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

November 16, 2026
Board of County Commissioners
Public Hearing on the 2026 Comprehensive Plan Land Use Component and Accompanying Map

Staff Report

Amendment Title	**Amendment to the Comprehensive Plan – Land Use Component and Comprehensive Plan Map**
File Number, Type:	**AM0007-24; Comprehensive Plan Text Amendment**
Proposal:	To consider an amendment to the Land Use Component, including the Land Use Map, of the Comprehensive Plan.
Applicant:	Bonner County Planning Commission C/O Bonner County Planning Department, 1500 United States Highway 2, Suite 208, Sandpoint, ID 83864
Project Representative	Bonner County Planning Department, 1500 United States Highway 2, Suite 208, Sandpoint, ID 83864
Notice provided:	Published in Newspaper: October 16, 2026 Public Notice: October 16, 2026 Notice of the public hearing to consider the amendment to Bonner County Comprehensive Plan has been provided at least 15 days prior to the hearing to the political subdivisions providing services in Bonner County, to area newspapers, radio and television stations, incorporated cities within Bonner County, and the school districts, consistent with Idaho Code §67-6509.
Appendices:	Appendix A - Public Notice and Record of Mailing Appendix B - Agency Comments Appendix C - Public Comment Analysis Appendix D – Planning Commission Recorded Recommendation Appendix E – Comprehensive Plan Map- current and proposed

Project Authority:

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

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

Agency and Public Comments:

Agency Review: The application was routed to the agencies for comment on **July 15, 2025,** and again on **October 6, 2026,** after the Board held workshops on the Comprehensive Plan Map.

Comments from July 15, 2025 comment period:

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

Idaho Department of Environmental Quality

Idaho Department of Fish and Game

Independent Highway District

City of Dover

City of Kootenai

The following agencies replied with "no comment":

Spirit Lake Fire Protection District

Public Comments:

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

Planning Commission Response to Public Comments:

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

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

Several comments seemed to confuse land use designations and zoning. For instance, the alpine village designation was placed under Recreation Community but the separate zoning and design criteria for the Alpine Village remain unchanged. There are other instances as well, but in general, specific densities and uses are and should be in zoning and would be inappropriate in the comprehensive plan.

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

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

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

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

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

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

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

Comments received after workshops were held on the Comprehensive Plan Map noticed for public comment on October 6, 2026:

Agency Comments:

The following agencies replied with comments:

City of Priest River: The City has submitted several comment letters voicing its concern over proposed higher densities near the city limits since February 13, 2025, with the most recent being October 7, 2026.

The following agencies replied with "no comment":

Ponderay-Kootenai Sewer and Water District

Idaho Department of Environmental Quality

Idaho Department of Fish and Game

Idaho Department of Water Resources

Public Comments:

There were 6 comment letters within the comment period. There was one comment letter received from Katie Botkin with Project 7B on May 19, 2026, prior to the comment period commencing on October 6, 2026, along with detailed review of the proposed Land Use component. Project 7B contracted with Kimley Horn and Associates, which accompanied a presentation given by both organizations to the Board at its Planning Update meeting on May 25, 2006. The review was comprehensive including findings and recommendations on drafting designation language and the implementation. This is attached to the public comment appendix.

Comments received focused on commercial development along Hwy 95 within Sagle, both in favor and opposed; providing a better definition of rural character for Priest Lake area; concern over matching the map to current reality in Priest Lake area; opposition to residential or commercial development within the area of the Coolin Wetlands; minor recommendations for the Comprehensive Plan 2026 land use component attached in Appendix B; reducing densities around Hope and Schweitzer to match the existing infrastructure; and concern about engineering above 3,000 feet elevations, missing parcel size ranges for various designations, and adding language to emphasizing review from Panhandle Health and IDEQ for various land use permits.

Staff Review and Analysis:

Review of the Historical Changes to this Component:

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

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

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

Schedule of Workshops and Hearings:

- Planning Commission Land Use Component Workshops:

October 17, 2023	May 7, 2024	September 24, 2024
November 7, 2023	May 21, 2024	October 1, 2024
November 14, 2023	June 4, 2024	October 15, 2024
December 5, 2023	June 18, 2024	November 5, 2024
December 12, 2023	July 2, 2024	November 19, 2024
January 16, 2024	July 16, 2024	February 18, 2025
February 6, 2024	July 30, 2024	March 4, 2025
February 20, 2024	August 6, 2024	March 11, 2025
March 19, 2024	August 22, 2024	March 18, 2025
April 2, 2024	September 3, 2024	March 25, 2025
April 16, 2024	September 17, 2024	

- Planning Commission Workshop with the BOCC:
  June 17, 2024

- The Planning Commission held the following Open House Workshops in various locations throughout the county to gather public input on the draft component and the proposed update to the Comprehensive Plan Map:

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

- Planning Commission Hearing: April 22, 2025

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

- BOCC Hearing: May 28, 2025 and August 12, 2025

- BOCC held five (5) workshops to discuss the recommended Comprehensive Plan Map amendments:

- July 20, 2026, July 24, 2026, July 29, 2026, August 12, 2026, and August 25, 2026
- The BOCC has a scheduled Hearing on November 16, 2026, on both the Land Use Component Of the Comprehensive Plan and the proposed Comprehensive Plan Map amendment.

Land Use Analysis Application:

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

Land Use Analysis Application Link:

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

The Land Use Analysis Contains Many Data Sets:

Building Location Permits (BLPs):

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

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

Historic Parcels:

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

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

Potential Growth Scenarios:

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

Each scenario contains Bonner County Assessor parcel data to include current parcels, parcels with dwellings, vacant parcels, vacant acreage, industrial or commercial

designation, and exclusions by ownership type (government owned property, common areas, commercial timber, etc.).

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

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

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

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

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

MLS sales data, 2019-2023.

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

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

Corrections to the Recommended Update:

Section 3.4 – Recreation

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

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

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

Legend for the following tables below:

- Rural Service Center
- Industrial
- Commercial
- Surburban
- Recreation
- Alpine Village
- Rural 5
- Rural 10
- Ag/Forestry 10
- Ag/Forestry 20
- Forest 40

Figure 1 Total Parcels by Zone

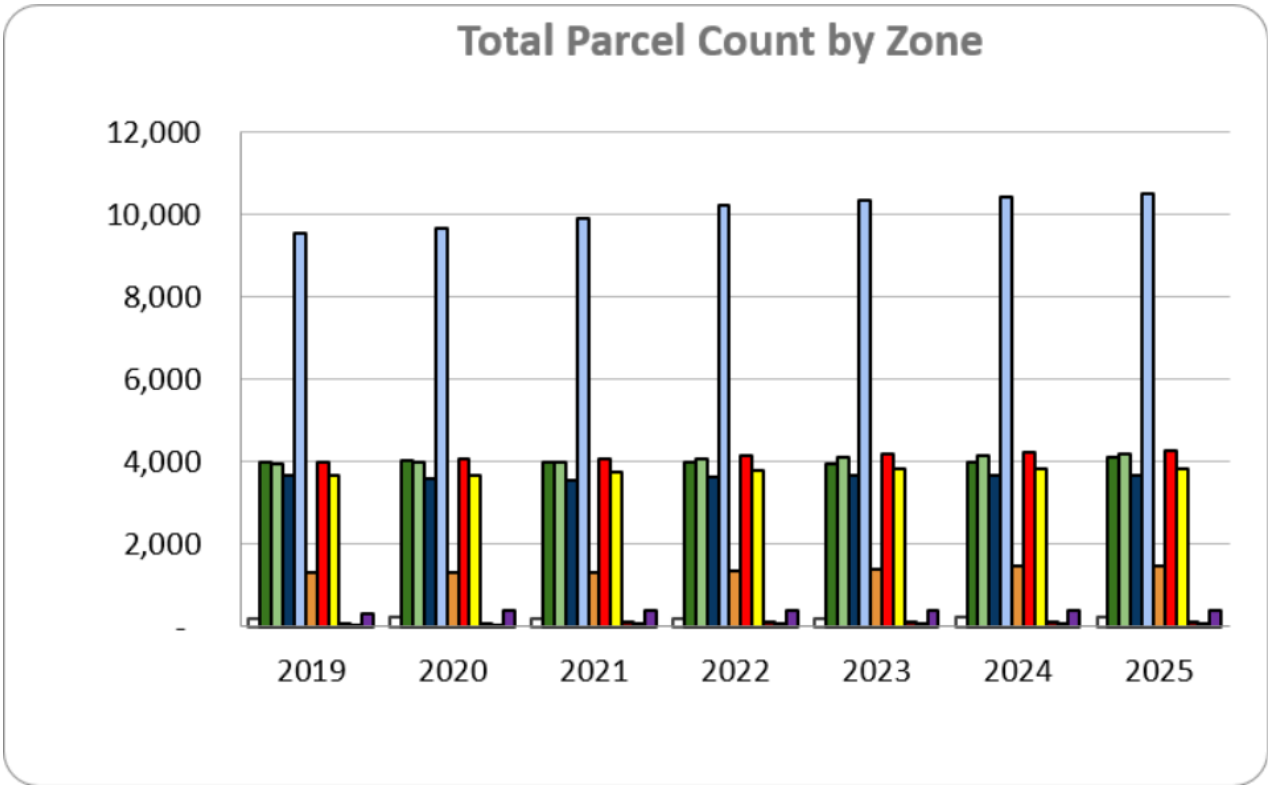


Figure 2 Vacant Parcels by Zone

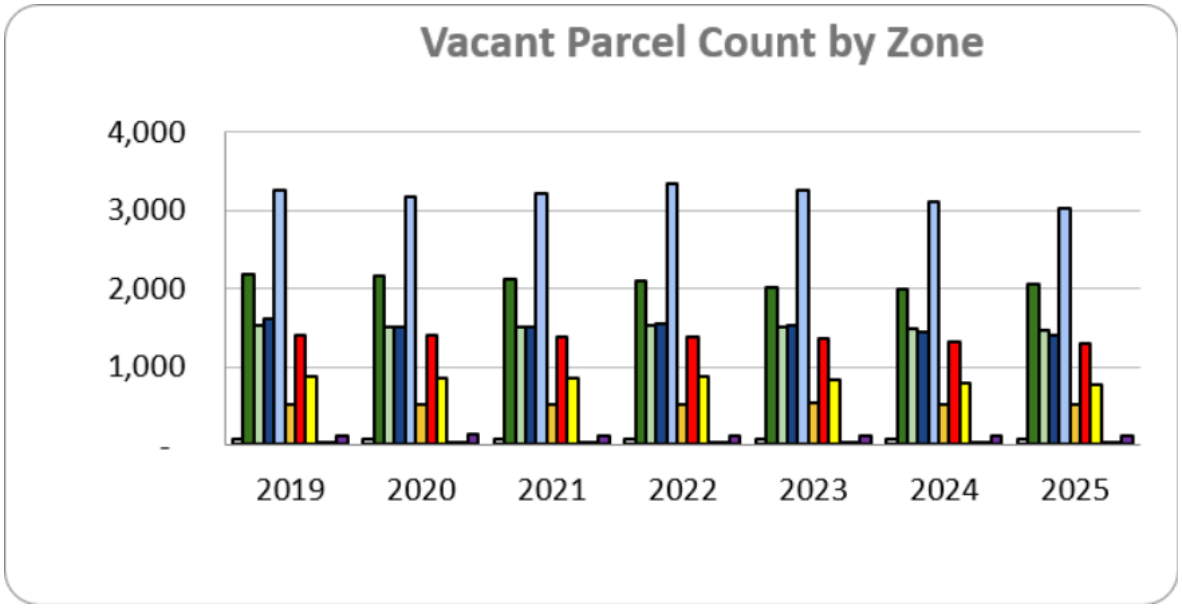


Figure 3 Total Acreage by Zone

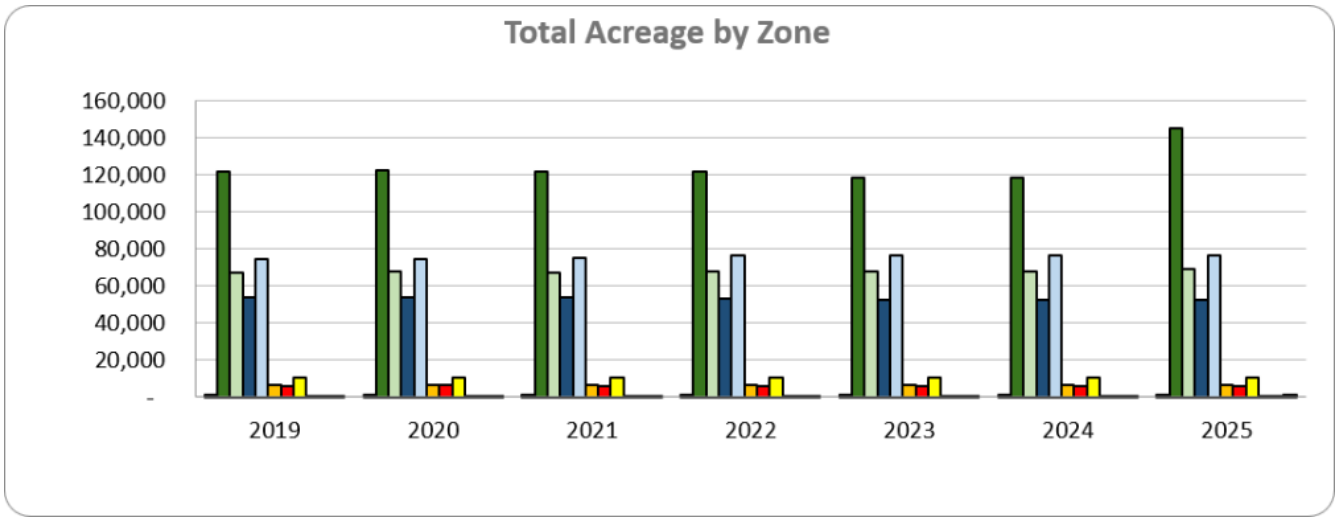


Figure 4 Vacant Acreage by Zone

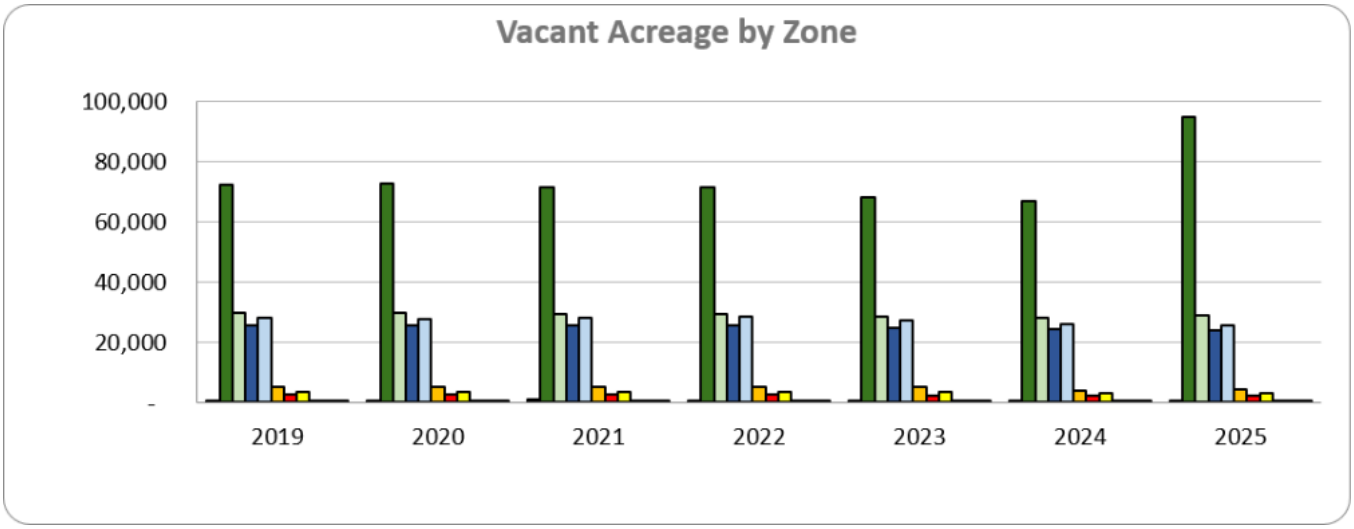


Table 1 Projected Vacant Land to Building Location Permits

	BLP Applications*	2025 Vacant Land**	Projected BLP Applications	
	Average BLP	Parcels	5 Years	10 Years
Forest 40	4	71	21	43
Ag/Forestry 20	48	2,063	239	479
Ag/Forestry 10	74	1,470	368	736
Rural 10	71	1,406	357	714
Rural 5	230	3,033	1,150	2,300
Alpine Village	15	517	76	153
Recreation	73	1,290	364	729
Surburban	65	765	324	647
Commercial	8	26	38	76
Industrial	2	15	12	24
Rural Service Center	7	111	35	70
	597	10,767	2,985	5,900

*Applications only for SFD, ADU, RVDU, Multi Family, & Industical/Commerical
**Adjusted to exclude the following land ownership types: US Government, State of Idaho, Platted Common Area, Municipal, Tax Exempt, and Commercial Timber.

Table 2 Adjusted Total and Vacant Parcels by Zone

Adjusted Total Parcels by Zone*

	2019		2020		2021		2022		2023		2024		2025		2019-2025 % Change	
	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage
Forest 40	208	1,144	215	1,132	198	1,194	204	1,124	211	1,131	238	1,203	236	1,186	13.5%	5.2%
Ag/Forestry 20	4,000	121,564	4,025	122,743	3,991	121,538	3,980	122,002	3,967	118,632	4,004	118,319	4,108	145,130	2.7%	-2.7%
Ag/Forestry 10	3,957	67,354	3,983	67,580	3,998	66,978	4,059	67,484	4,125	67,821	4,153	67,814	4,191	69,177	5.9%	2.7%
Rural 10	3,655	53,845	3,593	53,751	3,559	53,530	3,634	53,295	3,666	52,491	3,680	52,450	3,680	52,458	0.7%	-2.6%
Rural 5	9,535	74,101	9,645	74,159	9,898	75,163	10,218	76,422	10,339	76,117	10,427	76,265	10,512	76,250	10.2%	2.9%
Alpine Village	1,317	6,444	1,319	6,444	1,324	6,442	1,343	6,434	1,382	6,451	1,473	6,165	1,480	6,156	367.4%	-4.3%
Recreation	3,986	5,945	4,058	6,022	4,071	5,916	4,140	5,992	4,190	5,923	4,222	5,949	4,260	5,943	6.9%	0.1%
Suburban	3,665	10,255	3,689	10,199	3,747	10,198	3,771	10,258	3,823	10,302	3,839	10,146	3,839	10,126	4.7%	-1.1%
Commercial	81	266	82	266	96	359	98	364	101	373	101	375	102	378	25.9%	41.0%
Industrial	51	333	52	339	57	338	58	332	60	339	61	349	61	347	19.6%	4.8%
Rural Service Cent	318	653	388	652	387	637	388	632	389	626	398	644	405	680	27.4%	-1.4%
	30,773	341,904	31,049	343,287	31,326	342,293	31,893	344,339	32,253	340,206	32,596	339,679	32,874	367,831	6.8%	-0.7%

Adjusted Vacant Land by Zone*

	2019		2020		2021		2022		2023		2024		2025		2019-2025 % Change	
	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage
Forest 40	79	729	78	633	73	833	69	674	70	670	77	706	71	686	-10.1%	-5.9%
Ag/Forestry 20	2,176	72,367	2,164	72,755	2,113	71,407	2,100	71,546	2,025	68,198	1,985	66,841	2,063	94,825	-5.2%	31.0%
Ag/Forestry 10	1,533	29,779	1,514	29,670	1,509	29,388	1,534	29,536	1,519	28,591	1,479	27,947	1,470	28,960	-4.1%	-2.8%
Rural 10	1,613	25,699	1,501	25,690	1,505	25,521	1,550	25,612	1,525	24,612	1,454	24,384	1,406	23,786	-12.8%	-7.4%
Rural 5	3,261	28,173	3,175	27,613	3,218	28,325	3,349	28,537	3,265	27,457	3,112	26,160	3,033	25,470	-7.0%	-9.6%
Alpine Village	507	5,202	506	5,204	506	5,203	516	5,200	541	5,172	508	4,105	517	4,227	2.0%	-18.7%
Recreation	1,396	2,588	1,399	2,561	1,374	2,498	1,381	2,633	1,351	2,453	1,317	2,432	1,290	2,389	-7.6%	-7.7%
Suburban	875	3,492	859	3,447	858	3,470	868	3,545	843	3,360	800	3,259	765	3,152	-12.6%	-9.7%
Commercial	30	85	29	67	34	103	30	81	27	68	27	68	26	67	-13.3%	-21.2%
Industrial	12	59	14	61	14	61	16	75	19	75	19	83	15	78	25.0%	32.2%
Rural Service Cent	120	138	129	194	126	190	116	197	112	191	111	191	111	191	-7.5%	38.4%
	11,602	168,311	11,368	167,895	11,330	166,999	11,529	167,636	11,297	160,847	10,889	156,176	10,767	183,831	-7.2%	9.2%

Adjusted Percentage of Vacant Land by Zone*

	2019		2020		2021		2022		2023		2024		2025	
	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage
Forest 40	38%	64%	36%	56%	37%	70%	34%	60%	33%	59%	32%	59%	30%	58%
Ag/Forestry 20	54%	60%	54%	59%	53%	59%	53%	59%	51%	57%	50%	56%	50%	65%
Ag/Forestry 10	39%	44%	38%	44%	38%	44%	38%	44%	37%	42%	36%	41%	35%	42%
Rural 10	44%	48%	42%	48%	42%	48%	43%	48%	42%	47%	40%	46%	38%	45%
Rural 5	34%	38%	33%	37%	33%	38%	33%	37%	32%	36%	30%	34%	29%	33%
Alpine Village	38%	81%	38%	81%	38%	81%	38%	81%	39%	80%	34%	67%	8%	69%
Recreation	35%	44%	34%	43%	34%	42%	33%	44%	32%	41%	31%	41%	30%	40%
Suburban	24%	34%	23%	34%	23%	34%	23%	35%	22%	33%	21%	32%	20%	31%
Commercial	37%	32%	35%	25%	35%	29%	31%	22%	27%	18%	27%	18%	25%	18%
Industrial	24%	18%	27%	18%	25%	18%	28%	23%	32%	22%	31%	24%	25%	22%
Rural Service Cent	38%	21%	33%	30%	33%	30%	30%	31%	29%	31%	28%	30%	27%	28%

