

Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone (208) 265-1458 - Fax (866) 537-4935

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



Board of County Commissioners Staff Report for August 12, 2025

Amendment Title **Amendment to the Comprehensive Plan – Land Use**

File Number, Type: **AM0007-24; Comprehensive Plan Text Amendment**

Proposal: To consider an amendment to the Land Use component, including the Land Use Map, of the Comprehensive Plan.

Applicant: Bonner County Planning Commission
C/O Bonner County Planning Department,
1500 United States Highway 2, Suite 208,
Sandpoint, ID 83864

Project Representative Bonner County Planning Department,
1500 United States Highway 2, Suite 208,
Sandpoint, ID 83864

Notice provided: Published in Newspaper: July 15, 2025
Public Notice: July 15, 2025

Notice of the public hearing to consider the amendment to Bonner County Comprehensive Plan has been provided at least 15 days prior to the hearing to the political subdivisions providing services in Bonner County, to area newspapers, radio and television stations, incorporated cities within Bonner County, and the school districts, consistent with Idaho Code §67-6509.

Appendices: Appendix A - Public Notice and Record of Mailing

Appendix B - Agency Comments

Appendix C - Public Comment Analysis

Project Authority:

This Comprehensive Plan amendment is proposed under the authority granted at Idaho Code:

- §31-714 through §31-716 Board of County Commissioners;
- §31-801 Powers And Duties Of Board Of Commissioners;
- §67-6508 Planning Duties;
- §67-6509 Procedural requirements, recommendation and adoption, amendment, and repeal of the Plan;

Agency and Public Comments:

Agency Review: The application was routed to the agencies for comment on **July 15, 2025**.

Agency Comments are found in Appendix B of this report. The following agencies replied with comments:

Idaho Department of Environmental Quality

Idaho Department of Fish and Game

Independent Highway District

City of Dover

City of Kootenai

The following agencies replied with “no comment”:

Spirit Lake Fire Protection District

Public Comments:

Over 500 public comments have been received during the duration of the processing and development of this component. All of these comments have been included as part of the record for this file. The Planning Commission compiled a report to analyze the public comments received through February 15, 2025, see Appendix C.

Planning Commission Response to Public Comments:

Subsequent to the nine workshops the Planning Commission held, the commission reviewed in detail several hundred public comments and received additional public input at our meetings. Based upon those comments the text of the land use component has been modified in several respects.

Comments were made concerning “proximity” to certain types or classifications of roads when expressing the criteria for a land use designation. To avoid confusion, we have modified the text to remove those references in favor of language that embodies the concept.

Several comments seemed to confuse land use designations and zoning. For instance, the alpine village designation was placed under Recreation Community but the separate zoning and design criteria for the Alpine Village remain unchanged. There are other

instances as well, but in general, specific densities and uses are and should be in zoning and would be inappropriate in the comprehensive plan.

The inclusion of a matrix was causing some concern since it was an abbreviated description of the land use designations. To avoid that problem the matrix was eliminated and identification of zoning districts included in a land use designation were placed in the text.

Over 50% of the comments dealt with the addition of waterfront areas in the Recreation Resort designation. As a result, all such new designations were reversed. The name of this designation was also returned to the Recreational Community.

The Transition land use designation was changed to Mixed Use to more adequately describe the purpose of the designation. However, when certain commercial and/or industrial uses were given the mixed-use designation, islands were created in Rural Residential and Agriculture- Forest areas. Those islands have been changed to the predominant designation and the commercial or industrial uses were left as potentially non-conforming.

Certain areas in the Schweitzer area were split between two different land use designations. Those areas were designated Recreational Community consistent with the PUD for the area.

There was a concern expressed that there was not sufficient definition to the phrase "adequate water and sewer". However, the actual language in the text specified that adequacy would be determined by the appropriate agency having jurisdiction such as Panhandle Health, IDEQ or IDWR. The inclusion of these agencies would then lead to a requirement, if the County Commissioners agreed, for preapproval or at least review prior to the issuance of a permit or a rezone. When the policies for the land use component are reviewed by the commission more an explicit suggested requirement will be considered.

There were several requests to increase density on specific large parcels. Although there may be some merit to these requests they should be considered in a more intensive format. The land use analysis that the commission studied indicated that there are sufficient existing residential parcels to accommodate growth for the period covered by this comprehensive plan. Therefore, any increase in density for large parcels was few if any.

Consistent with the Sagle sub-area plan some parcels along US 95 were changed to mixed use. The land use analysis did reveal a potential shortage of commercial land within the comprehensive plan time period. Similarly, a few parcels along US 41 were designated mixed use where commercial development already existed.

Staff Review and Analysis:

Review of the Historical Changes to this Component:

Bonner County first adopted a Comprehensive Plan by resolution of the Board of County Commissioners on July 21, 1978, recorded at Instrument #202678, Bonner County records. The component "Proposed Land Use" was included in the Comprehensive Plan adopted at that time.

Subsequently, the Plan was amended by adoption of the Land Use Component and Land Use Map through Resolution #05-87, recorded on December 20, 2005, Instrument No. 694695 in Bonner County records.

During this current attempt at updating the comprehensive plan, the Bonner County Planning Commission members met and gathered input from the public through a series of public workshops, open houses, and a public hearing in order to make meaningful updates to this component.

Schedule of Workshops and Hearings:

- Planning Commission Land Use Component Workshops:

October 17, 2023	May 7, 2024	September 24, 2024
November 7, 2023	May 21, 2024	October 1, 2024
November 14, 2023	June 4, 2024	October 15, 2024
December 5, 2023	June 18, 2024	November 5, 2024
December 12, 2023	July 2, 2024	November 19, 2024
January 16, 2024	July 16, 2024	February 18, 2025
February 6, 2024	July 30, 2024	March 4, 2025
February 20, 2024	August 6, 2024	March 11, 2025
March 19, 2024	August 22, 2024	March 18, 2025
April 2, 2024	September 3, 2024	March 25, 2025
April 16, 2024	September 17, 2024	
- Planning Commission Workshop with the BOCC:
June 17, 2024
- The Planning Commission held the following Open House Workshops in various locations throughout the county to gather public input on the draft component and the proposed update to the Comprehensive Plan Map:

Area	Date	Location	Approximate Public Attendance
Sandpoint	7/16/24	Bonner County Admin Bldg., Sandpoint	30
Sandpoint	12/3/24	Bonner County Admin Bldg., Sandpoint	12
Priest River	12/10/24	Priest River Library, Priest River	32
Selle Valley	12/17/24	Northside Elementary, Sandpoint	26
Blanchard	1/7/25	Community Center, Blanchard	26
Sagle	1/14/25	Sagle Elementary, Sagle	39
Cocolalla	1/21/25	Southside Elementary, Cocolalla	16
Clark Fork	1/28/25	Clark Fork Jr./Sr. High School, Clark Fork	16
Coolin	2/4/25	The Inn at Priest Lake, Coolin	20
Sandpoint	2/11/25	Bonner County Admin Bldg., Sandpoint	20

- Planning Commission Hearing: April 22, 2025
- The Board of County Commissioner held workshops to discuss the proposal. BOCC Workshop with Planning Commission:
April 24, 2025, May 5, 2025, and July 31, 2025
- BOCC Hearing: May 28, 2025 and August 12, 2025

Land Use Analysis Application:

While drafting the Land Use component the Planning Commission met with the GIS Department and Planning Department staff to develop a way to analyze previous growth in the unincorporated county and to project future growth. The commission desired to complete a more thorough analysis based on historical data that led to the creation of the Land Use Analysis application. Due to data constraints, all the data contained in the app begins in 2019. The county was divided into nine geographic areas to review the growth by area in the county. Historical vacant properties were reviewed to determine vacant land by zone and area. Potential growth scenarios were developed to determine the possible total number of potential properties based on current zoning.

Land Use Analysis Application Link:

<https://cloudgis.bonnercountyid.gov/portal/apps/experiencebuilder/experience/?id=4f2804668fd540faa3975966f63fb211&page=Home>

The Land Use Analysis Contains Many Data Sets:

Building Location Permits (BLPs):

Issued BLPs for Single Family Dwellings, Accessory Dwelling Units, RV Dwelling Units, Multi Family Dwellings, and Industrial/Commercial: 2019, 2020, 2021, 2022, 2023, and 2024.

Current zoning, taxing districts, geographic areas, and BLPs issued on platted parcels.

Historic Parcels:

Bonner County historic parcel Assessor data for 2019, 2020, 2021, 2022, 2023, and 2024 to include all parcels, parcel acreage, parcels with dwellings, vacant parcels, vacant acreage, parcels above zone size, acreage above zone size, parcels below zone size, and acreage below zone size, industrial or commercial designation, and exclusions by ownership type (government owned property, common areas, commercial timber, etc.).

Current zoning, taxing districts, geographic areas, parcels able to be divided, and prime soils.

Potential Growth Scenarios:

Four scenarios were developed to evaluate possible land divisions in the higher density zones (suburban, alpine, rural service center, recreation, Commercial, and Industrial) given the varying potential of urban services. These scenarios include division of properties into 10K/12k square foot lots, 20K square foot lots, 1 acre lots, and 2.5 acre lots.

Each scenario contains Bonner County Assessor parcel data to include current parcels, parcels with dwellings, vacant parcels, vacant acreage, industrial or commercial designation, and exclusions by ownership type (government owned property, common areas, commercial timber, etc.).

Each scenario also includes current zoning, geographic areas, prime soils, and a comparison of zone to parcel by above, below or equal to current zone minimum.

The scenarios all produce an analysis of potential additional parcels given the input constraints.

Other Data Included or Used to Update the Land Use Component:

Existing land cover (state and federal property; hydrography data set), current comprehensive plan.

Bonner County Road Characteristics (county maintained, surface type, ownership, and road functional classification).

MLS sales data, 2019-2023.

Bonner County adopted comprehensive plan components: Economic Development; Housing; Public Services, Facilities, and Utilities; Recreation; and Special Areas or Sites.

Bonner County Sub-Area Plans: Priest River/Oldtown, Selle/Samuels, Sagle, Southwest County, and Priest Lake.

Corrections to the Recommended Update:

Section 3.4 – Recreation

In the second paragraph, change “Recreational Resort Community” to “Recreational Community” to align with the updated naming convention proposed for this land use designation.

Section 2.3 – Existing Parcel Density; Section 3.5 – Housing; Appendix A: Data Tables

Following the Planning Commission’s hearing, a Commissioner alerted staff to potential data inconsistencies in Table 2 of Section 3.5 – Housing. Upon review, staff identified errors in the model used to analyze Assessor data, which affected Figures 2, 3, 4, and 5 as found in section 2.3 – Existing Parcel Density; Table 2 as found in Section 3.5 – Housing; and Tables 3 and 4 as found in Appendix A. Planning staff collaborated with GIS staff to update the Land Use Analysis Application and correct the data model. The revised figures and tables are included below.

