

**BONNER COUNTY PLANNING DEPARTMENT
BOARD OF COUNTY COMMISSIONERS
STAFF REPORT FOR AUGUST 27, 2025**



Project Name: Wiley, Zone Change

File Number, Type: ZC0003-25: Zone Change

Request: The applicant is requesting to change current zoning from Rural 10 to Rural 5.

Legal Description: 25-58N-2W ELSA'S SUB LOT 2 2000 GUERDON 27 X 44 RP
2022 GOLDEN WEST 15 X 60 RP CPWRS

Location: Hidden Valley Road, Sandpoint

Parcel Number(s): RP04504000002AA

Parcel Size: 10.00-acres

Applicant: Jeff and Maureen Wiley
594 Hidden Valley Road
Sandpoint, ID 83864

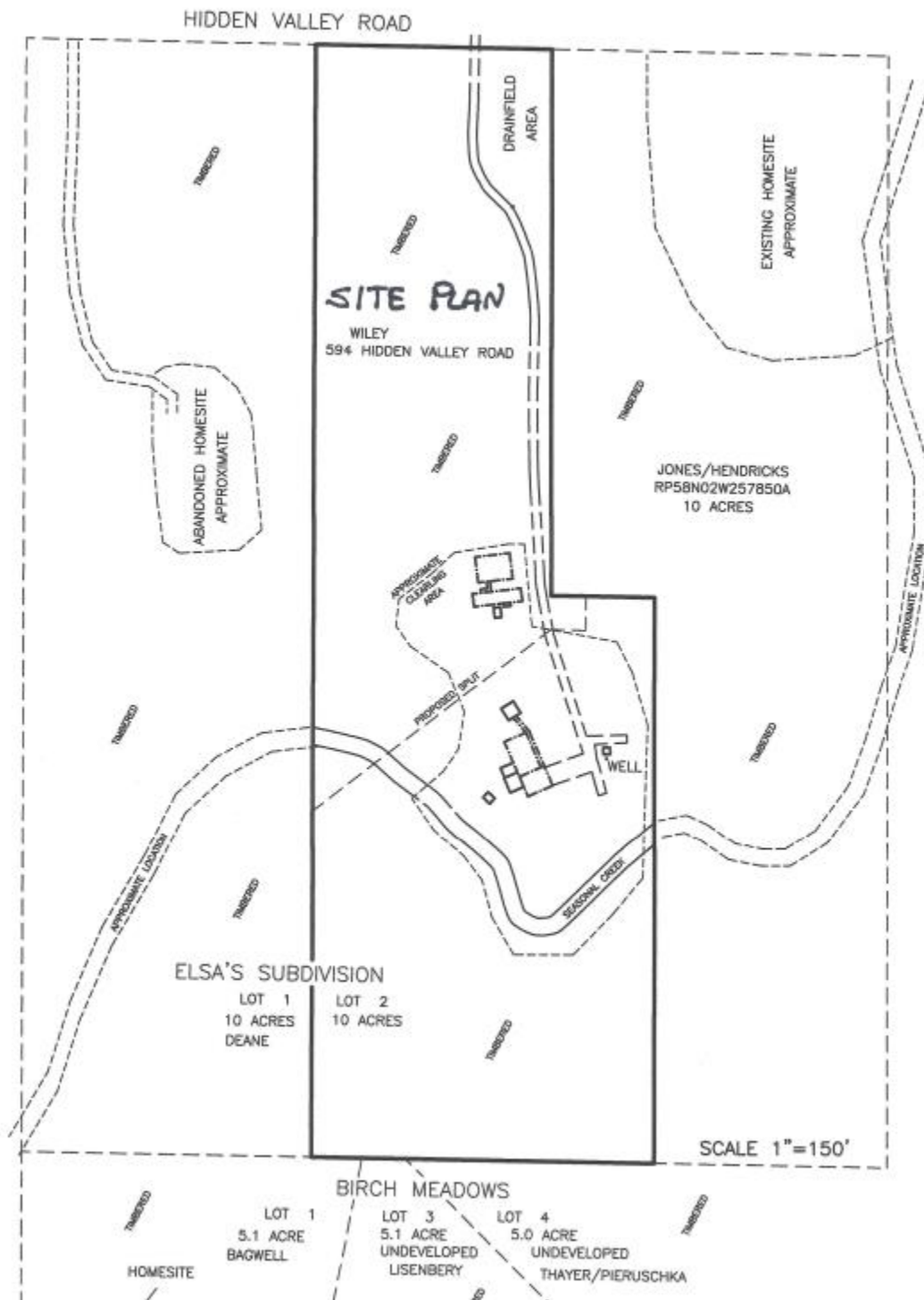
Project Representative: Jeff Wiley
Wiley Land Surveying
PO Box 542
Ponderay, ID 83852

Application filed: February 24, 2025

Notice provided: Mail: July 29, 2025
Site Posting: August 11, 2025
Published in newspaper: July 29, 2025
ACI: July 29, 2025

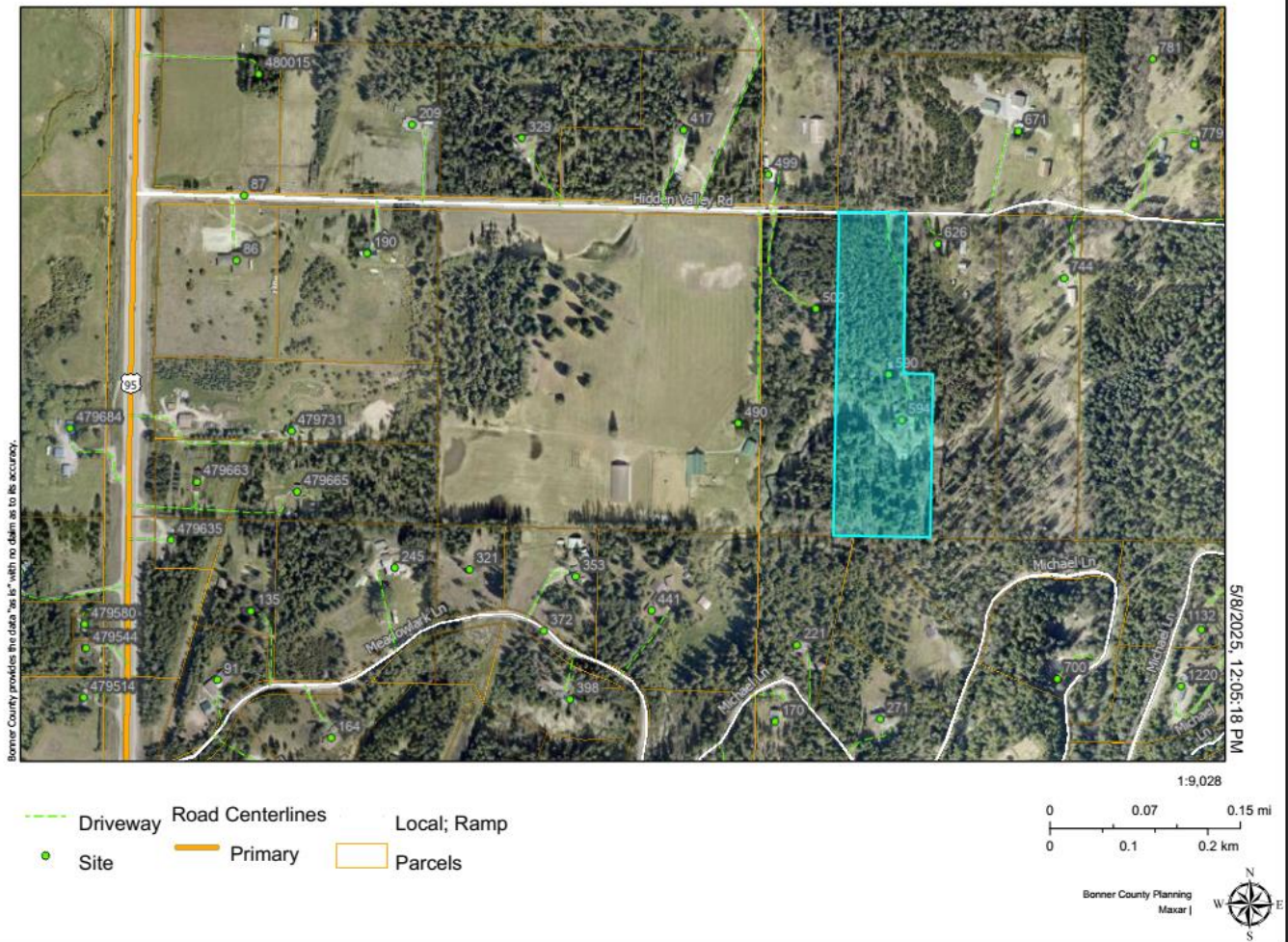
Enclosure: Appendix A – Complete List of Agencies Noticed
Appendix B – Agency Comments
Appendix C – Zoning Commission Recommendation Letter

Site Plan



Vicinity Map

Bonner County Map



Project summary:

The applicant is requesting a Zone Change from Rural 10 to Rural 5. The 10-acre property is zoned Rural 10. The project site is located off Hidden Valley Road in Section 25, Township 58 North, Range 2 West, Boise-Meridian. The comprehensive plan designation is Rural Residential (5-10 AC).