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

Table 3 Adjusted Total and Vacant Parcels by Area

Table Adjusted Total and Vacant Parcels by Area

Adjusted Total Parcels by Area*

	2019		2020		2021		2022		2023		2024		2025		2019-2025 % Change	
	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage
Priest Lake	4,202	35,275	4,273	35,898	4,243	35,167	4,312	35,225	4,333	34,921	4,368	35,072	4,398	35,409	4.66%	0.38%
Alpine	1,356	8,481	1,361	8,849	1,362	8,438	1,384	8,432	1,423	8,449	1,515	8,414	1,480	7,592	9.14%	-10.48%
Grouse	3,549	61,807	3,558	61,411	3,588	61,722	3,595	63,043	3,589	62,685	3,604	62,987	3,668	76,173	3.35%	23.24%
Baldy Mountain	4,326	41,209	4,399	40,520	4,471	40,776	4,521	40,448	4,577	39,575	4,581	39,132	4,591	39,285	6.13%	-4.67%
Gold Mountain	5,919	49,330	5,964	49,204	6,041	49,394	6,119	49,097	6,216	48,164	6,281	48,203	6,315	50,214	6.69%	1.79%
Hoodoo Mountain	3,881	49,121	3,894	49,351	3,956	48,869	4,058	50,030	4,107	49,005	4,174	49,096	4,195	52,033	8.09%	5.93%
Spirit Valley	2,384	27,082	2,421	28,459	2,464	28,517	2,615	28,591	2,650	28,032	2,667	28,015	2,718	31,339	14.01%	15.72%
Blacktail Mountain	3,165	37,668	3,105	37,638	3,112	37,583	3,187	37,642	3,240	37,407	3,257	37,440	3,301	39,329	4.30%	4.41%
Lunch Peak	2,054	31,932	2,074	31,957	2,089	31,826	2,102	31,832	2,118	31,968	2,149	31,319	2,157	32,081	5.01%	0.47%
	30,836	341,905	31,049	343,287	31,326	342,292	31,893	344,340	32,253	340,206	32,596	339,678	32,823	363,455	6.44%	6.30%

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

Adjusted Vacant Land by Area*

	2019		2020		2021		2022		2023		2024		2025		2019-2025 % Change	
	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage
Priest Lake	1,422	16,678	1,449	17,082	1,408	16,821	1,429	16,666	1,369	15,651	1,354	15,887	1,330	16,016	-6.47%	-3.97%
Alpine	546	7,239	548	7,608	543	6,803	555	6,801	580	6,772	547	5,958	542	6,962	-0.73%	-3.83%
Grouse	1,396	27,961	1,374	27,494	1,350	27,723	1,339	29,044	1,290	28,056	1,268	27,578	1,296	40,192	-7.16%	43.74%
Baldy Mountain	1,555	21,094	1,569	20,287	1,593	20,446	1,585	19,961	1,548	18,557	1,463	17,837	1,399	17,648	-10.03%	-16.34%
Gold Mountain	2,072	22,038	2,025	21,827	2,028	21,635	2,044	21,163	2,012	19,760	2,018	19,929	1,985	21,648	-4.20%	-1.77%
Hoodoo Mountain	1,487	24,290	1,445	24,425	1,450	24,131	1,483	24,481	1,463	23,794	1,425	23,294	1,395	25,826	-6.19%	6.32%
Spirit Valley	826	12,739	777	13,117	777	13,127	874	13,239	829	12,188	721	11,760	746	16,131	-9.69%	26.63%
Blacktail Mountain	1,424	16,608	1,303	16,264	1,290	16,247	1,325	16,402	1,318	16,275	1,221	15,663	1,203	17,152	-15.52%	3.28%
Lunch Peak	874	19,662	878	19,791	891	20,064	895	19,879	888	19,793	872	18,270	846	19,180	-3.20%	-2.45%
	11,602	168,309	11,368	167,895	11,330	166,997	11,529	167,636	11,297	160,846	10,889	156,176	10,742	180,755	-7.41%	7.39%

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

Adjusted Percentage of Vacant Land by Area*

	2019		2020		2021		2022		2023		2024		2025	
	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage
Priest Lake	34%	47%	34%	48%	33%	48%	33%	47%	32%	45%	31%	45%	30%	45%
Alpine	40%	85%	40%	86%	40%	81%	40%	81%	41%	80%	36%	71%	37%	92%
Grouse	39%	45%	39%	45%	38%	45%	37%	46%	36%	45%	35%	44%	35%	53%
Baldy Mountain	36%	51%	36%	50%	36%	50%	35%	49%	34%	47%	32%	46%	30%	45%
Gold Mountain	35%	45%	34%	44%	34%	44%	33%	43%	32%	41%	32%	41%	31%	43%
Hoodoo Mountain	38%	49%	37%	49%	37%	49%	37%	49%	36%	49%	34%	47%	33%	50%
Spirit Valley	35%	47%	32%	46%	32%	46%	33%	46%	31%	43%	27%	42%	27%	51%
Blacktail Mountain	45%	44%	42%	43%	41%	43%	42%	44%	41%	44%	37%	42%	36%	44%
Lunch Peak	43%	62%	42%	62%	43%	63%	43%	62%	42%	62%	41%	58%	39%	60%

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

Review of State Statute:

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

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

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

Staff: The proposed update to the Land Use component fulfills the requirements of Idaho Code §67-6508 and §67-6508(e). The Planning Commission conducted a robust comprehensive planning process that included extensive data analysis, integration of public and agency input, and adherence to applicable state law. The Planning Commission engaged in a thorough public outreach process, held over 30 public meetings and workshops, and utilized a detailed land use analysis tool to project future growth and assess land suitability.

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

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

- Existing land covers and uses are detailed in Chapter 2, supported by mapped GIS data, land use designation tables, and parcel/zoning breakdowns derived from historical Assessor data and Planning Department permit data.

- Intrinsic suitability for various uses is addressed throughout Chapter 3, with distinct sections analyzing agriculture, forestry, mineral extraction, preservation, recreation, housing, commerce, industry, and public facilities. Each section identifies the physical, environmental, and infrastructure-related factors influencing suitability.

- Proposed land use designations are presented in Chapter 4 and reflect the application of guiding principles developed from public testimony, agency feedback, and sub-area plans. The text details the rationale for designation placement and expected development form.

- Proposed comprehensive plan map, prepared by the Planning Commission to align with the updated land use designations, was included for public review during open houses and refined in response to public feedback, ensuring consistency with both statutory intent and community priorities.

- Land use analysis tools such as the County's GIS-based Land Use Analysis App were used to evaluate vacant land, parcel density, zoning build-out potential, and projected residential demand through multiple scenarios, ensuring the update is grounded in real data.

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

Consideration for the Board, if the Board so chooses to adopt:

A comprehensive plan map amendment for a 1.1-million-acre county is done at a very broad sweeping approach. Sometimes there is oversight of areas, often smaller ones, during the review and workshop processes. These areas may not or should not have been included in one of the designations being considered for adoption. Often property owners aren't aware of land use designation changes until they come in for land use application requests. A proposal would be to allow for comprehensive plan map amendment requests throughout 2027 to be fully refunded, if the Board approves the proposed change.

Motion by the Governing Body:

BOARD OF COUNTY COMMISSIONER

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

MOTION TO APPROVE RESOLUTION: I move to **approve** Resolution# _____, adopting the recommended updates to the Land Use Component and Land Use Map of the Comprehensive Plan, File AM0007-24 and repealing the previously adopted Land Use Component of the Comprehensive Plan.

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

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

Findings of Fact:

1. Per Idaho Code Chapter 65, Title 67, it is the duty of the planning or planning and zoning commission to conduct a comprehensive planning process designed to prepare, implement, and review and update a comprehensive plan, hereafter referred to as the plan.

2. The Board of County Commissioners is authorized by Idaho Code, Chapter 7, Title 31, to adopt ordinances, rules and regulations "…not repugnant to law, necessary for carrying into effect or discharging the powers and duties conferred by the laws of the state of Idaho, and such as are necessary or proper to provide for the safety, promote the health and prosperity, improve the morals, peace and good order, comfort and convenience of the county and the inhabitants thereof, and for the protection of property therein..."

3. In order to carry out the comprehensive planning effort and process for the Land Use Component and map, the Planning Commission has had 32 public meetings and workshops, including one workshop with the Board of County Commissioners.

4. The Planning Commission held nine workshops in various locations throughout the county.

5. To analyze the potential growth county, and to analyze the past growth and project future growth of the county, the Planning Commission along with the GIS Department and the Planning Department developed a land use analysis tool which was used to fashion some of the policies and language found the Land Use Component.

6. The Planning Commission sought and considered public agency comments to develop the component and the Land Use Map.

7. Each of the sub area plans were reviewed and considered in both the land use component and the land use map, some language from those sub area plans were actually used in the component

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

9. Existing land covers and uses are detailed in Chapter 2, supported by mapped GIS data, land use designation tables, and parcel/zoning breakdowns derived from historical Assessor data and Planning Department permit data.

10. Intrinsic suitability for various uses is addressed throughout Chapter 3, with distinct sections analyzing agriculture, forestry, mineral extraction, preservation, recreation, housing, commerce, industry, and public facilities. Each section identifies the physical, environmental, and infrastructure-related factors influencing suitability.

11. Proposed land use designations are presented in Chapter 4 and reflect the application of guiding principles developed from public testimony, agency feedback, and sub-area plans. The text details the rationale for designation placement and expected development form.

12. Proposed comprehensive plan map, prepared by the Planning Commission to align with the updated land use designations, was included for public review during open houses and refined in response to public feedback, ensuring consistency with both statutory intent and community priorities.

13. Land use analysis tools such as the County's GIS-based Land Use Analysis App were used to evaluate vacant land, parcel density, zoning build-out potential, and projected residential demand through multiple scenarios, ensuring the update is grounded in real data.

Conclusions of Law:

1. The proposed amendment **is/is not** in accord with Idaho Code Sections 67-6508 and 67-6509.

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

Appendix A - Public Notice and Record of Mailing

NOTICE OF PUBLIC HEARING

I hereby certify that a true and correct copy of this "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this **6th** day of **October 2026**.

Janna Brown

Janna Brown, Administrative Assistant III

This notice was mailed to political subdivisions and the media on **Tuesday, October 6, 2026**.

NOTICE IS HEREBY GIVEN that the Bonner County Commissioners will hold a public hearing beginning at **1:00 p.m.** on **Monday, November 16, 2026,** in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following requests:

File AM0007-24 – Bonner County Comprehensive Plan – Component Update – Land Use. The Bonner County Planning Commission is recommending an amendment to the existing Bonner County Comprehensive Plan by updating the **Land Use Component and accompanying map**, per Idaho Code Section 67-6508, Local Land Use Planning. The Board of County Commissioners, at the public hearing on August 12, 2025, continued this file to a date to be determined. The Board of County Commissioners have held numerous workshops with the public discussing the amendment.

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 November 2, 2026, by 5:00 pm.** Written statements not exceeding one standard letter sized, single spaced page may be submitted at the public hearing. Statements can be sent to the Bonner County Planning Department at 1500 Highway 2, Suite 208, Sandpoint, Idaho 83864; faxed to 866-537-4935 or e-mailed to planning@bonnercountyid.gov. The referenced start time stated above reflects the beginning of the hearing. Specific file start time and hearing duration vary.

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

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

NO COMMENT_____ _____

Name Date

RECORD OF MAILING

File No.: AM0007-25
Record of Mailing Approved By:

I hereby certify that a true and correct copy of the "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this **6th** day of **October 2026**.

Janna Brown

Janna Brown, Administrative Assistant III

Assessor - Email
Avista Utilities - Email
Bay Drive Recreation District - Email
Bayview Water & Sewer - Email
Bonner County Airport Manager - 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
Priest Lake Public Library District - Email
Priest Lake Translator 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 Bonner Water & Sewer District - Email
West Pend Oreille Fire District - Email
West Priest Lake Fire District - Email

Appendix B – Agency Comments – Part A

Noticed on July 15, 2026

Gmail

Janna Brown <janna.brown@bonnercountyid.gov>

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

1 message

Horsmon,Merritt <merritt.horsmon@idfg.idaho.gov> Mon, May 19, 2025 at 2:14 PM
To: Bonner County Planning Department <planning@bonnercountyid.gov>

Hi Jessica,

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

Thank you for the opportunity to review and comment,

Merritt Horsmon

Regional Technical Assistance Manager

Panhandle Region

2885 W. Kathleen Ave.

Coeur d'Alene, ID 83815

208.769.1414 office

208.251.4509 mobile

merritt.horsmon@idfg.idaho.gov

From: Bonner County Planning Department <planning@bonnercountyid.gov>
Sent: Tuesday, April 29, 2025 8:00 AM
To: Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Assessors Office Group <assessorsgroup@bonnercountyid.gov>; Avista Copr - Jay West <jay.west@avistacorp.com>; Bay Drive Recreation District <kirbymc45@gmail.com>; Bayview Water & Sewer <bwsd637@gmail.com>; BC Airport Manager Dave Schuck <dave.schuck@bonnercountyid.gov>; BC EMS Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Bonner Sheriff <bonnersheriff@bonnerso.org>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; City of Clark Fork <city@clarkforkidaho.org>; City of Dover <cityclerk@cityofdoveridaho.org>; City of East Hope <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; City of Kootenai - Ronda Whittaker <cityclerk@cityofkootenai.org>; City of Oldtown <cityofoldtown@hotmail.com>; City of Ponderay KayLeigh Miller <klmiller@ponderay.org>; City of Priest River <layers@priestriver-id.gov>; City of Sandpoint <cityplanning@sandpointidaho.gov>; cityclerk@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; 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>

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

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

Dear Agencies,

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

Thank you for your attention to this matter.

Best regards,

BONNER COUNTY
IDAHO

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

Gmail

Janna Brown <janna.brown@bonnercountyid.gov>

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

1 message

Horsmon,Merritt <merritt.horsmon@idfg.idaho.gov> Wed, Apr 2, 2025 at 9:33 AM
To: Bonner County Planning Department <planning@bonnercountyid.gov>

Hi Jessica,

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

Thank you for the opportunity to review and comment,

Merritt Horsmon

Regional Technical Assistance Manager

Panhandle Region

2885 W. Kathleen Ave.

Coeur d'Alene, ID 83815

208.769.1414 office

208.251.4509 mobile

merritt.horsmon@idfg.idaho.gov

From: Bonner County Planning Department <planning@bonnercountyid.gov>
Sent: Thursday, March 27, 2025 8:00 AM
To: Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Assessors Office Group <assessorsgroup@bonnercountyid.gov>; Avista Copr - Jay West <jay.west@avistacorp.com>; Bay Drive Recreation District <kirbymc45@gmail.com>; Bayview Water & Sewer <bwsd637@gmail.com>; BC Airport Manager Dave Schuck <dave.schuck@bonnercountyid.gov>; BC EMS Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Bonner Sheriff <bonnersheriff@bonnerso.org>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; City of Clark Fork <city@clarkforkidaho.org>; City of Dover <cityclerk@cityofdoveridaho.org>; City of East Hope <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; City of Kootenai - Ronda Whittaker <cityclerk@cityofkootenai.org>; City of Oldtown <cityofoldtown@hotmail.com>; City of Ponderay KayLeigh Miller <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

<eplfdchief@gmail.com>; Ellisport Bay Sewer District <clerk@ebsewerdistrict.com>; Facilities Director LPOSD #84 <matt.diel@lposd.org>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Granite Reeder Sewer District <granitereeder@gmail.com>; Dan Everhart <Dan.Everhart@ishs.idaho.gov>; Horsmon,Merritt <merritt.horsmon@idfg.idaho.gov>; Mike Ahmer <mahmer@idl.idaho.gov>; IDL - Nav. Waters Ryan Zandhuisen <RZandhuisen@idl.idaho.gov>; IDL - Pend Oreille Lake Supervisory <esjoquist@idl.idaho.gov>; dbrown@idl.idaho.gov; IDWR Chase Bell <chase.bell@idwr.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; ITD <D1Permits@itd.idaho.gov>; Jack Schenck Vyve/Northland Cable <Jack.schenck@vyvebb.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Kenny Huston <kenny.huston@oer.idaho.gov>; Kootenai Ponderay Sewer District <CJohnson@kootenaiponderaysewerdistrict.org>; Laclede Water District <LWdistrict@frontier.com>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lakeland Joint School District #272 Jessica Grantham <jessica.grantham@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; North of the Narrows Fire Dept <Huckbay2501@gmail.com>; Northern Lights - Kristin Mettke <kristin.mettke@nli.coop>; Northside Fire District - Karen Quenell <kquenell@northsidefire.org>; Outlet Bay Sewer District <outletbaysewer@gmail.com>; Pend Orielle Hospital District <kim.kichenmaster@bonnergeneral.org>; PHD <EHapplications@phd1.idaho.gov>; Priest Lake Public Library District <plplibrary@hotmail.com>; Priest Lake Translator District - Frankie Dunn <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>

Subject: Notice of Public Hearing - File AM0007-24

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

Dear Agencies,

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

Thank you for your attention to this matter.

Best regards,

BONNER COUNTY
IDAHO

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

Gmail

Janna Brown <janna.brown@bonnercountyid.gov>

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

1 message

Julie Bishop <ihdclerk@gmail.com> Thu, Mar 27, 2025 at 9:32 AM
To: Jessica Montgomery <planning@bonnercountyid.gov>
Cc: Brian Ivy <ihdcomsd2@gmail.com>, Marj Tilley <ihdmtilley@gmail.com>, Brett Engel <ihdbengel@gmail.com>, "Ryan Luttmann P.E." <rluttmann@centurywest.com>

Good morning, Jessica,

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

Julie Bishop

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

---------- Forwarded message ---------
From: **Mel Bailey** <ihdmbailey@gmail.com>
Date: Thu, Mar 27, 2025 at 9:24 AM
Subject: Re: Notice of Public Hearing - File AM0007-24
To: Julie Bishop <ihdclerk@gmail.com>

Julie,

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

Thank you,

Mel Bailey

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

> Good morning, Mel,
>
> Let me know if you have any comments on this Comprehensive Plan Update.
>
> Julie Bishop
>
> Clerk/Administrative Assistant
> Independent Highway District
> PO Box 700
> Ponderay, ID 83852
> 208-255-8121
> Fax: 208-255-7804
>
> ---------- Forwarded message ---------
> From: **Bonner County Planning Department** <planning@bonnercountyid.gov>
> Date: Thu, Mar 27, 2025 at 8:01 AM
> Subject: Notice of Public Hearing - File AM0007-24
> To: Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>, Assessors Office Group <assessorsgroup@

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

Dear Agencies,

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

Thank you for your attention to this matter.

Best regards,

Gmail

Janna Brown <janna.brown@bonnercountyid.gov>

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

1 message

Chief Debbie Carpenter <chief@spiritlakefire.com> Tue, Aug 27, 2024 at 9:45 AM
To: Bonner County Planning Department <planning@bonnercountyid.gov>

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

Debbie

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

To All,

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

Thank you,

Jessica Montgomery, Hearing Coordinator

Bonner County Planning Department

(208) 265-1458 x1277

Bonner Co AM0007-24.pdf
93K

NOTICE OF PUBLIC HEARING

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

Jessica Montgomery

Jessica Montgomery, Hearing Coordinator

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

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

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

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

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

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

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

NO COMMENT Spirit Lake Fire Prot. District, DC — 8/27/2024

Name — Date

April 10, 2025

Via U.S. Mail and email

Bonner County Board of Commissioners
Bonner County Planning Director Jacob Gabell

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

Dear Board of Commissioners and Planning Director:

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

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

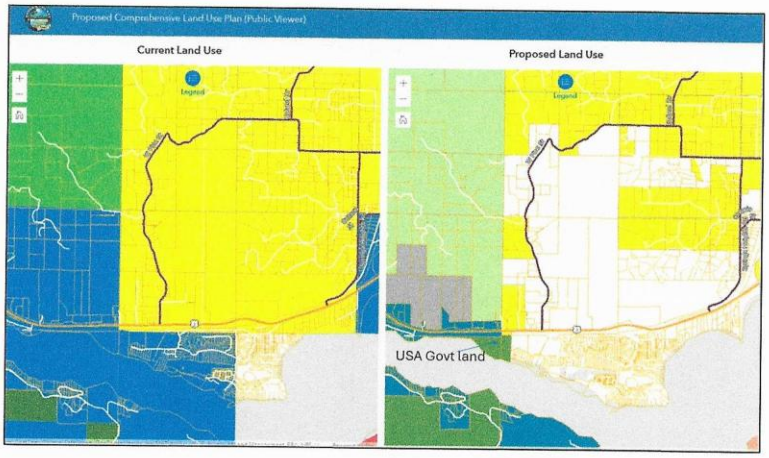
1. One of Dover's adopted comprehensive plan land use goal states: "New development outside the city limits within the Area of City Impact (ACI) is limited to rural uses until development opportunities inside the existing city limits are exhausted." A similar goal in the draft update to Dover's comprehensive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

P.O. Box 115, 699 Lakeshore Ave., Dover, ID 83825
Phone: 208-265-8339 Fax: 208-265-9035
www.cityofdover.id.gov

2. The draft map needs to correct the Dover city boundaries on Pine Street to include the newly annexed area as shown here.



