

**BONNER COUNTY PLANNING DEPARTMENT  
BOARD OF COUNTY COMMISSIONERS  
STAFF REPORT FOR MARCH 12, 2025**



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**Project Name:** Anundson, Zone Change

**File Number, Type:** ZC0002-24, Zone Change

**Request:** The applicant is requesting a zone change from Rural 10 to Rural 5 on one parcel.

**Legal Description:** 17-54N-5W W2NENE

**Location:** 1187 Hunter Road, Blanchard, ID

**Parcel Number(s):** RP54N05W170151A

**Parcel Size:** Approximately 20.00-acres

**Applicant:** William & April Anundson

**Project Representative:** N/A

**Application filed:** July 24, 2024

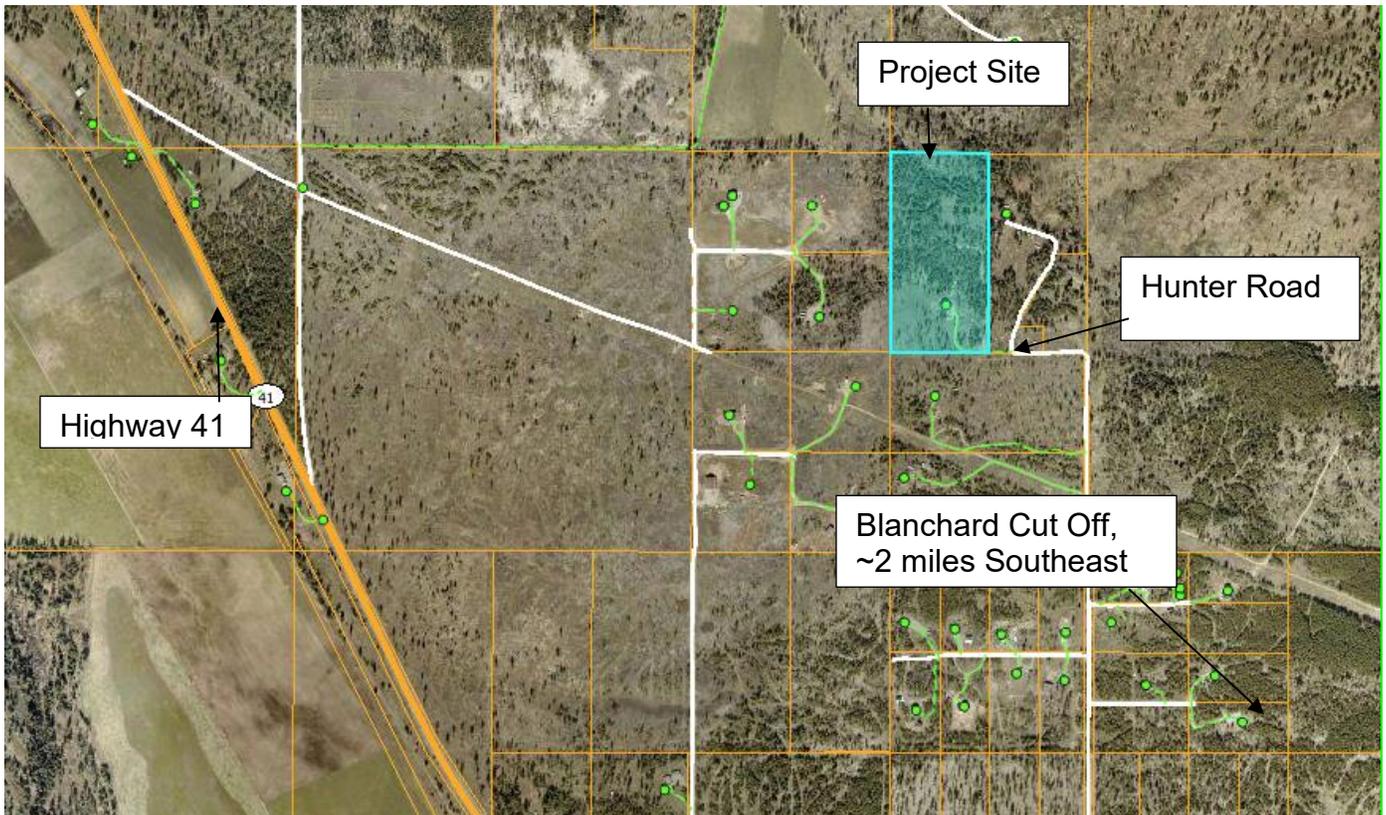
**Notice provided:** Mail: February 11, 2025  
Site Posting: February 15, 2025  
Published in Newspaper: February 11, 2025

**Enclosure:** Appendix A – Complete List of Agencies Noticed

# SITE PLAN



## VICINITY MAP



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### **Project summary:**

The applicants are requesting a zone change from Rural 10 to Rural 5 on one (1) parcel approximately 20.00-acres. The project is located off Hunter Road in Section 17 Township 54 North, Range 05 West, Boise-Meridian. The comprehensive plan designation is Ag/Forest Land.

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### **Applicable laws:**

The following sections of BCRC, Title 12, apply to this project:

- BCRC 12-210 et seq, Title Amendments, Comprehensive Plan Amendments and Zone Changes
- BCRC 12-111: Purpose et seq, health, safety, and general welfare
- BCRC 12-320.1 – Zoning districts and map designation, purpose
- BCRC 12-320.2 – Zoning districts and map designations established
- BCRC 12-323 – Rural District
- BCRC 12-800 et seq., Definitions

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### **Background:**

#### **A. Site data:**

- Use: Residential
- Unplatted
- Size: Approximately 20-acres
- Zone: Rural-10
- Land Use: Ag/Forest Land

**B. Access:**

- The parcel is accessed from Hunter Road, a privately owned and maintained road, via Highway 41, a State of Idaho owned and maintained public right-of-way.

