

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



Bonner County Planning Commission Staff Report for May 7, 2024

Amendment Title	Amendment to subchapter 12-216, 12-222, 12-223, 12-333 of the Bonner County Revised Code, Title 12.
File Number, Type:	AM0002-24; Text Amendment
Proposal:	<p>A text amendment to Bonner County Revised Code, Title 12 to include the following proposed changes:</p> <ol style="list-style-type: none">1. BCRC 12-216: Modification to the evaluation criteria of amendment applications, modifying the comprehensive plan review to align with Idaho Code 67-6511.2. BCRC 12-222: Removal of variance language from the conditional use permit application contents.3. BCRC 12-223: Modification to the evaluation criteria of conditional use permit applications, modifying the comprehensive plan review to align with Idaho Code 67-6512.4. BCRC 12-233: Modification to establish a complete variance application content criteria rather than using the conditional use permit application criteria. The proposal removes the requirement the variance application to provide a review and analysis of the comprehensive plan.
Applicants:	Bonner County 1500 Highway 2, Suite 208 Sandpoint, ID 83864
Project Representative:	N/A
Notice provided:	Mailed: April 4, 2024 Published in Newspaper: April 9, 2024 Notice of the public hearing to consider the amendment to Title 12 has been provided at least 15 days prior to the hearing to the political subdivisions providing services in Bonner County, to area newspapers, radio and television stations, incorporated cities within Bonner County, and the school districts, consistent with Idaho Code §67-6509.
Enclosure	Annex A – Notice of Public Hearing Record of Mailing

Project Authority:

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

- §31-714 through §31-716 (Board of County Commissioners)
- §31-801 (Powers And Duties Of Board Of Commissioners);
- §67-6518 (Local Land Use Planning – Standards);
- §67-6509 (Procedural requirements, Recommendation and adoption, amendment, and repeal of the plan);
- §67-6511 (Zoning ordinance);

And Bonner County Revised Code:

- BCRC 12-213 (Applications, Applicants for Amendments to This Title);
- BCRC 12-214 (Procedures for Amendments to This Title);
- BCRC 12-216 (Evaluation of Amendment Proposals);
- BCRC 12-217 (Public Hearings, Notice of).

Public and Agency Comment:

Agency Review

A notice was provided to public agencies and political subdivisions in accordance with BCRC 12-268 and Idaho Code 67-6509, see Annex A for a complete agency notification list.

The following agencies replied with “no comment”:

Independent Highway District
Idaho Department of Fish and Game.

No other agency comments were received.

Public Comments: No public comments have been received in regard to the proposed amendment as of the date of this staff report.

Proposed Code Amendments:

Below are the proposed amendments to each specific section and the description of the changes. The language in red and underlined is recommended as additions to the existing code. Those words in ~~red and strike through~~ would be deleted from the ordinance.

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 in accordance with the general and specific objectives of the comprehensive plan, as found in the adopted Implantation Component. For zone change proposals, the request shall be evaluated against chapter 12 subchapter 3.2 or as hereafter amended.

Staff Analysis: The language “the proposal is in accordance with the general and specific objectives of the comprehensive plan” as found in 12-612 was first adopted via ordinance 140 on January 11, 1980 and has not been updated since that time. At the time of adoption, this language conformed to the 1975 version of Idaho Code 67-6511 (b).

In 1999, LLUPA was modified and the amendment purposely added “policies set forth in the adopted comprehensive plan” in 67-6511 (1). As well as eliminating “not in accordance” and amending it to read “in conflict” for zoning district amendments in 67-6511(2) (c). Bonner County Revised Code was not modified after LLUPA was changed.

In 2008 Bonner County adopted Ordinance 501 which repealed in its entirety all prior Title 12 and adopted a new Title 12. The language of “the proposal is in accordance with the general and specific objectives of the comprehensive plan” was copied into Ordinance 501.

