ 46,004	\$ 62,304	\$ 67,097	\$ 90,972	\$ 89,324	\$ 105,816	\$ 111,939	\$ 98,481	\$ 118,510	\$ 84,112	\$ 1,035,674	\$1,035,822	64%	71%
	Expense	\$ 119,867	\$ 110,137	\$ 165,872	\$ 115,217	\$ 106,919	\$ 118,407	\$ 114,510	\$ 120,463	\$ 149,508	\$ 111,165	\$ 120,838	\$ 115,838	\$ 1,468,741	\$1,614,594		
	R % of Budget	10%	5%	4%	6%	6%	9%	9%	10%	11%	10%	11%	8%	100%			
	E % of Budget	7%	7%	10%	7%	7%	7%	7%	7%	9%	7%	7%	7%	91%			
2021/2022	Revenue	\$ 85,977	\$ 68,619	\$ 50,324	\$ 65,836	\$ 77,795	\$ 131,067	\$ 105,661	\$ 124,919	\$ 121,878	\$ 120,728	\$ 126,508	\$ 97,131	\$ 1,176,443	\$ 964,250	66%	81%
	Expense	\$ 119,124	\$ 113,228	\$ 147,522	\$ 112,478	\$ 114,433	\$ 112,594	\$ 120,260	\$ 105,252	\$ 138,907	\$ 147,215	\$ 108,644	\$ 107,724	\$ 1,447,381	\$1,464,471		
	R % of Budget	9%	7%	5%	7%	8%	14%	11%	13%	13%	13%	13%	10%	122%			
	E % of Budget	8%	8%	10%	8%	8%	8%	8%	7%	9%	10%	7%	7%	99%			
2020/2021	Revenue	\$ 82,062	\$ 32,162	\$ 31,675	\$ 57,540	\$ 74,310	\$ 121,772	\$ 147,203	\$ 126,851	\$ 103,614	\$ 94,902	\$ 94,096	\$ 116,739	\$ 1,082,926	\$ 600,100	48%	85%
	Expense	\$ 107,770	\$ 85,737	\$ 120,514	\$ 86,477	\$ 90,232	\$ 86,713	\$ 90,623	\$ 110,299	\$ 115,442	\$ 148,225	\$ 105,950	\$ 132,262	\$ 1,280,244	\$1,247,444		
	R % of Budget	14%	5%	5%	10%	12%	20%	25%	21%	17%	16%	16%	19%	180%			
	E % of Budget	9%	7%	10%	7%	7%	7%	7%	9%	9%	12%	8%	11%	103%			
2019/2020	Revenue	\$ 68,519	\$ 10,711	\$ 28,030	\$ 27,279	\$ 30,899	\$ 44,207	\$ 37,884	\$ 79,248	\$ 94,770	\$ 110,552	\$ 83,020	\$ 87,619	\$ 702,738	\$ 462,850	48%	70%
	Expense	\$ 81,050	\$ 66,281	\$ 67,615	\$ 101,379	\$ 74,040	\$ 73,969	\$ 76,804	\$ 76,476	\$ 78,731	\$ 111,085	\$ 85,161	\$ 104,829	\$ 997,420	\$ 964,336		
	R % of Budget	15%	2%	6%	6%	7%	10%	8%	17%	20%	24%	18%	19%	152%			
	E % of Budget	8%	7%	7%	11%	8%	8%	8%	8%	8%	12%	9%	11%	103%			



Appendix A

Summary of Proposed Title 12 Updates:

12-411: DENSITY AND DIMENSIONAL STANDARDS; FORESTRY, AGRICULTURAL/FORESTRY AND RURAL ZONES:

Proposed modification to Requirements or Exceptions Note 8, adding a provision to exclude submerged lands when calculating dwelling densities on a single lot or parcel and adding language to clarify that Note 8 applies to single family dwellings on either a lot or parcel.

12-412: DENSITY AND DIMENSIONAL STANDARDS; SUBURBAN, COMMERCIAL, INDUSTRIAL, RURAL SERVICE CENTER, RECREATION AND ALPINE VILLAGE ZONES:

Proposed modification to Requirements or Exceptions Note 6, adding a provision to exclude submerged lands when calculating dwelling densities on a single lot or parcel and adding language to clarify that Note 6 applies to single family dwellings on either a lot or parcel.

Appendix B

Below are the proposed amendments to each specific section and the description of the changes. The language in red and underlined is recommended as additions to the existing code. Those words in ~~red and strike through~~ would be deleted from the ordinance.

12-411: DENSITY AND DIMENSIONAL STANDARDS; FORESTRY, AGRICULTURAL/FORESTRY AND RURAL ZONES:

Requirements Or Exceptions:

(8) Dwellings, not to exceed a total of 3 single family dwellings ~~units~~, may be permitted on a single lot or parcel of land; providing, that the lot or parcel is large enough to comply with the density requirements of the zone. The maximum density of dwellings on a single lot or parcel of land shall be calculated using only non-submerged land. For example, 3 single family dwellings ~~units~~ may be permitted on a 15 acre lot or parcel in the Rural 5 (R-5) district. Exceptions:

- a. The total allowable number of dwellings ~~units~~ does not apply to temporary or seasonal farm labor housing, such as a bunkhouse where only sleeping quarters are provided for farmworkers.
- b. Additional single family dwellings ~~units~~ may be allowed on lot parcel in a conservation subdivision or PUD, provided the subdivision or development plan complies with the density requirements of the district and where the single family dwellings ~~units~~ are authorized on the plat, if applicable.