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



Sincerely,

George E. Eskridge

Dover Mayor George E. Eskridge

c: *City Planners*
City Attorney

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

RECEIVED
APR 11 2025
Bonner County BOCC

April 9, 2025

Jacob Gabell, Planning Director
Bonner County Board of Commissioners

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

Dear Mr. Gabell and Bonner County Commissioners:

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

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

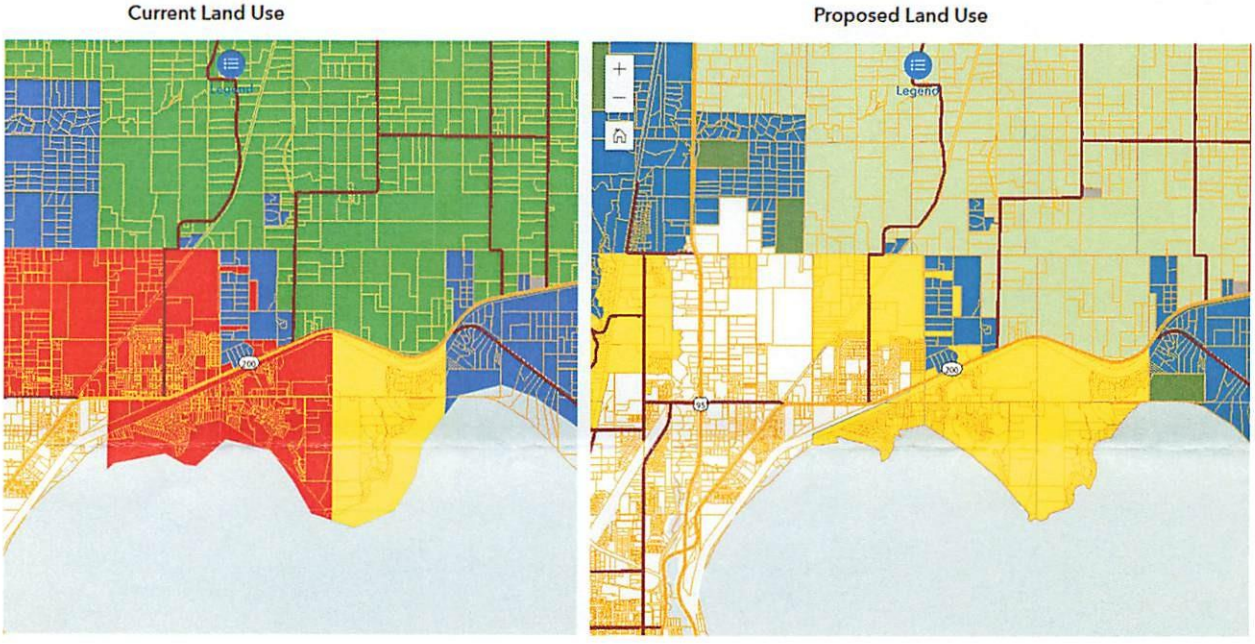
1. The yellow on the proposed land use map represents Suburban Residential. This map designation is described as "primarily located on the outskirts of incorporated cities or higher-density communities, and areas where urban services may not be available." The areas within the Kootenai Area of City Impact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



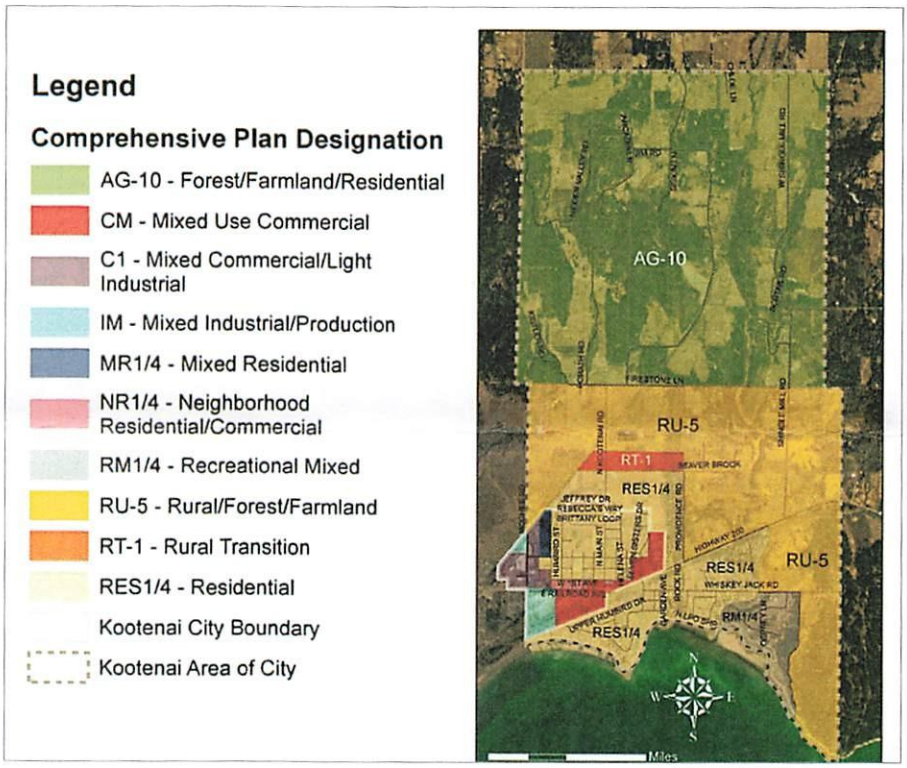
(Slope Percent, Bonner County GIS)

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

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



Bonner County current and draft future land use maps



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

Sincerely,

Nancy Lewis

Nancy Lewis, Mayor of Kootenai

c: Kootenai City Planner

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

SPOKANE WA 990
9 APR 2025 PM 4 L



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

83864-176183

Gmail

Janna Brown <janna.brown@bonnercountyid.gov>

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

1 message

DEQ Comments <deqcomments@deq.idaho.gov> Tue, Apr 29, 2025 at 2:41 PM
To: Bonner County Planning Department <planning@bonnercountyid.gov>

Good Afternoon,

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

Thank you,

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

www.deq.idaho.gov

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

From: Bonner County Planning Department <planning@bonnercountyid.gov>
Sent: Tuesday, April 29, 2025 8:00 AM
To: Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Assessors Office Group <assessorsgroup@bonnercountyid.gov>; Avista Copr - Jay West <jay.west@avistacorp.com>; Bay Drive Recreation District <kirbymc45@gmail.com>; Bayview Water & Sewer <bwsd637@gmail.com>; BC Airport Manager Dave Schuck <dave.schuck@bonnercountyid.gov>; BC EMS Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Bonner Sheriff <bonnersheriff@bonnerso.org>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; City of Clark Fork <city@clarkforkidaho.org>; City of Dover <cityclerk@cityofdoveridaho.org>; City of East Hope <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; City of Kootenai - Ronda Whittaker <cityclerk@cityofkootenai.org>; City of Oldtown <cityofoldtown@hotmail.com>; City of Ponderay KayLeigh Miller <klmiller@ponderay.org>; City of Priest River <layers@priestriver-id.gov>; City of Sandpoint <cityplanning@sandpointidaho.gov>; cityclerk@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; 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>

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

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

Dear Agencies,

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

Thank you for your attention to this matter.

Best regards,

Gmail

Janna Brown <janna.brown@bonnercountyid.gov>

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

1 message

DEQ Comments <deqcomments@deq.idaho.gov> Thu, Mar 27, 2025 at 2:45 PM
To: Bonner County Planning Department <planning@bonnercountyid.gov>

Good Afternoon,

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

Thank you,

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

www.deq.idaho.gov

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

From: Bonner County Planning Department <planning@bonnercountyid.gov>
Sent: Thursday, March 27, 2025 8:00 AM
To: Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Assessors Office Group <assessorsgroup@bonnercountyid.gov>; Avista Copr - Jay West <jay.west@avistacorp.com>; Bay Drive Recreation District <kirbymc45@gmail.com>; Bayview Water & Sewer <bwsd637@gmail.com>; BC Airport Manager Dave Schuck <dave.schuck@bonnercountyid.gov>; BC EMS Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Bonner Sheriff <bonnersheriff@bonnerso.org>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; City of Clark Fork <city@clarkforkidaho.org>; City of Dover <cityclerk@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 <eplfdchief@gmail.com>; Ellisport Bay Sewer District <clerk@ebsewerdistrict.com>; Facilities Director LPOSD #84 <matt.diel@lposd.org>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Granite Reeder Sewer District <granitereeder@gmail.com>; Dan Everhart <Dan.Everhart@ishs.idaho.gov>; Horsmon,Merritt

<merritt.horsmon@idfg.idaho.gov>; Mike Ahmer <mahmer@idl.idaho.gov>; IDL - Nav. Waters Ryan Zandhuisen <RZandhuisen@idl.idaho.gov>; IDL - Pend Oreille Lake Supervisory <esjoquist@idl.idaho.gov>; dbrown@idl.idaho.gov; IDWR Chase Bell <chase.bell@idwr.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; ITD <D1Permits@itd.idaho.gov>; Jack Schenck Vyve/Northland Cable <Jack.schenck@vyvebb.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Kenny Huston <kenny.huston@oer.idaho.gov>; Kootenai Ponderay Sewer District <CJohnson@kootenaiponderaysewerdistrict.org>; Laclede Water District <LWdistrict@frontier.com>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lakeland Joint School District #272 Jessica Grantham <jessica.grantham@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; North of the Narrows Fire Dept <Huckbay2501@gmail.com>; Northern Lights - Kristin Mettke <kristin.mettke@nli.coop>; Northside Fire District - Karen Quenell <kquenell@northsidefire.org>; Outlet Bay Sewer District <outletbaysewer@gmail.com>; Pend Orielle Hospital District <kim.kichenmaster@bonnergeneral.org>; PHD <EHapplications@phd1.idaho.gov>; Priest Lake Public Library District <plplibrary@hotmail.com>; Priest Lake Translator District - Frankie Dunn <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>

Subject: Notice of Public Hearing - File AM0007-24

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

Dear Agencies,

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

Thank you for your attention to this matter.

Best regards,

Appendix B – Agency Comments – Part B

Noticed on October 6, 2026

Outlook

RE: Request for Agency Review & Comment - Due by November 2, 2026 - File AM0007-24 Bonner County Planning

From KPSD Clerk <clerk@kootenaiponderaysewerdistrict.org>
Date Tue 10/13/2026 4:44 PM
To Planning <Planning@bonnercountyid.gov>

1 attachment (143 KB)
Notice - Notice of Public Hearing 11.16.26.pdf;

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

Beate Pryor
District Clerk
Kootenai-Ponderay Sewer District
511 Whiskey Jack Road Sandpoint, ID 83864
Office Hours: 8:30 am – 5:00 pm, Monday through Thursday
Phone: 208.263.0229

From: Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>
Sent: Tuesday, October 6, 2026 2:38 PM
To: KPSD Clerk <clerk@kootenaiponderaysewerdistrict.org>; Operations Manager <OperationsMgr@kootenaiponderaysewerdistrict.org>
Subject: FW: Request for Agency Review & Comment - Due by November 2, 2026 - File AM0007-24 Bonner County Planning

Is this one that has anything in it that will affect us?

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"

From: Planning <Planning@bonnercountyid.gov>
Sent: Tuesday, October 6, 2026 2:16 PM
To: Planning <Planning@bonnercountyid.gov>
Cc: Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Planning <Planning@bonnercountyid.gov>; Maya Johnson <maya.johnson@bonnercountyid.gov>
Subject: Request for Agency Review & Comment – Due by November 2, 2026 – File AM0007-24 Bonner County Planning

You are invited to comment on this application, your comments must be received by the Bonner County Planning Department by **5 p.m. November 2, 2026**. 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.
Have a wonderful day!
Thank you,

Maya Johnson
Administrative Assistant III
Bonner County Planning Department
1500 Highway 2, Suite 208
Sandpoint, Idaho 83856
Phone: (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 **6th** day of **October 2026**.

Janna Brown

Janna Brown, Administrative Assistant III

This notice was mailed to political subdivisions and the media on **Tuesday, October 6, 2026**.

NOTICE IS HEREBY GIVEN that the Bonner County Commissioners will hold a public hearing beginning at **1:00 p.m.** on **Monday, November 16, 2026,** in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following requests:

File AM0007-24 – Bonner County Comprehensive Plan – Component Update – Land Use. The Bonner County Planning Commission is recommending an amendment to the existing Bonner County Comprehensive Plan by updating the **Land Use Component and accompanying map**, per Idaho Code Section 67-6508, Local Land Use Planning. The Board of County Commissioners, at the public hearing on August 12, 2025, continued this file to a date to be determined. The Board of County Commissioners have held numerous workshops with the public discussing the amendment.

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 November 2, 2026, by 5:00 pm.** Written statements not exceeding one standard letter sized, single spaced page may be submitted at the public hearing. Statements can be sent to the Bonner County Planning Department at 1500 Highway 2, Suite 208, Sandpoint, Idaho 83864; faxed to 866-537-4935 or e-mailed to planning@bonnercountyid.gov. The referenced start time stated above reflects the beginning of the hearing. Specific file start time and hearing duration vary.

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

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

NO COMMENT Kootenai-Ponderay Sewer District — October 13, 2026

Name — Date

Janna Brown

From: Anderson,Marcus R (CONTR) - TERR-BELL-1 <MRAnderson@bpa.gov>
Sent: Tuesday, October 6, 2026 4:46 PM
To: Planning
Subject: RE: Bonner Co FW: Request for Agency Review & Comment – Due by November 2, 2026 – File AM0007-24 Bonner County Planning

Follow Up Flag: Follow up
Flag Status: Completed

You don't often get email from mranderson@bpa.gov. Learn why this is important

Hello. Bonneville Power has reviewed the public hearing notice for File AM0007-24. BPA does not have any comments regarding the comprehensive plan.

Please direct all public hearing requests to me going forward. Thank you.

Marcus Anderson
BONNEVILLE POWER ADMINISTRATION
DEPARTMENT OF ENERGY
(CONTR) ACS Professional Staffing
Realty Technician 2 | Real Property Services | TERR
MRAnderson@bpa.gov | O: 509-468-3082 | C: 564-237-4984

From: Planning <Planning@bonnercountyid.gov>
Sent: Tuesday, October 6, 2026 2:16 PM
To: Planning <Planning@bonnercountyid.gov>
Cc: Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Planning <Planning@bonnercountyid.gov>; Maya Johnson <maya.johnson@bonnercountyid.gov>
Subject: Request for Agency Review & Comment – Due by November 2, 2026 – File AM0007-24 Bonner County Planning

You are invited to comment on this application, your comments must be received by the Bonner County Planning Department by **5 p.m. November 2, 2026**. 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.

Have a wonderful day!

Thank you,

Maya Johnson
Administrative Assistant III
Bonner County Planning Department
1500 Highway 2, Suite 208

Janna Brown

From: Jacob Gabell <jgabell@priestriver-id.gov>
Sent: Wednesday, October 7, 2026 12:54 PM
To: Planning
Cc: Jeannie Welter; Janna Brown; Maya Johnson; Jeff Connolly
Subject: Re: Request for Agency Review & Comment – Due by November 2, 2026 – File AM0007-24 Bonner County Planning
Attachments: Agency Comment - Priest River (9-29-25 and 2-13-25).pdf; Agency Comment - Priest River (7-24-26).pdf

Some people who received this message don't often get email from jgabell@priestriver-id.gov. Learn why this is important

Good afternoon Bonner County Commissioner,

Attached are the previously submitted comments, outlining the City of Priest River's opposition to the draft land use component. These comments supplement and outline the city's position as discussed verbally during several public workshops as the Commissioners considered amendments to the recommend component update over the past several months.

Respectfully,

Jake Gabell
City Administrator
208-448-2123, Ext 130
www.priestriver-id.gov

From: Planning <Planning@bonnercountyid.gov>
Sent: Tuesday, October 6, 2026 2:16 PM
To: Planning <Planning@bonnercountyid.gov>
Cc: Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Planning <Planning@bonnercountyid.gov>; Maya Johnson <maya.johnson@bonnercountyid.gov>
Subject: Request for Agency Review & Comment – Due by November 2, 2026 – File AM0007-24 Bonner County Planning

[Caution] This email originated from outside the City of Priest River. **Do not** click on links or open attachments unless you recognize the sender and were expecting this communication. Please report malicious emails to DefconOne Support.

You are invited to comment on this application, your comments must be received by the Bonner County Planning Department by **5 p.m. November 2, 2026**. 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.
Have a wonderful day!
Thank you,

Maya Johnson

Administrative Assistant III
Bonner County Planning Department
1500 Highway 2, Suite 208
Sandpoint, Idaho 83856

Outlook

Land Use Map - Priest River Comments

From Jacob Gabell <jgabell@priestriver-id.gov>
Date Mon 2025-09-29 5:07 PM
To brian.domke@bonnercountyid.gov <brian.domke@bonnercountyid.gov>; asia.williams@bonnercountyid.gov <asia.williams@bonnercountyid.gov>; ron.korn@bonnercountyid.gov <ron.korn@bonnercountyid.gov>
Cc planning@bonnercountyid.gov <planning@bonnercountyid.gov>; Jeff Connolly <jconnolly@priestriver-id.gov>

1 attachment (16 MB)
Land Use Map - Priest River Comment.pdf;

Good evening BOCC,

Attached are the documents that I provided to you last week at the land use component workshop. It contains a memo that was sent to the Planning Commission last February, GIS maps from the Rigby and Idaho Falls, the Priest River City Zoning Map, and the Priest River wastewater and water systems maps.

The GIS maps from Rigby and Idaho Falls illustrates the impact that permissive land use density has had around those cities and how they are being landlocked with subdivisions.

The Priest River City Zoning Map shows the incompatible land uses proposed in the county proposal against the established zoning in the city. Specifically, I'll draw your attention to the residential zoning along the western city limits where the county is proposing Mixed Use designation, which allows Industrial zoning.

Priest River wastewater and water systems maps demonstrate that the city has been growing and the water and sewer lines are robust and in many cases already to the city limits.

There will be negative side effects of allowing high denisty and industiral or commerical uses near the city limits of Priest River. Over time, properies will not be encouraged to be annexed into the city because the available uses and densities are already available withing the county zoning. Please reconsider the county's position, and the proposed land use designation in these area.

Respectfully,

Jake Gabell
Planning & Zoning Administrator
208-448-2123, Ext 130
www.priestriver-id.gov

CITY OF PRIEST RIVER

P.O. Box 415
552 High Street Priest River, ID 83856
(208) 448-2123
Fax (208) 448-2232

February 13, 2025

Bonner County Planning Department
127 First Avenue
Sandpoint, ID 83864

RE: Comprehensive Plan Amendment
Land Use Component

Commissioners,

The City of Priest River has reviewed the proposed comp plan amendments and have the following general comments regarding land use near cities:

Allowing higher density development to be adjacent to cities without city services limits a city's growth potential and ability to provide services to higher density development. By allowing higher densities to be adjacent to cities without these services, there is no incentive to annex into the city and results in establishing a block to others desiring annexation connectivity and city services.

Generally, providing utility services is an economy of scale: the more users of a system, the more economical and affordable it becomes. Providing wholesale-type utility services outside of City Limits has multiple downsides when dealing with non-residents and small municipal systems.

Higher density development near cities also contributes to impacts on other city services without any ability to control density, uses, or collect fees for other services provided, such as roads and parks.

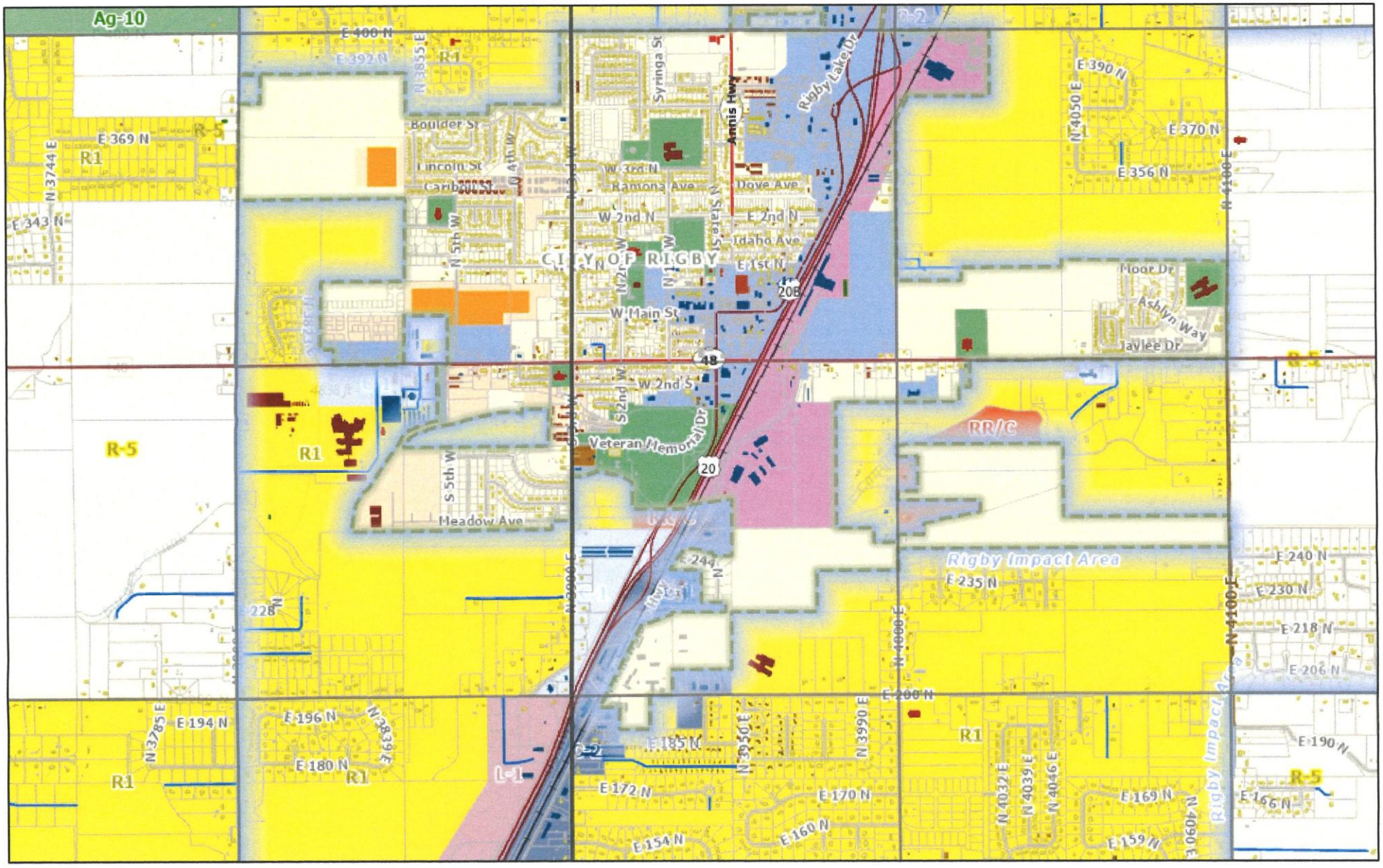
Thank you for the opportunity to comment.