Figure 1 Total Parcels by Zone

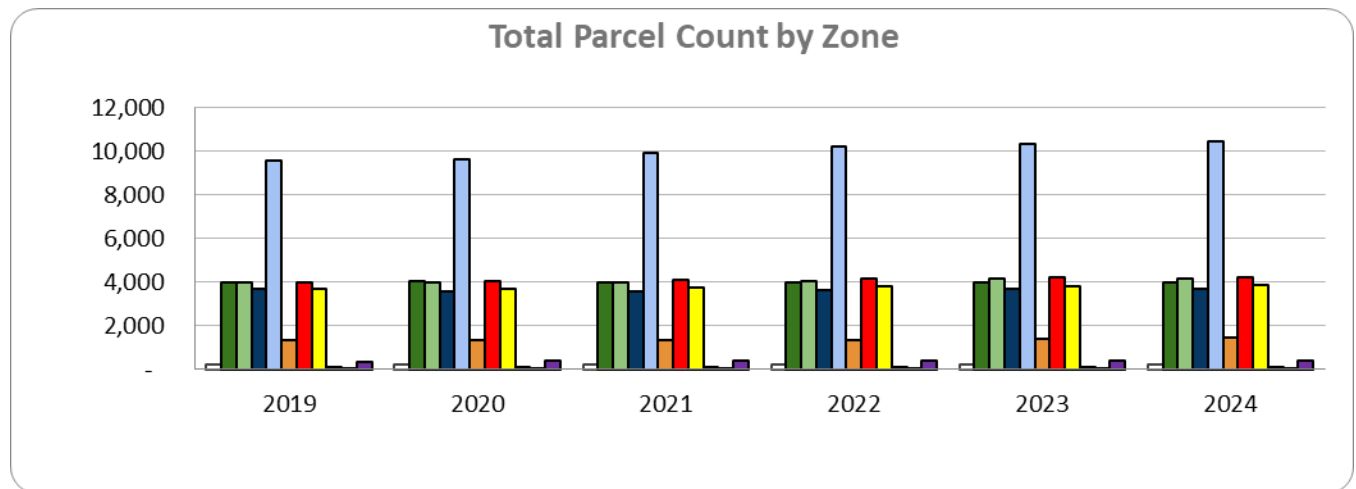


Figure 2 Vacant Parcels by Zone

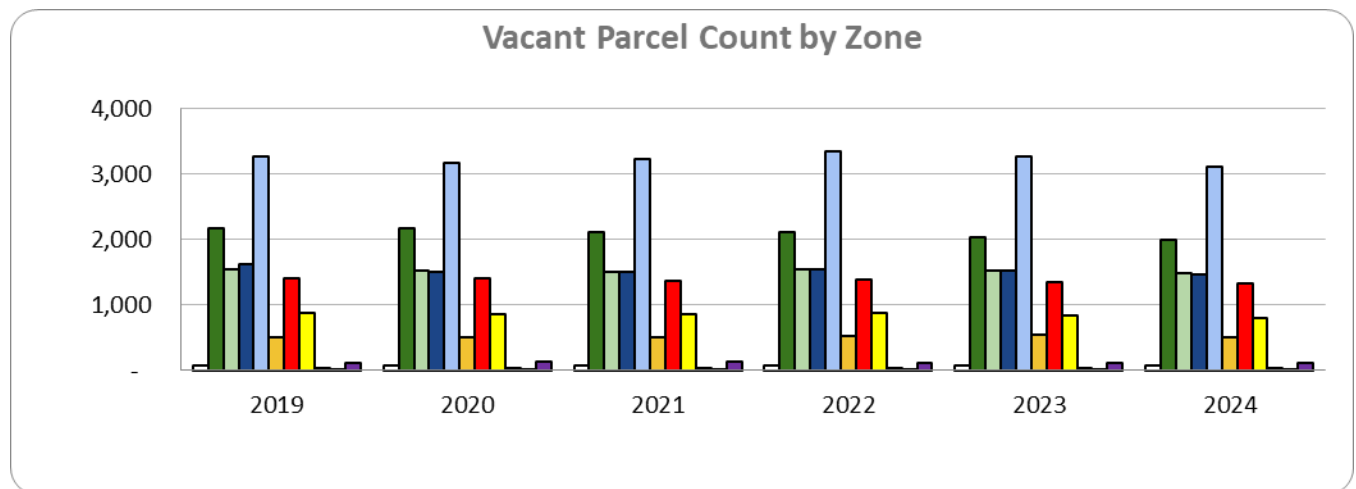


Figure 3 Total Acreage by Zone

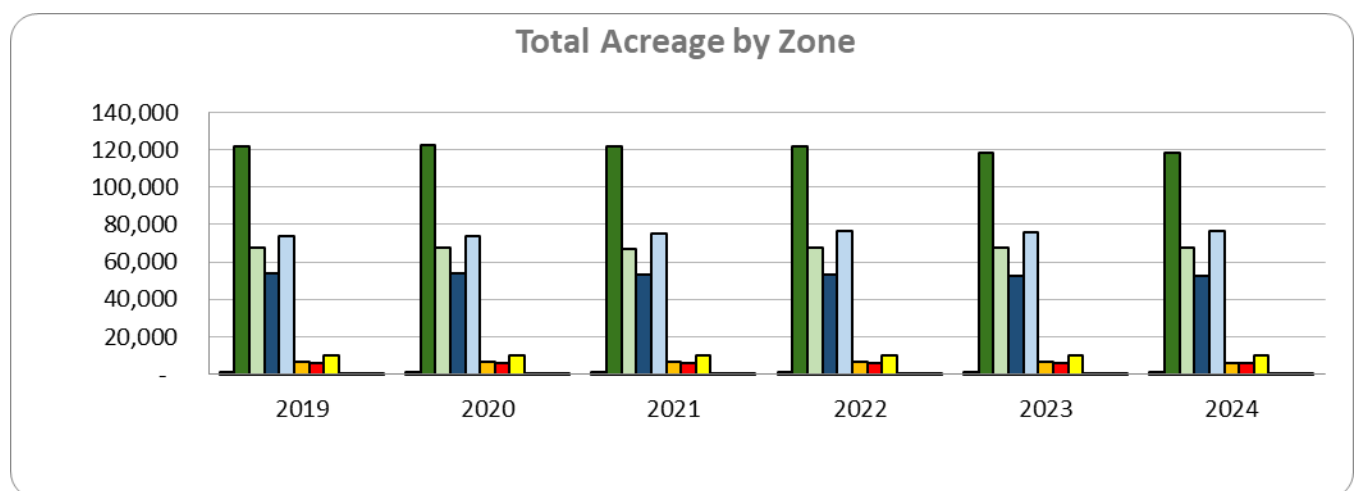


Figure 4 Vacant Acreage by Zone

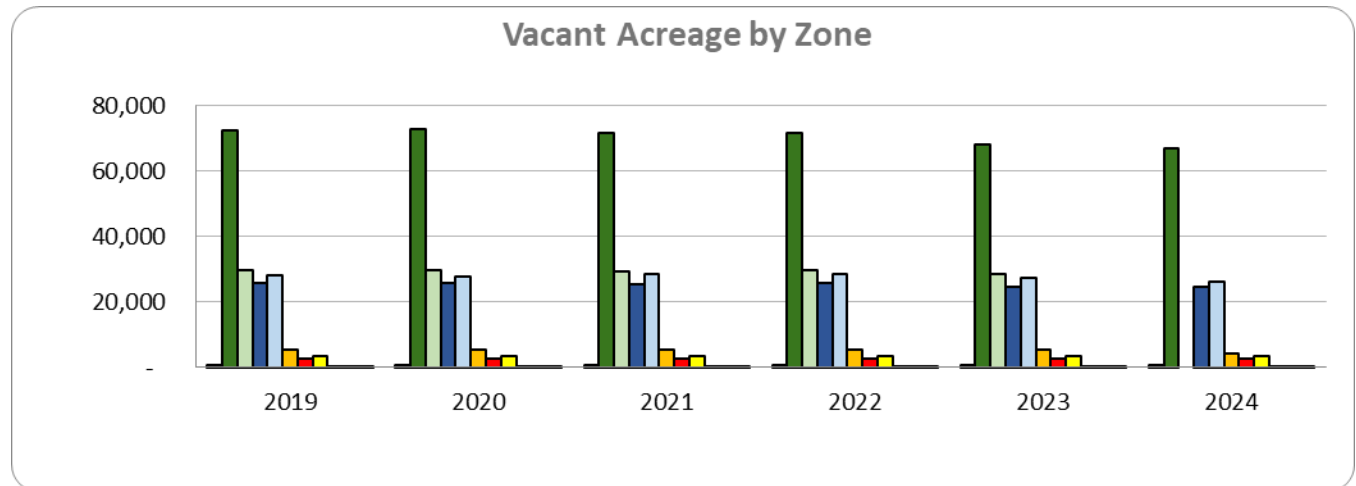


Table 1 Projected Vacant Land to Building Location Permits

	BLP Applications*	2024 Vacant Land**	Projected BLP Applications	
	Average BLP	Parcels	5 Years	10 Years
Forest 40	4	77	20.83	42
Ag/Forestry 20	50	1,985	248	495
Ag/Forestry 10	73	1,479	363	727
Rural 10	73	1,454	364	728
Rural 5	230	3,112	1,149	2,298
Alpine Village	17	508	83	165
Recreation	76	1,317	379	758
	63	800	314	628
Commercial	9	27	44	88
	1	19	6	12
enter	8	111	38	77
	602	10,889	3,009	6,018

*Applications only for SFD, ADU, RVDU, Multi Family, & Industrial/Commercial

**Adjusted to exclude the following land ownership types: US Government, State of Idaho, Platted Common Area, Municipal, Tax Exempt, and Commercial Timber.

Table 2 Adjusted Total and Vacant Parcels by Zone

Adjusted Total Parcels by Zone*

	2019		2020		2021		2022		2023		2024		2019-2024 % Change	
	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage
Forest 40	208	1,144	215	1,132	198	1,194	204	1,124	211	1,131	238	1,203	14.4%	5.2%
Ag/Forestry 20	4,000	121,564	4,025	122,743	3,991	121,538	3,980	122,002	3,967	118,632	4,004	118,319	0.1%	-2.7%
Ag/Forestry 10	3,957	67,354	3,983	67,580	3,998	66,978	4,059	67,484	4,125	67,821	4,153	67,814	5.0%	0.7%
Rural 10	3,655	53,845	3,593	53,751	3,559	53,530	3,634	53,295	3,666	52,491	3,680	52,450	0.7%	-2.6%
Rural 5	9,535	74,101	9,645	74,159	9,898	75,163	10,218	76,422	10,339	76,117	10,427	76,265	9.4%	2.9%
Alpine Village	1,317	6,444	1,319	6,444	1,324	6,442	1,343	6,434	1,382	6,451	1,473	6,165	11.8%	-4.3%
Recreation	3,986	5,945	4,058	6,022	4,071	5,916	4,140	5,992	4,190	5,923	4,222	5,949	5.9%	0.1%
Suburban	3,665	10,255	3,689	10,199	3,747	10,198	3,771	10,258	3,823	10,302	3,839	10,146	4.7%	-1.1%
Commercial	81	266	82	266	96	359	98	364	101	373	101	375	24.7%	41.0%
Industrial	51	333	52	339	57	338	58	332	60	339	61	349	19.6%	4.8%
Rural Service Center	318	653	388	652	387	637	388	632	389	626	398	644	25.2%	-1.4%
	30,773	341,904	31,049	343,287	31,326	342,293	31,893	344,339	32,253	340,206	32,596	339,679	5.9%	-0.7%