**C. Environmental factors:**

- Site does contain mapped slopes of 0-30+%. (USGS)
- Site does not contain mapped wetlands. (USFWS)
- Site does not contain any frontage to a mapped waterbody or stream. (NHD)
- Parcel RP54N05W170151A is within SFHA Zone X per FIRM Panel Number 16017C1100E, Effective Date 11/18/2009.
- Two Soil Types:
  - Description: Kootenai gravelly ashy silt loam, 0 to 4 percent slopes
    - Type: Consociation
    - Drainage: Well Drained
    - Classification: Prime Farmland if Irrigated
  - Description: Melder loam, 35 to 65 percent slopes
    - Type: Consociation
    - Drainage: Well Drained
    - Classification: Not prime farmland

**D. Services:**

- Water: Individual well
- Sewage: Individual septic
- Fire: Spirit Lake Fire District
- Power: Inland Power
- School District: West Bonner School District #83

**E. Comprehensive Plan, Zoning and Current Land Use**

Compass	Comp Plan	Zoning	Current Land Use & Density
Site	Ag/Forest Land	Rural-10	Residential -20-acres
North	Ag/Forest Land	Ag/Forest 10	Residential-40-acres
East	Rural Residential	Rural-5	Residential- 20-acres
South	Ag/Forest Land	Rural-10	Residential- 19.54 acres
West	Ag/Forest Land	Rural-10	Residential-Two 10-acre parcels

**F. Standards for review: Bonner County Revised Code**

- **12-111: PURPOSE**
  - The zoning regulations and districts for the unincorporated areas of Bonner County, as herein established, have been made in accordance with a comprehensive plan and Idaho Code for the purpose of promoting the health, safety and general welfare of the people of Bonner County.

- **12-215:** Applications for Zone Changes and Comprehensive Plan Map Amendments, Contents
  - The application was considered complete and routed to agencies accordingly.
- **12-216:** Evaluation of Amendment Proposals
  - Staff and the governing bodies shall review the particular facts and circumstances of each proposal submitted and shall determine whether there is adequate evidence that the proposal is in accordance with the general and specific objectives of the comprehensive plan. (Ord. 501, 11-18-2008)
- **12-320.1:** Zoning Districts and Map Designation, Purpose:
  - The purpose statements for each zone and map designation set forth in the following sections shall be used to guide the application of the zones and designations to all lands in unincorporated Bonner County. The purpose statements also shall guide interpretation and application of land use regulations within the zones and designations, and any changes to the range of permitted uses within each zone through amendments to this title. (Ord. 501, 11-18-2008)
- **12-320.2:** Zoning Districts and Map Designations Established:
  - In accordance with the provisions of Idaho Code and the objectives set forth in this code, all land in the unincorporated areas of Bonner County is hereby classified according to the following zoning designations and zoning map symbols, which shall be applied as shown on the official zoning district map.

## **EXISTING COMPREHENSIVE PLAN DESIGNATION:**

**Ag/Forest Land:** The Ag/Forest Land designation recognizes areas where steeper slopes prevail (30% or greater) and transportation is provided by private roads or U.S. Forest Service or state roads. Urban services are not available and residential development challenges are present due to slope, poor soil conditions, hazard areas and lack of police or fire services.

## **Comprehensive Plan Analysis:**

### **Property Rights**

#### **Policies:**

1. Bonner County should follow the attorney general's checklist, proscribed at Idaho Code §67-8003 and provided in the "Property Rights" component of the county's comprehensive plan, for all land use decisions.
2. For all land use decisions, findings of fact and conclusions of law should be adopted that reflect the justifications for exactions, conditions and restrictions and should confirm that a taking of private property has not occurred.
3. The property rights of the applicant, adjoining and nearby landowners and future generations should be considered, as well as the short-term and long-term consequences of decisions.

4. Bonner County should review all rezoning requests (down-zoning and up-zoning) pursuant to the Idaho State Code, Title 67, Chapter 65 – Local Land Use Planning Act. The approval of conditional rezoning or denial of a request for rezoning may be subject to the regulatory taking analysis provided for by Idaho Code Section 67-8003.

**Staff:** The application was routed to neighbors 300’ from the property line, informing neighbors of the proposed zone change. As of the date of this staff report, Bonner County has received no public comments. This proposal has been reviewed for compliance with Bonner County Revised Code and findings of fact will be adopted with the decision and recommendation of this project. This proposal does not appear to be in conflict with the policies of this component.

## Population

### Policies:

1. Population projections should be analyzed regularly to determine if changes need to be made to the Comprehensive Plan goals, objectives and policies and/or the Zoning Ordinance to ensure that the public and community needs are being met through land use decisions.
2. Population forecasts and census data should be used to evaluate housing and school needs, and impacts to the transportation system and other county services.
3. Bonner County should cooperate with its incorporated cities and neighboring counties to address growth challenges within the ACI areas and coordinate planning efforts whenever possible.

**Staff:** Bonner County, according to 2023 population estimates census data, has seen an 11.55% increase in population since the 2020 census was performed; increasing from 47,103 to an estimated 52,547. With the increase in the population, there is upward pressure on housing needs in Bonner County, both in the unincorporated portion of the County, and in the incorporated cities. This proposal is not within any Areas of City Impact and does not appear to be in conflict with the policies of this component.

## School Facilities & Transportation

### Policies:

1. Current data regarding school capacity and transportation issues as provided by the School Districts will be included in the assessment of all land use proposals.
2. Bonner County should examine the impacts of land use proposals to the school system and should seek mitigation from developers such as providing facilities, safety features, fees or other measures as permitted by Idaho Code, to address the impact of the proposals.