Sincerely,

Jeff Connolly
Mayor

RECEIVED
FEB 13 2025
Bonner County
Planning Department

Map of Jefferson County Property



9/25/2025, 8:55:54 AM

1:36,112

0 0.23 0.45 0.9 mi

0 0.35 0.7 1.4 km

ZIP Codes
Township
Section
Impact Area
City Limits (Outline)
Jefferson County Boundary

Footprints
1100 - Stick Built Home
1134 - Domestic Shelter
1150 - Manufactured Home
1200
2000 - Commercial
2200 - Store / Shop
3000 - Public Assembly Structure
3500 - Church
4200 - School
4510 - Firehouse
8000 - Ag Bldg
Other Structure
Railroad

Roads
Driveway
<Null>
US Hwy (Principal Arterial)
Major County Rd (Major Collector)
Major County Rd 2 (Minor Collector)
Local Road (Collector)

Property Information

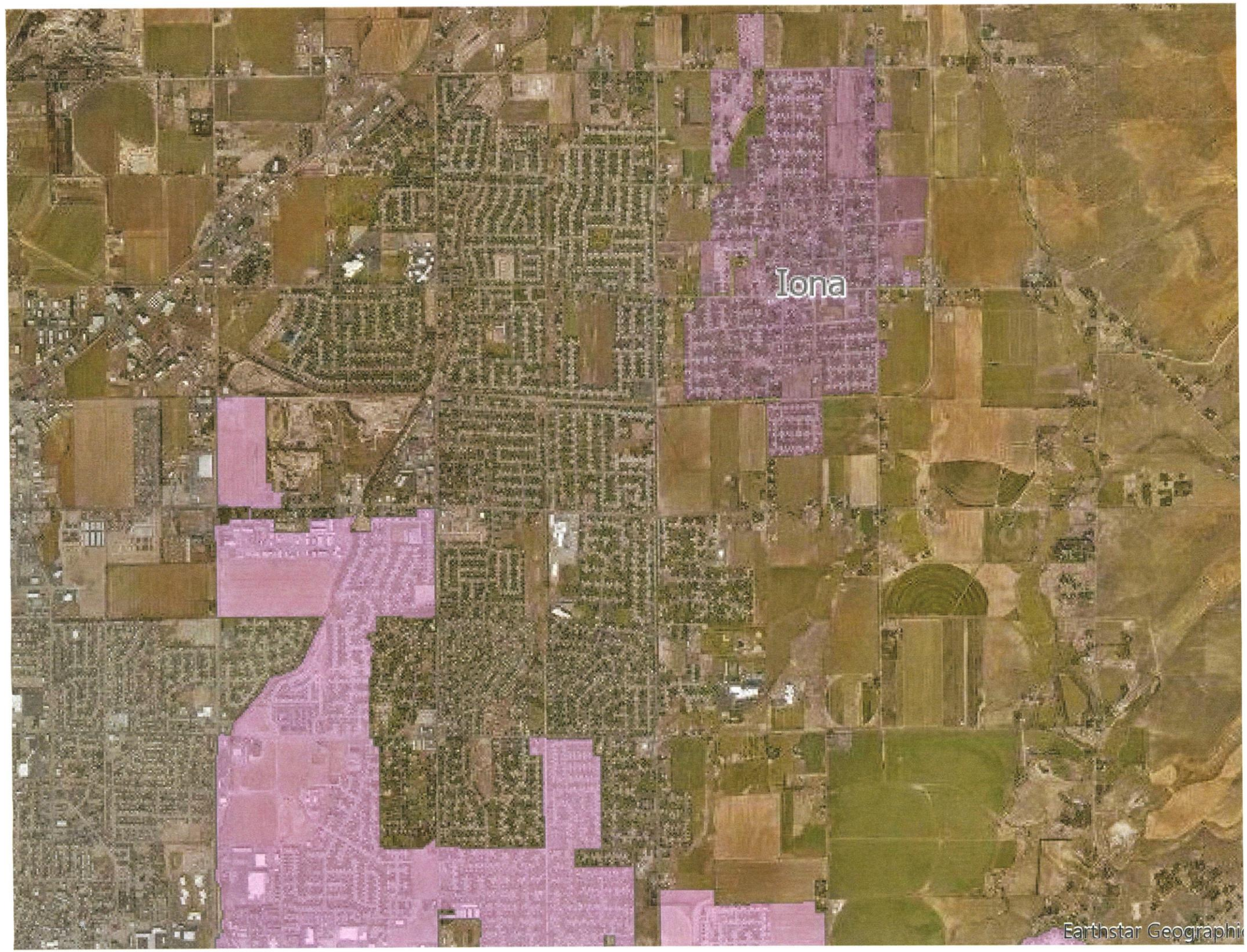
Rigby Zoning
R1 - Residential Single Family Dwellings
R2 - Residential Single and Multi-Family Dwellings
R3 - Residential Multi-Family Dwellings
RMH - Residential Mobile Home
C - Commercial
I - Industrial
RP - Residential Park

County Zoning
Agricultural - 10
R1 - Residential 1
R5 - Residential 5
C1 - Commercial 1

Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community,

Jefferson GIS Department

Esri, NASA, NGA, USGS, FEMA | Esri Community Maps Contributors, County of Jefferson, ID, Madison-Rexburg GIS, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau,


Iona
Earthstar Geographi

CITY OF PRIEST RIVER

TOWNSHIP 56 NORTH, RANGE 4 WEST, B.M., BONNER COUNTY, IDAHO

N

0 175 350 700
NOT TO SCALE

PEND OREILLE RIVER

LEGEND

- R-1 RESIDENTIAL
- R-2 RESIDENTIAL
- MU-R MIXED USE - RESIDENTIAL
- MU-C MIXED USE - COMMERCIAL
- COMMERCIAL
- L-1 LIGHT INDUSTRIAL
- MUNICIPAL
- ANNEXATION AGREEMENT ZONE
- FOREST PRODUCTS/ MANUFACTURING ZONE
- AIRPORT OVERLAY
- RUNWAY PROTECTION ZONE (RPZ)
- APPROXIMATE CITY LIMITS

CERTIFICATION

This is to certify that the map to which this certificate is affixed amends and supersedes the prior zoning ordinance of the City of Priest River, and it's attendant maps, so that this map, contained within City Ordinance #597, and as amended by Ordinances #599, #604, #605, #615, #616, #620, #621, #624, #627, #632, and #633 shall constitute the official zoning district map for real property within the boundaries of the Cityof Priest River, located generally in Sections 13, 19, 23, 24, 25 and 30, Township 56 N. Range 4 West, B.M., Bonner County, Idaho.

City of Priest River

By _____
Mayor

Attest _____
City Clerk

VERSION 10

SHEET TITLE: CITY OF PRIEST RIVER ZONING MAP

DATE: 5-29-24
SCALE: AS SHOWN
DRAWN: JMB
CHECKED: JMB
DATA No.:
CAD FILE NAME: PR-ZONING-2024.DWG
SHT 1 OF 1

James A. Sewell and Associates, LLC
ENGINEERS - SURVEYORS - PLANNERS
NEWPORT, WASHINGTON, 99156, (509)447-3626

Figure 4-1 - Existing Sewer System



PROJECT	129.0030.01
DATE	3/13/2015
FIGURE NO.	FIGURE 4

MOUNTAIN WATERWORKS

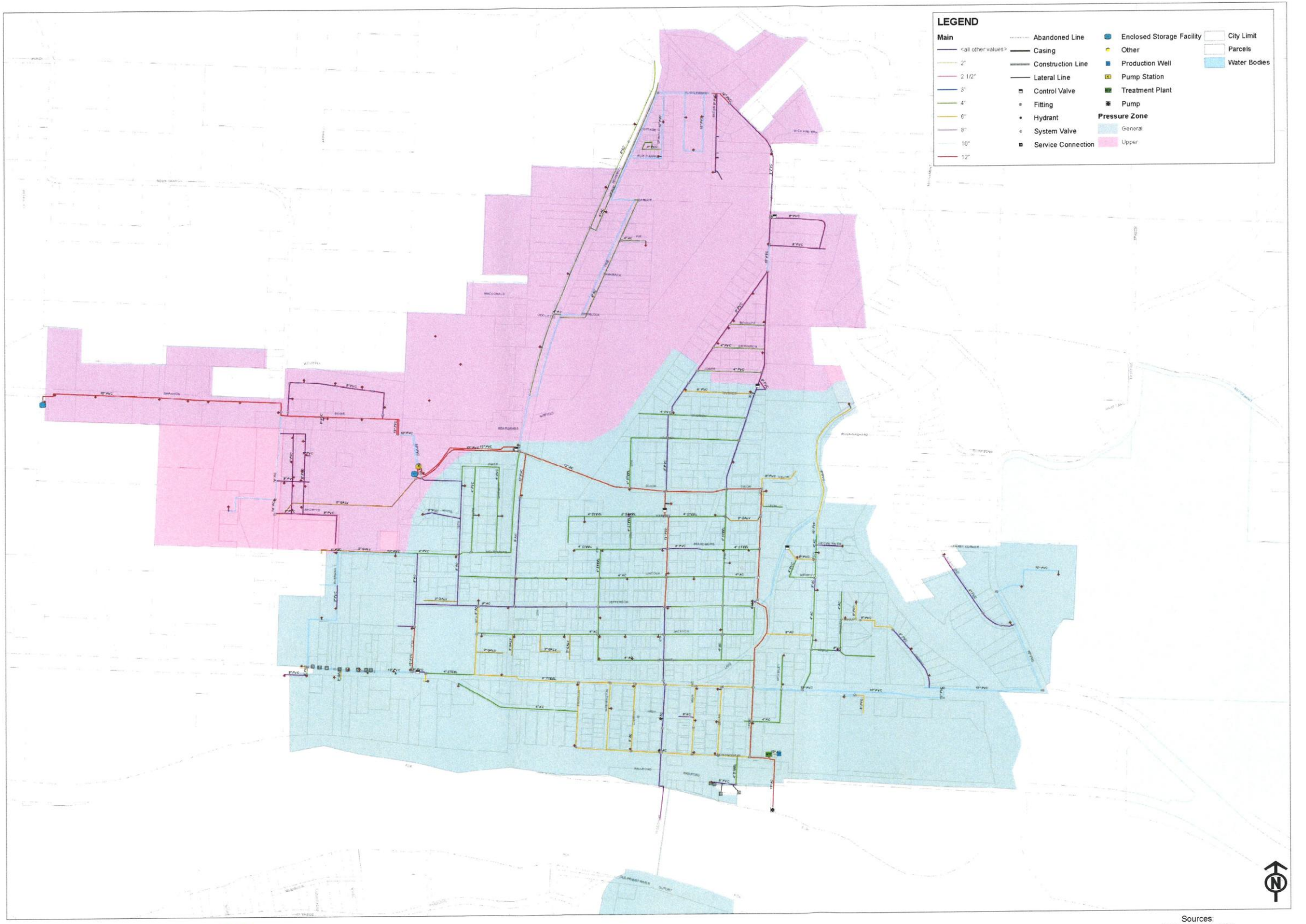
ENGINEERING AND ENVIRONMENTAL SOLUTIONS
2210 W. MAIN ST.
BOISE, IDAHO 83702
208.780.3990

IDAHO OFFICES
BOISE · McCALL · COEUR D'ALENE

WASTEWATER FACILITY PLAN
PRIEST RIVER, IDAHO

FIGURE 4
COLLECTION SYSTEM

Path: X:\Projects\Priest River_129\0030 FP_EDC\EDC\Fig 4 PR Collection System.dwg File Name: Fig 4 PR Collection System.dwg Plot Date: 3/13/2015 4:24 PM mrittenson



City of Priest River

Water System Overview

WELCH-COMER
ENGINEERS | SURVEYORS
www.welchcomer.com 208-664-9382

COPYRIGHT 2018
Welch-Comer & Associates, Inc.
This document, and ideas and designs incorporated herein, as an instrument of professional service, is the property of Welch-Comer & Associates, Inc., and is not to be used in whole or in part for any other project without the written authorization of Welch-Comer & Associates, Inc.

Sources:
Bonner County GIS
Idaho Dept. of Water Resources GIS
Priest River Mapping Records

PROJECT NO.....PriestRiver
DRAWN BY.....AW
FILENAME.....WaterSystem
DATE.....1/5/18

Outlook

County Land Use Map

From Jacob Gabell <jgabell@priestriver-id.gov>
Date Fri 2026-07-24 12:33 PM
To Brian Domke <brian.domke@bonnercountyid.gov>; Ron Korn <ron.korn@bonnercountyid.gov>; asia.williams@bonnercountyid.gov <asia.williams@bonnercountyid.gov>
Cc Kendra Smith <kendra.smith@bonnercountyid.gov>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Jeff Connolly <jconnolly@priestriver-id.gov>

1 attachment (6 MB)
Adopted Land Use Map.pdf;

Good afternoon Commissioners,

I'm writing regarding the updated Bonner County Comprehensive Plan map currently under consideration. Attached is the City of Priest River's Comprehensive Plan Map, which was formally adopted as part of the City's 2026 Comprehensive Plan.

The County's proposed map appears to designate higher-density development within Priest River's Area of Impact and immediately surrounding the city limits. This would establish a competing growth pattern that allows and encourages urban or suburban development outside the City rather than supporting annexation and development within the municipal utility and planning framework.

This is particularly concerning because the County's land use component has been under consideration by the Commissioners for over 15 months, yet the proposed map does not appear to reflect a coordinated planning effort with the City. Additionally, several verbal and written comments have been provided by the City expressing our concern with the proposed map. Priest River recently completed an extensive comprehensive planning process that considered anticipated growth, annexation, transportation, infrastructure capacity, and the long-term viability of its water and sewer systems.

The County's own Comprehensive Plan supports greater coordination:

- Implementation Policy 3 calls for systematic coordination between the County and incorporated cities.
- Population Policy 3 specifically directs coordination within Areas of Impact.
- Land Use Policy 11 recognizes that urban development is better suited within urban areas and that cities depend on density to maintain viable water and sewer systems.
- Public Services, Facilities & Utilities Policies 1, 2, and 6 support locating higher-density development within areas served by water and sewer systems.
- Transportation Policy 10 calls for coordinated transportation planning between jurisdictions.
- Housing Policy 2 directs the County to work with cities to meet local housing needs.

The City believes the areas surrounding Priest River should instead be designated for residential development with a minimum lot size of five acres. This would allow reasonable

residential use of property while maintaining a lower-density transition between rural County lands and development within the City.

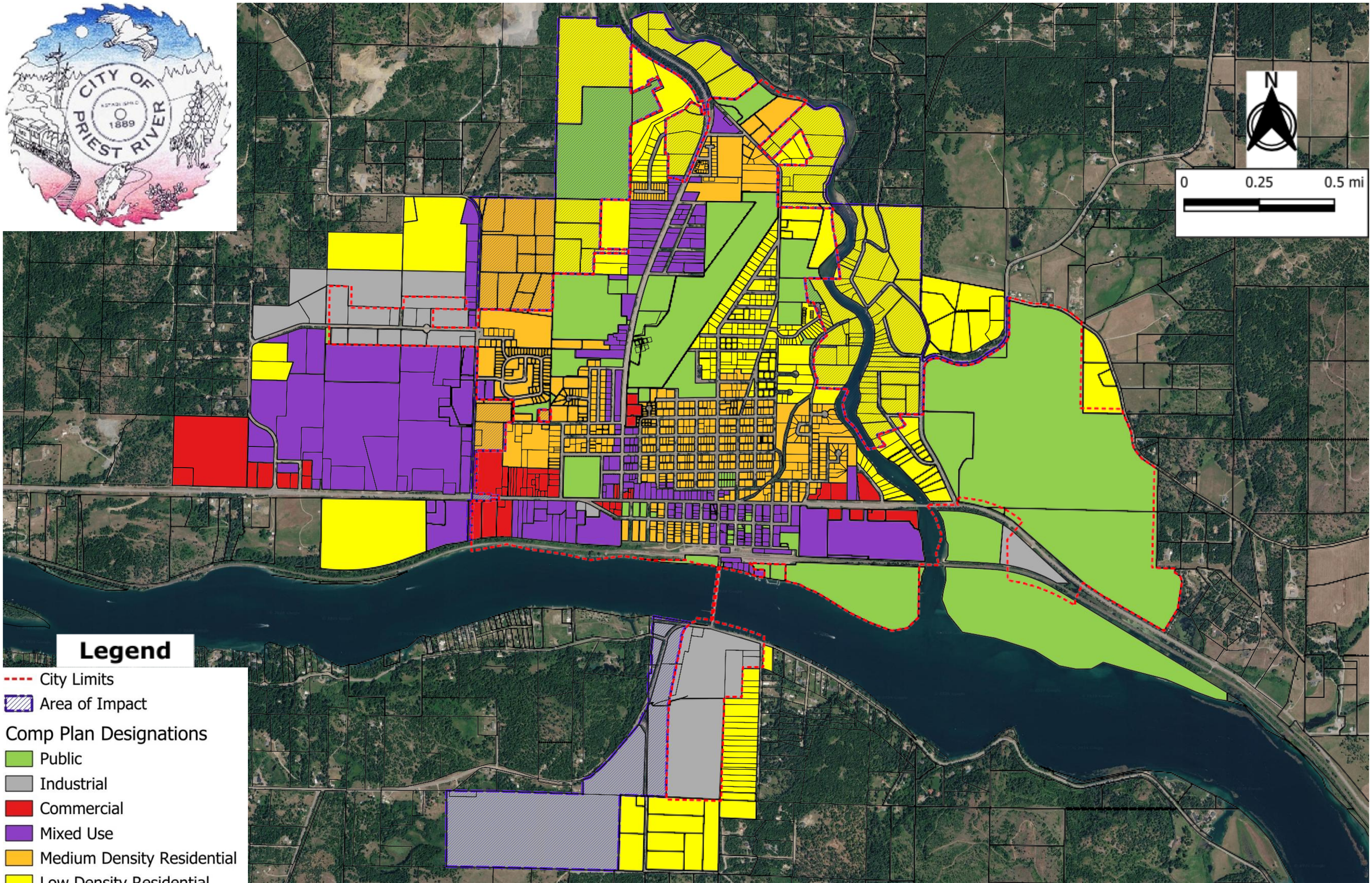
A five-acre designation would also support orderly annexation. Property owners seeking to subdivide at greater densities or establish more intensive uses would be encouraged to pursue annexation, where those developments can be reviewed under the City's land use regulations and connected to municipal water, sewer, streets, and other services. If comparable densities and uses are allowed immediately outside the city limits, there is little incentive to annex, even when the resulting development is urban in character and may eventually depend on City infrastructure.

Accordingly, the City is asking the Board to revise the proposed County map before adoption. Specifically, we request that the County designate the areas surrounding Priest River as residential with a five-acre minimum lot size and reserve higher densities and more intensive uses for properties located within, or annexed into, the city limits.

Respectfully,

Jake Gabell
City Administrator
208-448-2123, Ext 130
www.priestriver-id.gov

Priest River Comprehensive Plan Map



Janna Brown

From: DEQ Comments <deqcomments@deq.idaho.gov>
Sent: Friday, October 9, 2026 8:30 AM
To: Planning
Subject: RE: Request for Agency Review & Comment – Due by November 2, 2026 – File AM0007-24 Bonner County Planning

Follow Up Flag: Follow up
Flag Status: Flagged

Good Morning,

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: Planning <Planning@bonnercountyid.gov>
Sent: Tuesday, October 6, 2026 2:16 PM
To: Planning <Planning@bonnercountyid.gov>
Cc: Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Planning <Planning@bonnercountyid.gov>; Maya Johnson <maya.johnson@bonnercountyid.gov>
Subject: Request for Agency Review & Comment – Due by November 2, 2026 – File AM0007-24 Bonner County Planning

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.

You are invited to comment on this application, your comments must be received by the Bonner County Planning Department by **5 p.m. November 2, 2026**. 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.

Have a wonderful day!

Maya Johnson

From: Horsmon,Merritt <merritt.horsmon@idfg.idaho.gov>
Sent: Thursday, October 22, 2026 12:17 PM
To: Planning
Subject: RE: Request for Agency Review & Comment – Due by November 2, 2026 – File AM0007-24 Bonner County Planning

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: Planning <Planning@bonnercountyid.gov>
Sent: Tuesday, October 06, 2026 2:16 PM
To: Planning <Planning@bonnercountyid.gov>
Cc: Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Planning <Planning@bonnercountyid.gov>; Maya Johnson <maya.johnson@bonnercountyid.gov>
Subject: Request for Agency Review & Comment – Due by November 2, 2026 – File AM0007-24 Bonner County Planning

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.

You are invited to comment on this application, your comments must be received by the Bonner County Planning Department by **5 p.m. November 2, 2026**. 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.

Have a wonderful day!

Janna Brown

From: Bates, Luke <Luke.Bates@idwr.idaho.gov>
Sent: Wednesday, October 7, 2026 10:46 AM
To: Planning
Subject: RE: Request for Agency Review & Comment – Due by November 2, 2026 – File AM0007-24 Bonner County Planning

REF: AM0007-24

TO: Bonner County Planning Department

Good morning,

Idaho Department of Water Resources (IDWR) – Northern Regional Office doesn't have any comments for the proposed application, as it isn't within IDWR's jurisdiction.