In 2011 Idaho Code 67-6511 (c) was modified again: “The governing board shall analyze proposed changes to zoning ordinances to ensure that they are not in conflict with the policies of the adopted comprehensive plan.” This change to LLUPA was significant and specific. The minutes from the 2011 legislative session, a portion of which are copied below, explain in detail the relational behind the modification. It was outlined that policies are viewed as different from goals and objectives, which are required per Idaho Code 67-6508.

“Chairman Stegner introduced Roger Batt to explain H148.

RELATING TO LOCAL LAND USE PLANNING to ensure that zoning ordinances are not in conflict with a comprehensive plan. **Roger Batt**, Coalition for Agriculture's Future which is made up of farmers, ranchers, dairyman, and other agri business associates, said that over the past year the agri organizations addressed issues on how to reduce conflict that exist between agricultural operations and folks moving to the country who do not understand the practices associated with agri businesses. They studied the statutes related to land use to assist in working toward a solution. H138 is a direct result of that study by recognizing that agriculture is a land use as part of the Land Use Planning Act along with the recognition that agriculture provides economic benefits to a community. "Compatibility of land uses" has been added as part of Section 67-6508. Agriculture has been added as a component and part of a Comprehensive Land Use Plan. Changes to zoning ordinances will be analyzed to ensure they are not in conflict with the policies of the adopted comprehensive plan. Local governments are encouraged to provide more transparency when granting special use permits. This legislation is supported by Idaho cities and counties and the real estate board as well as other organizations related to the agri industry.

Senator Hammond spoke to the language on page 5, lines 1-3 which talks about the policies involved with the comprehensive

plan. A comprehensive plan is a general guide. It is not actually zoning but it overlays the zoning. In this context it is not really a policy. Do you see this as a problem for administration by using that wording? **Mr. Batt** responded that legal council reviewed the language and the word "policies" was used because it was different from "goals and objectives" which is used in the comprehensive plan. **Senator Hammond** stated that it makes sense to have this as part of the comprehensive plan particularly in regard to a conflict.

Senator McKenzie commented that the planning and zoning people should be analyzing any ordinance to identify conflicts. How does this change the requirements they have and any potential appeals of those decisions? **Mr. Batt** doesn't believe they are doing that. Current law says that if the governing board finds that a request is in conflict with the adopted plan, they may require the request to be submitted to the planning and zoning commission. The governing body isn't analyzing any requests."

This modification aligns Bonner County Revised Code with Idaho Code 67-6511 (c). Specific policies were included in the implementation component, along with goals and objectives, in the 2005 comprehensive plan update. The Planning Commission included specific polices in the updated implementation component in 2022. These polices should be used in evaluating amendment and zone change applications, which conforms to how Idaho Code 67-6511 has been modified over the past 25 years.

12-222: APPLICATION, CONTENTS:

An application for a conditional use permit must be submitted to the Planning Department. At a minimum, the application shall contain the following information:

- G. Description of proposed conditional use ~~or nature of variance~~ requested.

Staff Analysis: The proposed modification to 12-222 removes the variance language from the conditional use permit application contents section. See the proposed modification of 12-233 and staff analysis for additional details.

12-223: CONDITIONAL USE PERMITS, STANDARDS FOR REVIEW OF APPLICATIONS, PROCEDURES:

The Zoning Commission or Hearing Examiner, except as otherwise provided in this title, is charged with conducting at least one public hearing on the conditional use permit application, at which time interested persons shall have an opportunity to be heard. The Zoning Commission or Hearing Examiner shall review the particular facts and circumstances of each proposal submitted. To grant a conditional use permit, the Zoning Commission or Hearing Examiner must find ~~there is adequate evidence showing~~ that the proposal is not in conflict with the policies in accordance with the general and specific objectives of the comprehensive plan, as found in the adopted Implantation Component, and this title, and that the proposed use will neither create a hazard nor be dangerous to persons on or adjacent to the property.

Staff Analysis: The proposed modification more closely aligns Bonner County Revised Code with Idaho Code 67-6512, section copied below, and adds additional language to give specific criteria to evaluate conditional use permit applications. Idaho Code requires a conditional use permit to be “not in conflict with the plan” rather than the stricter “in accordance with” requirement as found in BCRC 12-223. Ensuring that local code closely aligns with state requirements provides the governing bodies of the county with clearer guidance in creating legally defensible decisions that are in-line with state law.