**Staff:** The West Bonner School District #83 and West Bonner School Transportation that serves the property were notified of the proposed zone change. The School

District did not comment as to how an increase in density and development would or would not adversely impact the district's ability to provide adequate school services (and facilities) for new and existing students. The Transportation department did not provide a comment. This project does not appear to conflict with this component.

## **Economic Development**

### **Policies:**

1. Small scale cottage businesses and home occupations should be allowed in all areas of the county. Reasonable conditions on such uses should be set to minimize adverse impacts to the neighborhood based on factors including, but not limited to, hours of operation and traffic volume generated by the business.
2. Develop land use regulations to allow Bonner County's agricultural heritage to be maintained by enabling local food production, distribution, congregation, and retail sales. Examples include community gardens, school gardens, farm related education programs, farmers or public markets, and other small-scale, collaborative initiatives.
3. Develop standards for commercial and industrial development that are appropriate for the surrounding community, including: appropriate site sizes, use types, buffering and design standards that encourage both attractive and efficient function, while protecting the environment.
4. Review and update land use regulations for employee housing to support the goal of enabling this use in proximity to commercial, industrial and agricultural uses.

**Staff:** The proposed zone change does not appear to conflict with policies of this component.

## **Land Use**

### **Policies:**

1. Commercial and industrial uses, in areas identified in the Comprehensive plan suitable for such development, should be unconditionally permitted. Evaluation of suitability should be based on availability of urban services, adequate access to hard surfaced publicly maintained roads and other factors that may impact the surrounding community.
2. Commercial and industrial uses may be conditionally permitted in areas not identified for such uses in the Comprehensive Plan if a critical review of the proposed use determines that with appropriate conditions the use will not adversely impact the surrounding area.

**Staff:** The proposed zone change from Rural-10 to Rural-5 does not appear to conflict with the policies of this component. The Rural zone does allow for some

commercial and industrial uses, either unconditionally or conditionally permitted, per BCRC 12-3.3.

## **Natural Resources**

### **Policies:**

1. Watershed standards should be employed in land use codes to protect water quality.
2. Best management practices for waterway setbacks should be instituted to reduce erosion and sedimentation into waterways.
3. Development standards should be designed to encourage clustered development resulting in the preservation of open space and wildlife habitat.
4. Bonner County should recognize its critical wildlife habitat and create development standards to protect these areas and mitigate development impacts to these habitats.
5. Protect water quality by creating standards for development in close proximity to shorelines.
6. Productive farmland, timberland and mining lands should be identified and protected from adverse effects of adjoining developments.

**Staff:** Impacts to natural resources were not identified by any agency. The Ag/Forest Land use designation encourages agricultural uses and residential development. Both are protected and maintained with this proposal.

## **Hazardous Areas**

### **Policies:**

1. Flood mitigation standards should be adopted that meet or exceed the National Flood Insurance Program minimum requirements.
2. Residential, commercial or industrial development within the floodway should be discouraged.
3. Fill within the floodplain should be discouraged.
4. The county's wildland fire, urban/wildland interface policies and plans should be integrated into development standards.
5. Excessive slopes should be identified and development discouraged by providing lower densities within these areas.
6. Multiple points of ingress/egress should be considered for large developments

7. Development should be avoided in avalanche zones.

**Staff:** The subject properties are not located in a mapped floodplain. Potential damage to property or people due to soil erosion or avalanches are minimal. Furthermore, the property is provided with emergency services. This project does not appear to be in conflict with the policies of this component.

## **Public Services, Facilities & Utilities**

### **Policies:**

1. Encourage high-density development to take place within the boundaries of existing sewer and water areas.
2. Bonner County should seek comment from existing service providers on their ability to serve future developments without adversely impacting the ability of the utility providers to serve current users.
3. Bonner County should provide adequate facilities for responsible disposal of solid waste to protect the health and welfare of the public as well as the County's natural resources.

**Staff:** Any future development to this parcel should not affect service as currently there is a well and septic system. The parcel has services, including electricity provided by Inland Power, Bonner County EMS & Sheriff, and Spirit Lake Fire District; all of which were routed for comment and did not respond as to how this zone change could affect their services. Any expansions to these services or others, the applicant will need to obtain proper permitting through the appropriate agencies that govern these services.

## **Transportation**

### **Policies:**

1. A long-term transportation system plan should be developed and regularly updated to ensure reasonable levels of service can be maintained in the future, and that needs for future road extensions or transportation corridors are identified as early as possible.
2. Development in areas that are not served by county standard roads or where transportation is inadequate should be discouraged.
3. Bike and pedestrian trails should be considered in development proposals to connect the communities with existing and planned bike and walking paths wherever possible.

**Staff:** The proposal does not appear to be in conflict with the policies of this component.

## Recreation

### Policies:

1. Bonner County is encouraged to develop a waterways and park access program to preserve and develop access to public recreational lands and waterways. The program should include retaining access parcels that may be acquired from tax sales or private donations.
2. A plan for a system of green belts and pathways (bike and pedestrian) should be considered as areas develop, so that a connected system can be developed and preserved.
3. Under no circumstances, will Bonner County require access easements on private property as a condition of development. This policy does not preclude providing voluntary incentives to developers in return for access easements.

**Staff:** Current recreational opportunities for the general public that are available in Bonner County are anticipated to remain the same with this zone change.

