



Janna Brown &lt;janna.brown@bonnercountyid.gov&gt;

---

**[EXT SENDER] FW: Notice of Public Hearing - File ZC0001-24 - Zone Change - Rural 10 to Rural 5**

1 message

---

**Alleman, Tammy** <Tammy.Alleman@idwr.idaho.gov>  
To: Bonner County Planning <planning@bonnercountyid.gov>

Fri, Mar 22, 2024 at 10:06 AM

Bonner County Planning Department,

Thank you for providing the opportunity to comment on the proposed project #ZC0001-24.

Review of tax parcel #: RP57N04W204434A, showing ownership by Troy Davis, has a water right #97-8755 for irrigation of 3.6 acres from Priest River. This Zone change is not a concern with IDWR, but we recognize that some of the project would fall in our jurisdiction.

It is stated that the parcels would be subdivided, and 2 new wells installed. If this is the case, the following rules would apply:

The Idaho Department of Water Resources (IDWR) requires that construction of a new well(s) must comply with drilling permit requirements of Section 42-235, Idaho Code and applicable Well Construction Rules. If the proposed well is intended to be used for domestic purposes as defined in Idaho Code § 42-111 (for a household, no more than 13,000 gallons per day including up to a ½ acre of irrigation), the use will not require approval from IDWR. If the well will be used to irrigate more than ½ acre, use more than 13,000 gallons per day, or be shared by more than one household, the owner will need to file for and receive approval of an Application for Permit before a well drilling permit can be approved.

It sounds like the intent is to install wells. However, if surface water would be used from Priest River for domestic use for these parcels, **the applicant(s) must have a permit(s) from IDWR to use surface water** and would need to file an Application for Permit prior to using surface water for anything. I have added the **Idaho State Code Statute 42-351** to the email for their review.

The applicant may contact the Department with any questions.

Sincerely,



**Tammy Alleman | Water Right Agent**  
**Idaho Department of Water Resources**  
 Northern Regional Office  
 7600 N Mineral Drive, Suite 100  
 Coeur d'Alene, ID 83815-7763  
 Phone: (208) 762-2800