Adjusted Vacant Land by Zone*

	2019		2020		2021		2022		2023		2024		2019-2024 % Change	
	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage
Forest 40	79	729	78	633	73	833	69	674	70	670	77	706	-2.5%	-3.2%
Ag/Forestry 20	2,176	72,367	2,164	72,755	2,113	71,407	2,100	71,546	2,025	68,198	1,985	66,841	-8.8%	-7.6%
Ag/Forestry 10	1,533	29,779	1,514	29,670	1,509	29,388	1,534	29,536	1,519	28,591	1,479	27,947	-3.5%	-6.2%
Rural 10	1,613	25,699	1,501	25,690	1,505	25,521	1,550	25,612	1,525	24,612	1,454	24,384	-9.9%	-5.1%
Rural 5	3,261	28,173	3,175	27,613	3,218	28,325	3,349	28,537	3,265	27,457	3,112	26,160	-4.6%	-7.1%
Alpine Village	507	5,202	506	5,204	506	5,203	516	5,200	541	5,172	508	4,105	0.2%	-21.1%
Recreation	1,396	2,588	1,399	2,561	1,374	2,498	1,381	2,633	1,351	2,453	1,317	2,432	-5.7%	-6.0%
Suburban	875	3,492	859	3,447	858	3,470	868	3,545	843	3,360	800	3,259	-8.6%	-6.7%
Commercial	30	85	29	67	34	103	30	81	27	68	27	68	-10.0%	-20.0%
Industrial	12	59	14	61	14	61	16	75	19	75	19	83	58.3%	40.7%
Rural Service Center	120	138	129	194	126	190	116	197	112	191	111	191	-7.5%	38.4%
	11,602	168,311	11,368	167,895	11,330	166,999	11,529	167,636	11,297	160,847	10,889	156,176	-6.1%	-7.2%

Adjusted Percentage of Vacant Land by Zone*

	2019		2020		2021		2022		2023		2024	
	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage
Forest 40	38%	64%	36%	56%	37%	70%	34%	60%	33%	59%	32%	59%
Ag/Forestry 20	54%	60%	54%	59%	53%	59%	53%	59%	51%	57%	50%	56%
Ag/Forestry 10	39%	44%	38%	44%	38%	44%	38%	44%	37%	42%	36%	41%
Rural 10	44%	48%	42%	48%	42%	48%	43%	48%	42%	47%	40%	46%
Rural 5	34%	38%	33%	37%	33%	38%	33%	37%	32%	36%	30%	34%
Alpine Village	38%	81%	38%	81%	38%	81%	38%	81%	39%	80%	34%	67%
Recreation	35%	44%	34%	43%	34%	42%	33%	44%	32%	41%	31%	41%
Suburban	24%	34%	23%	34%	23%	34%	23%	35%	22%	33%	21%	32%
Commercial	37%	32%	35%	25%	35%	29%	31%	22%	27%	18%	27%	18%
Industrial	24%	18%	27%	18%	25%	18%	28%	23%	32%	22%	31%	24%
Rural Service Center	38%	21%	33%	30%	33%	30%	30%	31%	29%	31%	28%	30%

*Adjusted to exclude the following land ownership types: US Government, State of Idaho, Platted Common Area, Municipal, Tax Exempt, and Commercial Timber.

Table 3 Adjusted Total and Vacant Parcels by Area

Adjusted Total Parcels by Area*

	2019		2020		2021		2022		2023		2024		2019-2024 % Change	
	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage
Priest Lake	4,202	35,275	4,273	35,898	4,243	35,167	4,312	35,225	4,333	34,921	4,368	35,072	3.95%	-0.58%
Alpine	1,356	8,481	1,361	8,849	1,362	8,438	1,384	8,432	1,423	8,449	1,515	8,414	11.73%	-0.79%
Grouse	3,549	61,807	3,558	61,411	3,588	61,722	3,595	63,043	3,589	62,685	3,604	62,987	1.55%	1.91%
Baldy Mountain	4,326	41,209	4,399	40,520	4,471	40,776	4,521	40,448	4,577	39,575	4,581	39,132	5.89%	-5.04%
Gold Mountain	5,919	49,330	5,964	49,204	6,041	49,394	6,119	49,097	6,216	48,164	6,281	48,203	6.12%	-2.28%
Hoodoo Mountain	3,881	49,121	3,894	49,351	3,956	48,869	4,058	50,030	4,107	49,005	4,174	49,096	7.55%	-0.05%
Spirit Valley	2,384	27,082	2,421	28,459	2,464	28,517	2,615	28,591	2,650	28,032	2,667	28,015	11.87%	3.45%
Blacktail Mountain	3,165	37,668	3,105	37,638	3,112	37,583	3,187	37,642	3,240	37,407	3,257	37,440	2.91%	-0.61%
Lunch Peak	2,054	31,932	2,074	31,957	2,089	31,826	2,102	31,832	2,118	31,968	2,149	31,319	4.63%	-1.92%
	30,836	341,905	31,049	343,287	31,326	342,292	31,893	344,340	32,253	340,206	32,596	339,678	5.71%	-0.65%

*Adjusted to exclude the following land ownership types: US Government, State of Idaho, Platted Common Area, Municipal, Tax Exempt, and Commercial Timber.

Adjusted Vacant Land by Area*

	2019		2020		2021		2022		2023		2024		2019-2024 % Change	
	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage
Priest Lake	1,422	16,678	1,449	17,082	1,408	16,821	1,429	16,666	1,369	15,651	1,354	15,887	-4.78%	-4.74%
Alpine	546	7,239	548	7,608	543	6,803	555	6,801	580	6,772	547	5,958	0.18%	-17.70%
Grouse	1,396	27,961	1,374	27,494	1,350	27,723	1,339	29,044	1,290	28,056	1,268	27,578	-9.17%	-1.37%
Baldy Mountain	1,555	21,094	1,569	20,287	1,593	20,446	1,585	19,961	1,548	18,557	1,463	17,837	-5.92%	-15.44%
Gold Mountain	2,072	22,038	2,025	21,827	2,028	21,635	2,044	21,163	2,012	19,760	2,018	19,929	-2.61%	-9.57%
Hoodoo Mountain	1,487	24,290	1,445	24,425	1,450	24,131	1,483	24,481	1,463	23,794	1,425	23,294	-4.17%	-4.10%
Spirit Valley	826	12,739	777	13,117	777	13,127	874	13,239	829	12,188	721	11,760	-12.71%	-7.69%
Blacktail Mountain	1,424	16,608	1,303	16,264	1,290	16,247	1,325	16,402	1,318	16,275	1,221	15,663	-14.26%	-5.69%
Lunch Peak	874	19,662	878	19,791	891	20,064	895	19,879	888	19,793	872	18,270	-0.23%	-7.08%
	11,602	168,309	11,368	167,895	11,330	166,997	11,529	167,636	11,297	160,846	10,889	156,176	-6.15%	-7.21%

*Adjusted to exclude the following land ownership types: US Government, State of Idaho, Platted Common Area, Municipal, Tax Exempt, and Commercial Timber.

Adjusted Percentage of Vacant Land by Area*

	2019		2020		2021		2022		2023		2024	
	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage
Priest Lake	34%	47%	34%	48%	33%	48%	33%	47%	32%	45%	31%	45%
Alpine	40%	85%	40%	86%	40%	81%	40%	81%	41%	80%	36%	71%
Grouse	39%	45%	39%	45%	38%	45%	37%	46%	36%	45%	35%	44%
Baldy Mountain	36%	51%	36%	50%	36%	50%	35%	49%	34%	47%	32%	46%
Gold Mountain	35%	45%	34%	44%	34%	44%	33%	43%	32%	41%	32%	41%
Hoodoo Mountain	38%	49%	37%	49%	37%	49%	37%	49%	36%	49%	34%	47%
Spirit Valley	35%	47%	32%	46%	32%	46%	33%	46%	31%	43%	27%	42%
Blacktail Mountain	45%	44%	42%	43%	41%	43%	42%	44%	41%	44%	37%	42%
Lunch Peak	43%	62%	42%	62%	43%	63%	43%	62%	42%	62%	41%	58%

*Adjusted to exclude the following land ownership types: US Government, State of Idaho, Schweitzer/Alterra, Platted Common Area, Municipal, Tax Exempt, and Commercial Timber.

Review of State Statute:

Idaho Code §67-6508 charges the Planning Commission with the duty of "conducting a comprehensive planning process designed to prepare, implement, and review and update a comprehensive plan". Idaho Code further states, "The plan shall include all land within the jurisdiction of the governing board. The plan shall consider previous and existing conditions, trends, compatibility of land uses, desirable goals and objectives, or desirable future situations for each planning component. The plan with maps, charts, and reports shall be based on the following components as they may apply to land use regulations and actions unless the plan specifies reasons why a particular component is unneeded."

In relation to the Land Use component, Idaho Code states,

(e) Land Use — An analysis of natural land types, existing land covers and uses, and the intrinsic suitability of lands for uses such as agriculture, forestry, mineral exploration and extraction, preservation, recreation, housing, commerce, industry, and public facilities. A map shall be prepared indicating suitable projected land uses for the jurisdiction.

Staff: The proposed update to the Land Use component fulfills the requirements of Idaho Code §67-6508 and §67-6508(e). The Planning Commission conducted a robust

comprehensive planning process that included extensive data analysis, integration of public and agency input, and adherence to applicable state law. The Planning Commission engaged in a thorough public outreach process, held over 30 public meetings and workshops, and utilized a detailed land use analysis tool to project future growth and assess land suitability.

In accordance with Idaho Code §67-6508(e), the proposed update includes:

- Analysis of natural land types is provided in Chapter 1 of the component, including elevation, topography, and hydrographic data, which inform land use suitability.
- 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.
- 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.
- 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.
- 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.
- 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.

The updated component therefore meets all statutory elements required for a land use component and supports responsible, data-informed planning for Bonner County's future.

Motion by the Governing Body:

BOARD OF COUNTY COMMISSIONER

MOTION TO APPROVE: I move to **approve** the recommended updates to the Land Use component and Land Use Map of the Comprehensive Plan, File AM0007-24, as presented or as amended in this hearing, finding that it is in accord with the requirements of Idaho Code §67-6508 and the procedures of Idaho Code §67-6509. This action does not result in a taking of private property.

MOTION TO APPROVE RESOLUTION: I move to **approve** Resolution# _____, adopting the recommended updates to the Land Use component and Land Use Map of the

Comprehensive Plan, File AM0007-24 and repealing the previously adopted Land Use component of the Comprehensive Plan.

MOTION TO AMEND THE RECOMMENDED UPDATES: I move to **amend** the recommended updates to the Land Use component and Land Use Map of the Comprehensive Plan, File AM0007-24, as discussed during this hearing and direct the Planning Staff to present the amended recommendation in a future public hearing with notice in accord with the procedures set forth in Idaho State Code §67-6509. This action does not result in a taking of private property.

MOTION TO DENY: I move to **deny** the recommended updates to the Land Use component and Land Use Map of the Comprehensive Plan, File AM0007-24, finding that it is not in accord with the requirements of Idaho Code §67-6508 and the procedures of Idaho Code §67-6509. This action does not result in a taking of private property.

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 held nine 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/is not** in accord with Idaho Code Sections 67-6508 and 67-6509.

The complete file is available for review in the Planning Department, 1500 Highway 2, Suite #208, Sandpoint, ID. Staff reports are available prior to the scheduled hearing at www.co.bonner.id.us. Bonner County Revised Code (BCRC) is available at the Planning Department or online.

Appendix A - Public Notice and Record of Mailing

NOTICE OF PUBLIC HEARING



I hereby certify that a true and correct copy of this "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this **15th** day of **July 2025**.

A handwritten signature in black ink that reads "Dylan Young".

Dylan Young, Hearing Coordinator

This notice was mailed to political subdivisions and the media on **Tuesday, July 15, 2025**.

NOTICE IS HEREBY GIVEN that the Bonner County Planning Commission will hold a public hearing beginning at **1:30 p.m.** on **Wednesday, August 12, 2025**, in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following requests:

File AM0007-24 – Bonner County Comprehensive Plan – Component Update – Land Use. The Bonner County Planning Commission is recommending an amendment to the existing Bonner County Comprehensive Plan by updating the **Land Use Component**, per Idaho Code Section 67-6508, Local Land Use Planning.

