



Bonner County Planning Department

"Protecting property rights and enhancing property value"

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April 25, 2024

From: Zoning Commission

To: Bonner County Commission

Subject: File ZC0001-24 – Zone Change - Rural-10 to Rural-5

The Zoning Commission at the April 18, 2024, public hearing recommended approval of the referenced application.

Commissioner Clark moved to recommend to the Board of County Commissioners, approval of this project, FILE ZC0001-24, requesting a zone change from Rural-10 to Rural-5, finding that it is in accord with the general and specific objectives of the Bonner County Comprehensive Plan and Bonner County Revised Code as enumerated in the following conclusions of law, and based upon the evidence submitted up to the time the Staff Report was prepared, and testimony received at this hearing. Commissioner Clark further moved to adopt the findings of fact and conclusions of law as set forth in the Staff Report (or as amended during the hearing) and direct the planning staff to draft written findings and conclusions to reflect this motion, have the Chairman sign, and transmit to all interested parties. This action does not result in a taking of private property.

Commissioner Wakeley seconded the motion

Roll Call Vote

Commissioner Webster	AYE
Commissioner Clark	AYE
Commissioner Wakeley	AYE

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

Zone Change Findings of Fact:

- The current land use designation on all three parcels is Rural Residential (5-10 AC). This designation allows for rural pursuits.
- The parcels are accessed by Still Meadows Lane, a privately owned and maintained road.
- Emergency services is provided by Bonner County Sheriff and West Pend Oreille Fire District.

- Power is provided by Northern Lights Inc.
- The properties are served by individual septic systems and individual wells.
- The parcels are currently ±8.412, ±8.6, and ±11.50-acres. The total acreage for the proposed zone change is ±28.512-acres.

Zone Change Conclusions of Law:

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

Conclusion 1

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

Conclusion 2

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

Conclusion 3

The proposal **is** in accord with the purpose of the Rural-5 zoning district, provided at Chapter 3, Title 12, Bonner County Revised Code.

Please contact the Planning Department if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Luke Webster". The signature is written in a cursive style and is positioned above a horizontal line.

Luke Webster, Vice Chair
Bonner County Zoning Commission