**From:** Bonner County Planning Department <[planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov)>

**Sent:** Tuesday, March 12, 2024 11:24 AM

**To:** Army Corps of Engineers <[CENWW-RD-CDA@usace.army.mil](mailto:CENWW-RD-CDA@usace.army.mil)>; Assessors Office Group <[assessorsgroup@bonnercountyid.gov](mailto:assessorsgroup@bonnercountyid.gov)>; Avista Copr - Jay West <[jay.west@avistacorp.com](mailto:jay.west@avistacorp.com)>; Bay Drive Recreation District <[kirbymc45@gmail.com](mailto:kirbymc45@gmail.com)>; Bayview Water & Sewer <[bwsd637@gmail.com](mailto:bwsd637@gmail.com)>; BC Airport Manager Dave Schuck <[dave.schuck@bonnercountyid.gov](mailto:dave.schuck@bonnercountyid.gov)>; BC EMS Jeff Lindsey <[jeff.lindsey@bonnercountyid.gov](mailto:jeff.lindsey@bonnercountyid.gov)>; Bonner Sheriff <[bonnersheriff@bonnerso.org](mailto:bonnersheriff@bonnerso.org)>; Bryan Quayle <[quaylelanduseconsulting@gmail.com](mailto:quaylelanduseconsulting@gmail.com)>; City of Clark Fork <[city@clarkforkidaho.org](mailto:city@clarkforkidaho.org)>; City of Dover <[cityclerk@cityofdoveridaho.org](mailto:cityclerk@cityofdoveridaho.org)>; City of East Hope <[easthope.city@gmail.com](mailto:easthope.city@gmail.com)>; City of Hope <[hopecityclerk@gmail.com](mailto:hopecityclerk@gmail.com)>; City of Kootenai - Ronda Whittaker <[cityclerk@cityofkootenai.org](mailto:cityclerk@cityofkootenai.org)>; City of Oldtown <[cityofoldtown@hotmail.com](mailto:cityofoldtown@hotmail.com)>; City of Ponderay KayLeigh Miller <[klmiller@ponderay.org](mailto:klmiller@ponderay.org)>; City of Priest River <[layers@priestriver-id.gov](mailto:layers@priestriver-id.gov)>; City of Sandpoint <[cityplanning@sandpointidaho.gov](mailto:cityplanning@sandpointidaho.gov)>; [cityclerk@spiritlakeid.gov](mailto:cityclerk@spiritlakeid.gov); Coolin Sewer <[coolinsewer@gmail.com](mailto:coolinsewer@gmail.com)>; Coolin-Cavanaugh Bay Fire District <[coolinfirechief@gmail.com](mailto:coolinfirechief@gmail.com)>; Kristie May <[Kristie.May@deq.idaho.gov](mailto:Kristie.May@deq.idaho.gov)>; Drainage District #7 Kim Hoodenpyle <[kjh5345@gmail.com](mailto:kjh5345@gmail.com)>; East Bonner Library <[vanessa@ebonnerlibrary.org](mailto:vanessa@ebonnerlibrary.org)>; East Priest Lake Fire Chief Tom Renzi <[eplfdchief@gmail.com](mailto:eplfdchief@gmail.com)>; Ellisport Bay Sewer District <[clerk@ebsewerdistrict.com](mailto:clerk@ebsewerdistrict.com)>; Facilities Director LPOSD #84 <[matt.diel@lposd.org](mailto:matt.diel@lposd.org)>; Garfield Bay Water and Sewer District Clerk <[garfieldbaywsd@hotmail.com](mailto:garfieldbaywsd@hotmail.com)>; Granite Reeder Sewer District <[granitereeder@gmail.com](mailto:granitereeder@gmail.com)>; Dan Everhart <[Dan.Everhart@ishs.idaho.gov](mailto:Dan.Everhart@ishs.idaho.gov)>; Horsmon, Merritt <[merritt.horsmon@idfg.idaho.gov](mailto:merritt.horsmon@idfg.idaho.gov)>; IDL - Nav. Waters Ryan Zandhuisen <[RZandhuisen@idl.idaho.gov](mailto:RZandhuisen@idl.idaho.gov)>; IDL - Pend Oreille Lake Supervisory <[esjoquist@idl.idaho.gov](mailto:esjoquist@idl.idaho.gov)>; [dbrown@idl.idaho.gov](mailto:dbrown@idl.idaho.gov); Northern Info <[northerninfo@idwr.idaho.gov](mailto:northerninfo@idwr.idaho.gov)>; Independent Hwy Dist - Julie Bishop <[ihdclerk@gmail.com](mailto:ihdclerk@gmail.com)>; ITD <[D1Permits@itd.idaho.gov](mailto:D1Permits@itd.idaho.gov)>; Jack Schenck Vyve/Northland Cable <[Jack.schenck@vyvebb.com](mailto:Jack.schenck@vyvebb.com)>; Jason Johnson <[jason.johnson@bonnercountyid.gov](mailto:jason.johnson@bonnercountyid.gov)>; Kootenai Ponderay Sewer District <[CJohnson@kootenaiponderaysewerdistrict.org](mailto:CJohnson@kootenaiponderaysewerdistrict.org)>; Laclede Water District <[LWdistrict@frontier.com](mailto:LWdistrict@frontier.com)>; Lakeland Joint School District #272 <[cpursley@lakeland272.org](mailto:cpursley@lakeland272.org)>; Lakeland Joint School District #272 Jessica Grantham <[jessica.grantham@lakeland272.org](mailto:jessica.grantham@lakeland272.org)>; Lisa Rosa <[hr@ebonnerlibrary.org](mailto:hr@ebonnerlibrary.org)>; North of the Narrows Fire Dept <[Huckbay2501@gmail.com](mailto:Huckbay2501@gmail.com)>; Northern Lights - Kristin Mettke <[kristin.mettke@nli.coop](mailto:kristin.mettke@nli.coop)>; Northside Fire District - Karen Quenell <[kquenell@northsidefire.org](mailto:kquenell@northsidefire.org)>; Outlet Bay Sewer District <[outletbaysewer@gmail.com](mailto:outletbaysewer@gmail.com)>; Pend Orielle Hospital District <[kim.kichenmaster@bonnergeneral.org](mailto:kim.kichenmaster@bonnergeneral.org)>; PHD <[EHapplications@phd1.idaho.gov](mailto:EHapplications@phd1.idaho.gov)>; Priest Lake Public Library District <[plplibrary@hotmail.com](mailto:plplibrary@hotmail.com)>; Priest Lake Translator District - Frankie Dunn <[Frankiejdunn@hotmail.com](mailto:Frankiejdunn@hotmail.com)>; Road & Bridge - Matt Mulder <[matt.mulder@bonnercountyid.gov](mailto:matt.mulder@bonnercountyid.gov)>; Ruen Yeager <[planning@ruenyeager.com](mailto:planning@ruenyeager.com)>; Sagle Valley Water & Sewer District <[saglewatersewer@gmail.com](mailto:saglewatersewer@gmail.com)>; Sam Owen Fire Rescue Sam Owen Fire Rescue <[sofd@wow-tel.net](mailto:sofd@wow-tel.net)>; [joekren@sd83.org](mailto:joekren@sd83.org); School District 84 Transportation - James Koehler <[james.koehler@lposd.org](mailto:james.koehler@lposd.org)>; Schweitzer Fire, Spencer Newton <[firedistrict@msn.com](mailto:firedistrict@msn.com)>; Selkirk Fire Gavin Gilcrease <[ggilcrease@selkirkfire.com](mailto:ggilcrease@selkirkfire.com)>; Selkirk Recreation District <[elgar@whoi.edu](mailto:elgar@whoi.edu)>; Southside Water and Sewer <[southsidewaterandsewer@swsdidaho.org](mailto:southsidewaterandsewer@swsdidaho.org)>; Spirit Lake Fire Dept. (Debbie Carpenter) <[chief@spiritlakefire.com](mailto:chief@spiritlakefire.com)>; Superintendent No. 84 Becky Meyer <[becky.meyer@lposd.org](mailto:becky.meyer@lposd.org)>; Superintendent School Dist 84 <[kelly.fisher@lposd.org](mailto:kelly.fisher@lposd.org)>; Syringa Heights Water <[allwater49@outlook.com](mailto:allwater49@outlook.com)>; Timberlake Fire <[cthatcher@timberlakefire.com](mailto:cthatcher@timberlakefire.com)>; Trestle Creek Sewer District Janice Best <[janicesb@televar.com](mailto:janicesb@televar.com)>; US Fish & Wildlife Services - Christy Johnson Hughes <[FW1idahoconsultationrequests@fws.gov](mailto:FW1idahoconsultationrequests@fws.gov)>; West Bonner Library <[meagan@westbonnerlibrary.org](mailto:meagan@westbonnerlibrary.org)>; West Pend Oreille Fire District <[wpofd1@gmail.com](mailto:wpofd1@gmail.com)>; West Priest Lake Fire Josh Gilbert <[WPLFD.Chief@gmail.com](mailto:WPLFD.Chief@gmail.com)>