12-412: DENSITY AND DIMENSIONAL STANDARDS; SUBURBAN, COMMERCIAL, INDUSTRIAL, RURAL SERVICE CENTER, RECREATION AND ALPINE VILLAGE ZONES:

Requirements Or Exceptions:

(6) Dwellings, not to exceed a total of 3 single family dwellings ~~units~~ may be permitted on a single lot or parcel of land; providing, that the lot or parcel is large enough to comply with the density requirements of the zone. The maximum density of dwellings on a single lot or parcel of land shall be calculated using only non-submerged land. For example, 3 single family dwellings ~~units~~ may be permitted on a 30,000 square foot lot or parcel with all urban services in the Suburban district. Exceptions:

- a. The total allowable number of dwellings ~~units~~ does not apply to temporary or seasonal farm labor housing, such as a bunkhouse where only sleeping quarters are provided for farmworkers.
- b. Additional single family dwellings ~~units~~ may be allowed on a lot parcel in a conservation subdivision, provided the subdivision complies with the density requirements of the district and where the single family dwellings ~~units~~ are authorized on the plat.

DATE	WS FOR COMM. DISCUSSION	WS W PUBLIC COMMENT	PC HEARING
9.6.22			
9.20.22	Property Rights Recreation		
10.4.22	Community Design Special Areas or Sites School Facilities and Transportation	Property Rights Recreation	
10.18.22	School Facilities and Transportation Transportation	Community Design Special Areas or Sites	
11.1.22	School Facilities & Transportation Transportation	Hazardous Areas Community Design Special Areas or Sites	Property Rights Recreation
11.15.22	Agriculture	School Facilities & Transportat Transportation	Community Design
12.6.22	Public Airports Population	Agriculture	Hazardous Areas Special Areas or Sites
1.17.23	Economic Development	Public Airports Population Agriculture	School Facilities & Transportation Transportation
2.7.23	Economic Development Housing	Agriculture	
2.21.23	Housing	Economic Development Agriculture	Public Airports Population
3.7.23	Housing	Economic Development Public Airport Facilities	
3.21.23	Housing		Public Airport Facilities
4.4.23	Housing		Agriculture
4.18.23		Housing	Economic Development
5.2.23	Natural Resources - Chapters 1-3 Natural Resources - Meeting with IDFG		
5.16.23	Natural Resources - Meeting with IDEQ Natural Resources - Meeting with IDL		
6.6.23	Natural Resources - Meeting with IDWR (No response till 05.31.2023) Natural Resources - Meeting with USDA/ NRCS/ ISWC		Housing
6.20.23	Natural Resources - Meeting with USACE (No response till 06.13.2023) Natural Resources - Meeting with USFWS (No response till 06.13.2023) Natural Resources - Discussions about Chapters 1, 4, 5 and 7		
7.18.23	Natural Resources - Meeting with IDWR Natural Resources - Discussions about Chapters 2, 3, 6, and 9		
8.1.23	Natural Resources		
8.15.23	Natural Resources Land Use		
9.5.23	Natural Resources Public Services, Facilities, and Utilities		
9.19.23	Natural Resources Public Services, Facilities, and Utilities		
10.3.23	Natural Resources Public Services, Facilities, and Utilities		

10.17.23	Natural Resources		
	Public Services, Facilities, and Utilities		

Component	PC Hearing	BOCC Adoption Date
Property Rights	November 1, 2022	December 7, 2022
Population	February 21, 2023	April 12, 2023
School Facilities and Transportation	January 17, 2023	March 22, 2023
Economic Development	April 18, 2023	May 24, 2023
Land Use		
Natural Resources		
Hazardous Areas	December 6, 2022	February 22, 2023
Public Services, Facilities, and Utilities		
Transportation	January 17, 2023	March 22, 2023
Recreation	November 1, 2022	December 7, 2022
Special Areas or Sites	December 6, 2022	February 22, 2023
Housing	June 6, 2023	July 26, 2023
Community Design	November 15, 2022	February 22, 2023
Agriculture	April 4, 2023	May 24, 2023
National Interest Electric Transmission Corridors	N/A	N/A
Public Airport Facilities	March 21, 2023	April 12, 2023
Implementation	September 20, 2022	December 21, 2022



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List of Planning Related Meetings – October 2023

1. October – Commissioner Williams MLD Workshop (Final Date TBD)
2. October – Commissioner Williams PHD Workshop (Final Date TBD)
3. October 2 – BOCC Hearing @1:30 pm
4. October 3 – Planning Commission @4:30 pm
5. October 4 – Hearing Examiner @1:30 pm
6. October 10 – BOCC Appeal Meeting @3:00 pm
7. October 11 – BOCC Hearing @1:30 pm
8. October 17 – Pre-Business Meeting Community Chat @8:00 am
9. October 17 – Planning Commission @4:30 pm
10. October 18 – Hearing Examiner @1:30 pm
11. October 19 – Zoning Commission @5:30 pm
12. October 25 – BOCC Hearing @1:30 pm