## Special Areas or Sites

### Policies:

1. A generalized map of the known pre-historic and historic sites should be developed so that future developments are aware of special areas of concern and are connected with the historical society and Native American tribes for appropriate preservation and protection.
2. Bonner County should implement road side development standards for recognized scenic byways to protect the view sheds.
3. Special areas should be recognized and addressed when development is proposed in these areas.

**Staff:** The project appears to not conflict with the policies of this component.

## Housing

### Policies:

1. Encourage development of a variety of housing options including mobile home parks, tiny home communities and recreational vehicle parks located in areas that are compatible with their density.
2. Work with municipalities and private parties to find solutions for all types of housing projects and developments.
3. Clustering of housing in developments to save on infrastructure and transportation costs should be encouraged through mechanisms such as density bonuses.

4. Bonner County recognizes opportunities should be made for assisted living and group shelters.
5. Enable workforce housing in direct proximity to agricultural, commercial and industrial uses.

**Staff:** The Rural zoning district allows for a variety of housing types including, but not limited to, single family dwellings, accessory dwelling units, duplexes, RV dwelling units, mobile home and RV parks, workforce housing, and campgrounds.

## **Community Design**

### **Policies:**

1. To promote and preserve the natural features and rural atmosphere of the community, the county should enact development standards that address development within scenic byways and design standards that account for waterfront setbacks, wildlife corridors, commercial and industrial landscaping, requirements for reduced lighting, cluster development, rural rather than urban setback standards and other design objectives aimed at preserving the rural, natural character of the community.
2. Allow unique and flexible design standards such that new development within older neighborhoods and historic settlements is compatible with those unique neighborhoods.
3. Allow particularized design standards to address waterfront and mountaintop developments which may differ from standard design objectives.

**Staff:** This proposal does not appear to conflict with the policies of this component.

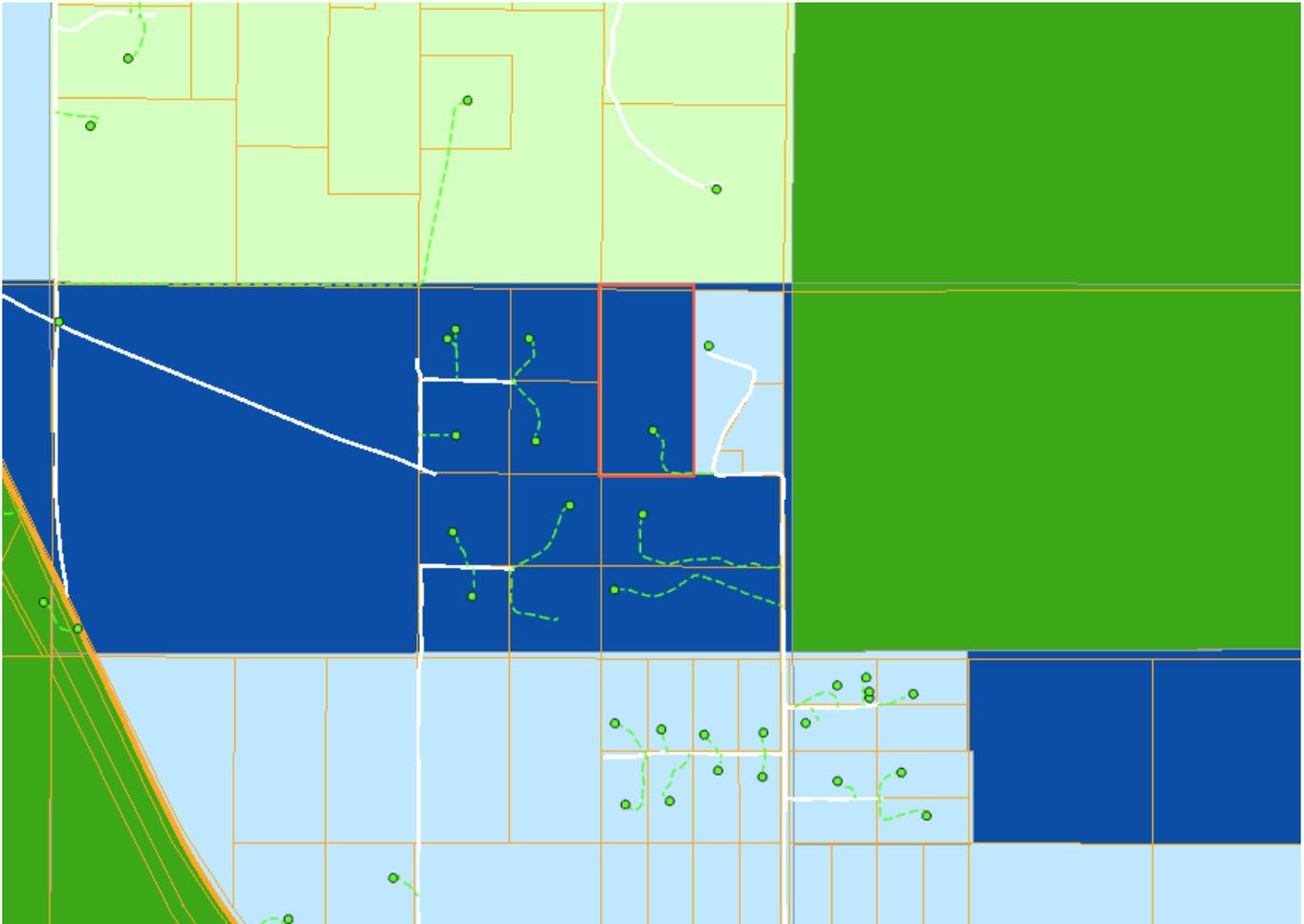
## **Agriculture**

### **Policies:**

1. Residential uses should continue being permitted in Agricultural zoning districts.
2. Protect agricultural uses and activities from land use conflicts or interference created by residential, commercial or industrial development
3. Land use regulations should support home occupations, cottage industries and farm-based family businesses on agricultural parcels. Examples include farm stands and other agri-business pursuits.
4. Bonner County acknowledges the provisions of Idaho State's Right to Farm Act. Those shall be considered in the land use decisions.