Applicable Laws:

The following sections of BCRC, Title 12, apply to this project:

- BCRC 12-111: Purpose et seq, health, safety, and general welfare
- BCRC 12-210 et seq, - Title Amendments, Comprehensive Plan Amendments and Zone Changes
- BCRC 12-320.1 – Zoning districts and map designation, purpose
- BCRC 12-320.2 – Zoning districts and map designations established
- BCRC 12-323 – Rural District
- BCRC 12-800 et seq., Definitions

Background:

A. Site data:

- Use: Residential
- Platted – Elsa’s Subdivision Lot 2
- Size: 10-acres
- Zone: Rural-10
- Land Use: Transition

B. Access:

- The parcel is accessed off Hidden Valley Road a Bonner County owned and maintained right-of-way.

C. Environmental factors:

- Site does contain mapped slopes of 0-30+%. (USGS)
- Site does contain mapped wetlands. (USFWS)
- Site does contain frontage on an unnamed perennial stream. (NHD)
- Parcel is within SFHA Zone X, per FIRM Panel 16017C0710E, Effective Date 11/18/2009.
- Soil Types:
 - Description: Selle-Mission complex, 0 to 12 percent slopes
 - i. Type: Complex
 - ii. Drainage: Well Drained
 - iii. Classification: Prime farmland if drained
 - Description: Mission silt loam, 2 to 12 percent slopes
 - i. Type: Consociation
 - ii. Drainage: Somewhat poorly drained
 - iii. Classification: Farmland of statewide importance, if drained
 - Description: Pend Oreille-Rock outcrop complex, 5 to 45 percent slopes
 - i. Type: Complex
 - ii. Drainage: Well drained
 - iii. Classification: Not prime farmland

D. Services:

- Water: Individual well
- Sewage: Individual septic system
- Fire: North Side Fire District
- Power: Northern Lights
- School District: Lake Pend Oreille School District #84

E. Comprehensive Plan, Zoning and Current Land Use

Compass	Comp Plan	Zoning	Current Land Use & Density
Site	Rural Residential (5-10 AC)	Rural-10	Residential- 10 acres

North	Ag/Forest Land (10-20 AC)	Agricultural/forestry 10 (A/f-10)	Residential- 15 acres
East	Rural Residential (5-10 AC)	Rural 10 (R-10)	Residential- 10 acres
South	Rural Residential (5-10 AC)	Rural 5 (R-5)	Residential- Two (2) lots 5.0 and 5.1 acres
West	Rural Residential (5-10 AC)	Rural 10 (R-10)	Residential – 10 acres

F. Agency Review:

Agencies were notified of this application on July 29, 2025. The city of Ponderay (ACI) was notified of this project on July 29, 2025. A full list of agencies and taxing districts notified of this file can be found in the attached Appendix A.

The following agencies provided comment:

Northside Fire District
Panhandle Health District

The following agencies replied “No Comment”:

Idaho Department of Environmental Quality
Idaho Department of Water Resources
Idaho Transportation Department
Kootenai-Ponderay Sewer District
Idaho Department of Fish and Game

All other agencies did not reply.

G. Public Notice & Comments

As of the date of this Staff Report, the Planning Department has received public comments.

Standards Review and Staff Analysis:

- **12-111: PURPOSE**

The zoning regulations and districts for the unincorporated areas of Bonner County, as herein established, have been made in accordance with a comprehensive plan and Idaho Code for the purpose of promoting the health, safety and general welfare of the people of Bonner County.

- **12-215: Applications for Zone Changes and Comprehensive Plan Map Amendments, Contents**

Staff: The application was considered complete and routed to agencies accordingly.

- **12-216:** Evaluation of Amendment Proposals
 - Staff and the Governing Bodies shall review the particular facts and circumstances of each proposal submitted and shall determine whether there is adequate evidence that the proposal is not in conflict with the policies of the comprehensive plan. (Ord. 501, 11-18-2008)

Comprehensive Plan Analysis:

Property Rights

Policies:

1. Bonner County should follow the attorney general's checklist, proscribed at Idaho Code §67-8003 and provided in the "Property Rights" component of the county's comprehensive plan, for all land use decisions.
2. For all land use decisions, findings of fact and conclusions of law should be adopted that reflect the justifications for exactions, conditions and restrictions and should confirm that a taking of private property has not occurred.
3. The property rights of the applicant, adjoining and nearby landowners and future generations should be considered, as well as the short-term and long-term consequences of decisions.
4. Bonner County should review all rezoning requests (down-zoning and up-zoning) pursuant to the Idaho State Code, Title 67, Chapter 65 – Local Land Use Planning Act. The approval of conditional rezoning or denial of a request for rezoning may be subject to the regulatory taking analysis provided for by Idaho Code Section 67-8003.

Staff: The application was routed to neighbors 300' from the property line, informing neighbors of the proposed zone change. As of the date of this staff report, Bonner County has received public comments. This proposal has been reviewed for compliance with Bonner County Revised Code and a reasoned statement will be adopted with the decision of this project. This proposal is within the Area of City Impact of Ponderay; however, they did not provide a comment on this proposal. This proposal does not appear to be in conflict with the policies of this component.

Population

Policies:

1. Population projections should be analyzed regularly to determine if changes need to be made to the Comprehensive Plan goals, objectives and policies and/or the Zoning Ordinance to ensure that the public and community needs are being met through land use decisions.
2. Population forecasts and census data should be used to evaluate housing and school needs, and impacts to the transportation system and other county services.

3. Bonner County should cooperate with its incorporated cities and neighboring counties to address growth challenges within the ACI areas and coordinate planning efforts whenever possible.

Staff: Bonner County, according to 2023 population estimates census data, has seen a 11.55% increase in population since the 2020 census was performed; increasing from 47,103 to an estimated 52,547. With the increase in the population, there is upward pressure on housing needs in Bonner County, both in the unincorporated portion of the County, and in the incorporated cities. This proposal is within the Area of City Impact of Ponderay; however, they did not provide a comment on this proposal. This proposal does not appear to be in conflict with the policies of this component.

School Facilities & Transportation

Policies:

1. Current data regarding school capacity and transportation issues as provided by the School Districts will be included in the assessment of all land use proposals.
2. Bonner County should examine the impacts of land use proposals to the school system and should seek mitigation from developers such as providing facilities, safety features, fees or other measures as permitted by Idaho Code, to address the impact of the proposals.

Staff: The Lake Pend Oreille School District #84 and Lake Pend Oreille School Transportation that serves the property were notified of the proposed zone change. Lake Pend Oreille School District did not comment as to how an increase in density and development would or would not adversely impact the district's ability to provide adequate school services (and facilities) for new and existing students. The Transportation department did not provide a comment. This project does not appear to conflict with this component.

Economic Development

Policies:

1. Small scale cottage businesses and home occupations should be allowed in all areas of the county. Reasonable conditions on such uses should be set to minimize adverse impacts to the neighborhood based on factors including, but not limited to, hours of operation and traffic volume generated by the business.
2. Develop land use regulations to allow Bonner County's agricultural heritage to be maintained by enabling local food production, distribution, congregation, and retail sales. Examples include community gardens, school gardens, farm related education programs, farmers or public markets, and other small-scale, collaborative initiatives.
3. Develop standards for commercial and industrial development that are appropriate for the surrounding community, including: appropriate site sizes, use types, buffering and design standards that encourage both attractive and efficient function, while protecting the environment.

4. Review and update land use regulations for employee housing to support the goal of enabling this use in proximity to commercial, industrial and agricultural uses.

Staff: This proposal does not appear to be in conflict with the policies of the economic development component.

Land Use

Policies:

1. Commercial and industrial uses, in areas identified in the Comprehensive plan suitable for such development, should be unconditionally permitted. Evaluation of suitability should be based on availability of urban services, adequate access to hard surfaced publicly maintained roads and other factors that may impact the surrounding community.

2. Commercial and industrial uses may be conditionally permitted in areas not identified for such uses in the Comprehensive Plan if a critical review of the proposed use determines that with appropriate conditions the use will not adversely impact the surrounding area.

Staff: The proposed zone change from Rural-10 to Rural-5 does not appear to conflict with the policies of this component. The Rural zones do allow for some commercial and industrial uses, either permitted for conditionally permitted, per BCRC 12-3.3. Per the application, the intent of this zone change is to later divide the property in half for residential purposes.

