

**BONNER COUNTY PLANNING DEPARTMENT
BOARD OF COUNTY COMMISSIONERS
STAFF REPORT FOR July 24, 2024**



Project Name: Crabb Trust, Zone Change

File Number, Type: ZC0005-24, Zone Change

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

Legal Description: 18-56N-1W NENW LESS TAX 9, E2 GOV LOT 1 & 2, W2 GOV LOT 2 LESS S 660FT OF N 792FT OF W 330FT; N2 GOV LOT 3 SW GV LOT 3, W2SE GV LOT 3 1985 GOLDEN WEST 24 X 56 MH*

Location: 488 Callen Crabb Rd, Sagle, Idaho

Parcel Number(s): RP56N01W182405A

Parcel Size: Approximately 128.105-acres

Applicant: Crabb Trust

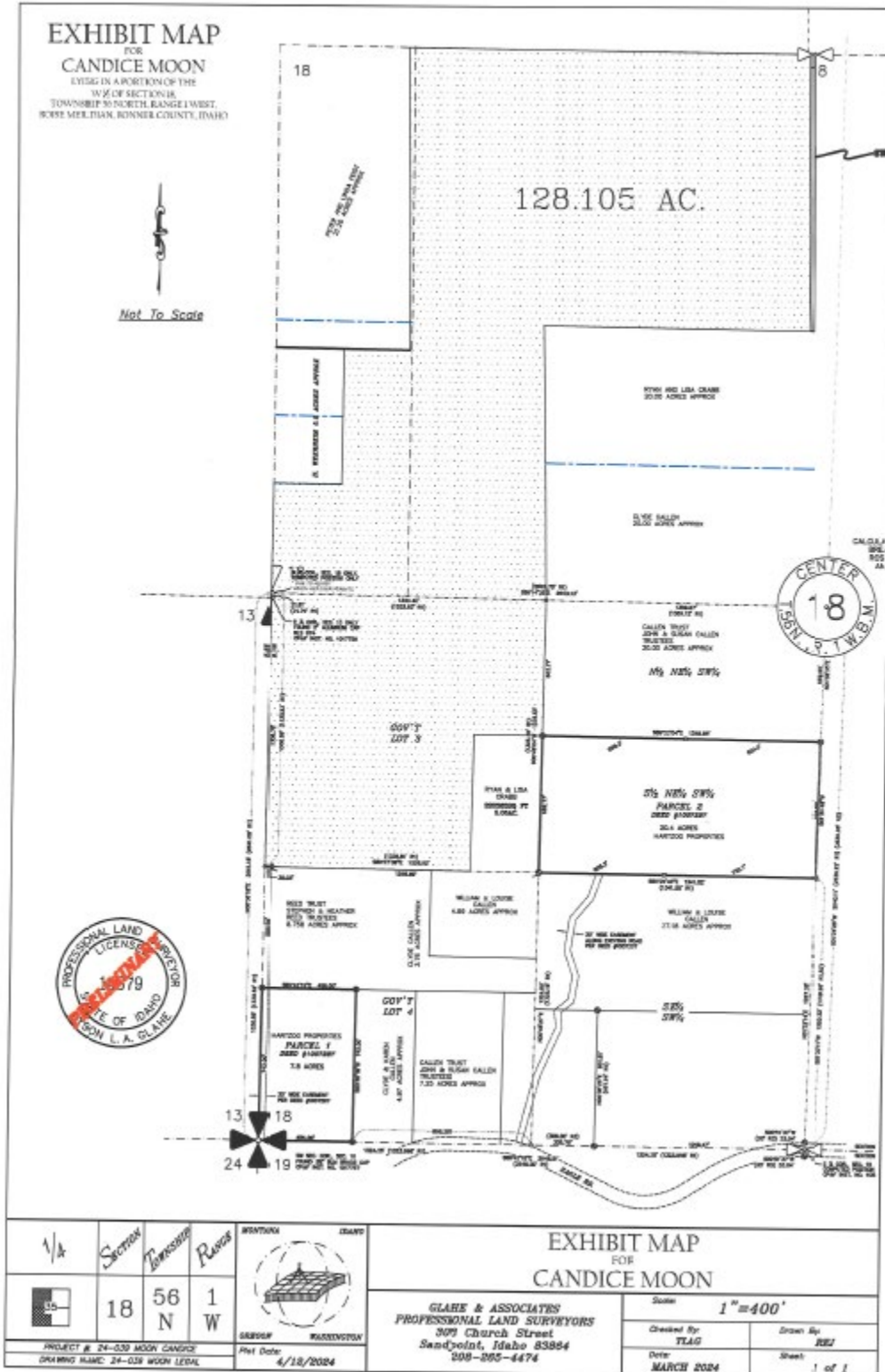
Project Representative: N/A

Application filed: May 1, 2024

Notice provided: Mail: June 25, 2024
Site Posting: July 8, 2024
Published in newspaper: June 25, 2024

Enclosure: Annex A – Complete List of Agencies Routed

SITE PLAN



Project summary:

The applicants are requesting a zone change from Rural 10 to Rural 5 on one (1) parcel approximately 128.105 acres. The project is located off Callen Crabb Road in Section 18 Township 56 North, Range 01 West, Boise-Meridian. The comprehensive plan designation is Rural Residential.

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

Background:

A. Site data:

- Use: Residential/Agricultural
- Unplatted
- Size: Approximately 128.105 acres
- Zone: Rural-10
- Land Use: Rural Residential

B. Access:

- The parcel is accessed from Callen Crabb Road a privately owned and maintained road, via Sagle Road, a Bonner County-owned and maintained road.

C. Environmental factors:

- Site does contain mapped slopes of 0-30+%. (USGS)
- Site does contain mapped wetlands. (USFWS)
- Site does contain a mapped stream. (NHD)
- Parcel 16017C0975E is within SFHA Zone X per FIRM Panel Number 16017C1235E, Effective Date 11/18/2009.
- Three Soil Types:
 - Description: Dufort silt loam, 5 to 45 percent slopes
 - i. Type: Consociation
 - ii. Drainage: Well Drained
 - iii. Classification: Not Prime Farmland
 - Description: Pend Oreille silt loam, 5 to 45 percent slopes
 - i. Type: Consociation
 - ii. Drainage: Well Drained
 - iii. Classification: Not prime farmland