**Staff:** This proposal does not appear to conflict with the policies of this component, as farming and agricultural pursuits remain viable and are encouraged in the Rural zoning districts.

**Existing Zoning:**



**BCRC 12-323: RURAL DISTRICT (B-1, Rural-10):**

A. The rural district is established to allow low density residential uses that are compatible with rural pursuits. The purpose can be accomplished by:

1. Limiting residential densities and permitted uses to those that are compatible with rural character and nearby resource production districts and sites and can be adequately supported by rural service levels.
2. Allowing small scale farming and forestry activities, and tourism and recreation uses that can be supported by rural service levels and are compatible with rural character.
3. Encouraging conservation development configurations that create permanent open space or farming areas, protect sensitive environmental features, reduce infrastructure costs and/or enhance recreational opportunities.

B. Use of this zone is appropriate in areas designated by the comprehensive plan as follows:

1. R-10 in areas designated as rural residential in the comprehensive plan that meet one or more of the following criteria:

- a. Characterized by slopes that are steeper than thirty percent (30%).
- b. Located within critical wildlife habitat as identified by federal, state or local agencies.
- c. Contain prime agricultural soils.
- d. Served by a network of public and/or private roadways that generally do not meet applicable roadway standards set forth in title 2 (public roads) of this code or appendix A (private roads) of this title or are absent.
- e. Within the floodway.
- f. Contain limited access to public services.

**Proposed Zoning:**

**BCRC 12-323 RURAL DISTRICT (B-2, Rural-5):**

A. The rural district is established to allow low density residential uses that are compatible with rural pursuits. The purpose can be accomplished by:

- 1. Limiting residential densities and permitted uses to those that are compatible with rural character and nearby resource production districts and sites and can be adequately supported by rural service levels.
- 2. Allowing small scale farming and forestry activities, and tourism and recreation uses that can be supported by rural service levels and are compatible with rural character.
- 3. Encouraging conservation development configurations that create permanent open space or farming areas, protect sensitive environmental features, reduce infrastructure costs and/or enhance recreational opportunities.

B. Use of this zone is appropriate in areas designated by the comprehensive plan as follows:

2. R-5 in areas designated rural residential in the comprehensive plan that are already developed at or near the one dwelling unit per five (5) acre density and/or do not meet the criteria for R-10 above. (Ord. 501, 11-18-2008)

**G. Agency Review:**

A full list of the agencies and taxing districts routed for comment can be found in attached Appendix A. As of the date of this staff report, no agencies have submitted comments.

**The following agencies replied "No Comment":**

Idaho Transportation Department, Spirit Lake Fire District, Idaho Department of Environmental Quality, Kootenai-Ponderay Sewer District and Idaho Department of Fish & Game.

**All other agencies did not reply.**

**Public Notice & Comments**

No public comments were received at the time that the staff report was written.

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**Staff Analysis:**

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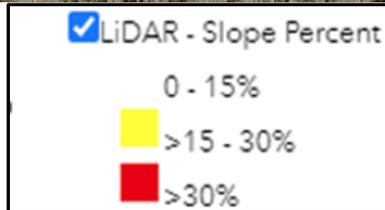
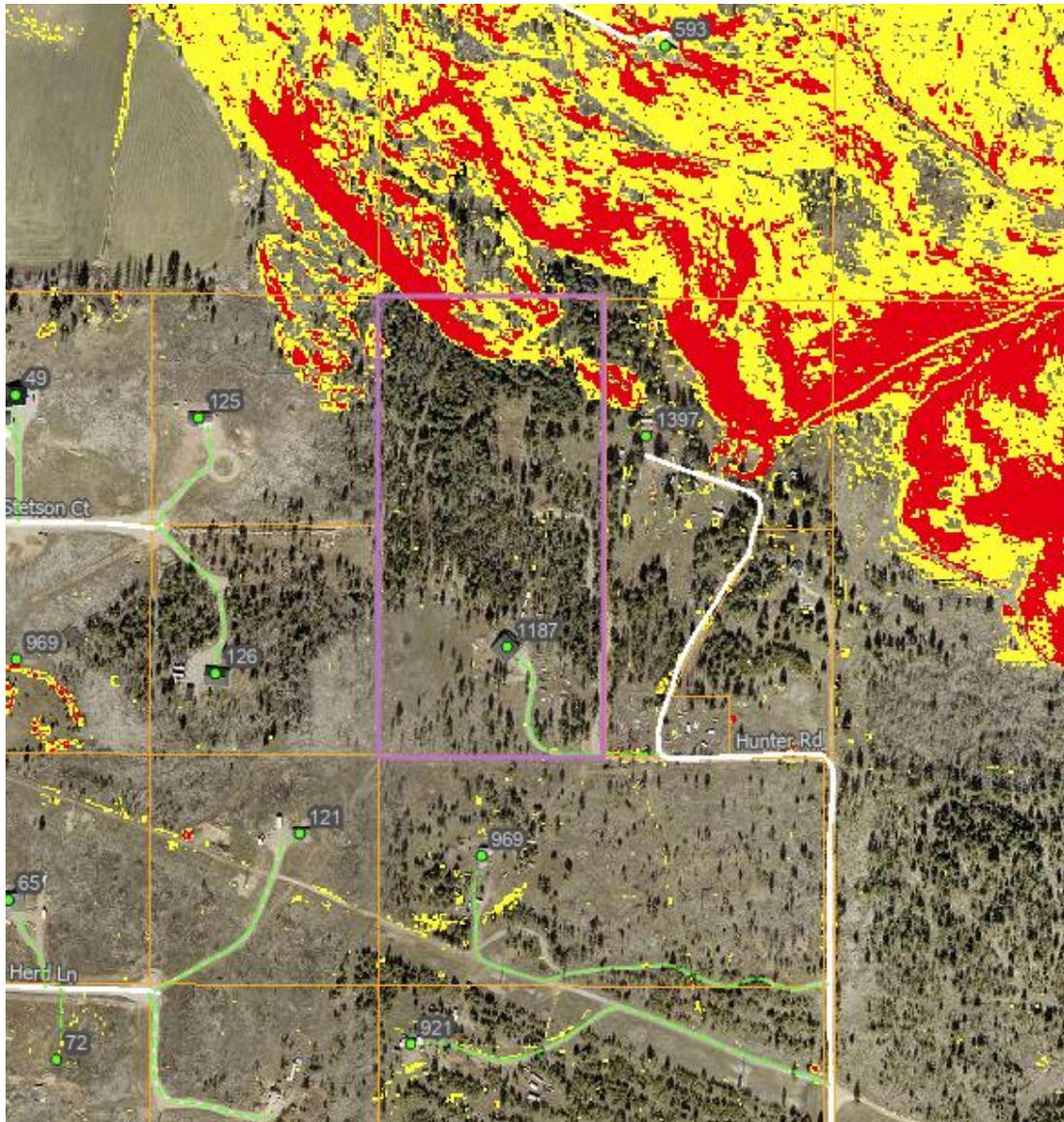
Comparisons of the Rural-10 and Rural-5 for the parcel.

