



## Bonner County Planning Department

*"Protecting property rights and enhancing property value"*

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July 25, 2024

From: Zoning Commission

To: Bonner County Commission

Subject: File ZC0003-24 – Zone Change – Rural 10 to Rural 5

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

Commissioner Webster moved to recommend approval to the Board of County Commissioners of this project, FILE ZC0003-24, 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:

### 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.

Commissioner Clark seconded the motion.

### **ROLL CALL VOTE**

Commissioner Clark	AYE
Commissioner Webster	AYE
Commissioner Marble	AYE

Commissioner Wakeley AYE

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

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**Zone Change Findings of Fact**

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1. The parcel does contain some mapped slopes that range from 15-29% grade, and some slopes that are 30% or greater. The parcel is not 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 three soil types, Dufort-Rock outcrop complex and Pend Oreille Silt Loam are considered "Not Prime Farmland", per the Bonner County Comprehensive Plan. Bonner Silt Loam is considered "prime farmland" but it has severe limitations that could make farming or agricultural pursuits difficult.
4. The parcel is accessed via a network of public and private roads Highway 2, a State of Idaho owned and maintained road and The Cross 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 West Side Fire District.
7. Power is provided by Northern Lights Inc.
8. The parcel has an individual well and septic system.
9. The parcel is located near other parcels that are currently developed at or near five (5) acres.

Please contact the Planning Department if you have any questions.

Sincerely,



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Jacob Marble, Chair  
Bonner County Zoning Commission

c: Planning Department