Thank you for the opportunity to comment,

Luke Bates – Sr Water Resource Agent
Idaho Department of Water Resources
Northern Regional Office
208-762-2817
7600 N Mineral Dr Suite 100 Coeur D Alene ID 83815-7763

From: Planning <Planning@bonnercountyid.gov>
Sent: Tuesday, October 6, 2026 2:16 PM
To: Planning <Planning@bonnercountyid.gov>
Cc: Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Planning <Planning@bonnercountyid.gov>; Maya Johnson <maya.johnson@bonnercountyid.gov>
Subject: Request for Agency Review & Comment – Due by November 2, 2026 – File AM0007-24 Bonner County Planning

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.

You are invited to comment on this application, your comments must be received by the Bonner County Planning Department by **5 p.m. November 2, 2026**. 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.

Have a wonderful day!

Thank you,

Appendix C – Public Comment Analysis – Part A

Noticed on July 15, 2026

Review of Public Comments Received Through 2/15/25

Name	Date Rec'd	Specific Concerns: No Change to Priest Lake	No Change to Other Water Areas	Landslide, Flood, Errosion, Wildfire Risks	Preserve/Protect Water, Wetlands & Shorelines	Preserve/Protect Forests	Preserve/Protect Wildlife & Fisheries	Preserve/Protect Open Space, Open Skies	Preserve/Protect Farmland/Agriculture	Engineering Stds over 3000 ft.	Preserve Rural Character	Minimize Density	Restrict Frequent Land Use Map Amendments	Restrict Mixed Use, Mining, Industry	Land Use Designations: Remote Forest	Rec Resort	Mixed Use/Transition	Alpine	Rural Residential	Ag/Frest	Neighborhood Commercial	Suburban	Infrastructure Concerns: Roads, Traffic	Emergency Service	Urban Services	Water Availability & Capacity	Concern with IDEQ, Pandandle	Septic/Sewer Capacity	Other/Comments
Alan Rhodes		☑	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	
Alex		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Alex Scarpeli		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Alexis Gales	2/12/2025	☑	☑	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☑	☑	☑	☐	☑	
Ali & Calvin Wheat	2/11/2025	☑	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
alicia Best		☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	
Amy Anderson / Selkirk Conservation Alliance	2/14/2025	☑	☑	☑	☑	☑	☑	☑	☑	☑	☐	☐	☑	☑	☐	☑	☐	☐	☐	☐	☐	☐	☑	☑	☑	☑	☑	☑	
Amy Anderson / Selkirk Conservation Alliance	2/19/2025	☑	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Amy Rudolf	2/14/2025	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	Enforce zoning
Andrew McLeod	2/11/2025	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	Questions
Ann and Alan Switzer	2/6/2025	☑	☐	☐	☐	☐	☑	☐	☐	☐	☐	☑	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Ann McKinstry	2/7/2025	☑	☐	☑	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☑	☑	☑	☐	☑	☐	☑	
Arleen Lothian	2/15/2025	☐	☐	☑	☑	☐	☐	☑	☐	☑	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☑	☑	☐	☐	☐	☑	☑	☑	Provide incentives
Arnold M Beresford		☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☑	☐	☐	☐	☑	☐	☐	☐	☐	☑	
B. Klind		☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Barbara Batey	2/21/2025	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Barbara Egolf		☑	☐	☑	☑	☑	☑	☐	☐	☐	☐	☑	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	
Barbara Miller	2/10/2025	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	
Barbara Rawlinson	2/7/2025	☑	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Barron Sachse		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☑	☐	☐	☐	☐	☐	☐	☐	
Ben Lindgren		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Bernard D. Messer, Sheryl Messer, Keith Felts, Danielle Kins, Kyle Mangum,	2/10/2025	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☑	☑	☐	☑	☐	☐	☐	☐	☐	
Beth Fergin	2/13/2025	☑	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Betsy Miller	2/9/2025	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Betsy O'Halloran	2/12/2025	☐	☐	☐	☑	☐	☑	☐	☐	☐	☐	☑	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Betsy O'Halloran	2/20/2025	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Betsy Stansell	2/14/2025	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Betty Anderson		☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☑	☐	☐	☑	☑	☐	☐	☐	☐	☑	☑	☑	
Betty Gardner		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☑	☐	☐	☐	☑	☑	Enforce zoning
Beverly J. Hannon	2/12/2025	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Beverly Mitchell	2/5/2025	☐	☐	☑	☑	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Beverly Newsham	1/31/2025	☑	☑	☐	☑	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	
Bill and Cheryl Papesh	2/11/2025	☑	☑	☐	☑	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☑	☑	☐	☑	☐	☑	
Bill and Sandra Dodge	2/10/2025	☑	☐	☑	☑	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☑	☑	☐	☑	☐	☑	
Bill and Terri Batdorf	9/28/2024	☐	☐	☐	☐	☐	☐	☑	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☑	☐	☐	☐	☐	☐	
Bill Papesh	2/13/2025	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	No letter attached
Bob and Phyllis Staats	2/4/2025	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	No asphalt plant
Brad McMullen	2/10/2025	☑	☐	☐	☑	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Brandon Cramer	2/15/2025	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☑	☐	☐	☐	☐	☑	☑	☐	☐	☑	☐	☐	☐	☐	☐	No asphalt plants
Brent Richards		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☑	☐	☐	☐	☐	☐	☐	☐	☑	
Brett Chambers	2/11/2025	☑	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Brian M Steckler		☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	
Brian Player	2/7/2025	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	No asphalt plant
Bruce & Sandra (Stejer) Olgard	2/9/2025	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☑	☐	☐	☐	☐	☐	☑	☑	☑	☑	☑	☐	☑	
Bruce and Rosemary Yocum	2/7/2025	☑	☐	☐	☐	☐	☑	☐	☐	☐	☐	☑	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	
Bruce D. Thorn	2/14/2025	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Bryan and Kaye Ross	2/4/2025	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	No asphalt plant
Cal and Amy Larson	2/6/2025	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Carol Holmes	7/16/2024	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Carol Nicol Valk	2/12/2025	☑	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Carter Payne	12/1/2024	☑	☐	☐	☑	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Cathy Emerson	2/12/2025	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Charles A. Simpson and Anne Snelgrove	1/22/2025	☑	☐	☐	☑	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☑	☐	☐	☑	☐	☑	
Chase Tigert	2/11/2025	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	No asphalt plant
Chelsie Coon	2/8/2025	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Chery Dunnington	2/11/2025	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Chris and Clara Reisenauer	2/9/2025	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Chris Hansen	2/11/2025	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Christa Shanaman		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☑	☐	☐	☐	☐	☐	☐	☑	
Christina		☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Christine Sandahl	2/9/2025	☐	☐	☐	☑	☐	☑	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	Provide incentives

Public Comments	505	% of Total
No Change to Priest Lake	273	54.06%
No Change to Other Water Areas	62	12.28%
Landslide, Flood, Errosion, Wildfire Risks	55	10.89%
Preserve/Protect Water, Wetlands & Shorelines	174	34.46%
Preserve/Protect Forests	32	6.34%
Preserve/Protect Wildlife & Fisheries	82	16.24%
Preserve/Protect Open Space, Open Skies	30	5.94%
Preserve/Protect Farmland/Agriculture	17	3.37%
Engineering Stds over 3000 ft.	24	4.75%
Preserve Rural Character	45	8.91%
Minimize Density	76	15.05%
Restrict Frequent Land Use Map Amendments	6	1.19%
Restrict Mixed Use, Mining, Industry	17	3.37%
Remote Forest	20	3.96%
Rec Resort	304	60.20%
Mixed Use/Transition	58	11.49%
Alpine	6	1.19%
Rural Residenital	71	14.06%
Ag/Frest	83	16.44%
Neighborhood Commercial	28	5.54%
Suburban	57	11.29%
Roads, Traffic	95	18.81%
Emergency Service	59	11.68%
Urban Services	29	5.74%
Water Availability & Capacity	93	18.42%
Concern with IDEQ, Pandandle	36	7.13%
Septic/Sewer Capacity	127	25.15%

		Topics of Concern																											
		Specific Concerns													Land Use Designations								Infrastructure Concerns						
Name	Date Rec'd	No Change to Priest Lake	No Change to Other Water Areas	Landslide, Flood, Errosion, Wildfire Risks	Preserve/Protect Water, Wetlands & Shorelines	Preserve/Protect Forests	Preserve/Protect Wildlife & Fisheries	Preserve/Protect Open Space, Open Skies	Preserve/Protect Farmland/Agriculture	Engineering Stds over 3000 ft.	Preserve Rural Character	Minimize Density	Restrict Frequent Land Use Map Amendments	Restrict Mixed Use, Mining, Industry	Remote Forest	Rec Resort	Mixed Use/Transition	Alpine	Rural Residential	Ag/Frost	Neighborhood Commercial	Suburban	Roads, Traffic	Emergency Service	Urban Services	Water Availability & Capacity	Concern with IDEQ, Pandandle	Septic/Sewer Capacity	Other/Comments
Chuck & Tracy Tigert	2/5/2025																✓												No asphalt plant
City of Priest River	2/13/2025																												Minimize density without services
Claudia Stern	2/10/2025	✓		✓	✓							✓				✓							✓					✓	
Cogswell Family	2/12/2025	✓														✓													
Craig and LaVonne Bartholomew	2/7/2025	✓														✓													
Craig Bader	2/7/2025	✓	✓		✓																		✓	✓		✓		✓	
Cris Currie		✓			✓											✓							✓			✓		✓	
cspolello	2/13/2025	✓		✓	✓		✓					✓				✓							✓						
Curtis and Erika Hennings	2/14/2025	✓			✓											✓							✓						
Curtis Wickre MD & Nancy Wickre	2/9/2025	✓														✓													
Cynthia Mason	2/5/2025	✓	✓								✓					✓													
Cynthia Sullivan	2/12/2025	✓			✓		✓									✓													
D F																				✓									
Dan and Jonna Plante	2/19/2025										✓	✓		✓			✓		✓	✓									Subarea plans do not represent all county citizens
Dana and Steve Graff	2/17/2025	✓														✓													
Dana Anderson	2/11/2025													✓			✓												No asphalt plant
Daniel Britt							✓	✓			✓					✓				✓									
Daniel Haley		✓			✓											✓			✓				✓			✓			
Darcy and Dan Johnson					✓										✓	✓				✓				✓		✓		✓		
Dave Bowman	8/19/2024						✓	✓			✓	✓							✓	✓				✓	✓	✓			
Dave Bowman	8/22/2024																												Suggested edits to Comp Plan
Dave Bowman	9/3/2024																		✓	✓									
Dave Bowman	2/13/2025	✓	✓								✓						✓		✓	✓									No asphalt plant, Land Use edits
Dave Fasules and Stasia Warren	2/13/2025	✓										✓				✓												✓	Enforce zoning
Dave Fisher																✓	✓		✓										
Dave Jefffries	2/14/2025	✓			✓											✓													
Dave Morris				✓																		✓		✓					
David and Laura Westbrook	2/11/2025	✓														✓													
David Hunt,	2/5/2025	✓	✓		✓		✓									✓						✓	✓	✓	✓			✓	12/5/comments as well
David M. Stevens	2/9/2025	✓														✓													
David Scott	2/9/2025	✓			✓											✓													
David Zahler	2/9/2025	✓														✓													
Dawn Hirakawa	2/14/2025	✓			✓		✓									✓							✓	✓		✓			✓	
Dawn mehra	2/4/2025				✓		✓	✓																					Provide incentives
Dax Presuto	1/9/2025	✓			✓	✓	✓									✓													
Dax Presuto		✓			✓		✓								✓	✓					✓				✓				
Dean Fiedler	2/8/2025			✓	✓					✓																			
Dennis and Ann Kukuk		✓														✓										✓		✓	
Dennis and Julie Ballo	2/11/2025	✓														✓										✓		✓	
Denny Christenson	2/20/2025	✓														✓													
Derek Mulgrew																✓				✓		✓							
Desiree Mangum	9/28/2024					✓			✓																				
Diane Guffin	2/13/2025	✓			✓	✓	✓									✓												✓	
Diane Hadley	2/10/2025	✓														✓													
Diane Madoski	10/21/2024																												More workshops
Diane Madoski	2/11/2025																												Don't change to accomodate non-conforming
Diane Norell	2/13/2025	✓	✓		✓											✓							✓	✓		✓			
Diane Wheeler																				✓			✓			✓	✓	✓	
Dick and Lynda Schuerman	2/10/2025	✓														✓													
Don and Elaine Widman	2/13/2025	✓														✓													
Don and Nora Budig	2/12/2025	✓														✓													
Don Benton	2/14/2025	✓														✓													
Don Coon	2/8/2025	✓														✓													
Donald Blaese											✓											✓							
Donna Flood	2/7/2025																	✓		✓									
Donna Herak	2/14/2025	✓		✓	✓		✓				✓	✓				✓							✓	✓		✓		✓	
Donna M Haas'	2/6/2025	✓														✓													
Dormar Land Management, LLLP; Byron Ruen, General Partner																✓			✓										
Doug Caldwell, Terry Sparks	2/12/2025																												not for this development.
Drew					✓																✓		✓					✓	
Elena Badillo	2/6/2025			✓	✓					✓																			
Elise Tuma	1/25/2025				✓													✓											No asphalt plant

		Topics of Concern																													
		Specific Concerns													Land Use Designations									Infrastructure Concerns							
Name	Date Rec'd	No Change to Priest Lake	No Change to Other Water Areas	Landslide, Flood, Errosion, Wildfire Risks	Preserve/Protect Water, Wetlands & Shorelines	Preserve/Protect Forests	Preserve/Protect Wildlife & Fisheries	Preserve/Protect Open Space, Open Skies	Preserve/Protect Farmland/Agriculture	Engineering Stds over 3000 ft.	Preserve Rural Character	Minimize Density	Restrict Frequent Land Use Map Amendments	Restrict Mixed Use, Mining, Industry	Remote Forest	Rec Resort	Mixed Use/Transition	Alpine	Rural Residential	Ag/Frost	Neighborhood Commercial	Suburban	Roads, Traffic	Emergency Service	Urban Services	Water Availability & Capacity	Concern with IDEQ, Pandandle	Septic/Sewer Capacity	Other/Comments
Elissa Guidos	2/5/2025	☐	☐	☐	☑	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	Provide incentives
Elizabeth O'Halloran	11/29/2024	☑	☐	☐	☑	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Ellie Burnside	2/5/2025	☐	☐	☑	☑	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Eric and Jennifer Corwin	2/1/2025	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☑	
Eric Hesse	2/8/2025	☑	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Eric Papesh	2/12/2025	☑	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☑	☑	☑	☑	☐	☑		
Erik Brubaker		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☑	☐	☐	☑	☐	☐	☐		
Eva Whitehead		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐		
Fred Enlow	2/7/2025	☑	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	
Gabe Sellers		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☑	☐	☐	☐	☐	☐	☐	☐	☐		
Gail miller	2/8/2025	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Gary Kowall	2/13/2025	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Gary Van Stone		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Gayl Downard	2/7/2025	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☑	☑	☐	☐	☐	☑	☑	☑	☑	
Gene and Kay Merica	11/30/2024	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Gene and Kay Merica,	2/9/2025	☑	☑	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
George Gehrig	2/14/2025	☑	☑	☐	☑	☑	☑	☑	☐	☑	☐	☐	☐	☐	☐	☑	☑	☐	☐	☐	☑	☑	☐	☐	☐	☐	☑	☐	Provide incentives	
George Ulma	2/7/2025	☑	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☑	☑	☐	☐	☑	☐	☐	☑	
Gerard and Sherry Dougherty	9/22/2024	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☑	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	
Gib & Liz Aspen	2/13/2025	☑	☐	☐	☑	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Gillian Murphy	2/12/2025	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Glenn Lefebvre		☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Graden Quist	2/7/2025	☐	☐	☑	☑	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Greg and Joy Ellsworth	1/18/2025	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
GREG THROOP	2/9/2025	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Gregg and Sharon Kahler	2/11/2025	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	No asphalt plant
Halil Demir	2/10/2025	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Heidi McCormick	2/11/2025	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Heidi Stoll	2/7/2025	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	
Helen Hawley	2/11/2025	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☑	☑	☐	☐	☐	☑	☐	☑	
Holly Banning	2/12/2025	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☑	☐	☐	☑	☐	☐	☐	☐	☐	☐	No asphalt plant
Holly Banning		☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☑	☐	☐	☐	☐	☑	☐	☐	☑	No asphalt plant
Houston Stockton	1/16/2025	☑	☑	☐	☑	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☑	☑	☐	☑	☐	☐	☑	
Jack Corbin	12/8/2024	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Jack Johnson		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☑	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	
Jack Robinson	2/17/2025	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Jacqueline and Ricki Englert	2/20/2025	☑	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Jacqueline Englert		☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Jake Weimer		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☑	☑	☐	☑	☐	☐	☐	☑	☐	☑		
James and Sherri Kiehn	2/7/2025	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
James Ide	1/21/2025	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	Personal request for change
James Ide, Trustee Bear Paw Ranch Trust		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	
James Lea	1/26/2025	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	
James Morse		☑	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☑	
James R. Hinz	2/8/2025	☑	☐	☐	☑	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☑	☑	☐	☑	☐	☐	☑	
James Robertson		☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☑	☑	☐	☑	☑	☑	☐	☑	☐	☐	☐	☐	☐	☐	
Jamie Dockins		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	
Jamie McGinnis-Green	2/8/2025	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Jamie Reisner	2/13/2025	☐	☐	☐	☐	☑	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	Written letter
Jan Boll & Jennifer Watts	2/13/2025	☑	☑	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☑	☑	☑	☑	☑	☐	☑		
Jan Peterson		☑	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☑	☐	☑	☐	☑		
Jan Waldrup	2/10/2025	☐	☐	☑	☑	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Janae Dale	2/4/2025	☐	☐	☑	☑	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Janae M. & John E. Dale	11/30/2024	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Janet Russell and Andy Bright	2/7/2025	☑	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	
Janice & Gary Weems	2/13/2025	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Janice Kile	2/5/2025	☑	☐	☐	☑	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Janis Houghton	2/14/2025	☑	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	
Jay Allen		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☑	☑	☐	☑	☐	☐	☐	☑	☐	☑	No density around cities	
Jean Gerth	12/8/2024	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Jean Gerth	2/8/2025	☑	☑	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Jeff Armstrong		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	

		Topics of Concern																													
		Specific Concerns													Land Use Designations									Infrastructure Concerns							
Name	Date Rec'd	No Change to Priest Lake	No Change to Other Water Areas	Landslide, Flood, Errosion, Wildfire Risks	Preserve/Protect Water, Wetlands & Shorelines	Preserve/Protect Forests	Preserve/Protect Wildlife & Fisheries	Preserve/Protect Open Space, Open Skies	Preserve/Protect Farmland/Agriculture	Engineering Stds over 3000 ft.	Preserve Rural Character	Minimize Density	Restrict Frequent Land Use Map Amendments	Restrict Mixed Use, Mining, Industry	Remote Forest	Rec Resort	Mixed Use/Transition	Alpine	Rural Residential	Ag/Frost	Neighborhood Commercial	Suburban	Roads, Traffic	Emergency Service	Urban Services	Water Availability & Capacity	Concern with IDEQ, Pandandle	Septic/Sewer Capacity	Other/Comments
Jeff Kyle		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Jeff Weimer		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☑	☐	☐	☑	☑	☐	☑	☑	☐	☑	☑	☐	☐	☑	
Jeff Wiley		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Jenay Zahler	2/10/2025	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Jenna Bowers	2/7/2025	☑	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Jennifer & Rick Cramer	7/15/2024	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Jennifer Brumley	2/13/2025	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Jennifer Cramer		☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☑	☐	☐	☑	☑	☐	☐	☐	☐	☐	☑	
Jeremy Brown		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Jeremy Dunn		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Jeremy Grimm		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☑	☑	☐	☐	☐	☐	
Jerry Dicker		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☑	☐	☐	☐	☑	☑	☐	☐	☐	☐	Increase density
Jesse Kinnison	2/24/2025	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Jill Weimer		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☑	☐	☑	☐	☐	☐	☐	
Jim Bell	2/2/2025	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Jim Hinz	2/20/2025	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Joel Spencer		☑	☐	☑	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Joey Logue		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
John David Hungate	1/23/2025	☑	☐	☑	☑	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	
John Edward Budrow		☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
John Grollmus	2/5/2025	☑	☑	☐	☑	☐	☐	☐	☐	☑	☐	☑	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
John Hammarlund	2/12/2025	☑	☑	☐	☑	☐	☑	☐	☐	☐	☐	☑	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☑	☑	☐	☑	☐	☐	☑	
John L Forney		☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☑	☐	☐	☐	☑	☑	☐	☑	☐	☐	☑	
John Shuster	2/14/2025	☑	☐	☐	☑	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☑	☑	☐	☑	☐	☐	☑	
John Shuster & Dawn Hirakawa	2/14/2025	☑	☐	☐	☑	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☑	☑	☐	☑	☐	☐	☑	
John Stockton	1/16/2025	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☑	☑	☐	☑	☐	☐	☑	
John Stockton	2/20/2025	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
John Wallingford		☑	☐	☑	☑	☑	☑	☑	☐	☐	☐	☐	☐	☐	☑	☑	☐	☑	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	Enforce zoning
Johnny and Carol Hanson	2/14/2025	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Jon Hagadone	2/4/2025	☑	☑	☐	☐	☐	☐	☐	☐	☐	☑	☑	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Jon Hagadone		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	No asphalt plant
Jon R. and Solveig L. Miller	2/4/2025	☑	☐	☐	☑	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☑	
Jon stone	2/10/2025	☑	☑	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☑	☑	☐	☑	☐	☐	☑	
Jonathan Lyman		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☑	☐	☐	☑	
Jonathan McCormick		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Jonathan Quinn-Hurst, Quinn-Hurst Trust		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Jonna and Dan Plante	1/22/2025	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☑	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☑	☐	No asphalt plant
Jonna Plante	2/12/2025	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	No asphalt plant
Jonna Plante		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Joselle Lee-Chao	2/10/2025	☑	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	Enforce zoning
Judi Morse	2/13/2025	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	File not attached
Judy Butler	2/8/2025	☐	☐	☐	☑	☐	☑	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	Provide incentives
Judy Reilly	2/9/2025	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☑	☑	☐	☐	☑	☐	☑	☑	
Judy Totten		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Judy Van Vleet		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	
Judy York,	8/30/2024	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	Delay workshops until map updated
Jukie		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Julie		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Julie R Rice	2/13/2025	☑	☐	☐	☑	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Kaniksu Land Trust		☑	☑	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Karen Kelly	9/3/2024	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☑	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	Remove Rural Service Centers
Karen Kelly	10/14/2024	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	More public workshops
Karen Kelly	11/15/2024	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Karen kelly		☑	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☑	☐	☑	☑	☐	☑	☐	☐	☐	☑	☐	☑	☐	☐	
Karin Beno		☐	☐	☑	☑	☑	☑	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☑	☐	☐	☑	☑	☑	☑	☐	☐	☐	Remove vagueness from Plan language
Kathleen Kozak		☑	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☑	☐	☐	☐	☑	☐	☐	☑	☑	☐	☐	☐	☐	☐	Schools
Kathleen Lange	2/3/2025	☐	☐	☑	☑	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Kathlyn Lucas	2/11/2025	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☑	☑	☐	☐	☐	☐	☑	
Kathrene Fry	2/5/2025	☑	☑	☐	☑	☐	☐	☐	☐	☐	☑	☑	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Kathy Coon	2/10/2025	☑	☐	☐	☑	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☑	☑	☐	☑	☐	☐	☑	
Katie Botkin	12/5/2024	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	Add presentation to workshops
Kay Nelson	2/12/2025	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	