<b>Rural-10 Standards</b>	<b>Rural-5 Standards</b>
<ul style="list-style-type: none"><li>• Characterized by slopes steeper than 30%</li><li>• Located within critical wildlife habitat</li><li>• Contain prime agricultural soils</li><li>• Served by a network of public/ private roads</li><li>• Within the floodway</li><li>• Contain limited access to public services</li></ul>	<ul style="list-style-type: none"><li>• Developed at or near the one dwelling unit per five (5) acres and/or</li><li>• Does not meet the criteria for R-10</li></ul>

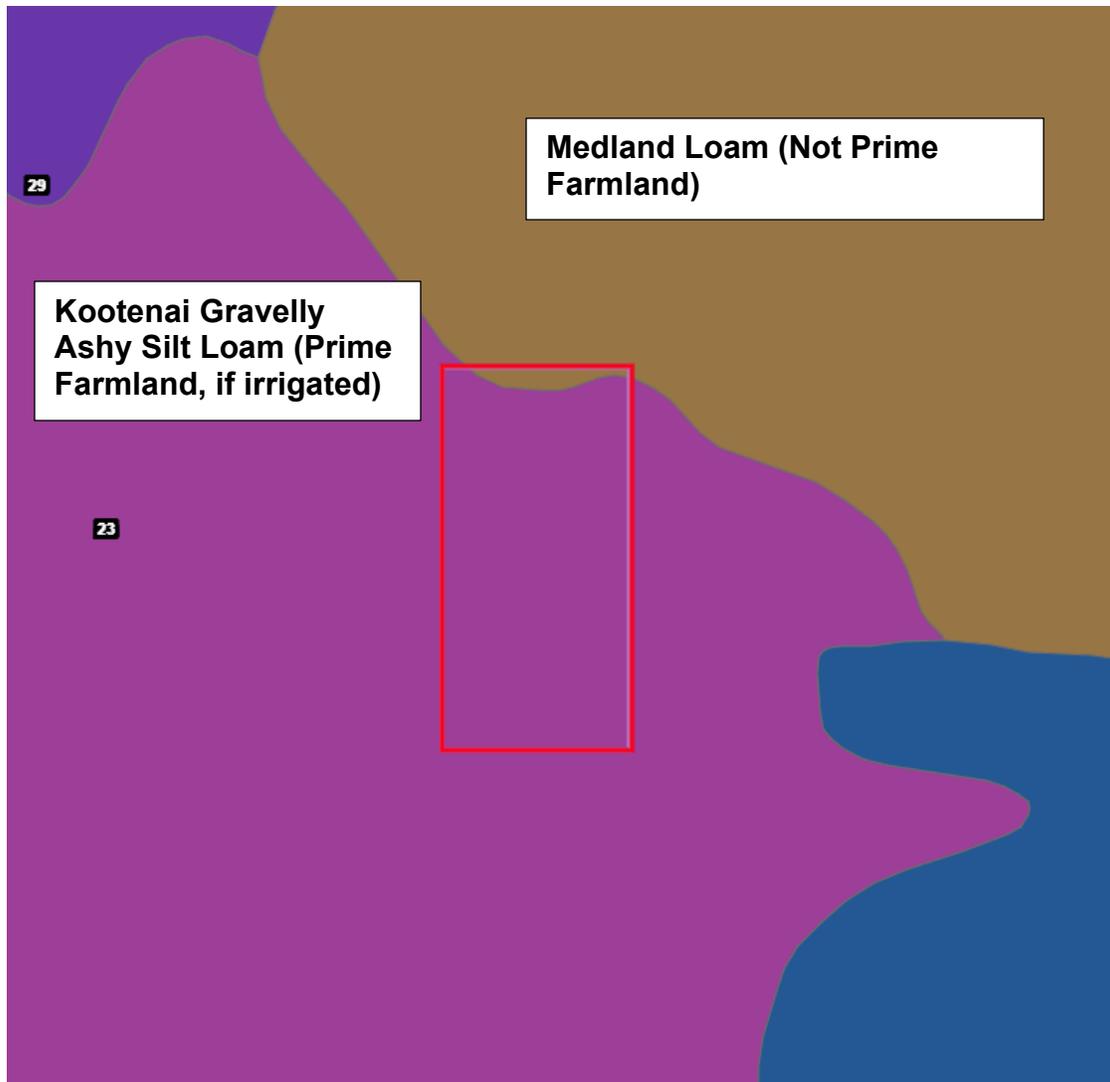
**Rural 10:**

**Characterized by slopes steeper than 30%:**

The parcel does not appear to be characterized by slopes steeper than 30% (as shown as red below, see legend). The parcel has mostly areas on the southern portion of the parcel and in some areas on the northern portion, but generally consists of areas with slopes that range between 0% and up to 30% grade. According to the land use portion of the comprehensive plan for density ranges, properties that are level to moderately slopes are appropriately sized to be 5-10 acres.



**Located within critical wildlife habitat:**  
No critical wildlife area was determined by any agency.