The Land Use Handbook, section copied below, explains that “it is sufficient that they not be “in conflict” with the comprehensive plan. Thus, it appears, the conditional use need not satisfy every aspirational goal of the comprehensive plan, so long as it is not in direct conflict with specific prohibitions in the comprehensive plan.”

The comprehensive plan is a guiding document, and not a regulatory ordinance. It should be used when evaluating the vision of the county, as it pertains to land use. When zoning ordinances are adopted they must be found to be in accordance with the policies of the comprehensive plan (see Idaho Code 67-6511 section copied below). Additionally, the purpose statement of Title 12 states that the zoning regulations are established in accordance with a comprehensive plan, see BCRC 12-211 section copied below. Thus, when the use tables, to include the adopted conditional uses, were analyzed and adopted by previous ordinance they were established in accordance with the policies of the adopted comprehensive plan.

The proposed amendment adds the specific evaluation criteria of “not in conflict with the policies of the comprehensive plan, as found in the adopted Implantation Component.” This is a step past what Idaho Code 67-6512 states, which is “not in conflict with the plan”. This amendment is proposed to give land owners and decision makers clearer and more specific criteria to use when analyzing a proposed conditional use permit application against, rather than a broader “not in conflict with the plan”.

Providing clear and specific criteria for conditional use permits will assist landowners, the Planning Department, and county decision makers in their respective roles.

For landowners, clear and specific criteria will assist in at least four ways. First, this will help landowners to create applications that are better aligned with the vision of the county outlined in the comprehensive plan. Second, this will help landowners to create applications that are more likely to be approved. Third, this assistance could help landowners to avoid spending time and money creating applications that are not approvable without the addition of numerous and onerous conditions. Lastly, clear and specific criteria will help landowners to understand the process and standards by which their proposals will be evaluated.

For the Planning Department, clear and specific criteria will assist in quickly and efficiently creating concise and uniform staff reports. Clear and specific criteria will also help the Planning Department when consulting with landowners regarding their projects. Planners are often faced with one primary question that is often impossible to answer: “Will my project be approved?” Under the current code, planners are sometimes unable to fully assist with that question in a way that is satisfactory to either themselves or the landowner. Clearer standards will allow the Planning Department to provide more specific

and detailed feedback about landowner proposals. This will assist the department in providing a higher level of service to county landowners.

For county decision makers, clear and specific criteria will assist in delivering fair and consistent evaluations of all proposals. Additionally, clear and specific criteria will aid in the creation of legally defensible decisions by county governing bodies.

Citations:

BCRC 12-111, Purpose (emphasis added):

"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 as follows:"

Idaho Code 67-6511, Zoning Ordinance (emphasis added):

"(1) Each governing board shall, by ordinance adopted, amended, or repealed in accordance with the notice and hearing procedures provided under section 67-6509, Idaho Code, establish within its jurisdiction one (1) or more zones or zoning districts where appropriate. The zoning districts shall be in accordance with the policies set forth in the adopted comprehensive plan.

(2) Ordinances establishing zoning districts shall be amended as follows:

(c) The governing board shall analyze proposed changes to zoning ordinances to ensure that they are not in conflict with the policies of the adopted comprehensive plan."

Idaho Code 67-6512 Special Use Permits, Conditions, and Procedures (emphasis added)

"a) As part of a zoning ordinance each governing board may provide by ordinance adopted, amended, or repealed in accordance with the notice and hearing procedures provided under section 67-6509, Idaho Code, for the processing of applications for special or conditional use permits. A special use permit may be granted to an applicant if the proposed use is conditionally permitted by the terms of the ordinance, subject to conditions pursuant to specific provisions of the ordinance, subject to the ability of political subdivisions, including school districts, to provide services for the proposed use, and when it is not in conflict with the plan. Denial of a special use permit or approval of a special use permit with conditions unacceptable to the landowner may be subject to the regulatory taking analysis provided for by section 67-8003, Idaho Code, consistent with requirements established thereby."

