



Bonner County Zoning Commission

September 23, 2024

Gail McPherson
519 Jenkins rd.
Sandpoint, ID 83864

Subj: File ZC0007-24 – Zone Change

: (1) Bonner County Zoning Commission Approved Site Plan/Legal Description

Dear Ms. McPherson,

The Bonner County Zoning Commission on September 19, 2024, recommended to the Bonner County Commissioners approval for the above referenced application.

MOTION TO RECOMMEND APPROVAL: Commissioner Clark moved to recommend approval of this project, FILE ZC0007-24, requesting a zone change from Rural-10 to Rural-5, to the Board of County Commissioners, on three (3) parcels consisting of approximately 79.445 acres generally located Section 15 Township 59 North, Range 1 West, Boise-Meridian, 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 Clark further moved to adopt the findings of fact and conclusions of law as set forth in the Staff Report (or as amended during this 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.

Commissioner Wakely seconded the motion.

Role Call Vote:

Commissioner Clark: AYE

Commissioner Marble: AYE

Commissioner Wakely: AYE

Commissioner Weimer: AYE

Commissioner Webster: AYE

The motion was carried with 5 voting in favor, and 0 voting against.

Zone Change Findings of Fact:

1. The parcels do contain very few mapped slopes that range from 15-30+% grade. Therefore, the parcel is not characterized by slopes steeper than 30%.
2. The parcels are not within a critical wildlife habitat as identified by federal, state, or local agencies.
3. The parcels contain soils classified as "Farmland of statewide importance, if drained". Bonner County does not have a drainage district for these parcels.
4. The parcels are accessed via Jenkins Road, a Bonner County owned, privately maintained right-of-way.
5. The parcels are not within a floodplain or floodway.
6. Services are provided by individual well, individual septic system, Northern Lights, Inc. and Northside Fire District.
7. The parcels are located near other parcels that are currently developed at or near five (5) acres.

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

Sincerely,



Jacob Marble, Chair
Bonner County Zoning Commission

C: Tessa Vogel of Ruen-Yeager & Associates, Project Representative