Natural Resources

Policies:

1. Watershed standards should be employed in land use codes to protect water quality.

2. Best management practices for waterway setbacks should be instituted to reduce erosion and sedimentation into waterways.

3. Development standards should be designed to encourage clustered development resulting in the preservation of open space and wildlife habitat.

4. Bonner County should recognize its critical wildlife habitat and create development standards to protect these areas and mitigate development impacts to these habitats.

5. Protect water quality by creating standards for development in close proximity to shorelines.

6. Productive farmland, timberland and mining lands should be identified and protected from adverse effects of adjoining developments.

Staff: Impacts to natural resources were not identified by any agency. Furthermore, Bonner County Revised Code has regulations to protect natural resources. This project does not appear to be in conflict with the policies of this component.

Hazardous Areas

Policies:

1. Flood mitigation standards should be adopted that meet or exceed the National Flood Insurance Program minimum requirements.
2. Residential, commercial or industrial development within the floodway should be discouraged.
3. Fill within the floodplain should be discouraged.
4. The county's wildland fire, urban/wildland interface policies and plans should be integrated into development standards.
5. Excessive slopes should be identified and development discouraged by providing lower densities within these areas.
6. Multiple points of ingress/egress should be considered for large developments
7. Development should be avoided in avalanche zones.

Staff: The subject property is not located in a mapped floodplain. The parcel does contain any mapped slopes of over 30% grade. Furthermore, the property is afforded emergency services. The risk of avalanches in this area appear to be minimal. The proposal does not appear to be in conflict with these policies.

Public Services, Facilities & Utilities

Policies:

1. Encourage high-density development to take place within the boundaries of existing sewer and water areas.
2. Bonner County should seek comment from existing service providers on their ability to serve future developments without adversely impacting the ability of the utility providers to serve current users.
3. Bonner County should provide adequate facilities for responsible disposal of solid waste to protect the health and welfare of the public as well as the County's natural resources.

Staff: Current services on this property include individual well, individual septic, Northern Lights, Inc., Bonner County EMS & Sheriff, and North Side Fire District. All the above-mentioned agencies were notified of this file and did not respond as to how

this zone change could affect their ability to provide services. This proposal does not appear to be in conflict with the policies of this component.

Transportation

Policies:

1. A long-term transportation system plan should be developed and regularly updated to ensure reasonable levels of service can be maintained in the future, and that needs for future road extensions or transportation corridors are identified as early as possible.
2. Development in areas that are not served by county standard roads or where transportation is inadequate should be discouraged.
3. Bike and pedestrian trails should be considered in development proposals to connect the communities with existing and planned bike and walking paths wherever possible.

Staff: This proposal does not appear to be in conflict with the policies of this component.

Recreation

Policies:

1. Bonner County is encouraged to develop a waterways and park access program to preserve and develop access to public recreational lands and waterways. The program should include retaining access parcels that may be acquired from tax sales or private donations.
2. A plan for a system of green belts and pathways (bike and pedestrian) should be considered as areas develop, so that a connected system can be developed and preserved.
3. Under no circumstances, will Bonner County require access easements on private property as a condition of development. This policy does not preclude providing voluntary incentives to developers in return for access easements.

Staff: Recreational opportunities that are available in Bonner County are anticipated to remain the same with this zone change. This proposal does not appear to be in conflict with the policies of this component.

Special Areas or Sites

Policies:

1. A generalized map of the known pre-historic and historic sites should be developed so that future developments are aware of special areas of concern and are connected with the historical society and Native American tribes for appropriate preservation and protection.

2. Bonner County should implement road side development standards for recognized scenic byways to protect the view sheds.

3. Special areas should be recognized and addressed when development is proposed in these areas.

Staff: This proposal does not appear to be in conflict with the policies of this component.

Housing

Policies:

1. Encourage development of a variety of housing options including mobile home parks, tiny home communities and recreational vehicle parks located in areas that are compatible with their density.

2. Work with municipalities and private parties to find solutions for all types of housing projects and developments.

3. Clustering of housing in developments to save on infrastructure and transportation costs should be encouraged through mechanisms such as density bonuses.

4. Bonner County recognizes opportunities should be made for assisted living and group shelters.

5. Enable workforce housing in direct proximity to agricultural, commercial and industrial uses.

Staff: This proposed rezone may result in more opportunities for a variety of housing options in Bonner County; therefore, it does not appear to be in conflict with the policies of this component.

Community Design

Policies:

1. To promote and preserve the natural features and rural atmosphere of the community, the county should enact development standards that address development within scenic byways and design standards that account for waterfront setbacks, wildlife corridors, commercial and industrial landscaping, requirements for reduced lighting, cluster development, rural rather than urban setback standards and other design objectives aimed at preserving the rural, natural character of the community.

2. Allow unique and flexible design standards such that new development within older neighborhoods and historic settlements is compatible with those unique neighborhoods.

3. Allow particularized design standards to address waterfront and mountaintop developments which may differ from standard design objectives.

Staff: This proposal does not appear to be in conflict with the policies of this component.

Agriculture:

Policies:

1. Residential uses should continue being permitted in Agricultural zoning districts.
2. Protect agricultural uses and activities from land use conflicts or interference created by residential, commercial or industrial development.
3. Land use regulations should support home occupations, cottage industries and farm-based family businesses on agricultural parcels. Examples include farm stands and other agri-business pursuits.
4. Bonner County acknowledges the provisions of Idaho State's Right to Farm Act. Those shall be considered in the land use decisions.

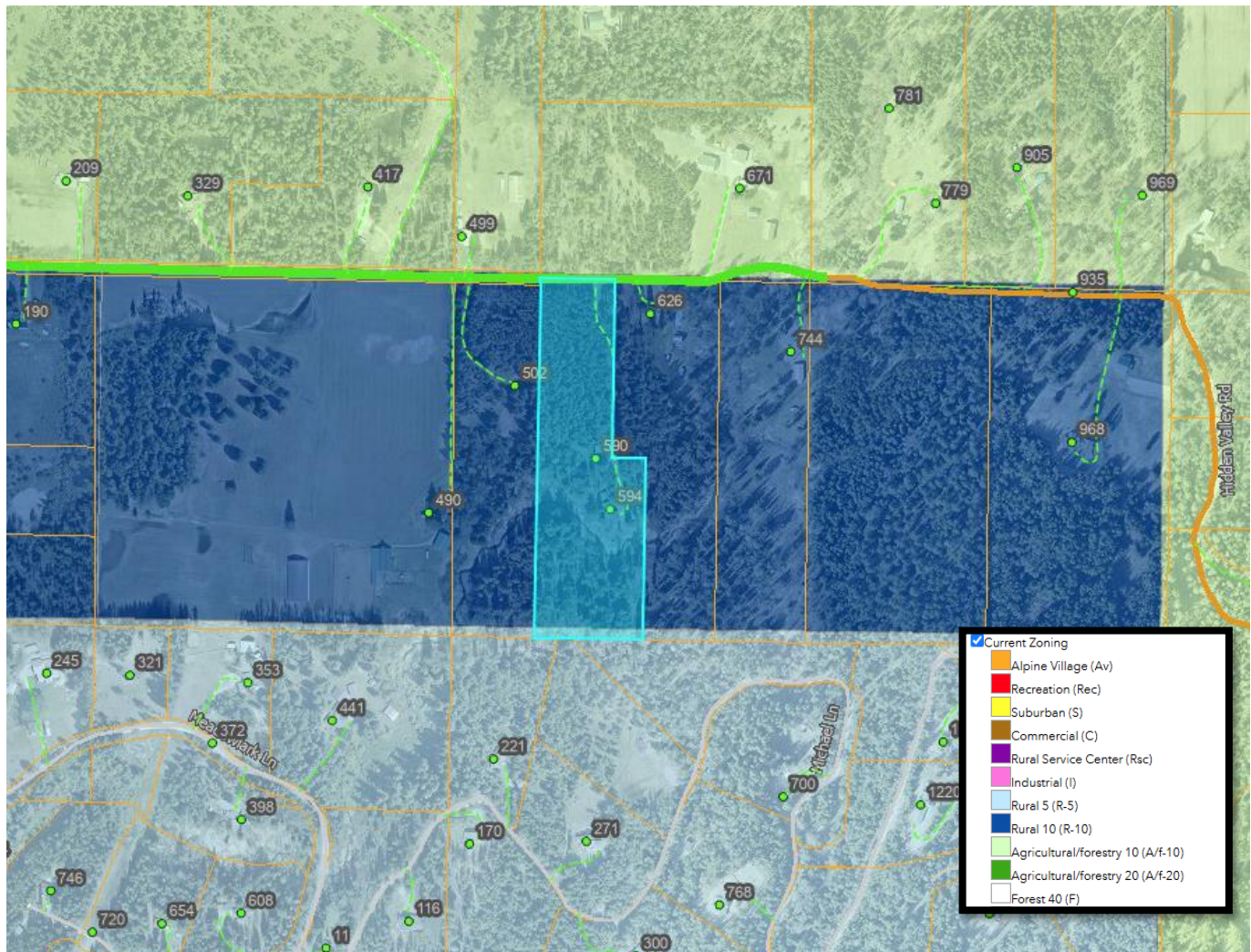
Staff: This proposal does not appear to be in conflict with the policies of this component as farming and agricultural pursuits are encouraged in the Rural Zoning Districts.