**Contains prime agricultural soils:**

The parcel contains two types of soil, Kootenai gravelly ashy silt loam, 0 to 4 percent slopes, and Melder loam, 35 to 65 percent slopes. According to the Natural Resources component of the Bonner County Comprehensive Plan, Melder loam, 35 to 65 percent slopes is considered “Not Prime Farmland”. Agricultural pursuits are still viable with not-prime farmland soils; the type of crops grown may be limited. Melder loam makes up approximately 0.75-acres of the 20-acre property, or 3.75%.

Kootenai gravelly ashy silt loam, 0 to 4 percent slopes, is considered “Prime Farmland, if irrigated”. With the absence of an irrigation district in Bonner County, it appears that farming or agricultural pursuits could be extremely limited.

**Served by a network of public/ private roads:**

Access to the parcel is by way of a combination of State of Idaho owned and maintained roads as well as a privately owned and maintained road. Idaho Transportation Department stated there were no objections to the Zone Change.

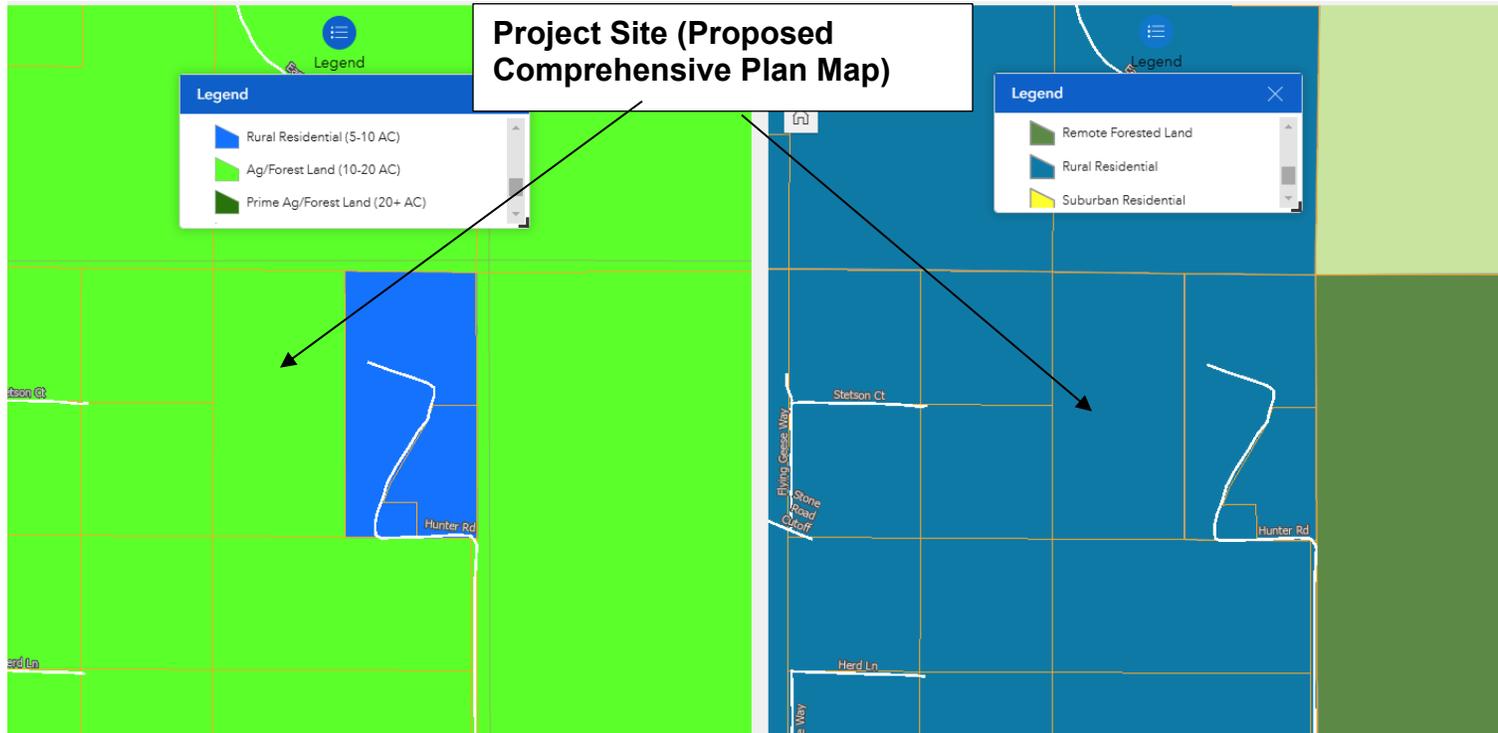
**Within the floodway:**

The risk of flooding of the parcel is nominal as they are not within a mapped floodplain or floodway.