		Topics of Concern																												
		Specific Concerns													Land Use Designations									Infrastructure Concerns						
Name	Date Rec'd	No Change to Priest Lake	No Change to Other Water Areas	Landslide, Flood, Errosion, Wildfire Risks	Preserve/Protect Water, Wetlands & Shorelines	Preserve/Protect Forests	Preserve/Protect Wildlife & Fisheries	Preserve/Protect Open Space, Open Skies	Preserve/Protect Farmland/Agriculture	Engineering Stds over 3000 ft.	Preserve Rural Character	Minimize Density	Restrict Frequent Land Use Map Amendments	Restrict Mixed Use, Mining, Industry	Remote Forest	Rec Resort	Mixed Use/Transition	Alpine	Rural Residential	Ag/Frost	Neighborhood Commercial	Suburban	Roads, Traffic	Emergency Service	Urban Services	Water Availability & Capacity	Concern with IDEQ, Pandandle	Septic/Sewer Capacity	Other/Comments
Keith and Joyce Wilkens	2/11/2025	☑	☑	☐	☑	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☑	☑	☑	☑	☐	☑	
Kevin B.C. Rogers		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☑	☐	☐	☑	☐	☐	☑	☐	☑	☐	☐	☐	
Kevin Holling	2/11/2025	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Kevin Sheffield	2/14/2025	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Kevin Walker	2/13/2025	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Kim Grollmus	2/3/2025	☐	☐	☐	☑	☑	☑	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	Provide incentives
Kris Ellingson	2/7/2025	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Kristi Sams	1/21/2025	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	No change to the plan
Kristina Kingsland	7/23/2024	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☑	☑	
Kristopher James		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☑	☐	☐	☐	☐	☐	☐	☐	☐	
Kyle Eichelberger		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☑	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	
Kylie Hoepfer	2/10/2025	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
la reams	2/4/2025	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☑	☐	☑	☐	☐	☑	☑	☑	
Lana Kay Hanson		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☑	☐	☐	☑	☐	☐	☐	☐	☐	☐	
Lance von Marbod		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Larry and Michelle Burtness	1/16/2025	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Larry Wendlandt	2/14/2025	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☑	
Laura Kelsch	2/16/2025	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Laura siering	2/10/2025	☑	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Laurie Foutty	2/12/2025	☐	☐	☑	☑	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Laurie Foutty		☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	
Lawrence Gruber	2/9/2025	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	No asphalt plant
LCB		☐	☐	☐	☐	☑	☐	☑	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Leslee Schoengold	2/9/2025	☑	☐	☐	☑	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
lesley bahner		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	No asphalt plant
Liam Archer Lundberg	2/6/2025	☑	☐	☐	☑	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Linda & Maurice Dunn	2/4/2025	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	No asphalt plant
Linda Davis	2/5/2025	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☑	☑	☐	☐	☐	☑	☑	☑	
Linda Elsa	2/9/2025	☑	☑	☐	☑	☐	☐	☐	☐	☐	☑	☑	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Linda Partoll	2/14/2025	☑	☐	☐	☑	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☑	☑	☐	☑	☐	☑	
Lindea Kirschner	2/3/2025	☐	☐	☑	☑	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Lindsay Stockton Braun	1/16/2025	☑	☑	☐	☑	☐	☑	☐	☐	☐	☐	☑	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☑	☑	☐	☑	☐	☑	
Liz Aspen	2/8/2025	☑	☐	☐	☑	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Lorel Boas	2/11/2025	☐	☐	☑	☑	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Lori Sharapata		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Lorriane Wagner	2/10/2025	☑	☐	☐	☑	☐	☑	☐	☐	☐	☐	☑	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☑	Schools
Lynda Thurman		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☑	☐	☐	☐	☐	☐	☐	
Lynn Hungate Desmone	1/22/2025	☑	☐	☐	☑	☐	☑	☐	☐	☐	☐	☑	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	
Lynn Olafson	2/4/2025	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☑	☑	☐	☐	☐	☑	☐	☑	
Lynn Ormsby	2/11/2025	☑	☐	☐	☑	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☑	☑	☐	☑	☐	☑	
Maia Gaddess	2/3/2025	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☑	☑	☐	☐	☐	☑	☐	☑	
Makayla Sundquist	2/4/2025	☑	☑	☐	☑	☐	☐	☐	☐	☐	☑	☑	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Mandy Latchu	2/15/2025	☐	☐	☑	☑	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Mandy Latchu	2/15/2025	☐	☐	☑	☑	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Marcia First	2/5/2025	☑	☐	☐	☑	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☑	
Margaret Southstone		☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	
Marianne Coon		☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	
Marianne Mclaughlin	2/8/2025	☑	☐	☐	☑	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Mark and Lorraine Fisher	2/10/2025	☑	☐	☑	☑	☑	☑	☐	☐	☐	☐	☑	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☑	☑	☐	☐	☐	☑	
Mark Linscott		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	
Mark Mifflin	2/14/2025	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☑	
Mark Mifflin	2/14/2025	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☑	☐	☐	☑	☑	☑	
Mark West	2/12/2025	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	No asphalt plant
Marlene Schaper	2/13/2025	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Marty Betts	2/7/2025	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	
Marty Betts		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	Enforce zoning
Mary and Chad Crow	2/13/2025	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Mary E. Pugel	2/5/2025	☑	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Mary Ennis	2/4/2025	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	No asphalt plant
Mary O'Byrne		☑	☐	☑	☑	☐	☑	☐	☐	☐	☐	☑	☐	☐	☑	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Mary Rowe	2/8/2025	☑	☑	☐	☑	☐	☐	☐	☐	☐	☑	☑	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Mathew may		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	

		Topics of Concern																													
		Specific Concerns													Land Use Designations									Infrastructure Concerns							
Name	Date Rec'd	No Change to Priest Lake	No Change to Other Water Areas	Landslide, Flood, Errosion, Wildfire Risks	Preserve/Protect Water, Wetlands & Shorelines	Preserve/Protect Forests	Preserve/Protect Wildlife & Fisheries	Preserve/Protect Open Space, Open Skies	Preserve/Protect Farmland/Agriculture	Engineering Stds over 3000 ft.	Preserve Rural Character	Minimize Density	Restrict Frequent Land Use Map Amendments	Restrict Mixed Use, Mining, Industry	Remote Forest	Rec Resort	Mixed Use/Transition	Alpine	Rural Residential	Ag/Frost	Neighborhood Commercial	Suburban	Roads, Traffic	Emergency Service	Urban Services	Water Availability & Capacity	Concern with IDEQ, Pandandle	Septic/Sewer Capacity	Other/Comments
Matt Linscott		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	
Matt Rudolf	2/14/2025	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	Enforce zoning
Matt Rudolf	2/19/2025	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	Thank you for Listening!!
Matt Wenman		☐	☐	☐	☑	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Merilee Conley	2/4/2025	☑	☑	☐	☑	☐	☐	☐	☐	☐	☑	☑	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Merilee Conley	2/4/2025	☑	☑	☐	☑	☐	☐	☐	☐	☐	☑	☑	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Meryl Kastin	2/10/2025	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☑	☑	☐	☐	☐	☑	☐	☑	☑	☑	
Meyla Bianco Johnston		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Michael and Nancy Murphy	2/13/2025	☑	☐	☐	☐	☑	☑	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Michael Boge	2/13/2025	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	Ignore Priest Lake Cabin Owners Association
Michael Kier		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	
Michael Kizer		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☑	☐	☐	☑	
Michael Sharapata		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Michael Stockton	1/23/2025	☑	☑	☐	☑	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☑	☑	☐	☑	☐	☐	☑	☑	
Michele and Lindsey Tucker	2/10/2025	☑	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☑	☑	☐	☐	☐	☐	☐	☑	
Michele Murphrey	2/7/2025	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Michelle Johnson	7/17/2024	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	More workshops
Michelle Johnson	2/12/2025	☑	☑	☑	☑	☑	☑	☑	☑	☑	☑	☑	☑	☑	☐	☑	☑	☑	☑	☑	☑	☑	☑	☐	☑	☑	☑	☑	☑	☑	No asphalt plant, enforce zoning, provide incentives
Michelle Johnson		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☑	☐	☑	☑	☑	☐	☑	☐	☐	☐	☐	☐	App problem, reduce vaque wording in Plan, enforce zoning
Michelle Moss	2/3/2025	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☑	☑	☐	☐	☐	☑	☐	☑	☑	☑	
Mike A. Nielsen	2/6/2025	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☑	
Mike and Shelley Budig	2/14/2025	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Mike belles		☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
mike gehin		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Mike Mclaughlin	2/7/2025	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Mike Murphy	2/13/2025	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Mike Settell	1/23/2025	☐	☐	☐	☑	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☑	☑	Enforce zoning
Mist Nicklas	2/8/2025	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Misty Thomas	2/5/2025	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Morgan Family		☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Mr. & Mrs. Gary L. Dimon	2/13/2025	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Mr. & Mrs. Gary L. Dimon	2/13/2025	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Mulgrew Capital LLC		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	
Murlaine Steckler		☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Nancy Gerth	11/30/2024	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Nancy Gilliam	7/16/2024	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☑	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Nancy Gilliam	8/15/2024	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Nancy Gilliam	9/5/2024	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	Enforce zoning
Nancy Gregoire	2/12/2025	☐	☐	☐	☑	☐	☑	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	Provide incentives
Nancy Wickre	2/8/2025	☑	☐	☐	☑	☐	☑	☐	☐	☐	☐	☑	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Nancy Yacovone		☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Neil Maris		☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Nevin Bryant	2/13/2025	☑	☑	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☑	☑	☐	☑	☐	☐	☑	☑	
NIcholas Graham	2/5/2025	☑	☐	☑	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Nicholas Stejer	2/9/2025	☑	☑	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☑	☑	☑	☑	☑	☑	☐	☑	☑	
Nick Oltean	12/11/2024	☑	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Pam Duquette	2/26/2025	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Pam Duquette		☑	☑	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☑	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Pamela Simone	2/7/2025	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Patti Mullane	2/5/2025	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	No asphalt plant
Paul Englert		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	
Paul McHugh		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Paul Schrader	2/9/2025	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Paul Sieracki		☑	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Paul Vandervert		☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Peggy Estey	2/10/2025	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Peter Adams	2/5/2025	☑	☐	☐	☑	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Peter Boas	2/11/2025	☐	☐	☑	☑	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Peter Bock	2/7/2025	☑	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☑	☑	☐	☑	☐	☐	☑	☑	
Peter Bock	2/13/2025	☑	☐	☑	☐	☐	☐	☐	☐	☐	☑	☑	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☑	☑	☐	☑	☐	☐	☑	☑	
Peter Mounsey		☑	☐	☑	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	Enforce zoning
pjm65@q.com	2/12/2025	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	

		Topics of Concern																												
		Specific Concerns													Land Use Designations									Infrastructure Concerns						
Name	Date Rec'd	No Change to Priest Lake	No Change to Other Water Areas	Landslide, Flood, Errosion, Wildfire Risks	Preserve/Protect Water, Wetlands & Shorelines	Preserve/Protect Forests	Preserve/Protect Wildlife & Fisheries	Preserve/Protect Open Space, Open Skies	Preserve/Protect Farmland/Agriculture	Engineering Stds over 3000 ft.	Preserve Rural Character	Minimize Density	Restrict Frequent Land Use Map Amendments	Restrict Mixed Use, Mining, Industry	Remote Forest	Rec Resort	Mixed Use/Transition	Alpine	Rural Residential	Ag/Frost	Neighborhood Commercial	Suburban	Roads, Traffic	Emergency Service	Urban Services	Water Availability & Capacity	Concern with IDEQ, Pandandle	Septic/Sewer Capacity	Other/Comments
Preston K. Andrews	2/14/2025				✓	✓	✓	✓	✓	✓			✓			✓			✓	✓	✓	✓					✓	✓	Provide incentives
Priscilla Smith-Hagadone	2/10/2025				✓			✓								✓					✓	✓				✓	✓	✓	
Rachael Lee											✓																			
Randall Towne		✓														✓														
Randy Jensen	2/10/2025	✓														✓														
Ray Wyman	2/7/2025	✓	✓		✓						✓					✓														
Regan Plumb	2/11/2025	✓	✓	✓	✓	✓		✓	✓							✓												✓	2005 Plan had better details
Renée Bookey		✓		✓												✓														
Richard and Kristen Winn	2/11/2025	✓														✓														
Richard and Sheila Rucker	2/7/2025	✓														✓														
Richard Gumaer	2/13/2025																												No attachment	
Richard Hash																✓													Question	
Richard Macdonald								✓														✓						✓		
Rick M															✓					✓			✓							
RL Davis	2/8/2025	✓														✓														
Robert and Georgene Bond	12/2/2024	✓		✓	✓											✓							✓	✓				✓		
Robert and Georgene Bond	12/12/2024	✓			✓		✓									✓							✓	✓		✓			✓	
Robert and Georgene Bond	2/19/2025	✓														✓														
Robert Buzzone	2/12/2025													✓			✓													
Robert Clark																			✓	✓										
Robert Craven	2/12/2025	✓					✓									✓														
ROBERT DIXON	2/8/2025	✓														✓														
Robert Johnson	2/12/2025	✓	✓			✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	No asphalt plant, enforce zoning, provide incentives
Robert Johnson																			✓										Enforce zoning code, reduce vague language in Plan
Robert Throop	2/13/2025																						✓	✓		✓		✓		
Robin Cravens																			✓	✓						✓				
Rod Barcklay	8/19/2024			✓	✓	✓	✓		✓				✓							✓			✓		✓					Regulate slash piles, clear language
Roger and Sandy Sparling	2/4/2025				✓		✓	✓			✓		✓						✓	✓						✓		✓		
Ronald F. McKay	2/4/2025	✓														✓														
Ronald F. McKay	2/12/2025	✓			✓											✓							✓						✓	
Ronald Mamajek	2/12/2025			✓	✓					✓																				
Russ Lundberg	2/10/2025	✓														✓														
Rusti Brookes	2/12/2025																✓												No asphalt plant	
Ryan McCrery	2/7/2025										✓			✓			✓												No asphalt plant	
Sabrina		✓	✓		✓	✓	✓	✓	✓					✓		✓	✓		✓	✓		✓	✓						No asphalt plant	
Sandria Cunningham	2/4/2025	✓	✓		✓						✓	✓				✓														
Sandy Sparling	7/25/2024					✓			✓		✓	✓												✓	✓	✓				
Sandy Sparling	9/20/2024																			✓										More workshops
Sandy Sparling	10/16/2024																												Workshops outside County bldg	
Sandy Sparling	2/3/2025				✓		✓	✓																					Provide incentives	
Sara Weaver-Lundberg	2/10/2025	✓														✓														
Sarah Moon	2/6/2025				✓		✓	✓																					Provide incentives	
Sarah Williams		✓	✓		✓	✓	✓	✓	✓								✓			✓	✓								
Scott and Jane Berglund	2/11/2025	✓			✓											✓														
Scott Chaffin	2/13/2025	✓														✓														
Sean O'Halloran	2/13/2025	✓			✓							✓				✓														
Sean Ormsby	2/13/2025	✓			✓								✓			✓							✓	✓		✓		✓		
Sean Richter																			✓	✓										
Shannon Ansbaugh	2/12/2025	✓			✓	✓	✓					✓				✓														
Shannon Wenman					✓		✓									✓			✓											
Sharon Morgan	2/13/2025	✓														✓														
Shawn Stewart	1/27/2025													✓				✓												
Sheila Newenham	2/6/2025	✓	✓		✓						✓	✓				✓														
Shelly Bacon		✓														✓														
Sherry Bennett	2/13/2025	✓			✓		✓									✓														
Sheryl Messer	7/16/2024																		✓	✓										
Shirley Krug Schattenkerk	1/10/2025	✓	✓									✓				✓							✓							
Sid Smith	2/7/2025	✓														✓							✓							
Stacy Schaefer	2/9/2025	✓														✓														
Stan Belitz	2/7/2025	✓														✓							✓							
Stefania West	2/12/2025																✓												No asphalt plant	
Stephanie Cole	2/13/2025		✓													✓														

		Topics of Concern																													
		Specific Concerns													Land Use Designations									Infrastructure Concerns							
Name	Date Rec'd	No Change to Priest Lake	No Change to Other Water Areas	Landslide, Flood, Errosion, Wildfire Risks	Preserve/Protect Water, Wetlands & Shorelines	Preserve/Protect Forests	Preserve/Protect Wildlife & Fisheries	Preserve/Protect Open Space, Open Skies	Preserve/Protect Farmland/Agriculture	Engineering Stds over 3000 ft.	Preserve Rural Character	Minimize Density	Restrict Frequent Land Use Map Amendments	Restrict Mixed Use, Mining, Industry	Remote Forest	Rec Resort	Mixed Use/Transition	Alpine	Rural Residential	Ag/Frost	Neighborhood Commercial	Suburban	Roads, Traffic	Emergency Service	Urban Services	Water Availability & Capacity	Concern with IDEQ, Pandandle	Septic/Sewer Capacity	Other/Comments
Stephen Smith	2/16/2025	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☑	☑	☐	☐	☐	☑	☐	☑			
Stephen Smith	2/16/2025	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☑	☑	☐	☐	☐	☑	☑	☑			
Sterling and Christine Polello	2/13/2025	☑	☐	☑	☑	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐			
Steve Clarke		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐			
Steve DeLong	1/18/2025	☑	☑	☐	☑	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☑	☐	☐	☑	☐	☑			
Steve Myers	1/30/2025	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐			
Steve Rice	2/13/2025	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐			
Steven Whitehead	9/23/2024	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐			
Steven Whitehead		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐			
Stuart & Pat Wagner	2/11/2025	☑	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☑			
Stuart Stejer	2/9/2025	☑	☑	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☑	☑	☐	☑	☐	☑			
sue fellows	2/11/2025	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☑	☑	☐	☐	☐	☑	☑	☑			
Sue Koller	2/9/2025	☑	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☑	☑	☑	☑	☑	☐	☑			
Summer Tigert	2/5/2025	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	No asphalt plant		
Susan Allen	2/13/2025	☐	☐	☑	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐			
Susan Bates-Harbuck	2/9/2025	☑	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐			
Susan Bates-Harbuck		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐			
Susan Brown	2/5/2025	☐	☐	☑	☑	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐			
Susan Brown	2/11/2025	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐			
Susan Drumheller	6/18/2024	☐	☐	☑	☑	☑	☑	☐	☑	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☑	☑	☑	☑	Survey data		
Susan Drumheller	8/19/2024	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☑	☐	☐	☐	☐	☐	☐	☐	Land Use edits		
Susan Drumheller	8/21/2024	☐	☐	☐	☐	☑	☐	☐	☑	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐			
Susan Drumheller	9/3/2024	☐	☐	☐	☑	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☑	☐	☐	☑	☐	☑	☐	☑	Edit to matrix		
Susan Drumheller	9/16/2024	☐	☐	☑	☑	☐	☐	☑	☑	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☑	☐	More workshops and incentives		
Susan Drumheller	9/23/2024	☑	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☑	☑	☐	☐	☐	☐	☐	☐	☐			
Susan Drumheller	2/19/2025	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	Allow view all public comments, no asphalt plant		
Susan Drumheller	2/13/2025	☑	☑	☑	☑	☑	☑	☑	☑	☑	☑	☑	☑	☐	☐	☑	☐	☑	☐	☑	☑	☑	☑	☐	☐	☑	☑	☑	No asphalt plant, less dense AoI, provide incentives		
Susan Drumheller	11/14/2024	☑	☑	☑	☑	☑	☑	☐	☑	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☑	☑	☐	☐	☐	☐	☑	☐	☑			
Susan Drumheller		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☑	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	No asphalt plant		
Susan Martin		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐			
Susan Short Castleberry	2/19/2025	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐			
Susan Short Castleberry	2/14/2025	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐			
Suzanne Gustafson	2/11/2025	☑	☐	☐	☑	☑	☑	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐			
Suzie Banzer	2/14/2025	☑	☑	☑	☑	☑	☑	☐	☐	☐	☐	☑	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐			
Sybil McCormack	2/7/2025	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐			
Tammy Stejer	2/10/2025	☑	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☑	☑	☑	☐	☑	☐	☑			
Ted Woodward		☑	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐			
Teresa Vanairsdale	2/10/2025	☑	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐			
Terri Myers	1/29/2025	☑	☑	☐	☑	☐	☐	☐	☐	☐	☑	☑	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐			
Terry A Meikle		☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐			
Theresa Didion	2/4/2025	☑	☑	☐	☑	☐	☐	☐	☐	☐	☑	☑	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐			
Theresa Hiesener		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☑	☑	☐	☑	☑	☑	☑	☑	☐	☐	☑	☐	☑			
Thomas A. Wolf	2/10/2025	☑	☐	☐	☑	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐			
Tim Bennett	2/13/2025	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐			
Tim Groenig		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☑	☐	☐	☐	☐	☐	☐			
Timothy Mahoney	2/12/2025	☐	☐	☑	☑	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☑	☑	☐	☑	☐	☑			
To: info@kivatherapeutics.com	2/13/2025	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐			
Tom Puckett		☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☑	☐	☐	☐	☐	☐	Increase density		
Tom Budig	2/10/2025	☑	☐	☑	☑	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑			
Tom Horton	2/7/2025	☑	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☑			
Tom Renzi		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐			
Tom Walton	2/8/2025	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	No asphalt plant, enforce zoning		
Tony Riccelli	1/23/2025	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐			
Tony Riccelli		☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐			
Tory Daniewicz		☑	☐	☐	☑	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☑			
Travis Butz		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐			
Trent Anderson	2/9/2025	☑	☑	☐	☑	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☑	☐	☐	☐	☐	☐	☑	☑	☑	☑	☑	☐	☑			
Trish Cromer	2/13/2025	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐			
Trisha Miller	2/7/2025	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	No asphalt plant		
Trout Unlimited	2/13/2025	☐	☑	☐	☑	☐	☑	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑			
Trudy Atkinson	2/9/2025	☑	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐			
Turns East	2/7/2025	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☑	☑	☐	☐	☐	☑	☑	☑			