- **12-320.1:** Zoning Districts and Map Designation, Purpose:
 - The purpose statements for each zone and map designation set forth in the following sections shall be used to guide the application of the zones and designations to all lands in unincorporated Bonner County. The purpose statements also shall guide interpretation and application of land use regulations within the zones and designations, and any changes to the range of permitted uses within each zone through amendments to this title. (Ord. 501, 11-18-2008)
- **12-320.2:** Zoning Districts and Map Designations Established:
 - In accordance with the provisions of Idaho Code and the objectives set forth in this code, all land in the unincorporated areas of Bonner County is hereby classified according to the following zoning designations and zoning map symbols, which shall be applied as shown on the official zoning district map.

Existing Comprehensive Plan Designation:

Rural Residential: The Rural Residential area provides for residential development in areas where urban services are not available and slopes may vary up to 30%. These areas include hazard areas and critical wildlife habitats, where lower densities reduce potential impacts to resources and exposures to loss of property or lives. Small-scale agricultural uses and residential development are permitted.

Existing Zoning:



BCRC 12-323: RURAL DISTRICT (B-1, Rural 10):

A. The rural district is established to allow low density residential uses that are compatible with rural pursuits. The purpose can be accomplished by:

1. Limiting residential densities and permitted uses to those that are compatible with rural character and nearby resource production districts and sites and can be adequately supported by rural service levels.
2. Allowing small scale farming and forestry activities, and tourism and recreation uses that can be supported by rural service levels and are compatible with rural character.
3. Encouraging conservation development configurations that create permanent open space or farming areas, protect sensitive environmental features, reduce infrastructure costs and/or enhance recreational opportunities.

B. Use of this zone is appropriate in areas designated by the comprehensive plan as follows:

1. R-10 in areas designated as rural residential in the comprehensive plan that meet one or more of the following criteria:

- a. Characterized by slopes that are steeper than thirty percent (30%).
- b. Located within critical wildlife habitat as identified by federal, state or local agencies.
- c. Contain prime agricultural soils.
- d. Served by a network of public and/or private roadways that generally do not meet applicable roadway standards set forth in title 2 (public roads) of this code or appendix A (private roads) of this title or are absent.
- e. Within the floodway.
- f. Contain limited access to public services.

Proposed Zoning:

BCRC 12-323 RURAL DISTRICT (B-2, RURAL-5):

B. Use of this zone is appropriate in areas designated by the comprehensive plan as follows:

2. R-5 in areas designated rural residential in the comprehensive plan that are already developed at or near the one dwelling unit per five (5) acre density and/or do not meet the criteria for R-10 above.

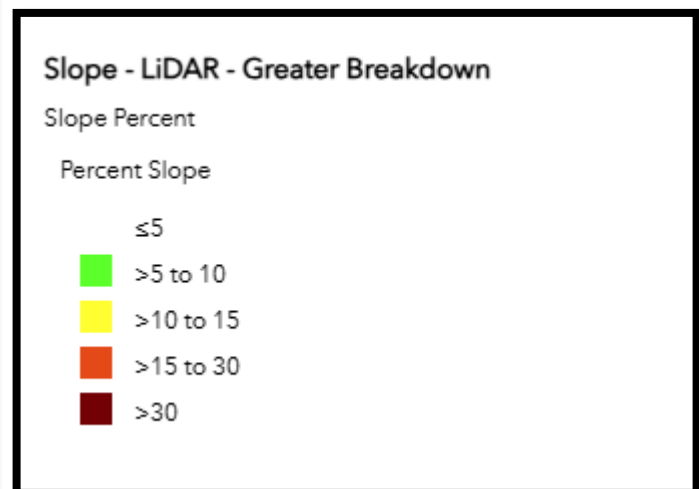
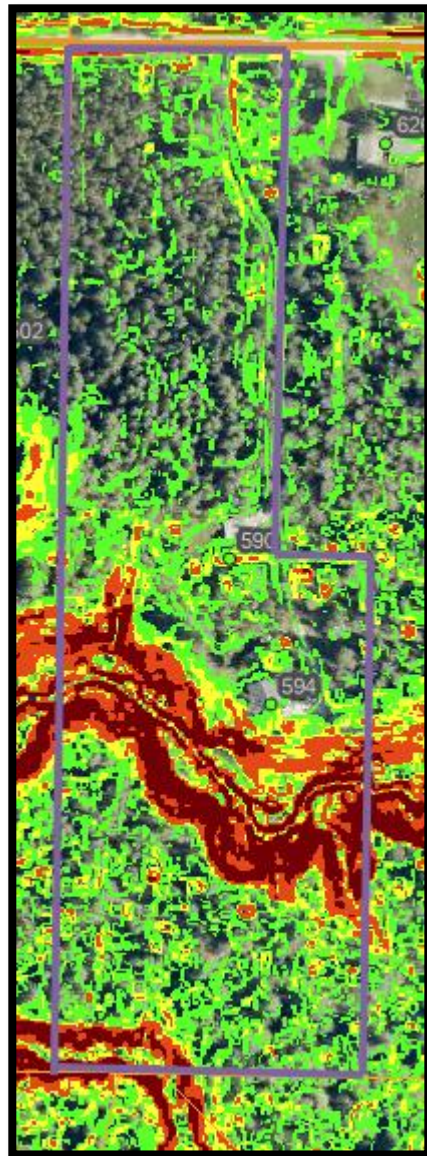
Comparisons of the Rural-10 and Rural-5 for the parcel.

Rural-10 Standards	Rural-5 Standards
• Characterized by slopes steeper than 30% • Located within critical wildlife habitat • Contain prime agricultural soils • Served by a network of public and/or private roadways that generally do not meet applicable roadway standards set forth in title 2 (public roads) of this code or appendix A (private roads) of this title or are absent. • Within the floodway • Contain limited access to public services	• Developed at or near the one dwelling unit per five (5) acres And/or • Does not meet the criteria for R-10

Rural 10:

Characterized by Slopes Steeper Than 30%:

The subject lot does not appear to be characterized by slopes steeper than 30% (as shown in the GIS LiDAR image). The slopes on the lot appear to be following the stream that runs east/west through the southern portion of the property. According to the land use portion of the comprehensive plan for density ranges, properties that are level to moderately slopes are appropriately sized to be 5-10 acres.



Located Within Critical Wildlife Habitat:

No critical wildlife area was determined by any public agency. Additionally, GIS data does not show the property is located within any critical wildlife area.

Contains Prime Agricultural Soils:



The parcel contains three types of soil: Pend Oreille-Rock outcrop complex, 5 to 45 percent slopes (purple), Mission silt loam, 2 to 12 percent slopes (orange), and Selle-Mission complex, 0 to 12 percent slopes (yellow). According to the Natural Resources component of the Bonner County Comprehensive Plan, Pend Oreille-Rock outcrop complex, 5 to 45 percent slopes is considered "Not Prime Farmland"; this soil makes up approximately 1-acre of the subject lot. Not Prime Farmland is considered as: "All other soil types not classified as Prime Farmland or Farmland of Statewide Importance are classified as Not-Prime Farmland", per the Natural Resources component of the Bonner County Comprehensive Plan.

Approximately 7-acres of the subject property is made up of Mission silt loam, 2 to 12 percent slopes (orange) which is classified as "Farmland of statewide importance, if drained". This is not considered prime farmland. Finally, approximately 2-acres of the subject property is made up of Selle-Mission complex, 0 to 12 percent slopes (yellow) and is considered, "Prime farmland if drained". In summary, approximately 2-acres of the 10-acre property falls under the designated categories of Prime Farmland per the Natural Resources component of the Comprehensive Plan.

Served by a Network of Public/Private Roads:

Access to the site is currently provided by Hidden Valley Road, a Bonner County owned and maintained right-of-way via Highway 95, an Idaho Transportation Department owned and maintained highway. Idaho Transportation Department responded with "No Comment" and a comment was not received from the Bonner County Road and Bridge Department.

Within the Floodway:

The subject parcel is not located within a mapped floodway per FIRM Panel Number 16017C0710E, Effective date 11/18/2009.