 - Description: Lenz-Rock Outcrop association, 30 to 65 percent slopes
 - i. Type: Association
 - ii. Drainage: Well Drained
 - iii. Classification: Not prime farmland

D. Services:

- Water: Individual well
- Sewage: Individual septic
- Fire: Sagle Fire
- Power: Northern Lights, Inc
- School District: Lake Pend Oreille School District #84

E. Comprehensive Plan, Zoning and Current Land Use

Compass Site	Comp Plan	Zoning	Current Land Use & Density
	Rural Residential	Rural-10	Residential -128.105-acres
North	Ag/ Forest	A/F-10 and A/F 20	Residential-5.46 acres /Forest- 20.00 acres
East	Rural Residential	Rural-10	Forest- (4) 20-acres, (1) 200-acres
South	Rural Residential	Rural-5	Forest-8.76, 3.76, 4.99 acres
West	Rural Residential	Rural-5 and Rural-10	Residential- 5.0, 21.2, 6.20, 9.40, 10.27, 6.67, 5.1-acres

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:

Rural Residential:

The Rural Residential area provides for residential development in areas where urban services are not available, and slopes may vary up to 30%. These areas include hazard areas and critical wildlife habitats, where lower densities reduce potential impacts to resources and exposures to loss of property or lives. Small-scale agricultural uses and residential development are permitted.

Comprehensive Plan Analysis:

Property Rights

Goal:

1. Protect property rights and enhance property values through conscientious land use planning that complies with state law relevant to all county land use actions.

Objective:

1. Private property should not be taken for public uses without just compensation or due process of law.
2. Impacts to other properties should be taken into account when considering land use proposals, policies and codes.

Staff: The application was routed to neighbors 300' from the property line, informing neighbors of the proposed zone change. As of July 16, 2024, Bonner County has not received any public comments. This proposal appears to be aligned with objectives 1 and 2 as no impacts through this zone change have been brought forward from neighbors or agencies.