		Topics of Concern																													
		Specific Concerns														Land Use Designations									Infrastructure Concerns						
Name	Date Rec'd	No Change to Priest Lake	No Change to Other Water Areas	Landslide, Flood, Errosion, Wildfire Risks	Preserve/Protect Water, Wetlands & Shorelines	Preserve/Protect Forests	Preserve/Protect Wildlife & Fisheries	Preserve/Protect Open Space, Open Skies	Preserve/Protect Farmland/Agriculture	Engineering Stds over 3000 ft.	Preserve Rural Character	Minimize Density	Restrict Frequent Land Use Map Amendments	Restrict Mixed Use, Mining, Industry	Remote Forest	Rec Resort	Mixed Use/Transition	Alpine	Rural Residential	Ag/Frost	Neighborhood Commercial	Suburban	Roads, Traffic	Emergency Service	Urban Services	Water Availability & Capacity	Concern with IDEQ, Pandandle	Septic/Sewer Capacity	Other/Comments
Tye McGee		☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Tyler Ellis		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Valerie Mifflin	2/14/2025	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☑	
Vernon Yamashiro	2/6/2025	☑	☐	☐	☑	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Vikki Hernvall	2/13/2025	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Walter J Filipowski (Filipowski Family Trust)		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Wendy Cossette		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
William F. Ganz	2/10/2025	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	
William F. Ganz, MD		☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☑	
Zabrielle Dillon	2/9/2025	☐	☐	☐	☑	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☑	☑	☐	☐	☐	☑	☑	☑	☑	
		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
		☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	

Appendix C – Public Comment Analysis – Part B

Noticed on October 6, 2026

RAMSDEN, MARFICE, EALY & DE SMET, LLP

ATTORNEYS AT LAW

P.O. BOX 1336, COEUR D'ALENE, ID 83816 | 700 NORTHWEST BLVD, COEUR D'ALENE, ID 83814
E-MAIL: FIRM@RMEDLAW.COM | WEB: WWW.RMEDLAW.COM
TELEPHONE: 208-664-5818 | FACSIMILE: 208-664-5884

MICHAEL E. RAMSDEN, OF COUNSEL *
DOUGLAS S. MARFICE, OF COUNSEL *
MICHAEL A. EALY *
THERON J. DE SMET *
MARCUS E. JOHNSON *
JACK A. MOSBY *

* LICENSED IN ID & WA
§ LICENSED IN ID

MATTHEW C. NIEMELA *
ADAM R. KITZ *
NICOLE E. WAGONER §
WILLIAM F. BOYD, RET.
MICHAEL K. BRANSTETTER, RET.
TERRANCE R. HARRIS (1963-2021)

October 29, 2026

Sent via U.S. mail:

Bonner County Board of Commissioners
Attn: Ron Korn, Chair
1500 Hwy 2, Suite 308
Sandpoint, ID 83864

Re: ***File AM0007-24 – Bonner County Comprehensive Plan – Component Update – Land Use - OBJECTION***

To Whom It May Concern:

My firm represents Mark and Matthew Linscott regarding their family's properties along Highway 95, just north of Sagle, Idaho. Please consider this letter a formal objection to the Bonner County Board of Commissioners' actions regarding File AM0007-24 – Bonner County Comprehensive Plan – Component Update – Land Use.

As explained below, Mr. Linscott respectfully requests that the Bonner County Board of Commissioners (the "Board") reconsider its departure from the Planning Commission's Mixed-Use recommendation for property owned by my clients and their family.

Mr. Linscott owns approximately 430 acres along Highway 95 between Gun Club Road and Bottle Bay Road, just north of Sagle, ID: approximately 186 acres on the west side of the highway and approximately 244 acres on the east side of the highway. Attached as **Exhibit A** is a map depicting our clients' properties, outlined in blue (the "subject properties").

On August 25, 2026, a BOCC/Planning Commission Workshop was held at which Chairman Korn and Commissioner Domke were present, and Commissioner Williams was absent (Domke was present via Zoom). At approximately 32:02, Commissioner Domke expressed concern about making significant future land use changes along US-95 because of anticipated highway improvements. Attached hereto as **Exhibit B** is a map depicting a future Idaho

Transportation Department project along Highway 95. Importantly, the future project site runs directly through the subject properties.

At approximately 33:06, Matthew Linscott addressed the Board regarding the Planning Commission's recommendation and the characteristics of the subject properties. Mr. Linscott explained that the properties satisfied the relevant Mixed-Use descriptions and criteria. He also specifically offered **Neighborhood Commercial** as an alternative future land use designation. Neighborhood Commercial would accommodate commercial development without the industrial zoning contemplated under Mixed-Use, addressing concerns about potential industrial uses, including an asphalt plant.

Mr. Linscott also questioned why the Board was willing to consider additional Mixed-Use designations farther south along the same US-95 corridor while declining to consider similar treatment for the subject properties. The anticipated future highway improvements are not unique to the subject properties. Other properties along the corridor may also be affected by future highway expansion. Accordingly, the Board was presented with two potential alternatives to retaining the existing designations: the Planning Commission's formal Mixed-Use recommendation and the Neighborhood Commercial designation proposed during the workshop. Both warranted evaluation against the written designation criteria and the properties' actual characteristics.

Later, at approximately **39:12**, Commissioner Domke explained his opposition to encouraging additional development: "Uh the other thing is that if were encouraging a lot of development that's ultimately then gonna become eminent domain situation because ITD has showed us plans, and every conversation ITD and every traffic engineer whose been working with them on a project that Ive heard speak has said they're looking around a 10 year timeframe, Um so based on that information, all we'll be doing is causing more tax dollars to have to be spent to purchase land for the highway changes to occur if we're promoting a growth in an area that we know they're intending to go thru and modify."

Commissioner Domke concluded: "So, um, once again, I have no interest in making a change to what we have currently shown."

At approximately **40:21**, Chairman Ron Korn questioned this reasoning, noting that ITD would ultimately have to acquire the same amount of land regardless of the future land use designations.

At approximately **41:00**, Planning Commissioner Don Davis, a retired ITD engineer, clarified his understanding of Commissioner Domke's concern: "I think what Commissioner Domke is referring to is that the land use designation and/or zone may end up putting a higher value on the property."

Commissioner Domke immediately responded: **"Exactly."**

At approximately **42:20**, Commissioner Domke concluded: "So commissioner, for what it's worth, I have no intent of changing my mind, so if you want to continue to discuss it, we can, but I've made my position clear."

In the State of Idaho, a regulatory taking is a regulatory or administrative action resulting in deprivation of private property that is the subject of such action, whether such deprivation is total or partial, permanent or temporary, in violation of the state or federal constitution. Idaho Code § 67-8002(4). A non-categorical regulatory taking considers (1) the economic impact of the regulation; (2) the extent to which the regulation interferes with reasonable investment-backed expectations; and (3) the character of the government action. *City of Coeur D'Alene v. Simpson*, 142 Idaho 839, 136 P.3d 310 (2006) (quoting *Penn Cent. Transp. Co. v. New York City*, 438 U.S. 104, 98 S. Ct. 2646, 57 L. Ed. 2d 631, 1978 U.S. LEXIS 39, 8 ELR 20528, 11 ERC (BNA) 1801 (1978)).

In this case, the Board is considering retaining existing land use designations partly because of anticipated highway improvements that lack final design funding and may not be constructed for many years. This directly violates Idaho Code § 67-8002(4). The Board has knowledge of ITD's construction plans along Highway 95 just north of Sagle. The Board knows that ITD will exercise eminent domain over certain parcels of land, specifically the subject properties. At the same time, the Board acknowledged during the August 25 workshop that the area along Highway 95 will grow significantly in the future, calling for rezoning or re-designating land use descriptions. However, Commissioner Domke has taken the position that the Board should not encourage growth and should re-designate land use descriptions along Highway 95 because it will be more costly for ITD in the future.

Commissioner Domke's statements that the Board is aware of ITD's intention to acquire the land along Highway 95 through eminent domain in the future, and the Board's decision to prevent future growth by keeping the existing land use designations, deprive my client and his family of the full value of their property and reduce the expected just compensation they are entitled to, amounting to a non-categorical regulatory taking.

Additionally, the Planning Commission recommended Mixed-Use based upon an extensive planning process and the characteristics of the subject properties. The Board should evaluate its departure from that recommendation against the same descriptions, criteria, and previously adopted policies used to develop it. This is particularly important where other properties along US-95, possessing comparable transportation access, infrastructure, development characteristics, and potential exposure to future highway improvements, receive different future land use designations. The Equal Protection Clause of the Fourteenth Amendment and corresponding Idaho constitutional protections prohibit certain forms of arbitrary governmental discrimination. Although different land use designations do not independently establish an equal protection violation, materially different treatment of similarly situated properties warrants examination of the rational planning distinctions supporting that treatment.

The Planning Commission considered the County's economic development objectives and the recommendations of several subarea committees to concentrate and expand commercial and

industrial opportunities around existing development rather than encourage commercial sprawl. Notably, the Planning Commission's recommended Land Use Component and Map were circulated to the Idaho Transportation Department, which submitted no comments or objections concerning the proposed Mixed-Use designation of the subject properties.

The subject properties possess substantial characteristics supporting the Mixed-Use designation, including:

- Significant frontage along US-95, a major state highway corridor.
- Existing commercial zoning and longstanding commercial and industrial activities on portions of the western property, including an established gravel mining operation dating back decades.
- Established agricultural and commercial activities associated with the eastern properties.
- **Deeded commercial access rights to US-95 obtained through ITD, together with additional deeded highway approaches.**
- Existing electrical infrastructure, including industrial power availability, public water service connections, and established access.
- Proximity to the City of Sandpoint, existing commercial development, and fire protection services.
- Opportunities to expand and concentrate commercial and industrial development near existing uses, consistent with previously adopted economic development policies.

The proposed highway corridor improvements remain in a preliminary stage. ITD has developed concepts for future transportation improvements, including possible interchange and frontage road configurations. However, according to available ITD project information, funding has not been identified for final design or construction. The subject properties' owners also understand that the contemplated long-term corridor improvements are not presently included as a funded construction project in the current Idaho Transportation Investment Program (ITIP). ITD has described construction as potentially ten to fifteen years away, depending upon future funding and project development. No schedule for right-of-way acquisition affecting the subject properties has been established, and the final project footprint has not been determined. These circumstances make Commissioner Domke's stated reasoning particularly concerning. The County is engaged in adopting a Comprehensive Plan intended to guide future growth over an extended planning horizon. Yet the Board is considering retaining existing land use designations partly because of anticipated highway improvements that lack final design funding and may not be constructed for many years.

A possible future highway acquisition should not, without an independently supportable planning rationale, become the basis for discouraging otherwise appropriate private development throughout an indefinite planning period. The Board should not substitute anticipated eminent domain acquisition costs for an objective evaluation of whether the subject properties satisfy the applicable land use designation descriptions and criteria.

Requested Action

My clients respectfully request that the Board of County Commissioners:

1. **Adopt the Planning Commission's recommended Mixed-Use future land use designations** for the subject properties based upon their characteristics and the applicable designation descriptions and criteria.
2. Alternatively, evaluate the **Neighborhood Commercial designation** specifically proposed by Matthew Linscott during the August 25, 2026, workshop as a less intensive commercial alternative.
3. If the Board declines both alternatives, identify the planning considerations, adopted policies, and objective property characteristics supporting retention of the existing future land use designations.
4. Determine whether ITD requested, recommended, or otherwise communicated support for retaining the existing designations along this portion of the US-95 corridor and disclose any such communications.
5. Obtain clarification regarding the proposed highway project's funding status, ITIP status, final design schedule, anticipated right-of-way requirements, and potential acquisition timeline.
6. Evaluate the potential project influence and property-rights concerns raised by the August 25 workshop statements, including consideration of Idaho Code § 67-8003 and the Attorney General's Regulatory Takings Guidelines.
7. Include this objection, the relevant workshop transcript and timestamps, the Planning Commission's recommended map, and the accompanying exhibits in the official record for File AM0007-24 and the November 16, 2026, public hearing.

My clients do not oppose legitimate transportation planning or ITD's responsibility to address future highway needs. However, there is a substantial difference between planning for future highway improvements and declining to recognize otherwise appropriate land use opportunities because such recognition may increase the public cost of acquiring private property at some uncertain future date. Commissioner Domke's statements, together with his express agreement that a different land use designation could increase property values, raise a serious question about whether the County is attempting to preserve lower future acquisition costs by maintaining the existing Comprehensive Plan designations. The County should address that issue directly, rather than leaving it unresolved in the public record.

In closing, the subject properties possess established commercial and agricultural uses, deeded access rights, significant transportation frontage, existing infrastructure, and other characteristics relevant to the Mixed-Use criteria. The Planning Commission recommended Mixed-Use, ITD submitted no formal objection, and Mr. Linscott expressly offered Neighborhood Commercial as an alternative during the Board's workshop.

If the Board nevertheless elects to retain the existing designations, it should identify a legitimate land use planning rationale for doing so, independent of any desire to reduce the

compensation potentially payable to private property owners in future eminent domain proceedings.

My clients respectfully request that the Board consider and address these concerns before taking final action on the Land Use Component and Future Land Use Map.

Thanks and best regards,

/s/ Jack A. Mosby
Jack A. Mosby

NEW/ JAM /bp
enclosures
Cc: Matthew Linscott

Exhibit A

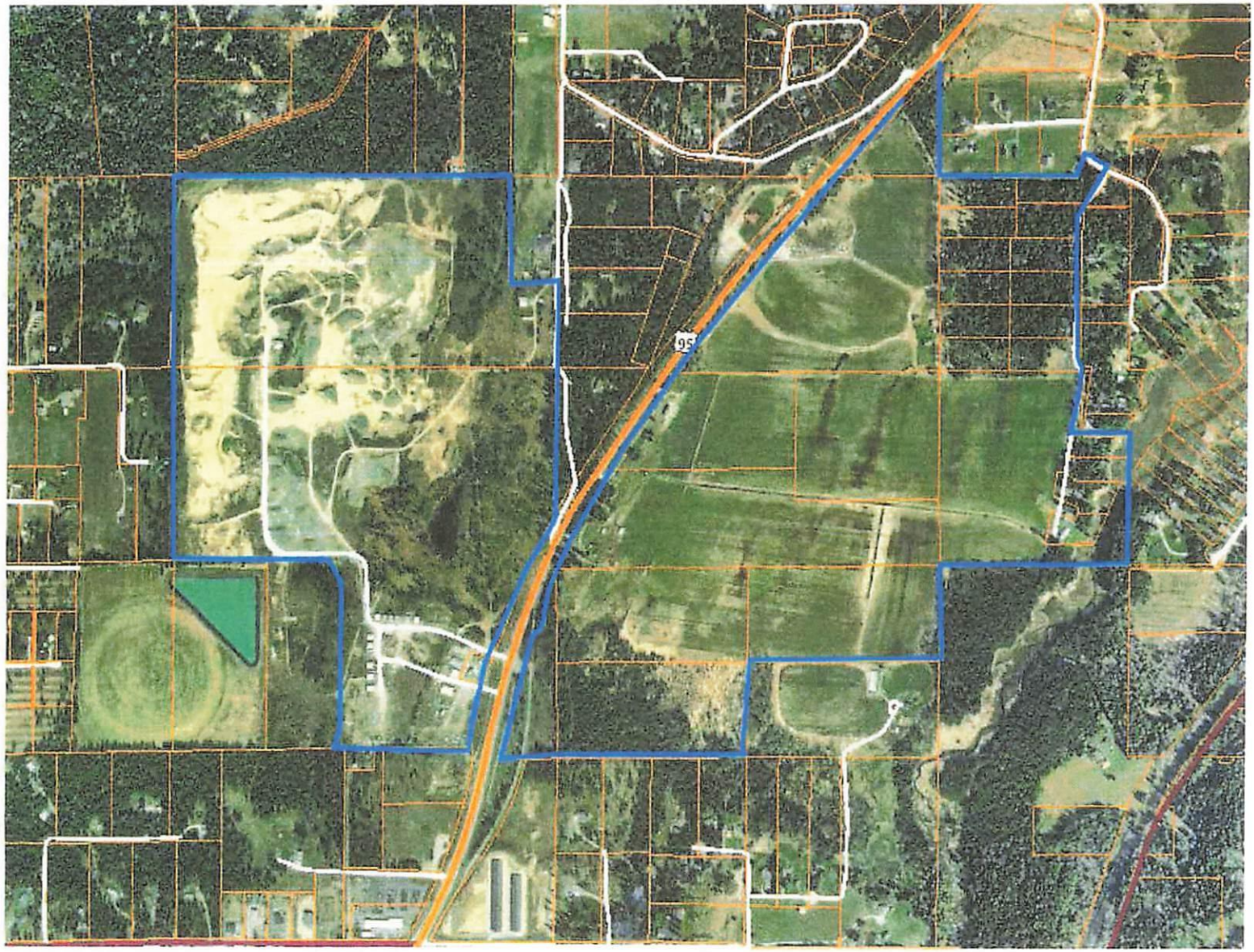
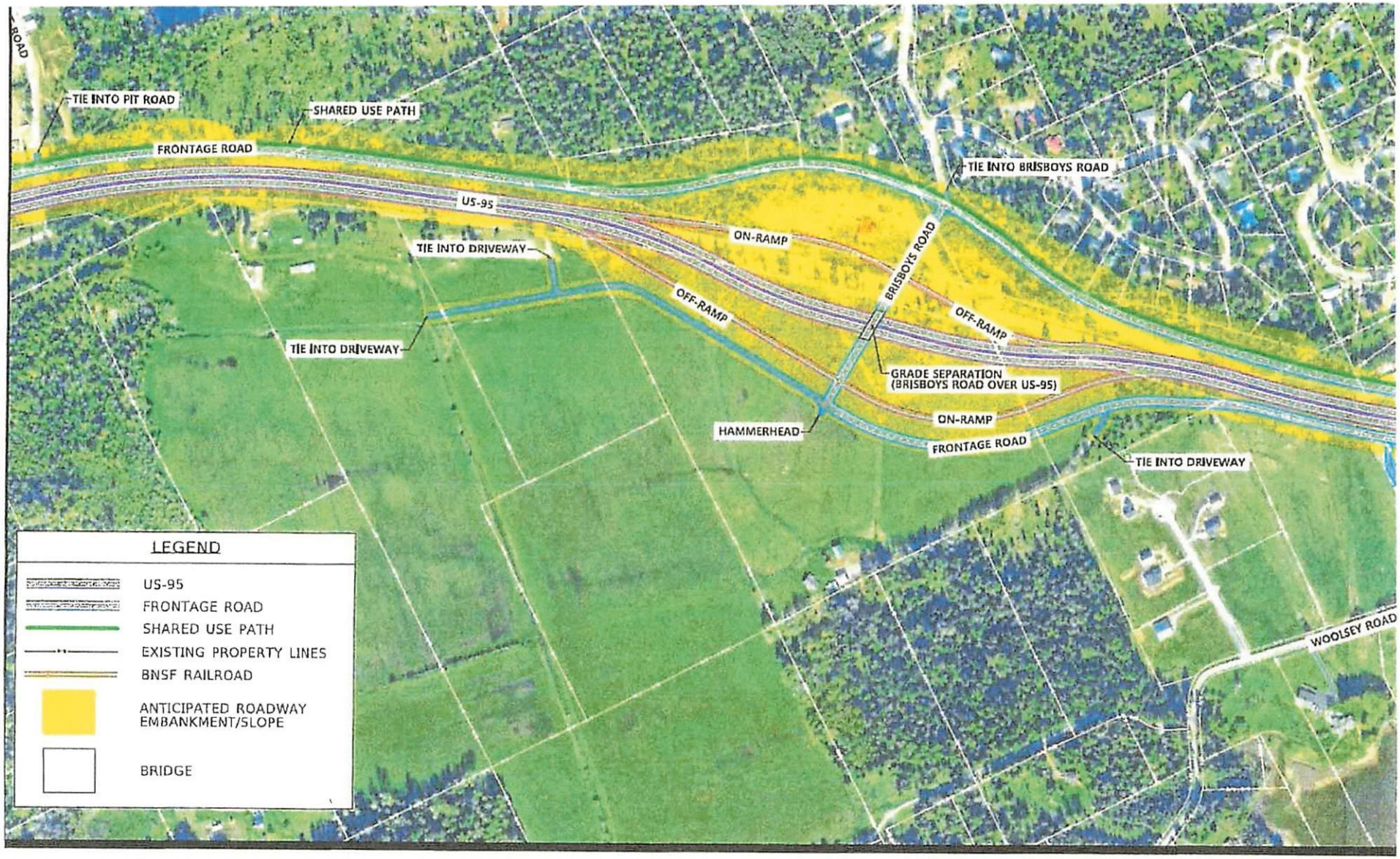