Contain Limited Access to Public Services:

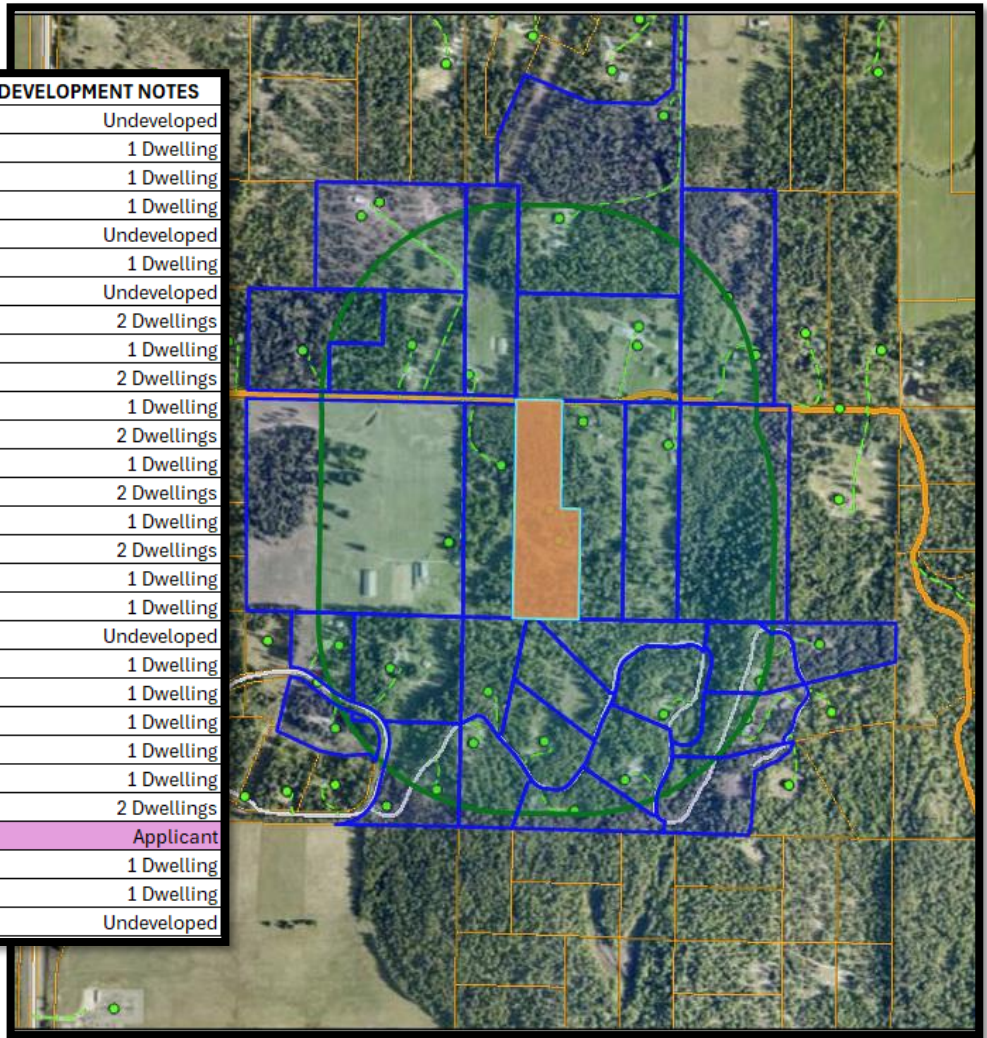
The subject parcel has access to public services. Public services that are available to this property include: North Side Fire District, Bonner County EMS & Sherriff, and Northern Lights, Inc.

Rural 5:**Comprehensive Plan Designation of Rural Residential:**

The subject parcel currently has a Land Use designation of "Rural Residential (5-10 AC), which is compatible with either of the Rural zoning districts.

Developed at or Near the One Dwelling Unit Per Five (5) Acres:

PARCEL	ACREAGE	ZONE	DEVELOPMENT NOTES
RP58N02W254500A	9.807	A/f-10	Undeveloped
RP00750000070A	3.85	R-5	1 Dwelling
RP045100020010A	5.1	R-5	1 Dwelling
RP045100020030A	5	R-5	1 Dwelling
RP58N02W257350A	20	R-10	Undeveloped
RP045140000010A	5	R-5	1 Dwelling
RP0451400003A0A	6.5	R-5	Undeveloped
RP58N02W254203A	14	A/f-10	2 Dwellings
RP58N02W257805A	10	R-10	1 Dwelling
RP58N02W251650A	15	A/f-10	2 Dwellings
RP045140000020A	5.13	R-5	1 Dwelling
RP58N02W251090A	31.088	A/f-10	2 Dwellings
RP58N02W256600A	10	R-5	1 Dwelling
RP58N02W251961A	17	A/f-10	2 Dwellings
RP58N02W251400A	9.81	A/f-10	1 Dwelling
RP58N02W257050A	7.23	R-5	2 Dwellings
RP58N02W254650A	9.622	A/f-10	1 Dwelling
RP045100020040A	6.2	R-5	1 Dwelling
RP045100010030A	5.1	R-5	Undeveloped
RP58N02W257850A	10	R-10	1 Dwelling
RP045040000010A	10	R-10	1 Dwelling
RP58N02W254800A	39.24	R-10	1 Dwelling
RP045140000070A	4.99	R-5	1 Dwelling
RP007500000080A	4.14	R-5	1 Dwelling
RP045100020020A	5.1	R-5	2 Dwellings
RP04504000002AA	10	R-10	Applicant
RP045100010010A	5.1	R-5	1 Dwelling
RP045100010020A	5.3	R-5	1 Dwelling
RP045100010040A	5	R-5	Undeveloped



Within 1200 feet of the subject parcel, there are 29 individual parcels or lots. It appears that approximately 17 of the properties in the immediate area are developed at one dwelling per 5 acres. The closest Rural 5 zoning district borders the subject property to the South.

And/or

Does not meet the criteria for R-10:

The subject property does not appear to be characterized by steep slopes of 30+% or greater, it does not have any identified critical wildlife habitat, it is not within a mapped floodway, it does have access to public services, and it is served by a network of public road. Approximately 2-acres of the 10-acre property falls under the designated categories of Prime Farmland per the Natural Resources component of the Comprehensive Plan.

Planner's Initials: KS

Date: August 20, 2025

Zoning Commission recommendation: APPROVE

Date: July 24, 2025

VOTE: 5-0

Note: This is only a recommendation. The final decision rests with the governing body after the completion of the public hearing and consideration of all relevant oral and written testimony and evidence.

Zone Change - Motion by the Governing Body:

BOARD OF COUNTY COMMISSIONERS

MOTION TO APPROVE: I move to approve this project, FILE ZC0003-25, requesting a zone change from Rural-10 to Rural-5, finding that it is not in conflict with the policies of the Bonner County Comprehensive Plan and Bonner County Revised Code as enumerated in the following conclusions of law:

Conclusion 1

The proposal **is not** in conflict with the policies of the Bonner County Comprehensive Plan.

Conclusion 2

This proposal **was** reviewed for compliance with Title 12, Bonner County Revised Code, and **was** found to be in compliance.

Conclusion 3

The proposal **is** in accord with the purpose of the Rural 5 zoning district, provided at Chapter 3, Title 12, Bonner County Revised Code.

This decision is based upon the evidence submitted up to the time the Staff Report was prepared, and testimony received at this hearing. I further move to adopt the reasoned statement as discussed in deliberation at this hearing and the analysis as set forth in the Staff Report (or as amended during this hearing) and direct planning staff to draft the reasoned statement to reflect this motion as set forth in Idaho Code section 67-6534, have the Chair sign, and transmit to all interested parties. This action does not result in a taking of private property.

Zone Change Ordinance Motion: Roll Call Vote

I move to approve an Ordinance of Bonner County, Idaho, the number to be assigned, citing its authority, and providing for the amendment of the Official Zoning Map of Bonner County by the classification of lands located in Section 25, Township 58 North, Range 02 West, Boise Meridian, Bonner County, Idaho to Rural-5, and providing for an effective date.

BOARD OF COUNTY COMMISSIONERS

MOTION TO DENY: I move to deny this project, FILE ZC0003-25, requesting a zone change from Rural-10 to Rural-5, based upon the following conclusions:

Conclusion 1

The proposal **is/is not** in conflict with the policies of the Bonner County Comprehensive Plan.

Conclusion 2

This proposal was reviewed for compliance with Title 12, Bonner County Revised Code, and **was/was not** found to be in compliance.

Conclusion 3

The proposal **is/is not** in accord with the purpose of the Rural 5 zoning district, provided at Chapter 3, Title 12, Bonner County Revised Code.