Population

Goal:

1. Ensure that the impact of demographic changes including generational issues and economic diversity are identified and considered during planning activities and decisions

Objective:

1. Maintain current and projected county population estimates and utilize this information when making land use decisions.

Staff: Bonner County, according to 2022 population estimates census data, has seen a 9.1% increase in population since the 2020 census was performed; increasing from 47,105 to an estimated 51,414. 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.

School Facilities & Transportation

Goal:

1. Preserve the county's commitment to and ability to provide quality education to the current and future students of Bonner County.

Objective:

1. Ensure that the proposed developments and county land use decisions do not adversely impact the local school districts and their ability to provide adequate school facilities and transportation systems.
2. The county should encourage school districts to proactively review development applications to determine particular school needs and concerns.
3. Bonner County roads, trails and bicycle paths should be designed and maintained to allow safe passage of students to schools.
4. Long-term consequences of land use proposals should be considered, including the adequacy of existing facilities and the siting of future schools.

Staff: The Lake Pend Oreille School District #84 and Lake Pend Oreille School Transportation that serves the property were notified of the proposed zone change. Lake Pend Oreille School District did comment as to how an increase in density and development could impact the enrollment numbers at Sagle Elementary School, Sandpoint Middle School, and Sandpoint High School. Lake Pend Oreille School District #84 also commented as to how an increase in density and development could affect the schools and how future funding could benefit the system. Lake Pend Oreille School Transportation that serves the property was notified of the proposed map amendment and did not comment. **See LPOSD #84 letter for complete comments.**

Economic Development

Goal:

1. Support and encourage economic development.

Objective:

1. Support small businesses such as markets, restaurants, recreational activities, campgrounds, and marinas that provide services which support resort residents and visitors in their local communities.
2. Enable development of small-scale cottage industries and home-based occupations while protecting the surrounding areas from adverse impacts.
3. Policies regarding economic development activities should seek to mitigate the impacts of such factors as noise, light glare, odors, fumes and vibrations on the surrounding community.
4. Support local economic development by increasing support for outdoor recreation in Bonner County. Encourage and protect public access to public lands and water, campgrounds, and recreational areas.

5. Support local businesses by enabling development of workforce housing in proximity to commercial, industrial and agricultural uses.

Staff: The property is accessed by suitable transportation systems. Per the applicant, the proposed zone change is not intended for industrial or commercial uses, only for residential uses. The development of new residences in the area could provide more employment for many different industries and could attract more members of the workforce to the area. Further, the proposed zone change from Rural-10 to Rural-5 will be consistent with the zoning in the area. Rural 5 is intended to allow for small farming operations and has the opportunity to impact the local agriculture industry positively.

Land Use

Goal:

1. Bonner County intends to balance and integrate its land use policies and proposed land use map with the components of the comprehensive plan to enable the community to grow while retaining its rural character and protecting its unique natural resources.

Objective:

1. Bonner County should develop and maintain a future land use map and land use codes that acknowledge and protect its agricultural, timber and mining lands, protects the water and wildlife resources, identifies and avoids hazard areas, provides areas for economic growth, encourages affordable housing and centers growth in areas where adequate public and private services can be provided.
2. Encourage clustered development for medium and large scale commercial and industrial uses.
3. Commercial and industrial uses should be located and operated in a manner to ensure the protection of our natural resources including clean air and water, dark skies, and overall environmental quality and rural character of Bonner County.

Staff: The proposed zone change from Rural-10 to Rural-5 is compatible with surrounding land uses. Additionally, the property will not adversely impact natural resources as Bonner County Code requires that setbacks be met to all mapped wetlands, streams or other environments features that might be found on the property. In addition, the comprehensive land use designation is Rural Residential, which supports both Rural-10 and Rural-5 zoning districts. See zoning district comparison and analysis below.

Natural Resources

Goal:

1. Protect, enhance and maintain the County's natural resources such as air, water, forest, minerals, plants and wildlife for long-term benefits to the public.

2. Acknowledge and consider agency comments regarding natural resources.

Objective:

1. Bonner County's system of lakes and waterways is one of its greatest assets, and Bonner County should strive to preserve both the quality and quantity of its water resources.
2. Bonner County values its productive agricultural lands and forests, mining lands, its fisheries, wildlife, wetlands and aquifer recharge areas and should provide measures to protect and maintain these natural features.
3. Bonner County should protect its water resources by requiring adequate sewer treatment systems based on soil, density, and intensity of use to reduce impacts to water resources.