For details regarding this application, Zoom teleconference, or YouTube livestream, visit the Planning Department web site at www.bonnercountyyid.gov/departments/Planning. Staff reports are available online or may be viewed at the planning department approximately a week before the scheduled hearing.

Written statements must be submitted to the planning department record no later than seven (7) days prior to the public hearing. Written statements not exceeding one standard letter sized, single spaced page may be submitted at the public hearing. Statements can be sent to the Bonner County Planning Department at 1500 Highway 2, Suite 208, Sandpoint, Idaho 83864; faxed to 866-537-4935 or e-mailed to planning@bonnercountyyid.gov. The referenced start time stated above reflects the beginning of the hearing. Specific file start time and hearing duration vary.

During the hearing for this application, the public will be given an opportunity to provide testimony and/or evidence regarding how the proposal does or does not comply with the applicable approval criteria of the Bonner County Revised Code. At the close of the public hearing, the governing board will make a decision on the application that may include, but is not limited to, approval, denial, remand, or continuance of the public hearing. Any person needing special accommodations to participate in the public hearing should contact the Bonner County Planning Department at (208) 265-1458 at least 48 hours prior to the scheduled hearing.

If you have no comment or response, you may indicate below and return this form to the Planning Department.

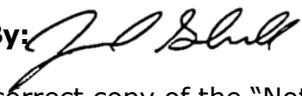
NO COMMENT _____
Name

Date

RECORD OF MAILING

Page 1 of 1

File No.: AM0007-25

Record of Mailing Approved By: 

I hereby certify that a true and correct copy of the "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this **15th** day of **July 2025**.



Dylan Young, Hearing Coordinator

Assessor - Email

Bay Drive Recreation District - Email

Bonner County Airport Manager - Email

Bonner County EMS - Email

Bonner County Road & Bridge - Email

Bottle Bay Water & Sewer District - Email

City of Dover - Email

City of Hope - Email

City of Oldtown - Email

City of Priest River - Email

City of Spirit Lake - Email

Coolin-Cavanaugh Bay Fire District - Email

East Bonner Library - Email

Ellisport Bay Sewer - Email

GEM STATE MINER - U.S. Mail

Idaho Department of Environmental Quality (DEQ) - Email

Idaho Department of Lands - CDA - U.S. Mail

Idaho Department of Lands - Navigable Waters & Mining - Email

Idaho Department of Water Resources - IDWR - Email

Idaho Transportation Department- District I - Email

Kalispel Bay Sewer & Water - U.S. Mail

KPBX-FM 91 SPOKANE PUBLIC RADIO - U.S. Mail

Laclede Water District - Email

Lake Pend Oreille School District, #84 (Transportation) - Email

Little Blacktail Ranch Water Association - U.S. Mail

Northern Lights, Inc. - Email

Northside Fire District - Email

Panhandle Health District - Email

Priest Lake Public Library District - Email

Sagle Valley Water & Sewer - Email

Schweitzer Fire District - Email

Selkirk Fire, Rescue & EMS - Email

Southside Water & Sewer District - Email

Spokesman-Review - U.S. Mail

Swan Shores Sewer District - U.S. Mail

Tamarack Village Water & Sewer - U.S. Mail

Trestle Creek Sewer District - Email

U.S. Fish & Wildlife Service - Email

West Bonner County Cemetery District - Email

West Bonner Library - Email

West Pend Oreille Fire District - Email

Avista Utilities - Email

Bayview Water & Sewer - Email

BONNER COUNTY DAILY BEE - U.S. Mail

Bonner County Floodplain Review - Email

Bonner County Sheriff - Email

City of Clark Fork - Email

City of East Hope - Email

City of Kootenai - Email

City of Ponderay - Email

City of Sandpoint - Email

Coolin Sewer District - Email

Drainage District #7 - Email

East Priest Lake Fire District - Email

Garfield Bay Water & Sewer District - Email

Granite Reeder Water & Sewer District - Email

Idaho Department of Fish & Game - Email

Idaho Department of Lands - Coolin - Email

Idaho Department of Lands - Sandpoint - Email

Idaho Transportation Department (Aeronautics) - U.S. Mail

Independent Highway District - Email

Kootenai-Ponderay Sewer District - Email

KSPT-KPND-KIBR RADIO - U.S. Mail

Lake Pend Oreille School District, #84 (Admin Office) - Email

Lakeland Joint School District, #272 - Email

North of the Narrows Fire District - Email

Northland/Vyve Cable Television - Email

Outlet Bay Sewer District - Email

Pend Oreille Hospital District - Email

Priest Lake Translator District - Email

Sam Owen Fire District - Email

SELKIRK ASSOCIATION OF REALTORS - U.S. Mail

Selkirk Recreation District - Email

Spirit Lake Fire District - Email

State Historical Society - Email

Syringa Heights Water Association - Email

Timber Lake Fire District - Email

U.S. Army Corps of Engineers - Email

U.S. Forest Service - U.S. Mail

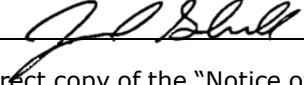
West Bonner County School District, #83 - Email

West Bonner Water & Sewer District - Email

West Priest Lake Fire District - Email

Page 1 of 1

File Number: S0005-24

Record of Mailing Approved By: 

I hereby certify that a true and correct copy of the "Notice of Agency Review" was digitally transmitted or mailed (postage prepaid) on this 1st day of July 2025.



Dylan Young, Hearing Coordinator

Appendix B - Agency Comments



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Notice of Public Hearing - File AM0007-24 - Land Use Amendment

1 message

Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>
 To: Bonner County Planning Department <planning@bonnercountyid.gov>

Mon, May 19, 2025 at 2:14 PM

Hi Jessica,

The Idaho Department of Fish and Game does not have any comments to submit for this application.

Thank you for the opportunity to review and comment,

Merritt Horsmon

Regional Technical Assistance Manager

Panhandle Region

2885 W. Kathleen Ave.

Coeur d'Alene, ID 83815

208.769.1414 office

208.251.4509 mobile

merritt.horsmon@idfg.idaho.gov
From: Bonner County Planning Department <planning@bonnercountyid.gov>

Sent: Tuesday, April 29, 2025 8:00 AM

To: Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Assessors Office Group <assessorsgroup@bonnercountyid.gov>; Avista Copr - Jay West <jay.west@avistacorp.com>; Bay Drive Recreation District <kirbymc45@gmail.com>; Bayview Water & Sewer <bwsd637@gmail.com>; BC Airport Manager Dave Schuck <dave.schuck@bonnercountyid.gov>; BC EMS Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Bonner Sheriff <bonnersheriff@bonnerso.org>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; City of Clark Fork <city@clarkforkidaho.org>; City of Dover <cityclerk@cityofdoveridaho.org>; City of East Hope <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; City of Kootenai - Ronda Whittaker <cityclerk@cityofkootenai.org>; City of Oldtown <cityofoldtown@hotmail.com>; City of Ponderay KayLeigh Miller <klmiller@ponderay.org>; City of Priest River <layers@priestriver-id.gov>; City of Sandpoint <cityplanning@sandpointidaho.gov>; cityclerk@spirittlakeid.gov; Coolin Sewer <coolinsewer@gmail.com>; Coolin-Cavanaugh Bay Fire District <coolinfirechief@gmail.com>; DEQ Comments

<deqcomments@deq.idaho.gov>; Drainage District #7 Kim Hoodenpyle <kjh5345@gmail.com>; East Bonner Library <vanessa@ebonnerlibrary.org>; East Priest Lake Fire Chief Tom Renzi <epbfdchief@gmail.com>; Ellisport Bay Sewer District <clerk@ebsewerdistrict.com>; Facilities Director LPOSD #84 <matt.diel@lposd.org>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Granite Reeder Sewer District <granitereeder@gmail.com>; Dan Everhart <Dan.Everhart@ishs.idaho.gov>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>; Mike Ahmer <mahmer@idl.idaho.gov>; IDL - Nav. Waters Ryan Zandhuisen <RZandhuisen@idl.idaho.gov>; IDL - Pend Oreille Lake Supervisory <esjoquist@idl.idaho.gov>; dbrown@idl.idaho.gov; IDWR Chase Bell <chase.bell@idwr.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; ITD <D1Permits@itd.idaho.gov>; Jack Schenck Vyve/Northland Cable <Jack.schenck@vyvebb.com>; Jason Johnson <jason.johnson@bonnercountyyid.gov>; Kenny Huston <kenny.huston@oer.idaho.gov>; Kootenai Ponderay Sewer District <CJohnson@kootenaiponderaysewerdistrict.org>; Laclede Water District <LWDistrict@frontier.com>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lakeland Joint School District #272 Jessica Grantham <jessica.grantham@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; North of the Narrows Fire Dept <Huckbay2501@gmail.com>; Northern Lights - Kristin Mettke <kristin.mettke@nli.coop>; Northside Fire District - Karen Quenell <kquenell@northsidefire.org>; Outlet Bay Sewer District <outletbaysewer@gmail.com>; Pend Orielle Hospital District <kim.kichenmaster@bonnergeneral.org>; PHD <EHApplications@phd1.idaho.gov>; Priest Lake Public Library District <plplibrary@hotmail.com>; Priest Lake Translator District - Frankie Dunn <Frankiejedunn@hotmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyyid.gov>; Ruen Yeager <planning@ruenyeager.com>; Sagle Valley Water & Sewer District <saglewatersewer@gmail.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; joekren@sd83.org; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; Schweitzer Fire, Spencer Newton <firedistrict@msn.com>; Selkirk Association of Realtors Danielle <danielle@selkirkaor.com>; Selkirk Fire Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Selkirk Recreation District <selgar@mac.com>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Spirit Lake Fire Dept. (Debbie Carpenter) <chief@spiritleakefire.com>; Superintendent No. 84 Becky Meyer <becky.meyer@lposd.org>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Syringa Heights Water <allwater49@outlook.com>; Timberlake Fire <kwright@timberlakefire.com>; Trestle Creek Sewer District Janice Best <janicesb@televar.com>; US Fish & Wildlife Services - Christy Johnson Hughes <FW1idahoconsultationrequests@fws.gov>; West Bonner Library <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>; West Priest Lake Fire Josh Gilbert <WPLFD.Chief@gmail.com>

Subject: Notice of Public Hearing - File AM0007-24 - Land Use Amendment

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Dear Agencies,

The referenced application has been submitted to the Bonner County Planning Department for processing. We kindly ask that you review the application in relation to your agency's expertise and provide any recommended conditions of approval along with the relevant supporting code sections. For additional details, please refer to the attached documents.

Thank you for your attention to this matter.

Best regards,



BONNER COUNTY
IDAHO

Jessica Montgomery, M.S.

Hearing Coordinator, Department of Planning

jessica.montgomery@bonnercountyyid.gov
(208) 265-1458 ext. 1277



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Notice of Public Hearing - File AM0007-24

1 message

Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>

Wed, Apr 2, 2025 at 9:33 AM

To: Bonner County Planning Department <planning@bonnercountyid.gov>

Hi Jessica,

The Idaho Department of Fish and Game does not have any comments to submit for this application.