This decision is based upon the evidence submitted up to the time the Staff Report was prepared, and testimony received at this hearing. I further move to adopt the reasoned statement as discussed in deliberation at this hearing and the analysis as set forth in the Staff Report (or as amended during this hearing) and direct planning staff to draft the reasoned statement to reflect this motion as set forth in Idaho Code section 67-6534, have the Chair sign, and transmit to all interested parties. This action does not result in a taking of private property. The action that could be taken, if any, to obtain the zone change is to:

1. File a new application with the Planning Department and meet the standards required by Bonner County Revised Code; or
2. Pursue such remedies as may be applicable at Title 67, Chapter 65, Idaho Code.

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

Appendix A – Complete List of Agencies Noticed

RECORD OF MAILING

Page 1 of 1

File No.: ZC0003-25

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 **29th** 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

Appendix B – Agency Comments



Dylan Young <dylan.young@bonnercountyid.gov>

Bonner County Planning - File ZC0003-25 Agency Review

DEQ Comments <deqcomments@deq.idaho.gov>
To: Dylan Young <dylan.young@bonnercountyid.gov>

Wed, Jul 16, 2025 at 1:52 PM

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: Dylan Young <dylan.young@bonnercountyid.gov>

Sent: Tuesday, July 1, 2025 8:51 AM

To: Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Amber Burgess <clerk@ebsewerdistrict.com>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Avista Copr - Jay West <jay.west@avistacorp.com>; Avista Corp - Peggy George <peggy.george@avistacorp.com>; Becky Meyer <becky.meyer@lposd.org>; Bill Berg <billb@bbsewer.org>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <DIRECTOR@bonnercountyhistory.org>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Carrol Stejer <CASTEJER@gmail.com>; Bell, Chace <Chace.Bell@idwr.idaho.gov>; Chief Debbie Carpenter <chief@spiritlakefire.com>; City of Clark Fork <city@clarkforkidaho.org>; City of Dover <cityclerk@cityofdoveridaho.org>; City of East Hope Franck <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; City of Kootenai <cityclerk@cityofkootenai.org>; City of Oldtown <cityofoldtown@hotmail.com>; City of Priest River <layers@priestriver-id.gov>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spiritlakeid.gov; Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>; Coolin-Cavanaugh Bay Fire Protection District <coolinfirechief@gmail.com>; Craig Hill <craighill@hillsresort.com>; D1Permits <D1Permits@itd.idaho.gov>; dbrown@idl.idaho.gov; Dan McCracken <Dan.McCracken@deq.idaho.gov>; Dan Scholz <dan.scholz@nli.coop>; Dave Schuck <dave.schuck@bonnercountyid.gov>; Dean Davis <deandavis@sd83.org>; Kristie May

<Kristie.May@deq.idaho.gov>; East Bonner Library <Amanda@ebonnerlibrary.org>; East Priest Lake Fire District <eastpriestlakefd@gmail.com>; Erik Sjoquist <esjoquist@idl.idaho.gov>; Federal Aviation Administration <Heather.pate@faa.gov>; Frankie Dunn <Frankiejduhn@hotmail.com>; Fritz Broschet <outletbaysewer@gmail.com>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Dan Everhart <Dan.Everhart@ishs.idaho.gov>; DEQ Comments <deqcomments@deq.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; Robert Beachler <robert.beachler@itd.idaho.gov>; ITD - Stacy Simkins <stacy.simkins@itd.idaho.gov>; Jack Schenck <Jack.schenck@vyvebb.com>; Jamie Brown <jamieb@inlandpower.com>; Janice Best <janicesb@televar.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Jason Kimberling <jason.kimberling@itd.idaho.gov>; Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Jessie Roe <BWSD637@gmail.com>; Joe Kren <joe.kren@sd83.org>; Jordan Brooks <coolinsewer@gmail.com>; Karen Quenell <kquenell@northsidefire.org>; Kayleigh Miller <klmiller@ponderay.org>; kbsd sewer <kbsdpl@hotmail.com>; Ken Flint <ken_flint@tcenergy.com>; Kenny Huston <kenny.huston@oer.idaho.gov>; Kim Hoodenpyle <kjh5345@gmail.com>; Kim Spacek <kimspacek@sd83.org>; Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>; Laclede Water District <info@lacedewaterdistrict.org>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; Matt Diel <matt.diel@lposd.org>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>; Midas Water <midaswatercorp@gmail.com>; Mike Ahmer <mahmer@idl.idaho.gov>; Mike Schacht <firedept@clarkforkidaho.org>; Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>; Navy - Glynis Casey <glynis.casey@navy.mil>; North of the Narrows Fire District <Huckbay2501@gmail.com>; Northern Lights <kristin.mettke@nli.coop>; Northern Lights - Clint Brewing <clint.brewington@nli.coop>; Northside Water and Syringa Heights Water Association <allwater49@outlook.com>; Oden Water Association - Carla Poelstra <odenwater@gmail.com>; Pend Oreille Hospital District <kim.kichenmaster@bonnergeneral.org>; PHD <EHApplications@phd1.idaho.gov>; Priest Lake Public Library District <plplibrary@hotmail.com>; Richard Hash <Rich.hash2022@gmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Ryan Zandhuisen <rzandhuisen@idl.idaho.gov>; Sagle Valley Water & Sewer District <markc@smartplugs.com>; Sagle Valley Water and Sewer District <saglewatersewer@gmail.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; Sam Ross <sam.ross@nli.coop>; Sarah Gilmore <sgilmore@sandpointidaho.gov>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; SCHWEITZER FIRE DISTRICT <SchweitzerFireDistrict@gmail.com>; Selkirk Association of Realtors <danielle@selkirkaor.com>; Selkirk Recreation District <elgar@whoi.edu>; Sheryl Austin <granitereeder@gmail.com>; SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Steve Elgar <selgar@mac.com>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Symone.legg@itd.idaho.gov; TC Energy / TransCanada <US_crossings@tcenergy.com>; Teresa Decker <Huckleberryhoa@gmail.com>; Teresa Decker <huckbayutilities01@gmail.com>; Teresa Zamora <utilities@stoneridgeidaho.com>; Theresa Wheat <theresa@kootenai.org>; Tim Ventress <chventresswplvfd@hotmail.com>; Timberlake Fire District <Kwright@timberlakefire.com>; Tom Renzi <eplfdchief@gmail.com>; US Fish & Wildlife Services <fw1idahoconsultationrequests@fws.gov>; West Bonner Library <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>
Cc: Janna Brown <janna.brown@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Dylan Young <dylan.young@bonnercountyid.gov>
Subject: Bonner County Planning - File ZC0003-25 Agency Review

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.

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

[Quoted text hidden]



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] Re: Notice of Public Hearing - File ZC0003-25 - Rural 10 to Rural 5

1 message

Alexandra Spraker <Alexandra.Spraker@deq.idaho.gov>

Thu, Apr 10, 2025 at 3:32 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, April 3, 2025 9:07 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@spiritlakeid.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 <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 <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>; joekren@sd83.org <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>
Cc: Jacob Gabell <jake.gabell@bonnercountyid.gov>; Kyle Snider <kyle.snider@bonnercountyid.gov>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>
Subject: Notice of Public Hearing - File ZC0003-25 - Rural 10 to Rural 5

CAUTION: This email originated outside the State of Idaho network. Verifv 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 ZC0003-25 - Rural 10 to Rural 5

1 message

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

Wed, May 14, 2025 at 2:44 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: Thursday, April 03, 2025 9:08 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@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@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>

Cc: Jacob Gabell <jake.gabell@bonnercountyid.gov>; Kyle Snider <kyle.snider@bonnercountyid.gov>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>

Subject: Notice of Public Hearing - File ZC0003-25 - Rural 10 to Rural 5

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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



Dylan Young <dylan.young@bonnercountyid.gov>

Bonner County Planning - File ZC0003-25 Agency Review

Bowman, Micki <Micki.Bowman@idwr.idaho.gov>

Mon, Jul 7, 2025 at 4:23 PM

To: "dylan.young@bonnercountyid.gov" <dylan.young@bonnercountyid.gov>

Hi Dylan,

After review of application ZC0003-25, IDWR does not have any comments on the proposed zoning change. The applicant has filed a Notice of Claim to a Water Right No. 96-10808 for domestic purposes for two homes, which has not yet completed the Adjudication process. Additional water uses developed on either property may be subject to additional water rights requirements. The applicant may contact the IDWR Northern Regional Office by phone at 208-762-2800 or by email at northerninfo@idwr.idaho.gov.

Thank you for the opportunity to comment.

