



Bonner County Planning Department

"Protecting property rights and enhancing property value"

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February 22, 2024

From: Zoning Commission

To: Bonner County Commission

Subject: File ZC0013-23 – Zone Change – Ag/Forestry-20 to Rural 5

The Zoning Commission, at the February 15, 2024, public hearing recommended approval of the referenced application.

Commissioner Clark moved to recommend, to the Board of County Commissioners, approval of this project, FILE ZC0013-23, requesting a zone change from Agricultural/Forestry 20 to Rural 5, finding that it is in accord with the general and specific objectives of the Bonner County Comprehensive Plan and Bonner County Revised Code as enumerated in the following conclusions of law:

Conclusion 1

The proposal **is** in accord with the elements of the Bonner County Comprehensive Plan.

Conclusion 2

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

Conclusion 3

The proposal **is** in accord with the purpose of the Rural Residential comprehensive land use designation.

Based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at this hearing. Commissioner Clark further moved to adopt the findings of fact and conclusions of law as set forth in the Staff Report (or as amended during this hearing) and direct planning staff to draft written findings and conclusions to reflect this motion, have the Chairman sign, and transmit to all interested parties. This action does not result in the taking of private property.

Commissioner Wakeley seconded the motion

Roll Call Vote

Commissioner Webster AYE

Commissioner Clark AYE

Commissioner Marble AYE
Commissioner Wakeley AYE

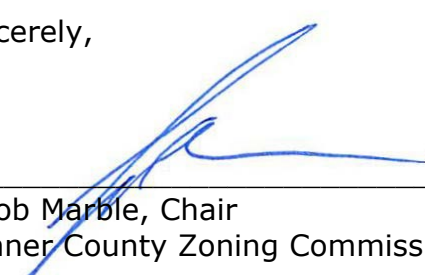
VOTED upon and the Chair declared the motion carried, unanimously.

Zone Change Findings of Fact:

1. The site does contain mapped slopes that range from 0 and up to 30% and greater. The mapped slopes of 30% and greater are not the prevailing character of this proposal.
2. The proposal is adjacent to Baldy Mountain Road, a Bonner County owned and maintained paved/ gravel right of way.
3. The proposal is not within a mapped critical wildlife habitat.
4. Per the applicant, the proposal is served by individual well and septic system.
5. Natural gas is provided by Avista Utilities and electricity is provided by Northern Lights Inc.
6. The properties are within the Westside Fire District.
7. Law enforcement services are afforded to the subject lots by the Bonner County Sheriff's Department.
8. The proposal is within the City of Dover's area of city impact.
9. Currently the proposal is developed with a single-family dwelling.
10. The properties' comprehensive plan designation were changed from Ag/Forest Land to Rural Residential on October 03, 2023, through Bonner County Resolution 23-72, Bonner County Planning file number AM0010-23.

Please contact the Planning Department if you have any questions.

Sincerely,



Jacob Marble, Chair
Bonner County Zoning Commission

c: Planning Department