Staff: Impacts to natural resources were not identified by any agency. Further, the subject site does have very minimal wetlands as outlined by a Riverine. It appears that wetland setbacks could be met to protect and maintain this wetland. Agricultural uses exist on the land and anticipated to be maintained. The Rural Residential land use designation encourages small-scale agricultural uses and residential development. Both are protected and maintained with this proposal.

Hazardous Areas

Goal:

1. Bonner County's system of lakes and waterways is one of its greatest assets, and Bonner County should strive to preserve both the quality and quantity of its water resources.
2. Bonner County values its productive agricultural lands and forests, mining lands, its fisheries, wildlife, wetlands and aquifer recharge areas and should provide measures to protect and maintain these natural features.
3. Bonner County should protect its water resources by requiring adequate sewer treatment systems based on soil, density, and intensity of use to reduce impacts to water resources.

Objective:

1. Bonner County intends to regulate the location and density of new development in floodplain to reduce the potential for the loss of lives and property within flood hazard areas.
2. Future development should be designed to reduce exposure to wildland fire and to provide for emergency and escape routes for residents.
3. Development within areas of excessive slopes, unstable areas and avalanche zones should be discouraged.

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.

Public Services, Facilities & Utilities

Goal:

1. Future development approvals should require adequate services and should not adversely impact the services or utilities of the utility provider.
2. Require adequate public services, facilities, and utilities in future development approvals.

Objective:

1. New development should be adequately served by fire protection, roads, sewer, schools, law enforcement, ambulance, power and emergency services, water and other public or private services.
2. Require the developers to provide infrastructure, utilities or financial support to offset the capital costs of expansion of services, required by the proposed development.
3. Bonner County shall require adequate provisions for future utility services in areas of commercial, industrial, residential or other similar uses.

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 Northern Lights, Inc, Bonner County EMS & Sheriff, and Sagle Fire District. Any expansions to these services or others, the applicant will need to obtain proper permitting through the appropriate agencies that govern these services.

Transportation

Goal:

1. Provide a transportation system that is safe, uncongested, and well maintained.

Objective:

1. Future development should not adversely impact the existing transportation system by reducing the quality or level of service or creating hazards or congestion.
2. Roads within new development should be built to county standards and at the expense of the developer.
3. Roads within new development should provide adequate access for fire and emergency vehicles as well as routes of escape.
4. Future access roads should be designed and built to integrate with the state and county system of roads without overburdening the transportation system.

5. To reduce transportation costs, road building and environmental impacts, cluster development should be encouraged.
6. Bonner County intends for certain intense land use developments to provide paved roads.
7. Bike ways and pedestrian paths should be considered in development plans to provide an integrated community transportation system wherever possible.
8. To communicate and work cooperatively with other jurisdictions within the county to ensure the best possible flow of traffic county-wide.

Staff: The applicant's properties are currently within a network of public and private roads; Callen Crabb Road, a privately owned and maintained road, and Sagle Road, a Bonner County owned and maintained public right-of-way. A zone change is not development by definition, however, if the land was to be subdivide into 10 or more lots, these objectives would be met as Bonner County has public and private road standards and requirements.

Recreation

Goal:

1. Protect and encourage public and private recreational opportunities as an important asset that supports a key segment of the County's economy.

Objective:

1. Ensure public legal recreational accesses and amenities are not obstructed or adversely impacted by future development.

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

Goal:

1. To protect, preserve and maintain special areas and sites both natural and manmade in relation to land use.

Objective:

1. Future developments should not adversely affect or destroy culturally or ecologically sensitive sites.

Staff: This goal appears unaffected by this application.

Housing

Goal/ Objective:

1. Provide an environment that enables opportunities for diverse housing needs.

Staff: The application is consistent with the housing component of the comprehensive plan as the rezone may result in more opportunities for different housing options in Bonner County.

Community Design

Goal:

1. To enable a variety of lifestyles while maintaining the rural character in the future development of Bonner County.

Objective:

1. New development should be located in areas with similar densities and compatible uses.
2. The adverse impacts of new development on adjacent areas should be minimized.
3. Consider the protection of natural resources, rural features and surrounding uses of the community in the design and location of new development.