Thank you for the opportunity to review and comment,

Merritt Horsmon

Regional Technical Assistance Manager

Panhandle Region

2885 W. Kathleen Ave.

Coeur d'Alene, ID 83815

208.769.1414 office

208.251.4509 mobile

merritt.horsmon@idfg.idaho.gov**From:** Bonner County Planning Department <planning@bonnercountyid.gov>**Sent:** Thursday, March 27, 2025 8:00 AM

To: Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Assessors Office Group <assessorsgroup@bonnercountyid.gov>; Avista Copr - Jay West <jay.west@avistacorp.com>; Bay Drive Recreation District <kirbymc45@gmail.com>; Bayview Water & Sewer <bwsd637@gmail.com>; BC Airport Manager Dave Schuck <dave.schuck@bonnercountyid.gov>; BC EMS Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Bonner Sheriff <bonnersheriff@bonnerso.org>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; City of Clark Fork <city@clarkforkidaho.org>; City of Dover <cityclerk@cityofdoveridaho.org>; City of East Hope <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; City of Kootenai - Ronda Whittaker <cityclerk@cityofkootenai.org>; City of Oldtown <cityofoldtown@hotmail.com>; City of Ponderay KayLeigh Miller <kimiller@ponderay.org>; City of Priest River <layers@priestriver-id.gov>; City of Sandpoint <cityplanning@sandpointidaho.gov>; cityclerk@spiritleakeid.gov; Coolin Sewer <coolinsewer@gmail.com>; Coolin-Cavanaugh Bay Fire District <coolinfirechief@gmail.com>; DEQ Comments <deqcomments@deq.idaho.gov>; Drainage District #7 Kim Hoodenpyle <kjh5345@gmail.com>; East Bonner Library <vanessa@ebonnerlibrary.org>; East Priest Lake Fire Chief Tom Renzi

<epifdchief@gmail.com>; Ellisport Bay Sewer District <clerk@ebsewerdistrict.com>; Facilities Director LPOSD #84 <matt.diel@lposd.org>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Granite Reeder Sewer District <granitereeder@gmail.com>; Dan Everhart <Dan.Everhart@ishs.idaho.gov>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>; Mike Ahmer <mahmer@idl.idaho.gov>; IDL - Nav. Waters Ryan Zandhuisen <RZandhuisen@idl.idaho.gov>; IDL - Pend Oreille Lake Supervisory <esjoquist@idl.idaho.gov>; dbrown@idl.idaho.gov; IDWR Chase Bell <chase.bell@idwr.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; ITD <D1Permits@itd.idaho.gov>; Jack Schenck Vyve/Northland Cable <Jack.schenck@vyvebb.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Kenny Huston <kenny.huston@oer.idaho.gov>; Kootenai Ponderay Sewer District <CJohnson@kootenaiponderaysewerdistrict.org>; Laclede Water District <LWdistrict@frontier.com>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lakeland Joint School District #272 Jessica Grantham <jessica.grantham@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; North of the Narrows Fire Dept <Huckbay2501@gmail.com>; Northern Lights - Kristin Mettke <kristin.mettke@nli.coop>; Northside Fire District - Karen Quenell <kquenell@northsidefire.org>; Outlet Bay Sewer District <outletbaysewer@gmail.com>; Pend Orielle Hospital District <kim.kichenmaster@bonnergeneral.org>; PHD <EHapplications@phd1.idaho.gov>; Priest Lake Public Library District <plplibrary@hotmail.com>; Priest Lake Translator District - Frankie Dunn <Frankiejduhn@hotmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Ruen Yeager <planning@ruenyeager.com>; Sagle Valley Water & Sewer District <saglewatersewer@gmail.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; joekren@sd83.org; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; Schweitzer Fire, Spencer Newton <firedistrict@msn.com>; Selkirk Association of Realtors Danielle <danielle@selkirkaor.com>; Selkirk Fire Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Selkirk Recreation District <selgar@mac.com>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Spirit Lake Fire Dept. (Debbie Carpenter) <chief@spiritleakefire.com>; Superintendent No. 84 Becky Meyer <becky.meyer@lposd.org>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Syringa Heights Water <allwater49@outlook.com>; Timberlake Fire <kwright@timberlakefire.com>; Trestle Creek Sewer District Janice Best <janicesb@televar.com>; US Fish & Wildlife Services - Christy Johnson Hughes <FW1idahoconsultationrequests@fws.gov>; West Bonner Library <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>; West Priest Lake Fire Josh Gilbert <WPLFD.Chief@gmail.com>

Subject: Notice of Public Hearing - File AM0007-24

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Dear Agencies,

We kindly ask that you review the file in relation to your agency's expertise and provide any recommended conditions of approval along with the relevant supporting code sections. For additional details, please refer to the attached documents.

Thank you for your attention to this matter.

Best regards,



**BONNER COUNTY
IDAHO**

Jessica Montgomery, M.S.
Hearing Coordinator, Department of Planning
jessica.montgomery@bonnercountyid.gov
(208) 265-1458 ext. 1277



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] Fwd: Notice of Public Hearing - File AM0007-24

1 message

Julie Bishop <ihdclerk@gmail.com>

Thu, Mar 27, 2025 at 9:32 AM

To: Jessica Montgomery <planning@bonnercountyid.gov>

Cc: Brian Ivy <ihdcomsd2@gmail.com>, Marj Tilley <ihdmtilley@gmail.com>, Brett Engel <ihdbengel@gmail.com>, "Ryan Luttmann P.E." <rluttmann@centurywest.com>

Good morning, Jessica,

Please see the comment below from IHD Board Chair, Mel Bailey.

Julie Bishop

Clerk/Administrative Assistant
Independent Highway District
PO Box 700
Ponderay, ID 83852
208-255-8121
Fax: 208-255-7804

----- Forwarded message -----

From: **Mel Bailey** <ihdm Bailey@gmail.com>

Date: Thu, Mar 27, 2025 at 9:24 AM

Subject: Re: Notice of Public Hearing - File AM0007-24

To: Julie Bishop <ihdclerk@gmail.com>

Julie,

I have read the transportation section and have not found any items that would affect the IHD.

Thank you,

Mel Bailey

On Thu, Mar 27, 2025, 9:08 AM Julie Bishop <ihdclerk@gmail.com> wrote:

Good morning, Mel,

Let me know if you have any comments on this Comprehensive Plan Update.

Julie Bishop

Clerk/Administrative Assistant
Independent Highway District
PO Box 700
Ponderay, ID 83852
208-255-8121
Fax: 208-255-7804

----- Forwarded message -----

From: **Bonner County Planning Department** <planning@bonnercountyid.gov>

Date: Thu, Mar 27, 2025 at 8:01 AM

Subject: Notice of Public Hearing - File AM0007-24

To: Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>, Assessors Office Group <assessorsgroup@

bonnercountyid.gov>, Avista Copr - Jay West <jay.west@avistacorp.com>, Bay Drive Recreation District <kirbymc45@gmail.com>, Bayview Water & Sewer <bwsd637@gmail.com>, BC Airport Manager Dave Schuck <dave.schuck@bonnercountyid.gov>, BC EMS Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>, Bonner Sheriff <bonnersheriff@bonnerso.org>, Brenna Garro <Brenna.Garro@oer.idaho.gov>, Bryan Quayle <quaylelanduseconsulting@gmail.com>, City of Clark Fork <city@clarkforkidaho.org>, City of Dover <cityclerk@cityofdoveridaho.org>, City of East Hope <easthope.city@gmail.com>, City of Hope <hopecityclerk@gmail.com>, City of Kootenai - Ronda Whittaker <cityclerk@cityofkootenai.org>, City of Oldtown <cityofoldtown@hotmail.com>, City of Ponderay KayLeigh Miller <klmiller@ponderay.org>, City of Priest River <layers@priestriver-id.gov>, City of Sandpoint <cityplanning@sandpointidaho.gov>, City of Spirit Lake <cityclerk@spiritlakeid.gov>, Coolin Sewer <coolinsewer@gmail.com>, Coolin-Cavanaugh Bay Fire District <coolinfirechief@gmail.com>, DEQ <deqcomments@deq.idaho.gov>, Drainage District #7 Kim Hoodenpyle <kjh5345@gmail.com>, East Bonner Library <vanessa@ebonnerlibrary.org>, East Priest Lake Fire Chief Tom Renzi <epfldchief@gmail.com>, Ellisport Bay Sewer District <clerk@ebsewerdistrict.com>, Facilities Director LPOSD #84 <matt.diel@lposd.org>, Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>, Granite Reeder Sewer District <granitereeder@gmail.com>, ID State Historical Society - Dave Everhart <dan.everhart@ishs.idaho.gov>, Idaho Department of Fish & Game <merritt.horsmon@idfg.idaho.gov>, IDL - Mike Ahmer <mahmer@idl.idaho.gov>, IDL - Nav. Waters Ryan Zandhuisen <RZandhuisen@idl.idaho.gov>, IDL - Pend Oreille Lake Supervisory <esjoquist@idl.idaho.gov>, IDL - Priest Lake Supervisory Area <dbrown@idl.idaho.gov>, IDWR Chase Bell <chase.bell@idwr.idaho.gov>, Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>, ITD <D1Permits@itd.idaho.gov>, Jack Schenck Vyve/Northland Cable <Jack.schenck@vyvebb.com>, Jason Johnson <jason.johnson@bonnercountyid.gov>, Kenny Huston <kenny.huston@oer.idaho.gov>, Kootenai Ponderay Sewer District <CJohnson@kootenaiponderaysewerdistrict.org>, Laclede Water District <LWDistrict@frontier.com>, Lakeland Joint School District #272 <cpursley@lakeland272.org>, Lakeland Joint School District #272 Jessica Grantham <jessica.grantham@lakeland272.org>, Lisa Rosa <hr@ebonnerlibrary.org>, North of the Narrows Fire Dept <Huckbay2501@gmail.com>, Northern Lights - Kristin Mettke <kristin.mettke@nli.coop>, Northside Fire District - Karen Quenell <kquenell@northsidefire.org>, Outlet Bay Sewer District <outletbaysewer@gmail.com>, Pend Orielle Hospital District <kim.kichenmaster@bonnergeneral.org>, PHD <EHApplications@phd1.idaho.gov>, Priest Lake Public Library District <plplibrary@hotmail.com>, Priest Lake Translator District - Frankie Dunn <Frankiejedunn@hotmail.com>, Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>, Ruen Yeager <planning@ruenyeager.com>, Sagle Valley Water & Sewer District <saglewatersewer@gmail.com>, Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>, School District #83 - Joseph Kren <joekren@sd83.org>, School District 84 Transportation - James Koehler <james.koehler@lposd.org>, Schweitzer Fire, Spencer Newton <firedistrict@msn.com>, Selkirk Association of Realtors Danielle <danielle@selkirkaor.com>, Selkirk Fire Gavin Gilcrease <ggilcrease@sandpointidaho.gov>, Selkirk Recreation District <selgar@mac.com>, Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>, Spirit Lake Fire Dept. (Debbie Carpenter) <chief@spiritlakefire.com>, Superintendent No. 84 Becky Meyer <becky.meyer@lposd.org>, Superintendent School Dist 84 <kelly.fisher@lposd.org>, Syringa Heights Water <allwater49@outlook.com>, Timberlake Fire <kwright@timberlakefire.com>, Trestle Creek Sewer District Janice Best <janicesb@televar.com>, US Fish & Wildlife Services - Christy Johnson Hughes <FW1idahoconsultationrequests@fws.gov>, West Bonner Library <meagan@westbonnerlibrary.org>, West Pend Oreille Fire District <wpofd1@gmail.com>, West Priest Lake Fire Josh Gilbert <WPLFD.Chief@gmail.com>

Dear Agencies,

We kindly ask that you review the file in relation to your agency's expertise and provide any recommended conditions of approval along with the relevant supporting code sections. For additional details, please refer to the attached documents.

Thank you for your attention to this matter.

Best regards,



BONNER COUNTY
IDAHO

Jessica Montgomery, M.S.

