



## 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 ZC0004-24 – Zone Change – Recreation/Rural 5 to Recreation

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

Commissioner Clark moved to recommend approval to the Board of County Commissioners of this project, FILE ZC0004-24, requesting a zone change from Rural-5/Recreation to Recreation, 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 Recreation 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 Clark 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 Wakeley seconded the motion

**Voted** upon and the Chair declared the Motion passed, unanimously.

### **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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### **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 a critical wildlife habitat as identified by federal, state, or local agencies.
3. The parcel is accessed via a network of public and private roads Highway 200, a State of Idaho owned and maintained road and Mariner Way, a privately owned and maintained road.
4. The parcel is within FEMA Special Flood Hazard Area (SFHA) Zone AE.
5. The parcel is not in an area that is developed at or near the one dwelling unit per 5-acres.
6. The parcel has a Comprehensive Plan Land Use Designation of Resort Community.
7. The parcel is developed with a single-family dwelling and a marina, permitted under a Conditional Use Permit, C925-09.
8. According to the application, fire protection is provided by Sam Owen Fire District.
9. Power is provided by Avista Utilities.
10. The parcel has an individual well and service from Bio-Clear Sewer.
11. The parcel is served by Bonner County EMS and Bonner County Sheriff.

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