95

Exhibit B


ROAD
TIE INTO PIT ROAD
SHARED USE PATH
FRONTAGE ROAD
US-95
TIE INTO BRISBOYS ROAD
ON-RAMP
BRISBOYS ROAD
TIE INTO DRIVEWAY
OFF-RAMP
OFF-RAMP
TIE INTO DRIVEWAY
GRADE SEPARATION
(BRISBOYS ROAD OVER US-95)
ON-RAMP
HAMMERHEAD
FRONTAGE ROAD
TIE INTO DRIVEWAY
WOOLSEY ROAD
LEGEND
US-95
FRONTAGE ROAD
SHARED USE PATH
EXISTING PROPERTY LINES
BNSF RAILROAD
ANTICIPATED ROADWAY EMBANKMENT/SLOPE
BRIDGE


NOT FOR CONSTRUCTION
FEBRUARY 2025
LEGEND
US-95
FRONTAGE ROAD
SHARED USE PATH
EXISTING PROPERTY LINES
BNSF RAILROAD
ANTICIPATED ROADWAY EMBANKMENT/SLOPE
BRIDGE
TIE INTO PIT ROAD
SHARED USE PATH
FRONTAGE ROAD
US-95
TIE INTO DRIVEWAY
TIE INTO DRIVEWAY
ON-RAMP
OFF-RAMP
BRISBOYS ROAD
TIE INTO BRISBOYS ROAD
GRADE SEPARATION (BRISBOYS ROAD OVER US-95)
HAMMERHEAD
ON-RAMP
FRONTAGE ROAD
OFF-RAMP
SHERWOODS ROAD
TIE INTO SHERWOODS ROAD
TIE INTO DRIVEWAY
TIE INTO WOOLSEY ROAD
WOOLSEY ROAD
TIE INTO BOTTLE BAY ROAD
BOTTLE BAY ROAD
TIE INTO JONES ROAD
BUCK RUN
TIE INTO BUCK RUN
TIE INTO LAKESHORE DRIVE
END SHARED USE PATH - TIE INTO UNDERPASS
LAKESHORE DRIVE
TO SANDPOINT
CUL DE SAC
TIE INTO US-95 AT LONG BRIDGE
FRONTAGE ROAD
US-95
TIE INTO LAKEWOOD AVENUE
TIE INTO GREENWOOD AVENUE
LAKEWOOD AVENUE
GREENWOOD AVENUE

CERTIFIED MAIL®

9589 0710 5270 3832 7069 70

FIRST-CLASS

US POSTAGE PITNEY BOWES

ZIP 83814
02 7H
0006066499

$ 011.56⁰
OCT 30 2026

RECEIVED
NOV 02 2026
Bonner County BOCC

RECEIVED
NOV 02 2026
Bonner County BOCC

RAMSDEN, MARFICE, EALY & DE SMET, LLP
ATTORNEYS AT LAW

700 NORTHWEST BOULEVARD | P.O. BOX 1336
COEUR D'ALENE, ID 83816-1336

TO:

Bonner County Board of Commissioners
Attn: Ron Korn, Chair
1500 Hwy 2, Suite 308
Sandpoint, ID 83864

October 27, 2026

Bonner County Board of County Commissioners & Planning Commission
1500 Highway 2 Suite 208
Sandpoint, ID 83856

RE: File AM0007-24 – Bonner County Comprehensive Plan – Component Update – Land Use. Recommended Update BOCC Redline Draft – November 16, 2026 & the Proposed Land Use Map – October 2026.

Dear Bonner County Board of County Commissioners (BOCC)and Planning Commissioners (PC),

Thank you very much for your time and thoughtful consideration of the publics input during this long and very important Comprehensive Plan "Plan" update process. Given that this update will guide the future direction of land use across Bonner County your attention to detail and community outreach was and is greatly appreciated.

Please consider the following minor recommendations in the final draft update of the Bonner County Comprehensive Plan 2026, Land Use component.

1. **The county provides no description of "Rural Character" for the Priest Lake or lower Priest River, Priest Basin area within the Plan (see page 23/23).**

Please consider adding the following language under the currently blank Priest Lake "Rural Character" Land Use component of the Bonner County Comprehensive Plan.

The most valuable primary characteristics of the Priest Basin Area is its existing Rural Character as well as the exceptional water quality conditions of upper and lower Priest Lakes, referred to as the Crown Jewels of Idaho. The preservation of this Rural Character and exquisite surface and groundwater quality is and has been the desire of the majority of east Bonner County residents that reside within the Priest Basin.

"Rural Character" refers to the patterns of land use and development established by Bonner County in the Rural Character element of its comprehensive plan: Lands with Rural Character feature a minimum of residential, commercial and industrial development. Commercial and industrial development, when and where allowed, should minimize and

mitigate its impacts on these important attributes. County land use ordinances such as those governing subdivisions, planned unit developments and planned communities, may threaten Rural Character and county ordinances and policies should take into account these important attributes. To minimize impacts to Rural Character, land development techniques such as buffer zones, open space, landscaping guidelines and other conservation mechanisms shall be considered and adopted as needed. Formal "Preservation" areas with high quality wetland, wildlife habitat or other identified special features within the Priest Basin will be identified and zoned by the county accordingly. The following are identified as existing desirable qualities of the Priest Basin rural lifestyle;

1. In which open space, the natural landscape and vegetation predominate over the built environment
2. High water quality in lakes, streams, aquifers and groundwater
3. Abundant and healthy fish and wildlife populations and habitat
4. Traditional rural lifestyles, rural based economies, and opportunities to both live and work in rural areas
5. Exceptional visual landscapes (i.e scenic vistas)
6. Clean, healthy air quality
7. Unique, high quality wetland systems
8. Low traffic congestion, noise and exhaust
9. Dark sky
10. Quite & solitude
11. Minimal low-density development
12. That generally do not require the extension of urban government services
13. Policies that are consistent with the protection of aquifers, groundwater & surface waters quality & flows and groundwater and surface water recharge and discharge areas.
14. Abundant outdoor recreational opportunities including but not limited to; wildlife watching, hiking, camping, hunting, fishing and boating.

2. **On page 12 there is still language relating to the need to match current reality with the land use map; "The land use designations and, therefore, the map must be updated to reflect the current reality regarding use, parcel size, and conversion of property from public ownership to private, especially in the Priest Lake area."**

Please consider removing this language as we learned through the extensive public comment process, the logic behind this statement is highly flawed. The reasoning given to the public is/was "consistency". That is, many sites in the county have higher lot densities than allowed in a particular zone or land use designation and the BOCC believes the county land use designations and land map should mirror what is on the ground.

In many cases these once illegal nonconforming lots were granted "legal nonconforming" status by the county in 2008. This is especially true on our lake and river shorelines (Priest

Lake area) where early settlements and communities began establishing. The thinking is, lets match land use types with what is on the ground. That is, land use designations and therefore the land use map needs to reflect the current reality regarding uses and parcel sizes. Legal non-conforming uses are a result of history. They remain as relics of the past while the county as a whole plans for the future. As historical artifacts, they are completely legal, but they should not be the guide for future land use designations and mapping. The Comprehensive Land Use Plan should look forward, and not be amended to fit nonconforming uses. "Cleaning up" the map to conform to nonconforming use has the great potential to erode the vision for our county.

Selkirk Conservation Alliance (SCA) is one of north Idaho's oldest conservation organizations and has been working to protect and conserve the lower Selkirk Mountain ecosystems with a particular focus on the Priest Lake and Priest River Watersheds, Priest Basin for the past 40 years. Bonner County encompasses the vast majority of SCA's advocacy area and the decisions made by the Board of County Commissioners (BOCC) and the Planning Commission especially with regard to the amending of the county's Comprehensive Plan and Land Use Designations (LUD) & Map will have a direct effect on the short and long term preservation and conservation of our region's surface and groundwater resources, wildlife resources, wetlands, shorelines, forests and other special areas and sites as well as the general well-being of the members of this community.

Thank you again for your thoughtful consideration of the comments of the public.

Respectfully submitted,

Selkirk Conservation Alliance Board of Directors
sca@scawild.org
208-448-1110

Maya Johnson

From: Amy Anderson <anderson@scawild.org>
Sent: Tuesday, October 27, 2026 10:31 AM
To: Peter Taylor; Don Davis; Eric Hidden; Erik Leavitt; Brendan Mooney; Dave Bowman; Asia Williams; Ron Korn; Brian Domke; Planning
Subject: SCA comments on File AM0007-24 – Bonner County Comprehensive Plan – Component Update – Land Use.
Attachments: Final Bonner Comp Plan LUC & Map comments 10-27-2026.pdf

[Some people who received this message don't often get email from anderson@scawild.org. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Please confirm receipt of these comments, thank you.

RE: File AM0007-24 – Bonner County Comprehensive Plan – Component Update – Land Use. Recommended Update BOCC Redline Draft – November 16, 2026 & the Proposed Land Use Map – October 2026.

Dear Bonner County Board of County Commissioners (BOCC)and Planning Commissioners (PC),

Thank you very much for your time and thoughtful consideration of the publics input during this long and very important Comprehensive Plan “Plan” update process. Given that this update will guide the future direction of land use across Bonner County your attention to detail and community outreach was and is greatly appreciated.

Please consider the following minor recommendations (attached) in the final draft update of the Bonner County Comprehensive Plan 2026, Land Use component.

Thank you!

--
"What humans do over the next 50 years will determine the fate of all life on the planet." — David Attenborough

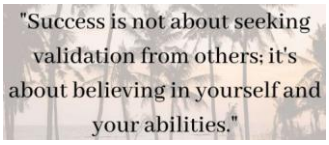
Amy Anderson
Selkirk Conservation Alliance – Executive Director anderson@scawild.org
Cell: 850-585-8512
Office: 208-448-1110
Email: sca@scawild.org
Website: www.ScaWild.org
Facebook: www.facebook.com/scawild
Instagram: www.instagram.com/scawild

Janna Brown

From: Bonner County BOCC Staff
Sent: Wednesday, October 21, 2026 1:28 PM
To: Planning
Subject: Fw: Coolin Wetlands

Please see email below.

Alisa Schoeffel
Executive Assistant / Deputy Clerk
Office of Bonner County Commissioners
Ph: (208) 265-1438 Fax: (208) 265-1460
boccstaff@bonnercountyid.gov



Work Hours: Monday - Thursday: 8:00 AM - 5:00 PM
Friday: 8:00 AM - 12:00 PM
BOCC Office Hours: Monday - Friday: 8:00 AM - 5:00 PM

****As a reminder, all agenda submissions, including Consent Agenda items, are **due by 3:00 PM on the Tuesday** prior to the meeting. Please send your submissions to **boccstaff@bonnercountyid.gov**.****

From: Roxanne DeCoria <rockymtnpizza@hotmail.com>
Sent: Wednesday, October 21, 2026 1:20 PM
To: Bonner County BOCC Staff <boccstaff@bonnercountyid.gov>; Roxanne DeCoria <rockymtnpizza@hotmail.com>
Subject: Coolin Wetlands

> You don't often get email from rockymtnpizza@hotmail.com. Learn why this is important

David & Roxanne DeCoria
625 Williams Drive, Priest Lake, ID 83856
rockymtnpizza@hotmail.com
3078847699
October 21, 2026

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

RE: Opposition to Residential or Commercial Development on or near the Coolin Wetlands

Dear Commissioners,

We are writing to formally request that the Bonner County Board of Commissioners deny any and all current and future proposals for residential or commercial development on or near the Coolin-Chase Lake Wetland Complex at the south end of Priest Lake.

The Coolin Wetlands are an irreplaceable ecological treasure. As a Class 1 wetland—a designation held by only 13 sites in the entire state of Idaho—this pristine habitat functions at peak ecological capacity. Its rare peat bogs, fens, and extensive floating mats serve as a vital natural filtration system. The wetlands absorb spring runoff, capture carbon, and slowly release clean, cold water that maintains Priest Lake's famous water clarity.

Allowing subdivisions residential or commercial structures to build on this fragile peatland threatens to permanently damage the lake's water quality, disrupt local wildlife corridors, and overwhelm the area's limited infrastructure, including the overburdened Coolin Sewer District.

In light of the July 2026 Idaho Supreme Court ruling, which emphasized the necessity of strict adherence to state subdivision laws and public scrutiny, I urge the Commission to prioritize long-term environmental stewardship over short-term development. Please protect the ecological integrity of Priest Lake and deny any development permits for the Coolin Wetlands.

Thank you for your time, consideration, and dedication to preserving Bonner County's natural heritage.

Sincerely,

David & Roxanne DeCoria

Maya Johnson

From: Katie Botkin <katbotcreative@gmail.com>
Sent: Sunday, November 1, 2026 2:54 PM
To: Planning; Asia Williams; Ron Korn; Brian Domke; Susan Drumheller
Subject: Comp Plan Comments from Project 7B

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Bonner County Commissioners,

Thank you for the opportunity to provide input on the proposed new Land Use Chapter of the Bonner County Comprehensive Land Use Plan, whose hearing is scheduled November 16. These comments are submitted on the behalf of Project 7B, a nonpartisan nonprofit focusing on responsible land use.

As you may recall, earlier in the year, Project 7B hired planning consultant Rachel Granrath to look over the land use chapter and map. One major takeaway of Granrath's analysis was to recommend the Comprehensive Plan consider existing infrastructure such as roads and urban services when planning for future uses. The draft Land Use chapter itself acknowledges this need, but the map doesn't always align with those stated goals. With that in mind, we would request that the parcels without existing infrastructure, such as unserved Recreational Community parcels around Hope and on Schweitzer, be changed to a lower density, for the following reasons.

At a Comprehensive Plan map workshop on July 29, 2026, The BOCC talked about Schweitzer, stating that Schweitzer Mountain Properties previously proposed allowing additional high-density Recreational Community on the mountain. Allan Songstad stated that "Schweitzer convinced" them that the proposed higher density was in the "original PUD," so he thought it was fine. Brian Domke noted that they'd received public comments about the lack of water on Schweitzer, and mentioned that that's why the draft contained language about access to services like water.

The higher-density land use designation was thus based on the argument that the requested Comprehensive Plan amendment would bring the area into alignment with a 30-year-old Planned Unit Development (PUD) and the PUD's "future expansion" map. However, if the PUD is that old, and has unbuilt phases, the PUD would be expired for those phases, as per Bonner County Code 12-258: Expiration and Extension of Planned Unit Development Approval. Three decades have passed since the PUD map was adopted, so it's high time for Schweitzer Mountain Properties to start over.

Domke's statement about water is relevant, but unfortunately, it is impossible at this stage to determine water capacity on Schweitzer. Recently, the Idaho Department of Water Resources (IDWR) stated that it cannot determine whether Schweitzer is a Critical Groundwater Area because there is not sufficient water data for the area. Therefore, on October 6, 2026, IDWR ordered that the department "shall develop a monitoring network in the upper Schweitzer Creek watershed and

begin collecting data to facilitate… assessment of the groundwater resources there." If we don't know how much water is available, but we do know that there are limits based on the geology and location, how can we as a county plan for growth there? It seems wise to hold off on mapping that area to increase future density until we know that there is actually sufficient water available, as determined by IDWR's monitoring.

Within the current proposed Land Use Chapter, the definition for Resort Community includes the requirement that "adequate water and sewer services (as determined by relevant agencies such as IDEQ, PHD, IDWR) are provided" and that these "areas provide adequate access to primary transportation systems such as state highways or major/minor arterial or collector roads." The single road up to Schweitzer can hardly be described as any of these, and there is inherent risk in increasing residential use at the top of an 8-mile serpentine road with tight switchbacks, which is the only entrance in and out of this village-becoming-a-city. Schweitzer properties are also at risk of wildfire, and having so many people living in a mountain basin with just one way in and out is inherently unsafe. It also puts an unreasonable burden on the one fire station serving the mountain community. Thus, it seems to go against the text of the document to have any additional parcels on Schweitzer designated as Resort Community.

Additionally, we recommend:

1. Under the Public Facilities section, add language that emphasizes the need for Panhandle Health District or IDEQ site review before any zone change to Rural Residential or higher densities, as well as for subdivision plat approval and building location permits.

2. Recreational Community should include engineering design standards for development at elevations above 3,000 feet. Language calling for special design standards for the Alpine Community is in the current plan, but removed in this proposed draft because "alpine community" was removed. High density development in the alpine area without special design standards could increase risk of loss of life and limb, property from landslides and snow loads , erosion and wildfire. We request that engineering design standards be added for areas above 3,000 in the Recreation Resort Community designation to make sure those standards continue to be required.

3. In the table for land use designations, please add parcel size ranges, as was done in the previous (current) version of the Land Use Chapter. This should help officials make judgments about parcels in the future.

Thank you for considering these requests, and for the long labor of creating this document.

Sincerely,

Katie Botkin
Executive Director
Project 7B

Maya Johnson

From: Jonna@mail.com
Sent: Thursday, October 29, 2026 9:51 AM
To: Planning; Asia Williams; Brian Domke; Ron Korn
Subject: AM0007-24 Land Use

Dear Commissioners,

Thank you for listening to the many Sagle residents who have written letters and expressed their concerns over the many years about adding Mixed-Use along Highway 95, when the planning commission did not!

We were dumbfounded when other areas were heard and we were not.

HW95 in Sagle is different from other highway corridors because of what our future holds regarding expansion and growth.

Why would we ever encourage development now when the state may eventually have to use eminent domain and taxpayer money to remove it?

Also we continue to have a very important legal question unanswered about whether a commissioner can advocate for changing their own(or families) land which would financially benefit from that change. Since we have not received a clear legal answer on whether this is allowed or fair, keeping the Mixed-Use out of Sagle could also help avoid a possible legal challenge over this issue.

I simply ask that you please pass the Land Use Map in the upcoming hearing which is supposed to represent what most of the public wants for their area and not what a few want.

Thank you for listening to the people who live here.

Daniel & Jonna Plante
Also
Citizens Against Linscott Asphalt Plant Sagle, Idaho

Appendix D – Planning Commission Recommendation to BOCC

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

April 23, 2025

From: Planning Commission

To: Bonner County Commission

Subject: File AM0007-24 – Bonner County Comprehensive Plan – Component Update – Land Use

The Planning Commission at the April 22, 2025, public hearing recommended approval of the referenced application.

Commissioner Davis moved to recommend to the Board of County Commissioners approval of this amendment to the Bonner County Comprehensive Plan, File AM0007-24 – update to the Land Use component, finding that it is in accord with the requirements of Idaho Code Section 67-6508 and the procedures set forth in Idaho Code Section 67-6509 as enumerated in the following findings of fact as amended during this hearing and 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 Davis further moved to adopt the following findings of fact and conclusions of law as written, as amended at this hearing. This action does not result in a taking of private property.

Commissioner Leavitt seconded the motion.

Roll Call Vote:

Commissioner Frankenbach - Aye
Commissioner Linscott - Aye
Commissioner Davis - Aye
Commissioner Songstad - Aye
Commissioner Taylor - Aye
Commissioner Leavitt - Aye

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

Findings of Fact:

1. Per Idaho Code Chapter 65, Title 67, it is the duty of the planning or planning and zoning commission to conduct a comprehensive planning process designed to prepare, implement, and review and update a comprehensive plan, hereafter referred to as the plan.

2. The Board of County Commissioners is authorized by Idaho Code, Chapter 7, Title 31, to adopt ordinances, rules and regulations "…not repugnant to law, necessary for carrying into effect or discharging the powers and duties conferred by the laws of the state of Idaho, and such as are necessary or proper to provide for the safety, promote the health and prosperity, improve the morals, peace and good order, comfort and convenience of the county and the inhabitants thereof, and for the protection of property therein..."

3. In order to carry out the comprehensive planning effort and process for the Land Use Component and map, the Planning Commission has had 32 public meetings and workshops, including one workshop with the Board of County Commissioners.

4. The Planning Commission help eight workshops in various locations throughout the county.

5. To analyze the potential growth county, and to analyze the past growth and project future growth of the county, the Planning Commission along with the GIS Department and the Planning Department developed a land use analysis tool which was used to fashion some of the policies and language found the Land Use Component.

6. The Planning Commission sought and considered public agency comments to develop the component and the Land Use Map.

7. Each of the sub area plans were reviewed and considered in both the land use component and the land use map, some language from those sub area plans were actually used in the component

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

9. Existing land covers and uses are detailed in Chapter 2, supported by mapped GIS data, land use designation tables, and parcel/zoning breakdowns derived from historical Assessor data and Planning Department permit data.

10. Intrinsic suitability for various uses is addressed throughout Chapter 3, with distinct sections analyzing agriculture, forestry, mineral extraction, preservation, recreation, housing, commerce, industry, and public facilities. Each section

identifies the physical, environmental, and infrastructure-related factors influencing suitability.

11. Proposed land use designations are presented in Chapter 4 and reflect the application of guiding principles developed from public testimony, agency feedback, and sub-area plans. The text details the rationale for designation placement and expected development form.

12. Proposed comprehensive plan map, prepared by the Planning Commission to align with the updated land use designations, was included for public review during open houses and refined in response to public feedback, ensuring consistency with both statutory intent and community priorities.

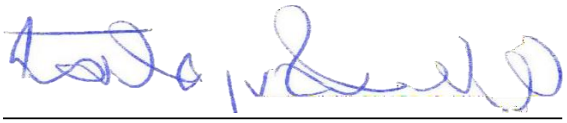
13. Land use analysis tools such as the County's GIS-based Land Use Analysis App were used to evaluate vacant land, parcel density, zoning build-out potential, and projected residential demand through multiple scenarios, ensuring the update is grounded in real data.

Conclusions of Law:

1. The proposed amendment **is** in accord with Idaho Code Sections 67-6508 and 67-6509.

Please contact the Planning Department if you have any questions.

Sincerely,



Allan Songstad, Chair
Bonner County Planning Commission

c: Planning Department

Appendix E – Comprehensive Plan Map – Current and Proposed

Current Comprehensive Plan Map and BOCC Proposed Land Use

Planning Commission Recommended Comprehensive Plan Map