



Bonner County Zoning Commission

September 23, 2024

Ms. Lisa Trexler
52 Rustic Way
Spirit Lake, ID
83869

Subj: File ZC0009-24 – Zone Change – Agricultural/Forestry 20 (A/F-20) to Agricultural/Forestry 10 (A/F-10)

Dear Ms. Lisa Trexler,

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

MOTION TO RECOMMEND DENIAL: Commissioner Weimer moved to recommend denial to the Board of County Commissioners this project, FILE ZC0009-24, requesting a zone change from Agricultural/Forestry-20 to Agricultural/Forestry-10, to the Board of County Commissioners, on one (1) parcel consisting of approximately 20.73 acres, generally located in Section 7, Township 54 North, Range 4 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 not** found to be in compliance.

Conclusion 3

The proposal **is not** in accord with the purpose of the Agricultural/Forestry-10 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 Weimer 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: NAY

The motion was carried with 4 voting in favor, and 1 voting against.

Zone Change Findings of Fact

1. The parcel contains very few mapped slopes that range from 15-30+% grade. Therefore, the parcel is not characterized by slopes steeper than 30%.
2. The parcel has a Comprehensive Land Use designation of agricultural/forestry lands.
3. The parcel does contain prime ag soil and wetlands.
4. The parcel is accessed via Beare Road, a Bonner County owned and maintained public right-of-way and by Rustic Way, a privately owned and maintained easement.
5. Services are provided by individual well, individual septic system, Northern Lights, Inc. and Spirit Lake Fire District.

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

Sincerely,



Jacob Marble, Chair
Bonner County Zoning Commission

C: Truxton Glahe of Glahe & Associates, Project Representative