



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

January 21, 2025

From: Zoning Commission

To: Bonner County Commission

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

The Zoning Commission, at the January 16, 2025, public hearing recommended approval of the referenced application.

Commissioner Clark moved to recommend to the Board of County Commissioners, approval of this project, FILE ZC0002-24, 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 Blaser seconded the motion

Roll Call Vote

Commissioner Clark	AYE
Commissioner Marble	AYE
Commissioner Polson	AYE
Commissioner Blaser	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 Bonner County Planning Commission is currently updating the Comprehensive Plan Map and have drafted a proposed change for this property and the surrounding properties from Ag/Forest Land to Rural Residential.

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 elements 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.

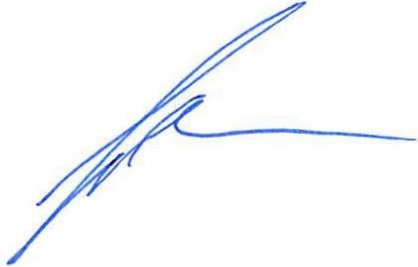
Conclusion 3

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

and based upon the evidence submitted up to the time the Staff Report was prepared, and testimony received at this hearing. Commissioner Webster further moved to adopt the findings of fact and conclusions of law as set forth in the Staff Report 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.

Please contact the Planning Department if you have any questions.

Sincerely,

A handwritten signature in blue ink, consisting of several overlapping, sweeping strokes that form a stylized, cursive-like mark.

Jacob Mable, Chair
Bonner County Zoning Commission