Hearing Coordinator, Department of Planning

jessica.montgomery@bonnercountyid.gov

(208) 265-1458 ext. 1277



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Notice of Public Hearing - File AM0007-24 - Bonner County Comprehensive Plan -Component Update Land Use

1 message

Chief Debbie Carpenter <chief@spiritlakefire.com>

Tue, Aug 27, 2024 at 9:45 AM

To: Bonner County Planning Department <planning@bonnercountyid.gov>

Attached is a statement from Spirit Lake Fire of "no comment."

Debbie

From: Bonner County Planning Department <planning@bonnercountyid.gov>**Sent:** Monday, August 26, 2024 1:09 PM**Subject:** Notice of Public Hearing - File AM0007-24 - Bonner County Comprehensive Plan -Component Update Land Use

To All,

Please review the file relative to your agency's area of expertise and include any recommended conditions of approval and supporting code sections. Please see attached for details.

Thank you,

Jessica Montgomery, Hearing Coordinator

Bonner County Planning Department

(208) 265-1458 x1277

**Bonner Co AM0007-24.pdf**

93K

NOTICE OF PUBLIC HEARING



I hereby certify that a true and correct copy of this "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this **29th** day of **August 2024**.

Jessica Montgomery

Jessica Montgomery, Hearing Coordinator

This notice was mailed to political subdivisions and the media on **Thursday, August 29, 2024**.

NOTICE IS HEREBY GIVEN that the Bonner County Planning Commission will hold a public hearing beginning at **4:30 p.m.** on **Tuesday, September 24, 2024**, in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following requests:

File AM0007-24 – Bonner County Comprehensive Plan – Component Update – Land Use. The Bonner County Planning Commission is recommending an amendment to the existing Bonner County Comprehensive Plan by updating the **Land Use Component**, per Idaho Code Section 67-6508, Local Land Use Planning.

For details regarding this application, Zoom teleconference, or YouTube livestream, visit the Planning Department web site at www.bonnercountyid.gov/departments/Planning. Staff reports are available online or may be viewed at the planning department approximately a week before the scheduled hearing.

Written statements must be submitted to the planning department record no later than seven (7) days prior to the public hearing. Written statements not exceeding one standard letter sized, single spaced page may be submitted at the public hearing. Statements can be sent to the Bonner County Planning Department at 1500 Highway 2, Suite 208, Sandpoint, Idaho 83864; faxed to 866-537-4935 or e-mailed to planning@bonnercountyid.gov. The referenced start time stated above reflects the beginning of the hearing. Specific file start time and hearing duration vary.

During the hearing for this application, the public will be given an opportunity to provide testimony and/or evidence regarding how the proposal does or does not comply with the applicable approval criteria of the Bonner County Revised Code. At the close of the public hearing, the governing board will make a decision on the application that may include, but is not limited to, approval, denial, remand, or continuance of the public hearing. Any person needing special accommodations to participate in the public hearing should contact the Bonner County Planning Department at (208) 265-1458 at least 48 hours prior to the scheduled hearing.

If you have no comment or response, you may indicate below and return this form to the Planning Department.

NO COMMENT Spirit Lake Fire Prot. District, DC
Name

8/27/2024
Date



April 10, 2025

Via U.S. Mail and email

Bonner County Board of Commissioners
Bonner County Planning Director Jacob Gabell

Re: Bonner County Comprehensive Plan Amendment, File #AM007-24
Dover City Council comment for April 22, 2025 Bonner County public hearing

Dear Board of Commissioners and Planning Director:

The City of Dover has received the legal notice and invitation to comment on Bonner County's proposed amendments to its comprehensive plan future land use map and land use component, which will be considered April 22nd by the Bonner County Planning Commission.

Dover City Council and Dover Planning and Zoning Commission have had the opportunity to review the proposed changes at several workshops and regular meetings over the past two months. In reviewing the proposed amendments in conjunction with the City's adopted comprehensive plan and future land use map and the Dover Area of City Impact, Dover provides the following comments:

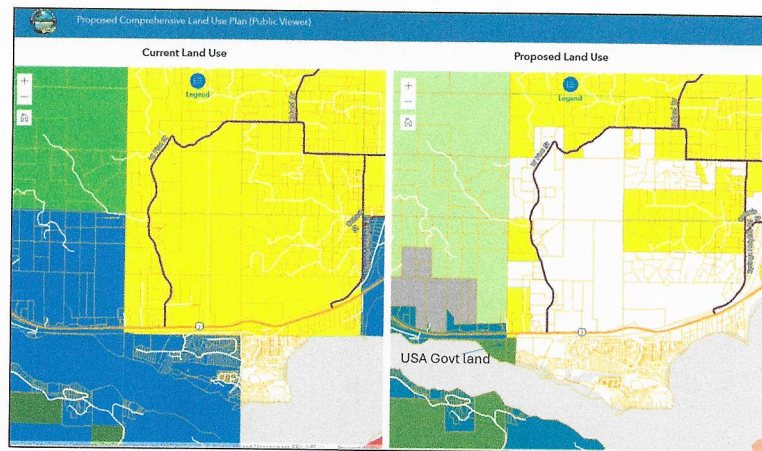
1. One of Dover's adopted comprehensive plan land use goal states: "New development outside the city limits within the Area of City Impact (ACI) is limited to rural uses until development opportunities inside the existing city limits are exhausted." A similar goal in the draft update to Dover's comprehensive plan states, "Dover seeks to encourage Bonner County to keep the uses and densities "rural" within the Dover area of impact until the City is ready and able to expand its boundaries once lands within the city limits have been fully developed." Dover realizes that its comprehensive plan does not govern county unincorporated lands. But the City plan does provide guidance to the county. In viewing the proposed future land use map, areas to the north, east, and portions of the west are shown as "yellow" for Suburban Residential. A range of allowable densities is not mentioned in the county draft plan. Dover expects these areas to be Rural/Rural Residential with a minimum of 5 acres due to the lack of full municipal services. Dover's comprehensive plan shows these areas to be small-scale working lands (5 acres) and rural residential (2-10 acres). Areas along West Pine Street in the most northeast section of the ACI are shown as appropriate for higher density development in the City's comp plan, and do match the county's Suburban Residential designation. (Note: The county "current" map incorrectly encompasses the City of Dover. The official Bonner County comprehensive plan correctly excludes lands within the city. This GIS version should be corrected. The proposed map correctly shows Dover as "gray.")

P.O. Box 115, 699 Lakeshore Ave., Dover, ID 83825

Phone: 208-265-8339 Fax: 208-265-9035

www.cityofdover.id.gov

2. The draft map needs to correct the Dover city boundaries on Pine Street to include the newly annexed area as shown here.
3. A significant area to the immediate west of the City within the Area of City Impact is proposed for Mixed Use, with higher density residential and industrial uses, commercial, and light industrial uses. Dover is aware of the mining operations and conditional industrial zoning for the Peak/LP properties to allow for processing of extracted materials. But the City believes the Mixed Use designation could lead to industrial uses that are not fitting with the surrounding residential uses and go well beyond the developed industrial site. The City recognizes the importance of gravel and rock resources to the community, but believes these are natural resource uses and should not be considered industrial. The designations should remain Ag/Forest or Rural. The land use component should confirm the natural resource extractions are acceptable land uses within this designation, with proper permitting and conditions.
4. The land to the immediate west of the Dover city limits is designated as "remote forested land" in dark green. These areas are shown to be remote areas of the county. This area is not remote and should be shown as Ag/Forest land instead.



Sincerely,


Dover Mayor George E. Eskridge

c: City Planners
 City Attorney



City of Kootenai

PO Box 566
204 Spokane St.
Kootenai, ID 83840
208-265-2431

RECEIVED

APR 11 2025

Bonner County BOCC

April 9, 2025

Jacob Gabell, Planning Director
Bonner County Board of Commissioners

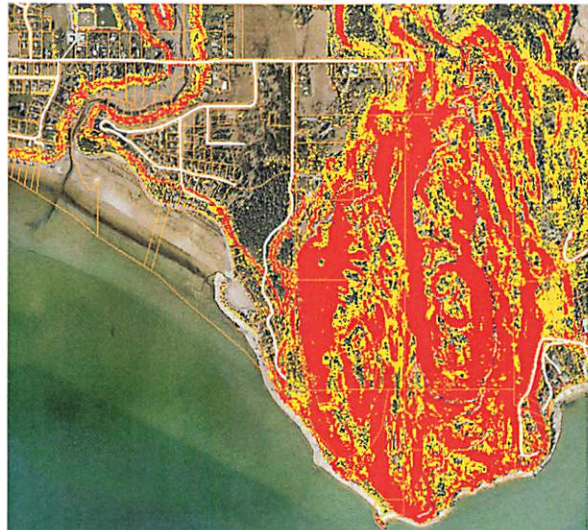
RE: City of Kootenai ACI Comment, File AM007-24, Bonner County Comprehensive Plan Component Update – Land Use, April 22, 2025, Public Hearing

Dear Mr. Gabell and Bonner County Commissioners:

The City of Kootenai is in receipt of the Bonner County Planning Department's invitation to comment on the proposed amendment to the county's future land use map and update to the land use component of the comprehensive plan.

Kootenai City Council reviewed the proposed amendments at its March 6, and April 1, 2025, regular council meetings. The Council reviewed the mapping and text amendments and how those changes may affect the City and the adopted Area of City Impact. Kootenai offers the following comments:

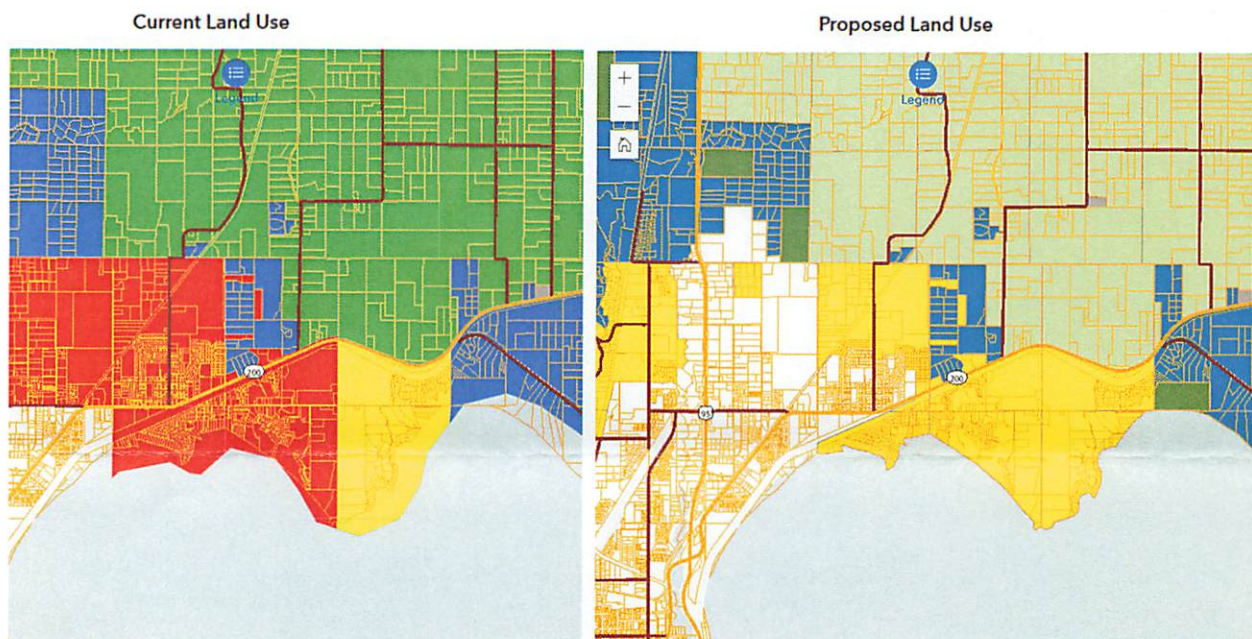
1. The yellow on the proposed land use map represents Suburban Residential. This map designation is described as "primarily located on the outskirts of incorporated cities or higher-density communities, and areas where urban services may not be available." The areas within the Kootenai Area of City Impact include Ponder Point, Whiskey Jack Road, Boyer Slough, Providence Road development, and north of the City along McGhee and Main/North Kootenai Road. Dark blue to the east is described as "Rural Residential" 5 to 10 acre lot sizes and the remaining area to the north is the green area "Ag/Forest Land" 10 to 20 acre lot sizes. (Copy of draft map included below.) The Kootenai adopted future land use map (included with this letter) reflects the desire to retain rural densities (5 acre minimums) for those areas that are outside of the Kootenai-Ponderay Sewer District or City of Sandpoint services areas. The City agrees with the Suburban Residential designation for those areas designated as RES-1/4 on its city comprehensive plan map but disagrees with the Suburban Residential designation for the area east of the terminus of Whiskey Jack Road and south of Highway 200 (Sections 7 and 8, 57 North, Range 1 West), where access is lacking and steep slopes exist. This area should be designated as Rural Residential, similar to the Kootenai mapping.