**Cc:** [troywcdavis@msn.com](mailto:troywcdavis@msn.com); [qualitycrafthomesid@gmail.com](mailto:qualitycrafthomesid@gmail.com); Katie Keeney <[kkeeney@glaheinc.com](mailto:kkeeney@glaheinc.com)>; Tyson Glahe <[tglahe@glaheinc.com](mailto:tglahe@glaheinc.com)>; Tyson Lewis <[tyson.lewis@bonnercountyid.gov](mailto:tyson.lewis@bonnercountyid.gov)>; Jacob Gabell <[jake.gabell@bonnercountyid.gov](mailto:jake.gabell@bonnercountyid.gov)>; Travis Haller <[travis.haller@bonnercountyid.gov](mailto:travis.haller@bonnercountyid.gov)>

**Subject:** Notice of Public Hearing - File ZC0001-24 - Zone Change - Rural 10 to Rural 5

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

---


The above-named application has been submitted to the Bonner County Planning Department for processing.

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.

Thank you,

**Jenna Crone, Hearing Coordinator**  
**Bonner County Planning Department**  
**208-265-1458 ext - 1277**

---

 **Notice of Public Hearing - Zoning 4.18.24.pdf**  
550K

# 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 **12th** day of **March 2024**.

*J Crone*

\_\_\_\_\_  
Jenna Crone, Hearing Coordinator

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Tuesday, March 12, 2024**.

---

**NOTICE IS HEREBY GIVEN** that the Bonner County Zoning Commission will hold a public hearing at **5:30 pm** on **Thursday, April 18, 2024** in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following request:

**File ZC0001-24 - Zone Change - Rural-10 to Rural-5.** The applicants are requesting a zone change from Rural-10 to Rural-5 on three contiguous parcels of land with a combined acreage of approximately 28.5-acres. The 8.6 & 8.4 acre properties are zoned Rural 10. The project site is located off Still Meadows Lane in Section 20, Township 57 North, Range 04 West, Boise-Meridian.

For details regarding this application, Zoom teleconference, or YouTube livestream, visit the Planning Department web site at [www.bonnercountyid.gov/departments/Planning](http://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](mailto:planning@bonnercountyid.gov). The referenced start time stated above reflects the beginning of the hearing. Specific file start time and hearing duration vary.

