



Bonner County Planning Department

"Protecting property rights and enhancing property value"

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April 23, 2025

From: Planning Commission

To: Bonner County Commission

Subject: File AM0007-24 – Bonner County Comprehensive Plan – Component Update – Land Use

The Planning Commission at the April 22, 2025, public hearing recommended approval of the referenced application.

Commissioner Davis moved to recommend to the Board of County Commissioners approval of this amendment to the Bonner County Comprehensive Plan, File AM0007-24 – update to the Land Use component, finding that it is in accord with the requirements of Idaho Code Section 67-6508 and the procedures set forth in Idaho Code Section 67-6509 as enumerated in the following findings of fact as amended during this hearing and conclusions of law, and based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at this hearing. Commissioner Davis further moved to adopt the following findings of fact and conclusions of law as written, as amended at this hearing. This action does not result in a taking of private property.

Commissioner Leavitt seconded the motion.

Roll Call Vote:

Commissioner Frankenbach - Aye

Commissioner Linscott - Aye

Commissioner Davis - Aye

Commissioner Songstad - Aye

Commissioner Taylor - Aye

Commissioner Leavitt - Aye

Voted upon and the Chair declared the Motion passed, unanimously.

Findings of Fact:

1. Per Idaho Code Chapter 65, Title 67, it is the duty of the planning or planning and zoning commission to conduct a comprehensive planning process designed to prepare, implement, and review and update a comprehensive plan, hereafter referred to as the plan.
2. The Board of County Commissioners is authorized by Idaho Code, Chapter 7, Title 31, to adopt ordinances, rules and regulations "...not repugnant to law, necessary for carrying into effect or discharging the powers and duties conferred by the laws of the state of Idaho, and such as are necessary or proper to provide for the safety, promote the health and prosperity, improve the morals, peace and good order, comfort and convenience of the county and the inhabitants thereof, and for the protection of property therein..."
3. In order to carry out the comprehensive planning effort and process for the Land Use Component and map, the Planning Commission has had 32 public meetings and workshops, including one workshop with the Board of County Commissioners.
4. The Planning Commission help eight workshops in various locations throughout the county.
5. To analyze the potential growth county, and to analyze the past growth and project future growth of the county, the Planning Commission along with the GIS Department and the Planning Department developed a land use analysis tool which was used to fashion some of the policies and language found the Land Use Component.
6. The Planning Commission sought and considered public agency comments to develop the component and the Land Use Map.
7. Each of the sub area plans were reviewed and considered in both the land use component and the land use map, some language from those sub area plans were actually used in the component
8. Analysis of natural land types is provided in Chapter 1 of the component, including elevation, topography, and hydrographic data, which inform land use suitability.
9. Existing land covers and uses are detailed in Chapter 2, supported by mapped GIS data, land use designation tables, and parcel/zoning breakdowns derived from historical Assessor data and Planning Department permit data.
10. Intrinsic suitability for various uses is addressed throughout Chapter 3, with distinct sections analyzing agriculture, forestry, mineral extraction, preservation, recreation, housing, commerce, industry, and public facilities. Each section

identifies the physical, environmental, and infrastructure-related factors influencing suitability.

11. Proposed land use designations are presented in Chapter 4 and reflect the application of guiding principles developed from public testimony, agency feedback, and sub-area plans. The text details the rationale for designation placement and expected development form.
12. Proposed comprehensive plan map, prepared by the Planning Commission to align with the updated land use designations, was included for public review during open houses and refined in response to public feedback, ensuring consistency with both statutory intent and community priorities.
13. Land use analysis tools such as the County's GIS-based Land Use Analysis App were used to evaluate vacant land, parcel density, zoning build-out potential, and projected residential demand through multiple scenarios, ensuring the update is grounded in real data.

Conclusions of Law:

1. The proposed amendment **is** in accord with Idaho Code Sections 67-6508 and 67-6509.

Please contact the Planning Department if you have any questions.

Sincerely,



Allan Songstad, Chair
Bonner County Planning Commission

c: Planning Department