Staff: This request is not for development; however, the proposal is in keeping of the Rural Residential designation for maintaining small-scale agricultural uses and residential development. The area has several parcels in proximity to this proposal that either meet or could meet the Rural 5 designation. The community design appear to be maintained with the surrounding area.

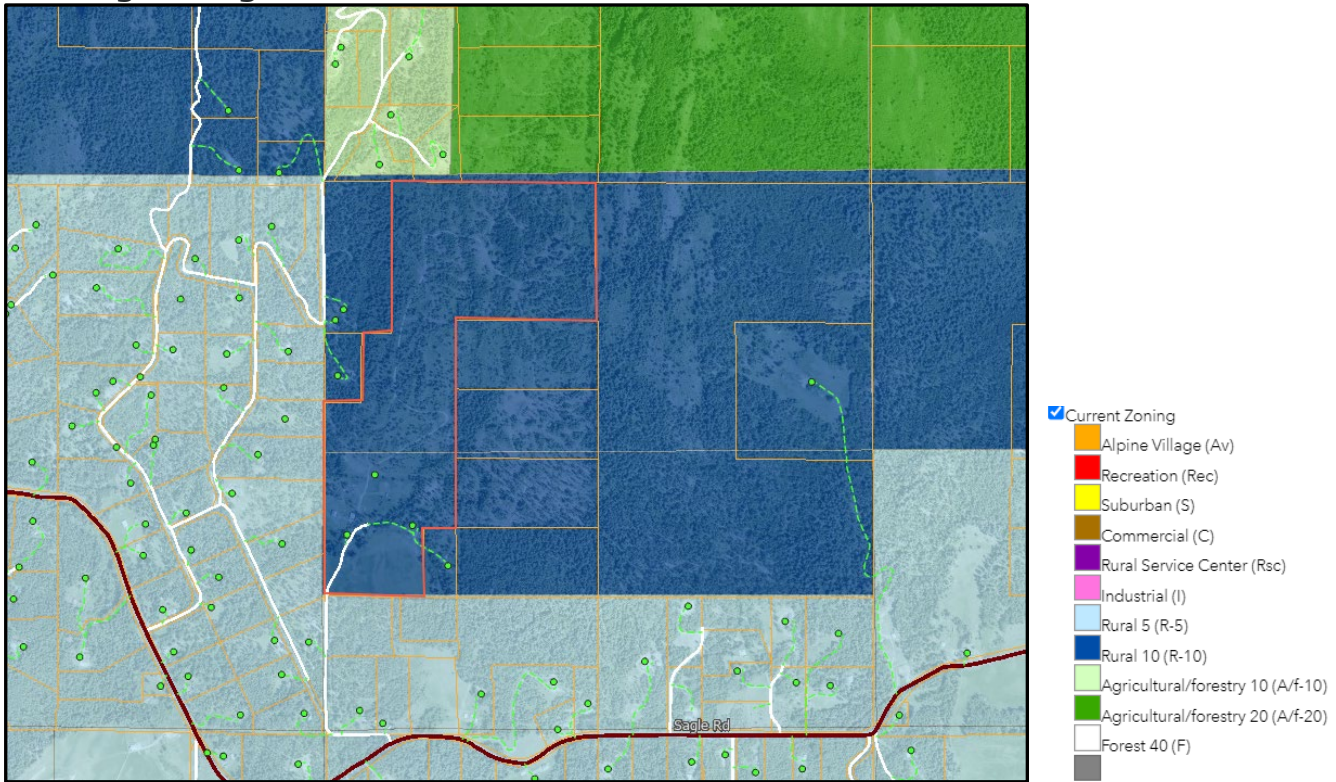
Agriculture

Goals/Objectives:

1. Protect the rural character and agricultural heritage of Bonner County by retaining large- and small-scale commercial agriculture and hobby farms as viable uses.
2. Support the local economy by encouraging production, distribution, and retail sales of locally grown food and other agricultural products.
3. Develop policies to discourage fragmentation of very large productive agricultural lands.