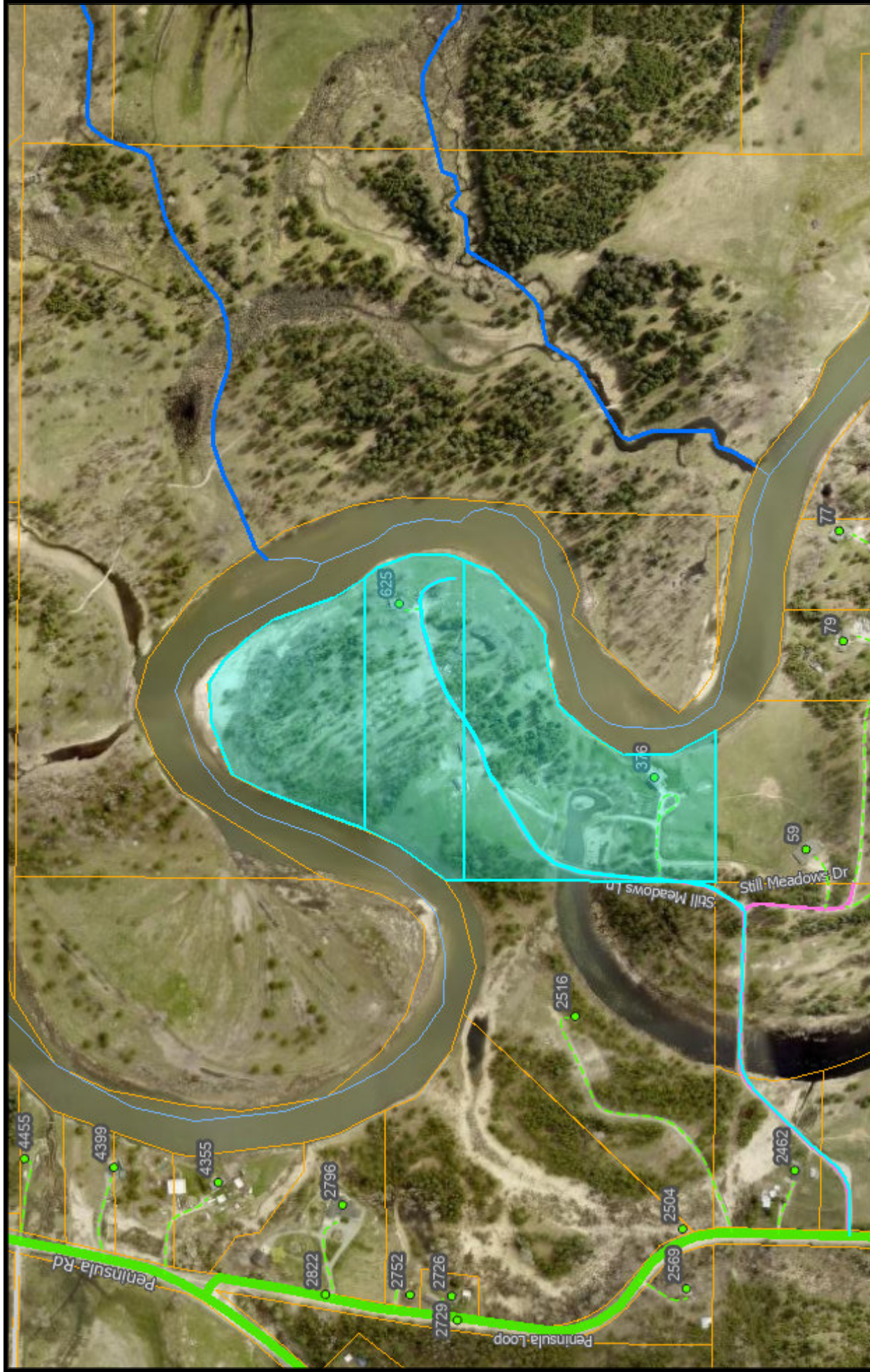
During the hearing for this application, the public will be given an opportunity to provide testimony and/or evidence regarding how the proposal does or does not comply with the applicable approval criteria of the Bonner County Revised Code. At the close of the public hearing, the governing body will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

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

NO COMMENT \_\_\_\_\_  
Name

\_\_\_\_\_  
Date

# ZC0001-24 Site Plan



3/4/2024, 12:35:18 PM

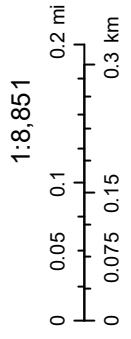
## Streams and Rivers

- Other
- Stream or River-Perennial
- Site

- - - Driveway
- County Maintained
- Bonner County

- Unknown
- <all other values>
- Primary
- Secondary

- Local; Ramp
- Parcels
- Lots



Source: Esri, Maxar, Earthstar Geographics, and the Bonner County Planning Maxar

Bonner County provides the data "as is" with no claim as to its accuracy.