(Slope Percent, Bonner County GIS)

2. The City desires to keep the lower density designations or Rural Residential north of the city and east of the city and north of Highway 200, as shown on its comprehensive plan map.
3. The Suburban Residential, as described in the draft land use component, is an area where density is dependent on services. But this designation does not refer to a suggested range of lot sizes. The City desires to see a range of lot sizes included and that properties not served by municipal sewer and water services cannot be subdivided to less than 2.5 acres.
4. The potential that the mining area to the northwest of the City on North Kootenai Road could become Industrial and could lead to the processing of mining materials, crushing, asphalt production and other uses not currently allowed within areas of city impact is a great concern to Kootenai. The county proposes the mapping designation for this area in Section 32, Township 58 North, Range 1 West be mixed use, which would allow future rezoning to industrial or commercial zoning. This operation currently uses Kootenai streets to access its properties. Further development of this site to industrial uses and gravel or asphalt processing would be detrimental to the city transportation network. Mining operations should not be viewed as industrial uses, but as natural resource extractions. The designation of this area should remain Ag/Forestry and should not open the door to possible industrial uses that will greatly affect the City.

Thank you for the opportunity to comment. Please let the City know if you need any additional information.



Bonner County current and draft future land use maps



Portion of City of Kootenai adopted future land use map, showing Area of City Impact

Sincerely,

Nancy Lewis
 Nancy Lewis, Mayor of Kootenai

c: Kootenai City Planner

City of Kootenai
204 Spokane Ave.
P.O. Box 566
Kootenai, ID 83840

SPOKANE WA 990

9 APR 2025 PM 4 L



Bonner County Board of Commissioners
1500 Highway 2
Sandpoint, ID 83864

83864-176183





Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Notice of Public Hearing - File AM0007-24 - Land Use Amendment

1 message

DEQ Comments <deqcomments@deq.idaho.gov>

Tue, Apr 29, 2025 at 2:41 PM

To: Bonner County Planning Department <planning@bonnercountyid.gov>

Good Afternoon,

Thank you for providing the opportunity to comment. DEQ has no environmental impact comments for the project listed above at this stage of development.

Thank you,

Idaho Department of Environmental Quality
2110 Ironwood Parkway, Coeur d'Alene, Idaho 83814
Office Line: 208.769.1422

www.deq.idaho.gov

Our mission: To protect human health and the quality of Idaho's air, land, and water.

From: Bonner County Planning Department <planning@bonnercountyid.gov>**Sent:** Tuesday, April 29, 2025 8:00 AM

To: Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Assessors Office Group <assessorsgroup@bonnercountyid.gov>; Avista Copr - Jay West <jay.west@avistacorp.com>; Bay Drive Recreation District <kirbymc45@gmail.com>; Bayview Water & Sewer <bwsd637@gmail.com>; BC Airport Manager Dave Schuck <dave.schuck@bonnercountyid.gov>; BC EMS Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Bonner Sheriff <bonnersheriff@bonnerso.org>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; City of Clark Fork <city@clarkforkidaho.org>; City of Dover <cityclerk@cityofdoveridaho.org>; City of East Hope <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; City of Kootenai - Ronda Whittaker <cityclerk@cityofkootenai.org>; City of Oldtown <cityofoldtown@hotmail.com>; City of Ponderay KayLeigh Miller <klmiller@ponderay.org>; City of Priest River <layers@priestriver-id.gov>; City of Sandpoint <cityplanning@sandpointidaho.gov>; cityclerk@spiritleakeid.gov; Coolin Sewer <coolinsewer@gmail.com>; Coolin-Cavanaugh Bay Fire District <coolinfirechief@gmail.com>; DEQ Comments <deqcomments@deq.idaho.gov>; Drainage District #7 Kim Hoodenpyle <kjh5345@gmail.com>; East Bonner Library <vanessa@ebonnerlibrary.org>; East Priest Lake Fire Chief Tom Renzi <eplfdchief@gmail.com>; Ellisport Bay Sewer District <clerk@ebsewerdistrict.com>; Facilities Director LPOSD #84 <matt.diel@lposd.org>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Granite Reeder Sewer District

<granitereeder@gmail.com>; Dan Everhart <Dan.Everhart@ishs.idaho.gov>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>; Mike Ahmer <mahmer@idl.idaho.gov>; IDL - Nav. Waters Ryan Zandhuisen <RZandhuisen@idl.idaho.gov>; IDL - Pend Oreille Lake Supervisory <esjoquist@idl.idaho.gov>; dbrown@idl.idaho.gov; IDWR Chase Bell <chase.bell@idwr.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; ITD <D1Permits@itd.idaho.gov>; Jack Schenck Vyve/Northland Cable <Jack.schenck@vyvebb.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Kenny Huston <kenny.huston@oer.idaho.gov>; Kootenai Ponderay Sewer District <CJohnson@kootenaiponderaysewerdistrict.org>; Laclede Water District <LWDistrict@frontier.com>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lakeland Joint School District #272 Jessica Grantham <jessica.grantham@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; North of the Narrows Fire Dept <Huckbay2501@gmail.com>; Northern Lights - Kristin Mettke <kristin.mettke@nli.coop>; Northside Fire District - Karen Quenell <kquenell@northsidefire.org>; Outlet Bay Sewer District <outletbaysewer@gmail.com>; Pend Orielle Hospital District <kim.kichenmaster@bonnergeneral.org>; PHD <EHapplications@phd1.idaho.gov>; Priest Lake Public Library District <plplibrary@hotmail.com>; Priest Lake Translator District - Frankie Dunn <Frankiejduhn@hotmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Ruen Yeager <planning@ruenyeager.com>; Sagle Valley Water & Sewer District <saglewatersewer@gmail.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; joekren@sd83.org; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; Schweitzer Fire, Spencer Newton <firedistrict@msn.com>; Selkirk Association of Realtors Danielle <danielle@selkirkaor.com>; Selkirk Fire Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Selkirk Recreation District <selgar@mac.com>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Spirit Lake Fire Dept. (Debbie Carpenter) <chief@spiritleakefire.com>; Superintendent No. 84 Becky Meyer <becky.meyer@lposd.org>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Syringa Heights Water <allwater49@outlook.com>; Timberlake Fire <kwright@timberlakefire.com>; Trestle Creek Sewer District Janice Best <janicesb@televar.com>; US Fish & Wildlife Services - Christy Johnson Hughes <FW1idahoconsultationrequests@fws.gov>; West Bonner Library <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>; West Priest Lake Fire Josh Gilbert <WPLFD.Chief@gmail.com>

Subject: Notice of Public Hearing - File AM0007-24 - Land Use Amendment

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Dear Agencies,

The referenced application has been submitted to the Bonner County Planning Department for processing. We kindly ask that you review the application in relation to your agency's expertise and provide any recommended conditions of approval along with the relevant supporting code sections. For additional details, please refer to the attached documents.

Thank you for your attention to this matter.

Best regards,



BONNER COUNTY
IDAHO

Jessica Montgomery, M.S.

Hearing Coordinator, Department of Planning

jessica.montgomery@bonnercountyid.gov

(208) 265-1458 ext. 1277



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Notice of Public Hearing - File AM0007-24

1 message

DEQ Comments <deqcomments@deq.idaho.gov>

Thu, Mar 27, 2025 at 2:45 PM

To: Bonner County Planning Department <planning@bonnercountyid.gov>

Good Afternoon,

Thank you for providing the opportunity to comment. DEQ has no environmental impact comments for the project listed above at this stage of development.

Thank you,

Idaho Department of Environmental Quality
2110 Ironwood Parkway, Coeur d'Alene, Idaho 83814
Office Line: 208.769.1422

www.deq.idaho.gov

Our mission: To protect human health and the quality of Idaho's air, land, and water.

From: Bonner County Planning Department <planning@bonnercountyid.gov>**Sent:** Thursday, March 27, 2025 8:00 AM

To: Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Assessors Office Group <assessorsgroup@bonnercountyid.gov>; Avista Copr - Jay West <jay.west@avistacorp.com>; Bay Drive Recreation District <kirbymc45@gmail.com>; Bayview Water & Sewer <bwsd637@gmail.com>; BC Airport Manager Dave Schuck <dave.schuck@bonnercountyid.gov>; BC EMS Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Bonner Sheriff <bonnersheriff@bonnerso.org>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; City of Clark Fork <city@clarkforkidaho.org>; City of Dover <cityclerk@cityofdoveryidaho.org>; City of East Hope <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; City of Kootenai - Ronda Whittaker <cityclerk@cityofkootenai.org>; City of Oldtown <cityofoldtown@hotmail.com>; City of Ponderay KayLeigh Miller <klmiller@ponderay.org>; City of Priest River <layers@priestriver-id.gov>; City of Sandpoint <cityplanning@sandpointidaho.gov>; cityclerk@spiritlakeid.gov; Coolin Sewer <coolinsewer@gmail.com>; Coolin-Cavanaugh Bay Fire District <coolinfirechief@gmail.com>; DEQ Comments <deqcomments@deq.idaho.gov>; Drainage District #7 Kim Hoodenpyle <kjh5345@gmail.com>; East Bonner Library <vanessa@ebonnerlibrary.org>; East Priest Lake Fire Chief Tom Renzi <epbfdchief@gmail.com>; Ellisport Bay Sewer District <clerk@ebsewerdistrict.com>; Facilities Director LPOSD #84 <matt.diel@lposd.org>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Granite Reeder Sewer District <granitereeder@gmail.com>; Dan Everhart <Dan.Everhart@ishs.idaho.gov>; Horsmon, Merritt