Staff: This proposal is anticipated to create four additional lots, if approved. The current comprehensive plan land use is Rural Residential and allows for small scale farming and forestry activities. Currently the majority of the parcel is being used for agricultural/timber production and is developed with a single-family-dwelling. Per the applicant, the purpose of this zone change is to allow for the creation of four (4) 5-acre lots to be gifted to their children; there will be approximately 108-acres remaining, which is intended to stay in agriculture and timber production. This proposal appears to be in accord with the goals/objectives of this component.

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 Annex A.

The following agencies provided comment:

Bonner County Road & Bridge
Panhandle Health District
Lake Pend Oreille School District #84

The following agencies replied "No Comment":

Idaho Transportation Department, Timberlake Fire District, Kootenai-Ponderay Sewer District, Idaho Department of Fish and Game

All other agencies did not reply.

Public Notice & Comments

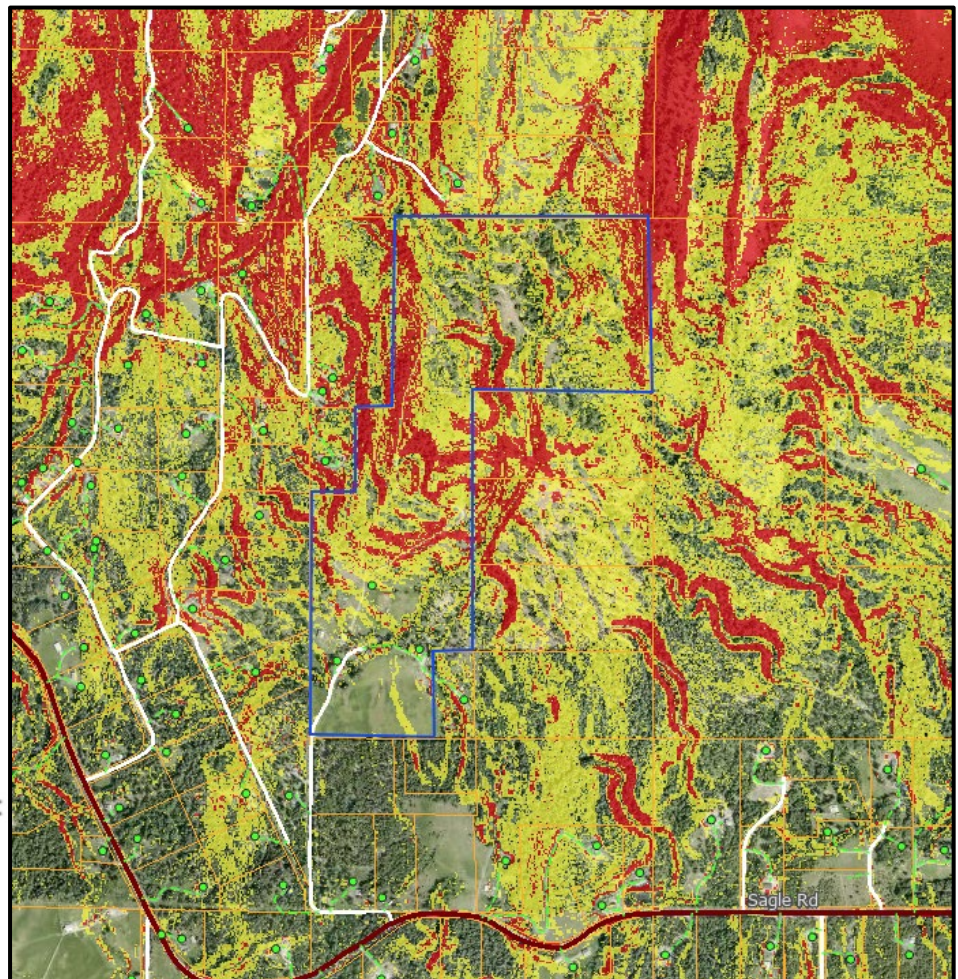
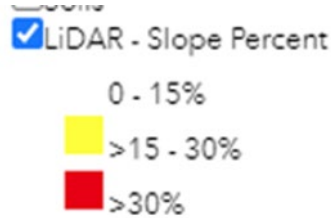
No public comments were received at the time that the staff report was written.