**Contain limited access to public services:**

The parcel has access to public services. Public services that are available for this property include: fire protection, emergency services and power. Other amenities are a private well and individual well.

**Rural 5:**



**Comprehensive Plan Designation of Rural Residential:**

Currently, this property has a Land Use designation of "Ag/Forest Land", which is not compatible with either of the Rural zoning districts. Currently, the Bonner County Planning Commission is proposing changes to the Comprehensive Plan Map that would make this parcel be designated as "Rural Residential", which would be compatible with the Rural 5 zoning district. This map has only been proposed and has not been recommended for approval by the Planning Commission, nor has it been approved and implemented by the Board of County Commissioners.

**Developed at or near the one dwelling unit per five (5) acres:**

It appears most surrounding properties in the immediate area are developed at 10+ acres. There is one (1) parcel within 1,200 feet of this project that are developed with one dwelling unit per 5 acres or are below 10-acres.

and/or

**Does not meet the criteria for R-10:**

The property does not appear to be characterized by steep slopes of 30+% or greater, it does not have any identified critical wildlife habitat, it is not within a mapped floodway, it

does have access to public services, it is served by a network of private and public roads, and it does contain soil classified as "prime farmland", however, there could be limitations that make farming or agriculture difficult.

**ZONING COMMISSION RECOMMENDATION: APPROVE, 4-0**

**Date: January 16, 2025**

**Note: This is only a recommendation. The final decision rests with the governing body after the completion of the public hearing and consideration of all relevant oral and written testimony and evidence.**

**Planner's Initials: AF Date: March 5, 2025**

**Zone Change Findings of Fact**

1. The parcel does contain some mapped slopes that range from 15-29% grade, and some slopes that are 30% or greater. The parcel does not appear to be characterized by slopes steeper than 30%.
2. The parcel is not within critical wildlife habitat as identified by federal, state, or local agencies.
3. The parcel contains two soil types, Medland loam is considered "Not Prime Farmland", per the Bonner County Comprehensive Plan. Kootenai gravelly ashly silt loam is considered "prime farmland, if irrigated" but may have limitations that could make farming or agricultural pursuits difficult.
4. The parcel is accessed via a network of public and private roads Highway 41, a State of Idaho owned and maintained road and Hunter Road, a privately owned and maintained road.
5. The parcel is not within a floodplain or floodway.
6. According to the application, fire protection is provided by Spirit Lake Fire District.
7. Power is provided by Inland Power.
8. The parcel has an individual well and septic system.

**Zone Change - Motion by the Governing Body:**

**BOARD OF COUNTY COMMISSIONERS**

**MOTION TO APPROVE:** I move to approve to the Board of County Commissioners of this project, FILE ZC0002-24, requesting a zone change from Rural-10 to Rural-5, finding that it is not in conflict with the policies of the Bonner County Comprehensive Plan and Bonner County Revised Code as enumerated in the following conclusions of law:

Conclusion 1

The proposal **is not** in conflict with the polices 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.

This decision is based upon the evidence submitted up to the time the Staff Report was prepared, and testimony received at this hearing. I further move to adopt the findings of fact and conclusions of law as set forth in the Staff Report (or as amended during the hearing) and direct planning staff to draft written findings and conclusions to reflect this motion, have the Chairman sign, and transmit to all interested parties. This action does not result in a taking of private property.

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**Zone Change Ordinance Motion: Roll Call Vote**

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I move to approve an Ordinance of Bonner County, Idaho, the number to be assigned, citing its authority, and providing for the amendment of the Official Zoning Map of Bonner County by the classification of lands located in Section 17, Township 54 North, Range 05 West, Boise Meridian, Bonner County, Idaho to Rural-5, and providing for an effective date.

**BOARD OF COUNTY COMMISSIONERS**

**MOTION TO DENY:** I move to deny this project, FILE ZC0002-24, requesting a zone change from Rural-10 to Rural-5, based upon the following conclusions:

Conclusion 1

The proposal **is/is not** in conflict with the polices of the Bonner County Comprehensive Plan.

Conclusion 2

This proposal was reviewed for compliance with Title 12, Bonner County Revised Code, and **was/was not** found to be in compliance.

Conclusion 3

The proposal **is/is not** in accord with the purpose of the Rural 5 zoning district, provided at Chapter 3, Title 12, Bonner County Revised Code.

The decision is based upon the evidence submitted up to the time the Staff Report was prepared, and testimony received at this hearing. I further move to adopt the findings of fact and conclusions of law as set forth in the Staff Report as amended during the hearing and direct planning staff to draft written findings and conclusions to reflect this motion, have the Chairman sign, and transmit to all interested parties. This action does not result in a taking of private property. The action that could be taken, if any, to obtain the zone change is to:

- 1) File a new application with the Planning Department and meet the standards required by Bonner County Revised Code; or

2) Pursue such remedies as may be applicable at Title 67, Chapter 65, Idaho Code.

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The complete file is available for review in the Planning Department, 1500 Highway 2, Suite #208, Sandpoint, ID. Staff reports are available online prior to the scheduled hearing at [www.bonnercountyid.gov](http://www.bonnercountyid.gov) Bonner County Revised Code (BCRC) is available at the Planning Department or online.

**APPENDIX A-NOTICE OF PUBLIC HEARING RECORD OF MAILING**

**RECORD OF MAILING**

Page 1 of 1

File No.: Z C 0 0 2 - 2 4

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 **11th** day of **February, 2025**.



Jessica Montgomery, Hearing Coordinator

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