Land Use Handbook, Givens Pursley 3/12/2024, Page 60 (emphasis added)

“Conditional use permits must be “not in conflict” with the comprehensive plan.

Another provision of LLUPA, Idaho Code § 67-6512(a), requires that special or conditional use permits shall be issued only when “not in conflict with the [comprehensive] plan.” The reason for the special treatment of conditional use permits, presumably, is that by their nature, they allow uses not in accordance with the normal zoning for an area. Thus, conditional use permits are, in essence, mini-zones. Thus, the consideration given to whether the zoning for a property is in accordance with the comprehensive plan must be re-visited when an applicant seeks a conditional use permit. Note also that the requirement is more limited than the one set out under section 67-6511. Conditional use permits are not required to be “in accordance with” the comprehensive plan. Instead, it is sufficient that they not be “in conflict” with the comprehensive plan. Thus, it appears, the conditional use need not satisfy every aspirational goal of the comprehensive plan, so long as it is not in direct conflict with specific prohibitions in the comprehensive plan.”

12-233: APPLICATION, CONTENTS:

~~The contents of a variance application shall be the same as for a conditional use permit, but shall also address the standards of section 12-234 of this subchapter. See section 12-222 of this chapter.~~

An application for a variance must be submitted to the Planning Department. At a minimum, the application shall contain the following information:

- A. Name, address and phone number of applicant.
- B. Authorized signature of at least one owner of the property for which the variance is proposed.
- C. Legal description of property.
- D. Applicant's interest in title.
- E. Description of existing use.
- F. Description of proposed variance requested.
- G. A narrative statement that specifically addresses each the standards of section 12-234 of this subchapter.
- H. A site plan showing all property lines; existing and proposed structures; and the property size in acres.
- I. Other information that the Planning Director or Governing Body requires to determine if the proposed variance meets the intent and requirements of this title, which may include site specific details or potential impacts of the proposed variance.

Staff Analysis: The current variance application content requirement refers to the conditional use permit application contents in BCRC 12-222. The conditional use permit application contents include a requirement for a narrative statement addressing “The relationship of the proposed use to the comprehensive plan.” Idaho Code 67-6516, which governs variances with the Local Land Use Planning Act (LLUPA), does not refer to the comprehensive plan in any way, as it does for a zone change and conditional use permit.

The comprehensive plan is a guiding document and should not be considered when making decision on variance applications.

As written, the current code enacts a far stricter standard for applications of a variance than required by Idaho Code 67-6516, and it does not contain any evaluation criteria in which to consider the comprehensive plan narrative as required in the application. The proposed modification to 12-233 adds specific application standards for variances which aligns with Idaho Code 67-6516.

ANALYSIS OF THE AMENDMENT AGAINST THE COMPREHENSIVE PLAN:

Compliance with general and specific objectives of the Comprehensive Plan:

Property Rights:

Objective 1. Private property should not be taken for public uses without just compensation or due process of law.

Objective 2. Impacts to other properties should be taken into account when considering land use proposals, policies and codes.

Staff Analysis: The objectives of this component do not conflict with the proposed amendment.

Population:

Objective 1. Maintain current and projected county population estimates and utilize this information when making land use decisions.

Staff Analysis: The County recently adopted a new Population component of the Comprehensive Plan which contains updated population data from the US Census Bureau. The proposed change will not likely impact population in the County. The objectives of this component do not conflict with the proposed amendment.

School Facilities & Transportation:

Objective 1. Ensure that the proposed developments and county land use decisions do not adversely impact the local school districts and their ability to provide adequate school facilities and transportation systems.

Objective 2. The county should encourage school districts to proactively review development applications to determine particular school needs and concerns.

Objective 3. Bonner County roads, trails and bicycle paths should be designed and maintained to allow safe passage of students to schools.

Objective 4. Long-term consequences of land use proposals should be considered, including the adequacy of existing facilities and the siting of future schools.

Staff Analysis: The proposed amendment was routed to the school districts with a request for comments. No comments were received by the school districts for this file. The proposed amendments will not likely impact school facilities and transportation.