Staff Analysis:

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

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

Rural 10:



Characterized by slopes steeper than 30%:

The parcel is not characterized by slopes steeper than 30%. The parcel has flat 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 15-30+% grade. According to the land use portion of the comprehensive plan for density ranges, properties that are level to moderate slopes are appropriately sized to be 5-10 acres. This property is not characterized by slopes steeper than 30%.

Located within critical wildlife habitat:

No critical wildlife area was determined by any agency.

Contain prime agricultural soils:

The parcel contain three types of soil, Dufort Silt Loam, 5-45 percent slope, Pend Oreille silt loam, 5 to 45 percent slopes and Lenz-Rock outcrop association, 30 to 65 percent slopes. According to the Natural Resources component of the Bonner County Comprehensive Plan, Dufort Silt Loam, Pend Oreille Silt Loam and Lenz-Rock outcrop, are considered "Not Prime Farmland". Not Prime Farmland is considered as: "All other soil types not classified as Prime Farmland or Farmland of Statewide Importance are classified as Not-Prime Farmland", per the Natural Resources component of the Bonner County Comprehensive Plan. The Rural Residential land use designation, and the Rural zoning district encourages agricultural pursuits. Agricultural pursuits are still viable with not-prime farmland soils; the type of crops grown may be limited.

Served by a network of public/ private roads that generally do not meet applicable roadway standards:

Access to the parcel is by way of a combination of Bonner County owned and maintained roads as well as a privately owned and maintained road. The zone change will not have a significant impact to county roads, per the Bonner County Road & Bridge comment. Sagle Road is a county-owned arterial road that is built to Title 2 standards; it is unknown whether Callen-Crabb Road meets Appendix A, Private Road Standards.

Within the floodway:

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

Contain limited access to public services:

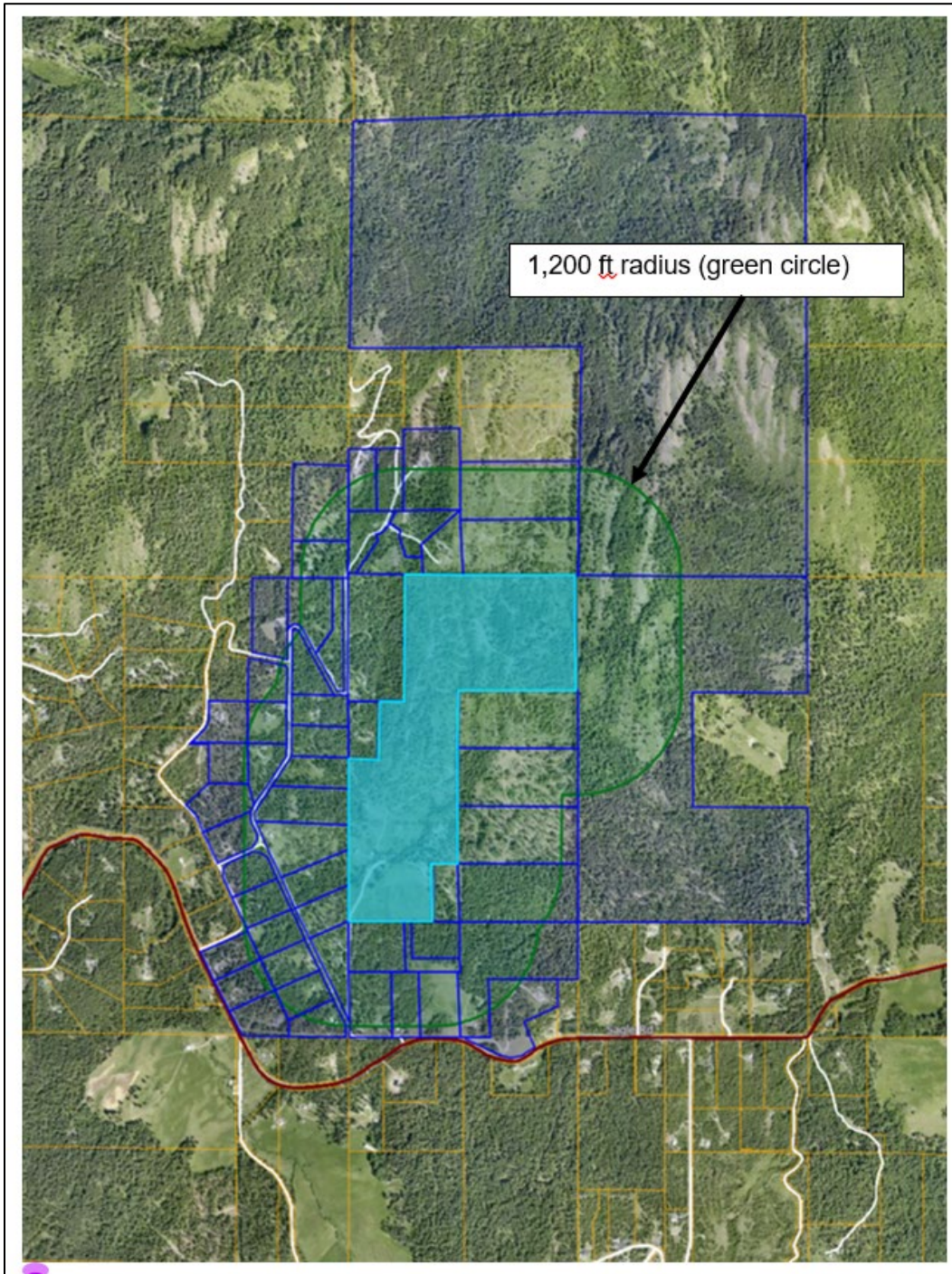
The parcels have access to public services. Public services that are available for these properties include: fire protection, emergency services and power. Other amenities are a private well and individual well.

