



Bonner County

Board of Commissioners

Asia Williams

Ron Korn

Brian Domke

March 17, 2025

Peter and Linda Feist
1187 Hunter Road
Blanchard, ID, 83804

Subj: File ZC0002-24 – Zone Change – Rural 10 to Rural 5

Dear Mr. & Mrs. Anundson

The Bonner County Commissioners at the March 12, 2025, public hearing denied the referenced application.

MOTION TO DENY: Commissioner Korn moved 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** in conflict with the policies of the Bonner County Comprehensive Plan.

Conclusion 2

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

Conclusion 3

The proposal **is not** 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. Commissioner Korn further moved 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.

Commissioner Domke seconded the motion.

Roll Call Vote:

Commissioner Domke	Aye
Commissioner Williams	Aye
Commissioner Korn	Aye

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

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 ashy 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.
9. The parcel has a Comprehensive Plan Map Designation of Ag/Forest Land, which is not compatible with the Rural zoning district.

NOTE: Following any final decision concerning a site-specific land use request, the petitioner has a right to request a regulatory taking analysis pursuant to Section 67-8003, Idaho Code (*Idaho Code §67-6535(3)*).

Please contact the Bonner County Planning Department if you have any questions.

Sincerely,

Asia Williams, Chair
Board of County Commissioners