Economic Development:

Objective 1. Support small businesses such as markets, restaurants, recreational activities, campgrounds, and marinas that provide services which support resort residents and visitors in their local communities.

Objective 2. Enable development of small scale cottage industries and home based occupations while protecting the surrounding areas from adverse impacts.

Objective 3. Policies regarding economic development activities should seek to mitigate the impacts of such factors as noise, light glare, odors, fumes and vibrations on the surrounding community.

Objective 4. Support local economic development by increasing support for outdoor recreation in Bonner County. Encourage and protect public access to public lands and water, campgrounds, and recreational areas.

Objective 5. Support local businesses by enabling development of workforce housing in proximity to commercial, industrial and agricultural uses.

Staff Analysis: The proposed amendment will not likely impact economic development in the County. The objectives of this component do not conflict with the proposed amendment.

Land Use:

Objective 1. Bonner County should develop and maintain a future land use map and land use codes that acknowledge and protect its agricultural, timber and mining lands, protects the water and wildlife resources, identifies and avoids hazard areas, provides areas for economic growth, encourages affordable housing and centers growth in areas where adequate public and private services can be provided.

Objective 2. Encourage clustered development for medium and large scale commercial and industrial uses.

Objective 3. Commercial and industrial uses should be located and operated in a manner to ensure the protection of our natural resources including clean air and water, dark skies, and overall environmental quality and rural character of Bonner County.

Staff Analysis: The objectives of this component do not conflict with the proposed amendment.

Natural Resources:

Objective 1. Bonner County's system of lakes and waterways is one of its greatest assets, and Bonner County should strive to preserve both the quality and quantity of its water resources.

Objective 2. Bonner County values its productive agricultural lands and forests, mining lands, its fisheries, wildlife, wetlands and aquifer recharge areas and should provide measures to protect and maintain these natural features.

Objective 3. Bonner County should protect its water resources by requiring adequate sewer treatment systems based on soil, density, and intensity of use to reduce impacts to water resources.

Staff Analysis: The objectives of this component do not conflict with the proposed amendment.

Hazardous Areas:

Objective 1. Bonner County intends to regulate the location and density of new development in floodplain to reduce the potential for the loss of lives and property within flood hazard areas.

Objective 2. Future development should be designed to reduce exposure to wildland fire and to provide for emergency and escape routes for residents.

Objective 3. Development within areas of excessive slopes, unstable areas and avalanche zones should be discouraged.

Staff Analysis: The objectives of this component do not conflict with the proposed amendment.

Public Services, Facilities & Utilities:

Objective 1. New development should be adequately served by fire protection, roads, sewer, schools, law enforcement, ambulance, power and emergency services, water and other public or private services.

Objective 2. Require the developers to provide infrastructure, utilities or financial support to offset the capital costs of expansion of services, required by the proposed development.

Objective 3. Bonner County shall require adequate provisions for future utility services in areas of commercial, industrial, residential or other similar uses.

Staff Analysis: The objectives of this component do not conflict with the proposed amendment.

Transportation:

Objective 1. Future development should not adversely impact the existing transportation system by reducing the quality or level of service or creating hazards or congestion.

Objective 2. Roads within new development should be built to county standards and at the expense of the developer.

Objective 3. Roads within new development should provide adequate access for fire and emergency vehicles as well as routes of escape.

Objective 4. Future access roads should be designed and built to integrate with the state and county system of roads without overburdening the transportation system.

Objective 5. To reduce transportation costs, road building and environmental impacts, cluster development should be encouraged.

Objective 6. Bonner County intends for certain intense land use developments to provide paved roads.

Objective 7. Bike ways and pedestrian paths should be considered in development plans to provide an integrated community transportation system wherever possible.

Objective 8. To communicate and work cooperatively with other jurisdictions within the county to ensure the best possible flow of traffic county-wide.

Staff Analysis: The objectives of this component do not conflict with the proposed amendment.

Recreation:

Objective 1. Ensure public legal recreational accesses and amenities are not obstructed or adversely impacted by future development.

