



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 ZC0014-23 – Zone Change – Rural 10 to Rural 5

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

Commissioner Wakeley moved to recommend approval to the Board of County Commissioners on this project, FILE ZC0014-23, requesting a zone change from Rural-10 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, and based upon the evidence submitted up to the time the Staff Report was prepared, and testimony received at this hearing. Commissioner Wakeley further moved to adopt the findings of fact and conclusions of law as set forth in the Staff Report (or as amended during the 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 a taking of private property.

Commissioner Webster 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

- The parcel does contain very few mapped slopes that range from 15-30+% grade. Therefore, the parcel is not characterized by slopes steeper than 30%.
- The parcel is not within critical wildlife habitat as identified by federal, state, or local agencies.
- The parcel contains one soil type, Bonner Gravelly Ashy Silt Loam, which is classified as "prime farmland, if irrigated", per the Bonner County Comprehensive Plan.

- Bonner County does not have an irrigation district.
- The parcel is accessed via Hoo Doo Loop, a County owned and maintained road and Ogilvie Land and Dumire Road, privately owned and maintained roads.
- The parcel is not within a floodplain or floodway.
- According to the application, fire protection is provided by West Pend Oreille Fire District.
- Power is provided by Avista Utilities.
- The parcel will be served by individual well and septic system.
- The parcel is located near other parcels that are currently developed at or near five (5) acres.

Zone Change Conclusions of Law:

Based upon the findings of fact, the following conclusions of law are adopted:

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 **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.

Please contact the Planning Department if you have any questions.

Sincerely,



Jacob Marble, Chair
Bonner County Zoning Commission

c: Planning Department