<merritt.horsmon@idfg.idaho.gov>; Mike Ahmer <mahmer@idl.idaho.gov>; IDL - Nav. Waters Ryan Zandhuisen <RZandhuisen@idl.idaho.gov>; IDL - Pend Oreille Lake Supervisory <esjoquist@idl.idaho.gov>; dbrown@idl.idaho.gov; IDWR Chase Bell <chase.bell@idwr.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; ITD <D1Permits@itd.idaho.gov>; Jack Schenck Vyve/Northland Cable <Jack.schenck@vyvebb.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Kenny Huston <kenny.huston@oer.idaho.gov>; Kootenai Ponderay Sewer District <CJohnson@kootenaiponderaysewerdistrict.org>; Laclede Water District <LWdistrict@frontier.com>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lakeland Joint School District #272 Jessica Grantham <jessica.grantham@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; North of the Narrows Fire Dept <Huckbay2501@gmail.com>; Northern Lights - Kristin Mettke <kristin.mettke@nli.coop>; Northside Fire District - Karen Quenell <kquenell@northsidefire.org>; Outlet Bay Sewer District <outletbaysewer@gmail.com>; Pend Orielle Hospital District <kim.kichenmaster@bonnergeneral.org>; PHD <EHapplications@phd1.idaho.gov>; Priest Lake Public Library District <plplibrary@hotmail.com>; Priest Lake Translator District - Frankie Dunn <Frankiejdunn@hotmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Ruen Yeager <planning@ruenyeager.com>; Sagle Valley Water & Sewer District <saglewatersewer@gmail.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; joekren@sd83.org; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; Schweitzer Fire, Spencer Newton <firedistrict@msn.com>; Selkirk Association of Realtors Danielle <danielle@selkirkaor.com>; Selkirk Fire Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Selkirk Recreation District <selgar@mac.com>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Spirit Lake Fire Dept. (Debbie Carpenter) <chief@spiritleakefire.com>; Superintendent No. 84 Becky Meyer <becky.meyer@lposd.org>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Syringa Heights Water <allwater49@outlook.com>; Timberlake Fire <kwright@timberlakefire.com>; Trestle Creek Sewer District Janice Best <janicesb@televar.com>; US Fish & Wildlife Services - Christy Johnson Hughes <FW1idahoconsultationrequests@fws.gov>; West Bonner Library <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>; West Priest Lake Fire Josh Gilbert <WPLFD.Chief@gmail.com>

Subject: Notice of Public Hearing - File AM0007-24

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Dear Agencies,

We kindly ask that you review the file in relation to your agency's expertise and provide any recommended conditions of approval along with the relevant supporting code sections. For additional details, please refer to the attached documents.

Thank you for your attention to this matter.

Best regards,

Appendix C - Public Comment Analysis

Review of Public Comments Received Through 2/15/25

		Topics of Concern																														
		Specific Concerns													Land Use Designations						Infrastructure Concerns											
Name	Date Rec'd	No Change to Priest Lake	No Change to Other Water Areas	Landslide, Flood, Erosion, Wildfire Risks	Preserve/Protect Water, Wetlands & Shorelines	Preserve/Protect Forests	Preserve/Protect Wildlife & Fisheries	Preserve/Protect Open Space, Open Skies	Preserve/Protect Farmland/Agriculture	Engineering Stds over 3000 ft.	Preserve Rural Character	Minimize Density	Restrict Frequent Land Use Map Amendments	Restrict Mixed Use, Mining, Industry	Remote Forest	Rec Resort	Mixed Use/Transition	Alpine	Rural Residential	Ag/Forest	Neighborhood Commercial	Suburban	Roads, Traffic	Emergency Service	Urban Services	Water Availability & Capacity	Concern with IDEQ, Pandandle	Septic/Sewer Capacity	Other/Comments			
Alan Rhodes		☒	☒	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☒	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐				
Alex		☐	☒	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☒	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐				
Alex Scarpeli		☐	☒	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☒	☐	☐	☐	☐	☐	☐	☐	☐	☐				
Alexis Gales	2/12/2025	☒	☒	☒	☒	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☒	☐	☐	☐				
Ali & Calvin Wheat	2/11/2025	☒	☒	☐	☒	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐				
alicia Best		☐	☒	☐	☒	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐				
Amy Anderson / Selkirk Conservation Alliance	2/14/2025	☐	☒	☐	☒	☐	☒	☐	☐	☒	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☒	☐	☐	☐				
Amy Anderson / Selkirk Conservation Alliance	2/19/2025	☒	☒	☐	☒	☐	☒	☐	☐	☒	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☒	☐	☐	☐				
Amy Rudolf	2/14/2025	☒	☒	☐	☒	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐				
Andrew McLeod	2/11/2025	☒	☒	☐	☒	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐				
Ann and Alan Switzer	2/6/2025	☒	☒	☐	☒	☒	☐	☐	☐	☐	☐	☒	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐				
Ann McKinstry	2/7/2025	☒	☒	☐	☒	☒	☐	☐	☐	☐	☐	☒	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☒	☐	☐	☐	☐				
Arleen Lothian	2/15/2025	☐	☒	☐	☒	☐	☐	☐	☐	☒	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☒	☐	☐	☐				
Arnold M Beresford		☒	☒	☐	☒	☐	☐	☐	☐	☒	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐				
B. Klind		☐	☒	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☒	☐	☐	☐	☐	☐	☐	☐	☐	☐				
Barbara Batey	2/21/2025	☒	☒	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☒	☐	☐	☐	☐	☐	☐	☐	☐	☐				
Barbara Egolf		☒	☒	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐				
Barbara Miller	2/10/2025	☒	☒	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐				
Barbara Rawlinson	2/7/2025	☐	☒	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☒	☐	☐	☐	☐	☐	☐	☐	☐	☐				
Barron Sachse		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☒	☒	☐	☐	☐	☐	☐	☐	☐	☐				
Ben Lindgren		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☒	☒	☐	☐	☐	☐	☐	☐	☐	☐				
Bernard D. Messer, Sheryl Messer, Keith Felts, Danielle Kins, Kyle Mangum,	2/10/2025	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☒	☐	☐	☐	☐	☐	☐	☐	☐				
Beth Fergin	2/13/2025	☐	☒	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☒	☐	☐	☐	☐	☐	☐	☐	☐				
Betsy Miller	2/9/2025	☐	☒	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☒	☐	☐	☐	☐	☐	☐	☐	☐				
Betsy O'Halloran	2/12/2025	☐	☒	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☒	☐	☐	☐	☐	☐	☐	☐	☐				
Betsy O'Halloran	2/20/2025	☒	☒	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐				
Betsy Stansell	2/14/2025	☒	☒	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐				
Betty Anderson		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☒	☒	☐	☐	☐	☐	☐	☐	☐	☐				
Betty Gardner		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☒	☒	☐	☐	☐	☐	☐	☐	☐	☐				
Beverly J. Hannon	2/12/2025	☒	☒	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐				
Beverly Mitchell	2/5/2025	☒	☒	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐				
Beverly Newsham	1/31/2025	☒	☒	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☒	☐	☐	☐	☐	☐	☐	☐	☐				
Bill and Cheryl Papesh	2/11/2025	☒	☒	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐									

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Keith and Joyce Wilkens	2/11/2025	✓	✓		✓	✓									✗							✗	✗	✗	✗		✗									
Kevin B.C. Rogers		✓													✗		✗						✗	✗	✗			✗								
Kevin Holling	2/11/2025	✓													✗					✓			✗	✗	✗			✗								
Kevin Sheffield	2/14/2025	✓													✗									✗	✗	✗			✗							
Kevin Walker	2/13/2025	✓													✗									✗	✗	✗			✗							
Kim Grollmus	2/3/2025	✓				✓	✓	✓				✓												✗	✗	✗			✗							
Kris Ellingson	2/7/2025	✓													✗									✗	✗	✗			✗							
Kristi Sams	1/21/2025																								✗	✗			✗							
Kristina Kingsland	7/23/2024																								✗	✗			✗							
Kristopher James																			✗						✗	✗			✗							
Kyle Eichelberger														✓	✗					✓					✗	✗			✗							
Kylie Hoepfer	2/10/2025	✓													✗									✗	✗	✗			✗							
la reams	2/4/2025				✓											✗					✗			✗	✗	✗		✗								
Lana Kay Hanson																				✗					✗	✗			✗							
Lance von Marbod																	✗							✗	✗	✗			✗							
Larry and Michelle Burtness	1/16/2025																							✗	✗	✗			✗							
Larry Wendlandt	2/14/2025	✓														✗								✗	✗	✗			✗							
Laura Kelsch	2/16/2025	✓														✗								✗	✗	✗			✗							
Laura siering	2/10/2025	✓				✓	✓																	✗	✗	✗			✗							
Laurie Foutty	2/12/2025	✓		✓																				✗	✗	✗			✗							
Laurie Foutty																								✗	✗	✗			✗							
Lawrence Gruber	2/9/2025																							✗	✗	✗			✗							
LCB																								✗	✗	✗			✗							
Leslee Schoengold	2/9/2025	✓																						✗	✗	✗			✗							
lesley bahner		✓																						✗	✗	✗			✗							
Liam Archer Lundberg	2/6/2025	✓																						✗	✗	✗			✗							
Linda & Maurice Dunn	2/4/2025	✓																						✗	✗	✗			✗							
Linda Davis	2/5/2025																							✗	✗	✗			✗							
Linda Elsa	2/9/2025	✓	✓		✓							✓												✗	✗	✗			✗							
Linda Partoll	2/14/2025	✓																						✗	✗	✗			✗							
Lindea Kirschner	2/3/2025	✓		✓	✓							✓												✗	✗	✗			✗							
Lindsay Stockton Braun	1/16/2025	✓	✓									✓												✗	✗	✗			✗							
Liz Aspen	2/8/2025	✓										✓												✗	✗	✗			✗							
Lorel Boas	2/11/2025	✓		✓	✓							✓												✗	✗	✗			✗							
Lori Sharapata																			✗					✗	✗	✗			✗							
Lorriane Wagner	2/10/2025	✓			✓							✓												✗	✗	✗			✗							
Lynda Thurman		✓																						✗	✗	✗			✗							
Lynn Hungate Desmone	1/22/2025	✓																						✗	✗	✗			✗							
Lynn Olafson	2/4/2025	✓																						✗	✗	✗			✗							
Lynn Ormsby	2/11/2025	✓										✓												✗	✗	✗			✗							
Maia Gaddess	2/3/2025	✓																						✗	✗	✗			✗							
Makayla Sundquist	2/4/2025	✓	✓		✓							✓												✗	✗	✗			✗							
Mandy Latchu	2/15/2025	✓			✓	✓						✓												✗	✗	✗			✗							
Mandy Latchu	2/15/2025	✓			✓							✓												✗	✗	✗			✗							
Marcia First	2/5/2025	✓			✓	✓						✓												✗	✗	✗			✗							
Margaret Southstone																			✓					✗	✗	✗			✗							
Marianne Coon																								✗	✗	✗			✗							
Marianne McLaughlin	2/8/2025	✓																						✗	✗	✗			✗							
Mark and Lorraine Fisher	2/10/2025	✓		✓	✓							✓												✗	✗	✗			✗							
Mark Linscott																								✗	✗	✗			✗							
Mark Mifflin	2/14/2025	✓	✓																✗					✗	✗	✗			✗							
Mark Mifflin	2/14/2025	✓																						✗	✗	✗			✗							
Mark West	2/12/2025	✓																						✗	✗	✗			✗							
Marlene Schaper	2/13/2025	✓										✓												✗	✗	✗			✗							
Marty Betts	2/7/2025																							✗	✗	✗			✗							
Marty Betts																				✓				✗	✗	✗			✗							
Mary and Chad Crow	2/13/2025	✓																						✗	✗	✗			✗							
Mary E. Pugel	2/5/2025			✓																				✗	✗	✗			✗							
Mary Ennis	2/4/2025	✓										✓												✗	✗	✗			✗							
Mary O'Byrne																								✗	✗	✗			✗							
Mary Rowe	2/8/2025	✓	✓		✓							✓												✗	✗	✗			✗							
Mathew may		✓										✓												✗	✗	✗			✗							

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