Staff Analysis: The objective of this component does not conflict with the proposed amendment.

Special Areas or Sites:

Objective 1. Future developments should not adversely affect or destroy culturally or ecologically sensitive sites.

Staff Analysis: The objective of this component does not conflict with the proposed amendment.

Housing:

Goal/Objective: Provide an environment that enables opportunities for diverse housing needs.

Staff Analysis: The goal/objective of this component does not conflict with the proposed amendment.

Community Design:

Objective 1. New development should be located in areas with similar densities and compatible uses.

Objective 2. The adverse impacts of new development on adjacent areas should be minimized.

Objective 3. Consider the protection of natural resources, rural features and surrounding uses of the community in the design and location of new development.

Staff Analysis: The objectives of this component do not conflict with the proposed amendment.

Agriculture:

Goal/Objective 1. Protect the rural character and agricultural heritage of Bonner County by retaining large and small scale commercial agriculture and hobby farms as viable uses.

Goal/Objective 2. Support the local economy by encouraging production, distribution, and retail sales of locally grown food and other agricultural products.

Goal/Objective 3. Develop policies to discourage fragmentation of very large productive agricultural lands.

Staff Analysis: The objectives of this component do not conflict with the proposed amendment.

STAFF CONCLUSION:

BCRC 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 in accordance with the general and specific objectives of the comprehensive plan.”

Staff Analysis: The amendment, as presented, has been analyzed and found to be in accordance with the comprehensive plan, see the analysis above.

Planner’s Initials: JG

Date: April 29, 2024

Note: 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.

Motion by the Governing Body:

PLANNING COMMISSION

MOTION TO RECOMMEND APPROVAL: I move to recommend approval of this FILE AM0014-23 to amend subchapters 12-216, 12-222, 12-223, 12-333 of Title 12, Bonner County Revised Code, to the Board of County Commissioners, finding that it is in accord with the general and specific objectives of the Bonner County Comprehensive Plan as enumerated in the following findings of fact and conclusions of law:

Conclusion 1: The proposed amendment **is/ is not** in accord with Idaho Code, Title 31, Chapter 7.

Conclusion 2: The proposed amendment **is/ is not** in accord with Idaho Code Title 67, Chapter 65.

Conclusion 3: The proposed amendment **is/ is not** in accord with the general and specific objectives of the Bonner County Comprehensive Plan.

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 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 a taking of private property.

MOTION TO RECOMMEND DENIAL: I move to recommend denial of this FILE AM0014-23 to amend subchapters 12-216, 12-222, 12-223, 12-333 of Title 12, Bonner County Revised Code, to the Board of County Commissioners, finding that it is in accord with the general and specific objectives of the Bonner County Comprehensive Plan as enumerated in the following findings of fact and conclusions of law:

Conclusion 1: The proposed amendment **is/ is not** in accord with Idaho Code, Title 31, Chapter 7.

Conclusion 2: The proposed amendment **is/ is not** in accord with Idaho Code Title 67, Chapter 65.

Conclusion 3: The proposed amendment **is/ is not** in accord with the general and specific objectives of the Bonner County Comprehensive Plan.

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 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 a taking of private property.

Findings of Fact:

1. The Bonner County Planning Department has reviewed the proposed changes against Idaho Code and made amendments to better comply with the Idaho Code, specifically Title 67 Chapter 65, Local Land Use Planning.
2. The Board of County Commissioners is authorized by Idaho Code, Chapter 7, Title 31, to adopt ordinances, rules and regulations "...not repugnant to law, necessary for carrying into effect or discharging the powers and duties conferred by the laws of the state of Idaho, and such as are necessary or proper to provide for the safety, promote the health and prosperity, improve the morals, peace and good order, comfort and convenience of the county and the inhabitants thereof, and for the protection of property therein..."

The proposed ordinance making the above changes adds to the clarity intended in the interpretation of the Bonner County Revised Code and Bonner County Comprehensive Plan. These actions will further balance the provision of safety, health and prosperity while maintaining the protection of property, peace, good order, comfort and convenience of the county and its inhabitants.