Sincerely,

Micki Bowman | Administrative Assistant 1

Idaho Department of Water Resources

Northern Regional Office

[7600 N Mineral Drive, Suite 100](#)

[Coeur d'Alene, ID 83815-7763](#)

Phone (208) 762-2807



From: Dylan Young <dylan.young@bonnercountyid.gov>

Sent: Tuesday, July 1, 2025 8:51 AM

To: Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Amber Burgess <clerk@ebsewerdistrict.com>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Avista Copr - Jay West <jay.west@avistacorp.com>; Avista Corp - Peggy George <peggy.george@avistacorp.com>; Becky Meyer <becky.meyer@lposd.org>; Bill Berg <billb@bbsewer.org>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; BONNER COUNTY

HISTORICAL SOCIETY AND MUSEUM <DIRECTOR@bonnercountyhistory.org>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Carrol Stejer <CASTEJER@gmail.com>; Bell, Chace <Chace.Bell@idwr.idaho.gov>; Chief Debbie Carpenter <chief@spiritlelakefire.com>; City of Clark Fork <city@clarkforkidaho.org>; City of Dover <cityclerk@cityofdoveridaho.org>; City of East Hope Franck <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; City of Kootenai <cityclerk@cityofkootenai.org>; City of Oldtown <cityofoldtown@hotmail.com>; City of Priest River <layers@priestriver-id.gov>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spiritlelakeid.gov <cityclerk@spiritlelakeid.gov>; Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>; Coolin-Cavanaugh Bay Fire Protection District <coolinfirechief@gmail.com>; Craig Hill <craighill@hillsresort.com>; D1Permits <D1Permits@itd.idaho.gov>; dbrown@idl.idaho.gov <dbrown@idl.idaho.gov>; Dan McCracken <Dan.McCracken@deq.idaho.gov>; Dan Scholz <dan.scholz@nli.coop>; Dave Schuck <dave.schuck@bonnercountyid.gov>; Dean Davis <deandavis@sd83.org>; Kristie May <Kristie.May@deq.idaho.gov>; East Bonner Library <Amanda@ebonnerlibrary.org>; East Priest Lake Fire District <eastpriestlakefd@gmail.com>; Erik Sjoquist <esjoquist@idl.idaho.gov>; Federal Aviation Administration <Heather.pate@faa.gov>; Frankie Dunn <Frankiejduhn@hotmail.com>; Fritz Broschet <outletbaysewer@gmail.com>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Dan Everhart <Dan.Everhart@ishs.idaho.gov>; DEQ Comments <deqcomments@deq.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; Robert Beachler <robert.beachler@itd.idaho.gov>; ITD - Stacy Simkins <stacy.simkins@itd.idaho.gov>; Jack Schenck <Jack.schenck@vyvebb.com>; Jamie Brown <jamiieb@inlandpower.com>; Janice Best <janicesb@televar.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Jason Kimberling <jason.kimberling@itd.idaho.gov>; Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Jessie Roe <BWSD637@gmail.com>; joekren@sd83.org <joekren@sd83.org>; Jordan Brooks <coolinsewer@gmail.com>; Karen Quenell <kquenell@northsidefire.org>; KayLeigh Miller <klmiller@ponderay.org>; kbsd sewer <kbsdpl@hotmail.com>; Ken Flint <ken_flint@tcenergy.com>; Kenny Huston <kenny.huston@oer.idaho.gov>; Kim Hoodenpyle <kjh5345@gmail.com>; Kim Spacek <kimspacek@sd83.org>; Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>; Laclede Water District <info@lacedewaterdistrict.org>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; Matt Diel <matt.diel@lposd.org>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>; Midas Water <midaswatercorp@gmail.com>; Mike Ahmer <mahmer@idl.idaho.gov>; Mike Schacht <firedept@clarkforkidaho.org>; Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>; Navy - Glynis Casey <glynis.casey@navy.mil>; North of the Narrows Fire District <Huckbay2501@gmail.com>; Northern Lights <kristin.mettke@nli.coop>; Northern Lights - Clint Brewing <clint.brewington@nli.coop>; Northside Water and Syringa Heights Water Association <allwater49@outlook.com>; Oden Water Association - Carla Poelstra <odenwater@gmail.com>; Pend Oreille Hospital District <kim.kichenmaster@bonnergeneral.org>; PHD <EHApplications@phd1.idaho.gov>; Priest Lake Public Library District <plplibrary@hotmail.com>; Richard Hash <Rich.hash2022@gmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Ryan Zandhuisen <rzandhuisen@idl.idaho.gov>; Sagle Valley Water & Sewer District <markc@smartplugs.com>; Sagle Valley Water and Sewer District <saglewatersewer@gmail.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; Sam Ross <sam.ross@nli.coop>; Sarah Gilmore <sgilmore@sandpointidaho.gov>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; SCHWEITZER FIRE DISTRICT <SchweitzerFireDistrict@gmail.com>; Selkirk Association of Realtors <danielle@selkirkaor.com>; Selkirk Recreation District <elgar@whoi.edu>; Sheryl Austin <granitereeder@gmail.com>; SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Steve Elgar <selgar@mac.com>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Symone.legg@itd.idaho.gov <Symone.legg@itd.idaho.gov>; TC Energy / TransCanada <US_crossings@tcenergy.com>; Teresa Decker <Huckleberryhoa@gmail.com>; Teresa Decker <huckbayutilities01@gmail.com>; Teresa Zamora <utilities@stoneridgeidaho.com>; Theresa Wheat <theresa@kootenai.org>; Tim Ventress <chventresswplvfd@hotmail.com>; Timberlake Fire District <Kwright@timberlakefire.com>; Tom Renzi <eplfdchief@gmail.com>; US Fish & Wildlife Services <fw1idahoconsultationrequests@fws.gov>; West Bonner Library <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>

Cc: Janna Brown <janna.brown@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Dylan Young <dylan.young@bonnercountyid.gov>

Subject: Bonner County Planning - File ZC0003-25 Agency Review

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.

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

[Quoted text hidden]



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Notice of Public Hearing - File ZC0003-25 - Rural 10 to Rural 5

1 message

Symone Legg <Symone.Legg@itd.idaho.gov>

Mon, Apr 7, 2025 at 10:05 AM

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

Cc: Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>

ITD Permits has no comment.

Thank you,

Symone Legg | Project Coordinator**Idaho Transportation Department** | D1 Traffic/Permits

Ext: 208.772.8073 Dept: 208.772.1297

Email: symone.legg@itd.idaho.gov | itd.idaho.gov*Enhancing quality of life through transportation*

Work schedule: Monday - Friday 7AM- 4PM

From: Bonner County Planning Department <planning@bonnercountyid.gov>**Sent:** Thursday, April 3, 2025 9:08 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 <bwds637@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>; Manda Corbett <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@spiritleakeid.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>; D1Permits <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>; 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@spirittlakefire.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>
Cc: Jacob Gabell <jake.gabell@bonnercountyid.gov>; Kyle Snider <kyle.snider@bonnercountyid.gov>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>
Subject: Notice of Public Hearing - File ZC0003-25 - Rural 10 to Rural 5

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

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 **1st** day of **July 2025**.

Dylan Young

Dylan Young, Hearing Coordinator

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Tuesday, July 1, 2025**.

NOTICE IS HEREBY GIVEN that the Bonner County Zoning Commission will hold a public hearing at **5:30 pm** on **Thursday July 24, 2025** in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following request:

File ZC0003-25 – Zone Change – Rural 10 to Rural 5

The applicant is requesting a Zone Change from Rural 10 to Rural 5. The 10-acre property is zoned Rural 10. The project site is located off Hidden Valley Road in Section 25, Township 58 North, Range 2 West, Boise-Meridian. The project site is located within the Northside Fire District service area and the City of Ponderay's Area of Impact.

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 body 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

Kootenai-Ponderay Sewer District *CB* *7/13/25*
Name Date

Out of District Boundaries



Janna Brown <janna.brown@bonnercountyid.gov>

File ZC0003-25 Zone Change

1 message

'Colleen Johnson' via Mail-Planning <planning@bonnercountyid.gov>
Reply-To: Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>
To: Bonner County Planning <planning@bonnercountyid.gov>

Fri, Apr 4, 2025 at 11:06 AM

Good Morning:

Attached is the District's response to the above named file.

NOTICE OF CHANGE IN HOURS: THE OFFICE WILL BE CLOSED ON FRIDAYS. WE WILL BE OPEN NORMAL HOURS MONDAY THRU THURSDAY.

Colleen Johnson

Business Office Manager

Kootenai-Ponderay Sewer District

208-263-0229 Fax – 208-265-5326 Mobile: 208-304-5820

511 Whiskey Jack Road Sandpoint, Idaho 83864

P.O. Box 562, Kootenai, ID 83840

“Dance with Life”



 **25_04_BC_FileZC0003_25ZoneChange.pdf**
88K

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 **3rd** day of **April 2025**.

Jessica Montgomery

Jessica Montgomery, Hearing Coordinator

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, the media, and the City of Ponderay on **Thursday, April 3, 2025**.

NOTICE IS HEREBY GIVEN that the Bonner County Zoning Commission will hold a public hearing at **1:30 pm on Thursday, May 22, 2025** in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following request:

File ZC0003-25 – Zone Change – Rural 10 to Rural 5. The applicant is requesting a Zone Change from Rural 10 to Rural 5. The 10-acre property is zoned Rural 10. The project site is located off Hidden Valley Road in Section 25, Township 58 North, Range 2 West, Boise-Meridian.