Rural 5:

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

It appears most surrounding properties in the immediate area are developed at 5+ acres. There are over forty (40) parcels within 1,200 feet of this project that are developed with one dwelling unit per 5 acres or are below 10-acres.

Properties that lie within 1,200 feet of subject property.



and/or

Does not meet the criteria for R-10:

The property is not characterized by steep slopes of 30+% or greater, it does not have any identified critical wildlife habitat, it does not contain any prime farmland, it is not within a floodway, and it does have access to public services. However, it does meet a portion of the "Served by a network of public/private roads" criteria for Rural-10; Sagle Road is a county-owned and maintained main arterial road that is built to Title 2, Public Road Standards, while it is unknown if Callen-Crabb Road is built to Appendix A, Private Road Standards.

Staff: The proposed zone change is consistent with Bonner County Revised Code

Planner's Initials: AF

Date: July 16, 2024

Note: 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.

Zoning Commission recommendation: APPROVE

Date: June 20, 2024

VOTE: Unanimous, 4-0

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.

Zone Change - Motion by the Governing Body:

BOARD OF COUNTY COMMISSIONERS

MOTION TO APPROVE: I move to approve this project, FILE ZC0005-24, 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. 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.

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 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 Silt Loam, Pend Oreille Silt Loam and Lenz-Rock outcrop, all of which are considered “not prime farmland”, per the Bonner County Comprehensive Plan.
4. The parcel is accessed via a network of public and private roads. Sagle Road is a Bonner County owned and maintained road and Callen Crabb Road is 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 Sagle 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.
10. On June 20, 2024, the Bonner County Zoning Commission recommended approval of this zone change to the Board of County Commissioners, in a unanimous vote.

Zone Change Conclusions of Law:

Based upon the findings of fact, the following conclusions of law are adopted:

Conclusion 1

The proposal **is/is not** 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/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.

Zone Change Ordinance Motion: Roll Call Vote

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 18, Township 56 North, Range 1 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 ZC0005-24, requesting a zone change from Rural-10 to Rural-5, based upon the following conclusions: [REFER TO FOLLOWING CONCLUSIONS OF LAW AND SPECIFY WHICH CONCLUSIONS THE PROJECT MEETS AND FAILS TO MEET]. 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 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. 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.

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 Bonner County Revised Code (BCRC) is available at the Planning Department or online.

RECORD OF MAILING

Page 1 of 1

File No.: ZC0005-24

Record of Mailing Approved By:

Hearing Date: July 24, 2024



I hereby certify that a true and correct copy of the "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this **25th** day of **June 2024**.



Jenna Crone, Hearing Coordinator

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