3. The proposed changes are intended to provide clarification of the regulations, enabling the public and the staff to achieve the best results leading to greater understanding and use of the zoning ordinance.
4. Language suggested for changes in this proposal is based on old versions of state codes, some as old as 1975. Language in state code has been updated multiple times without associated updates to the Bonner County Revised 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.

RECORD OF MAILING

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File No.: AM0002-24

Hearing Date: May 7, 2024

Record of Mailing Approved By: Jacob Gabell, Director

I hereby certify that a true and correct copy of the "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this **9th** day of **April 2024**.



Jenna Crone, Hearing Coordinator

Assessor - Email	Avista Utilities - Email
Bay Drive Recreation District - Email	Bayview Water & Sewer - Email
BONNER COUNTY DAILY BEE - U.S. Mail	Bonner County EMS - Email
Bonner County Floodplain Review - Email	Bonner County Road & Bridge - Email
Bonner County Sheriff - Email	Bottle Bay Water & Sewer District - Email
City of Clark Fork - Email	City of Dover - Email
City of East Hope - Email	City of Hope - Email
City of Kootenai - Email	City of Oldtown - Email
City of Ponderay - Email	City of Priest River - Email
City of Sandpoint - Email	City of Spirit Lake - Email
Coolin Sewer District - Email	Coolin-Cavanaugh Bay Fire District - Email
Drainage District #7 - Email	East Bonner Library - Email
East Priest Lake Fire District - Email	Ellisport Bay Sewer - Email
Garfield Bay Water & Sewer District - Email	GEM STATE MINER - U.S. Mail
Granite Reeder Water & Sewer District - Email	Idaho Department of Environmental Quality (DEQ) - Email
Idaho Department of Fish & Game - Email	Idaho Department of Lands - CDA - U.S. Mail
Idaho Department of Lands - Coolin - Email	Idaho Department of Lands - Navigable Waters & Mining - Email
Idaho Department of Lands - Sandpoint - Email	Idaho Department of Water Resources - IDWR - Email
Idaho Transportation Department (Aeronautics) - U.S. Mail	Idaho Transportation Department- District I - Email
Independent Highway District - Email	Kalispel Bay Sewer & Water - U.S. Mail
Kootenai-Ponderay Sewer District - Email	KPBX-FM 91 SPOKANE PUBLIC RADIO - U.S. Mail
KSPT-KPND-KIBR RADIO - U.S. Mail	Laclede Water District - Email
Lake Pend Oreille School District, #84 (Admin Office) - Email	Lake Pend Oreille School District, #84 (Transportation) - Email
Lakeland Joint School District, #272 - Email	Little Blacktail Ranch Water Association - U.S. Mail
North of the Narrows Fire District - Email	Northern Lights, Inc. - Email
Northland/Vyve Cable Television - Email	Northside Fire District - Email
Outlet Bay Sewer District - Email	Panhandle Health District - Email
Pend Oreille Hospital District - Email	Bonner County Airport Manager - Email
Priest Lake Translator District - Email	Priest Lake Public Library District - Email
Sagle Valley Water & Sewer - Email	Sam Owen Fire District - Email
Schweitzer Fire District - Email	SELKIRK ASSOCIATION OF REALTORS - U.S. Mail
Selkirk Fire, Rescue & EMS - Email	Selkirk Recreation District - Email
Southside Water & Sewer District - Email	Spirit Lake Fire District - Email
Spokesman-Review - U.S. Mail	State Historical Society - Email
Swan Shores Sewer District - U.S. Mail	Syringa Heights Water Association - Email
Tamarack Village Water & Sewer - U.S. Mail	Timber Lake Fire District - Email
Trestle Creek Sewer District - Email	U.S. Army Corps of Engineers - Email
U.S. Fish & Wildlife Service - Email	U.S. Forest Service - U.S. Mail
West Bonner County Cemetery District - Email	West Bonner County School District, #83 - Email

West Bonner Library - Email

West Pend Oreille Fire District - Email

West Bonner Water & Sewer District - Email

West Priest Lake Fire District - Email