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 body 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

Footenai-Ponderay Sewer District
Name

CS
4/4/25
Date

Out-Of District Boundaries



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] ZC0003-25 Agency Comment

1 message

Steve Zukus <szukus@northsidefire.org>

Wed, Jul 2, 2025 at 3:35 PM

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

Cc: Jeff Armstrong <jarmstrong@northsidefire.org>

Any future development will have to follow the current codes regarding fire apparatus access. At this time Northside Fire is following the State of Idaho Fire Marshal's adopted codes, International Fire Code 2018 edition and IDAPA 18.08.01. Easement to back property must remain in place for current occupants and any future property owners.

Captain Steve Zukus
Northside Fire District
208-265-4114





Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] ZC0003-25-ZONE CHANGE

1 message

Denis Twohig <dtwohig@phd1.idaho.gov>

Fri, Apr 4, 2025 at 2:06 PM

To: Bonner County Planning <PLANNING@bonnercountyid.gov>

 Public Health Prevent. Promote. Protect. Panhandle Health District	Denis Twohig Technical Records Specialist 1 2101 W Pine St. Sandpoint, ID 83864 P: 208.265.6384 E: ehapplications@phd1.idaho.gov W: Panhandlehealthdistrict.org
--	---

IMPORTANT: The information contained in this email may be privileged, confidential or otherwise protected from disclosure.

All persons are advised that they may face penalties under state and federal law for sharing this information with unauthorized individuals.

If you received this email in error, please reply to the sender that you received this information in error.

Also, please delete this email after replying to the sender.

2 attachments

 **00-09-0294 04.04.2025 PHD EMAIL-ZONE CHANGE.pdf**
39K

 **21-09-148116 04.04.2025 PHD EMAIL-ZONE CHANGE.pdf**
39K



Panhandle Health District

Healthy People in Healthy Communities

Public Health
Prevent. Promote. Protect.

Panhandle Health District

April 4, 2025

Bonner County Planning Department
1500 Highway 2, Suite 208
Sandpoint, ID 83864

Re: File ZC0003-25 – Zone Change – Rural 10 to Rural 5

Bonner County Planning Department,

While Panhandle Health District does not have concern about the proposed Zone Change, but the applicant should be advised that the proposed property split will require that the applicant draw up an approved easement for the purpose of ensuring that the proposed Southern parcel has access to and the ability to use and maintain the shared drainfield and effluent line area in perpetuity. The applicants shall also submit a Land Application with the Health District if Sanitary Restrictions are to be lifted in the event that the land is able to be split.

Thank you,

Tim French, REHS
Panhandle Health District

Sandpoint – Bonner County
2101 W. Pine St.
Sandpoint, ID 83864
208.263.5159



Panhandle Health District

Healthy People in Healthy Communities

Public Health
Prevent. Promote. Protect.

Panhandle Health District

April 4, 2025

Bonner County Planning Department
1500 Highway 2, Suite 208
Sandpoint, ID 83864

Re: File ZC0003-25 – Zone Change – Rural 10 to Rural 5

Bonner County Planning Department,

While Panhandle Health District does not have concern about the proposed Zone Change, but the applicant should be advised that the proposed property split will require that the applicant draw up an approved easement for the purpose of ensuring that the proposed Southern parcel has access to and the ability to use and maintain the shared drainfield and effluent line area in perpetuity. The applicants shall also submit a Land Application with the Health District if Sanitary Restrictions are to be lifted in the event that the land is able to be split.

Thank you,

Tim French, REHS
Panhandle Health District

Sandpoint – Bonner County
2101 W. Pine St.
Sandpoint, ID 83864
208.263.5159



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] Written Response Submission- File ZC0003-25-Zone Change- Rural 10 to 5

1 message

Tammy Miller <tmiller@selkirkfire.us>

Tue, Jun 3, 2025 at 1:19 PM

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

Please accept the attached submission on behalf of Selkirk Fire Chief, Jeff Armstrong.

Tammy Miller, *Fire Administrator***SELKIRK FIRE RESCUE, & EMS**

P.O. Box 760
2689 Gun Club Road
Sagle, ID 83860
(208) 263-7929
www.selkirkfire.us

**Public Hearing Response-File ZC0003-25.pdf**

675K

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 **May 2025**.

Jenna Brown

Jenna Brown, Administrative Assistant III

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, the media, and the City of Ponderay on **Thursday, May 29, 2025**.

NOTICE IS HEREBY GIVEN that the Bonner County Zoning Commission will hold a public hearing at **5:30 pm on Thursday, July 24, 2025** in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following request:

File ZC0003-25 – Zone Change – Rural 10 to Rural 5. The applicant is requesting a Zone Change from Rural 10 to Rural 5. The 10-acre property is zoned Rural 10. The project site is located off Hidden Valley Road in Section 25, Township 58 North, Range 2 West, Boise-Meridian. The project site is located within the Northside Fire District service area and the City of Ponderay's Area of Impact.

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 body 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

DAVE ARMSTRONG
Name

6/3/25
Date

SITE PLAN
WILEY
594 HIDDEN VALLEY ROAD

ABANDONED HOMESITE APPROXIMATE

EXISTING HOMESITE APPROXIMATE

JONES/HENDRICKS
RP58N02W257850A
10 ACRES

SEASONAL CREEK

WELL

PROPOSED SPLIT

APPROXIMATE CREEK

ELSA'S SUBDIVISION
LOT 1
10 ACRES
DEANE
LOT 2
10 ACRES

BIRCH MEADOWS
LOT 1
5.1 ACRE
BAGWELL
LOT 3
5.1 ACRE
UNDEVELOPED
USENBERRY
LOT 4
5.0 ACRE
UNDEVELOPED
THAYER/PIERUSCHKA

SCALE 1"=150'

WILEY
594 HIDDEN VALLEY ROAD

AREA

EXISTING HOMESITE	APPROXIMATE
-------------------	-------------

JONES/HENDRICKS
RP58NO2W257850A
10 ACRES

APPROXIMATE
ABANDONED HOMESITE

ELSA'S SUBDIVISION

LOT 1
10 ACRES
DEANE

LOT 2
10 ACRES

A. WELI

SEASONAL CHECK

BIRCH MEADOWS

LOT 1
5.1 ACRE
BAGWELL

LOT 3
5.1 ACRE
UNDEVELOPED
USENBERY

LOT 4
5.0 ACRE
UNDEVELOPED
THAYER/PIERUSCHKA

HOMESITE

SCALE 1"=150'



Dylan Young <dylan.young@bonnercountyid.gov>

Bonner County Planning - File ZC0003-25 Agency Review

Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>
To: Dylan Young <dylan.young@bonnercountyid.gov>

Thu, Jul 3, 2025 at 1:18 PM

Hi Dylan,

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: Dylan Young <dylan.young@bonnercountyid.gov>

Sent: Tuesday, July 01, 2025 8:51 AM

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Cc: Janna Brown <janna.brown@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Dylan Young <dylan.young@bonnercountyid.gov>

Subject: Bonner County Planning - File ZC0003-25 Agency Review

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.

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

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Appendix C – Zoning Commission Recommendation Letter



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

August 1, 2025

From: Zoning Commission

To: Bonner County Commission

Subject: File ZC0003-25 – Zone Change

Attachments: Land Use Decision Making Worksheet
ZC0003-25 Staff Report

The Zoning Commission at the July 24, 2025 public hearing recommended approval of the referenced application.

MOTION TO RECOMMEND APPROVAL: Commissioner Blaser moved to recommend approval to the Board of County Commissioners on the project, FILE ZC0003-25, requesting a zone change from Rural-10 to Rural-5, finding that it is not in conflict with policies of the Bonner County Comprehensive Plan and Bonner County Revised Code as enumerated in the following conclusions of law,

Conclusion 1

The proposal **is not** in conflict with the policies of the Bonner County Comprehensive Plan.

Conclusion 2

This proposal was reviewed for compliance with Title 12, Bonner County Revised Code, and **was** found to be in compliance.

Conclusion 3

The proposal **is** in accord with the purpose of the Rural 5 zoning designation, provided at Chapter 3, Title 12, Bonner County Revised Code.

This recommendation is based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at this hearing. Commissioner Blaser moved to adopt the reasoned statement as discussed in deliberation at this hearing and the analysis as set forth in the Staff Report (or as amended during this hearing) and direct planning staff to draft the reasoned statement to reflect this motion as set forth in Idaho Code section 67-6535, have the Chair sign, and

transmit to all interested parties. This action does not result in a taking of private property.

Commissioner Burkamp seconded the motion.

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

Please contact the Planning Department if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to be 'J. Marble', is positioned above a horizontal line.

Jacob Marble, Chair
Bonner County Planning Commission

c: Planning Department