

**BONNER COUNTY PLANNING DEPARTMENT
BOARD OF COUNTY COMMISSIONERS
STAFF REPORT FOR JUNE 11, 2025**



Project Name: LeDrew, Zone Change

File Number, Type: ZC0011-24, Zone Change

Request: The applicant is requesting a zone change from Agricultural/Forestry 20 to Agricultural/Forestry 10 on one parcel.

Legal Description: 26-58N-1W E2SENW

Location: 453 Thimbleberry Lane, Sandpoint, ID

Parcel Number(s): RP58N01W264200A

Parcel Size: Approximately 20-acres

Applicant: LeDrew Trust

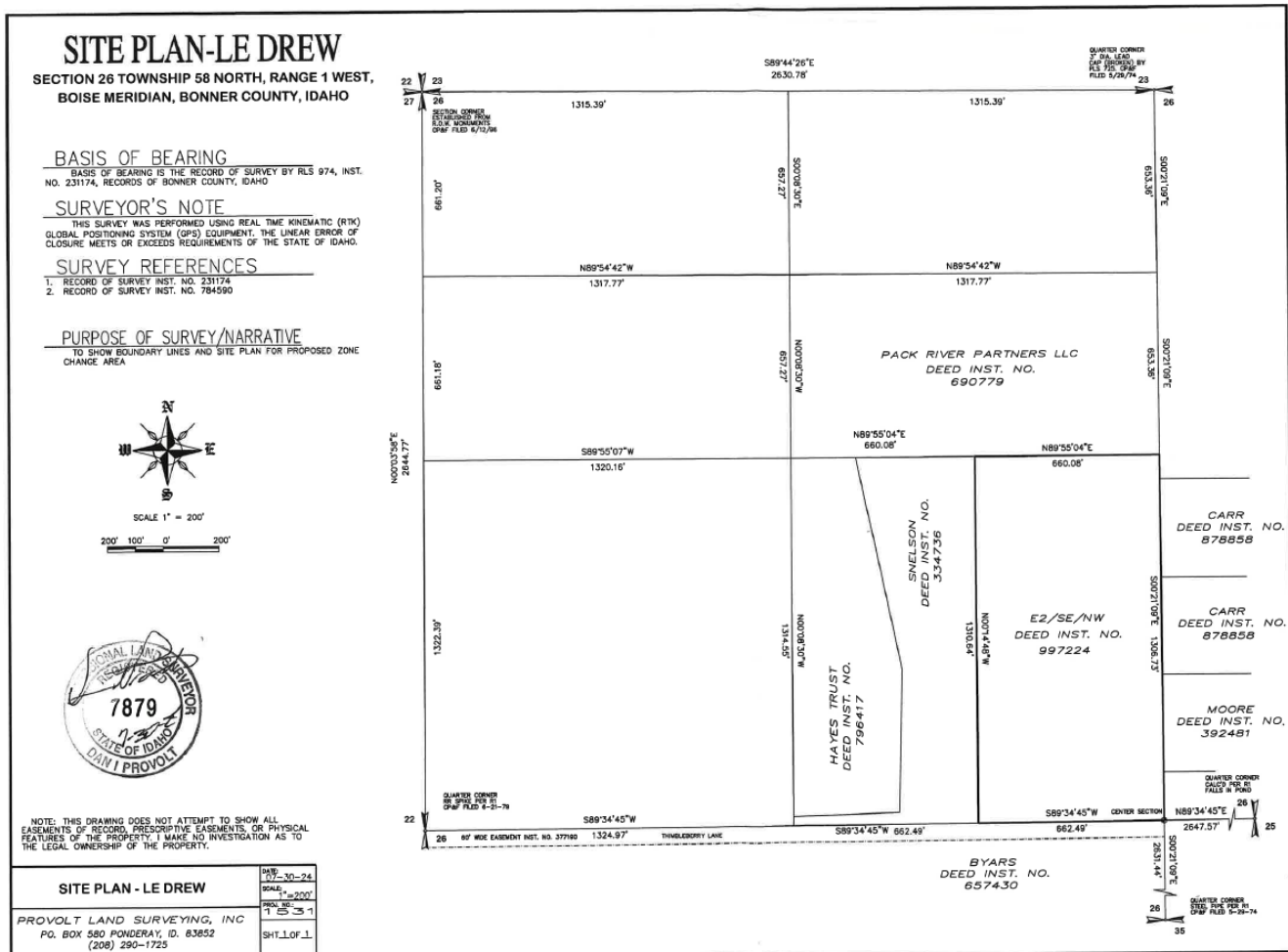
Project Representative: Provolt Land Surveying

Application filed: July 30, 2024

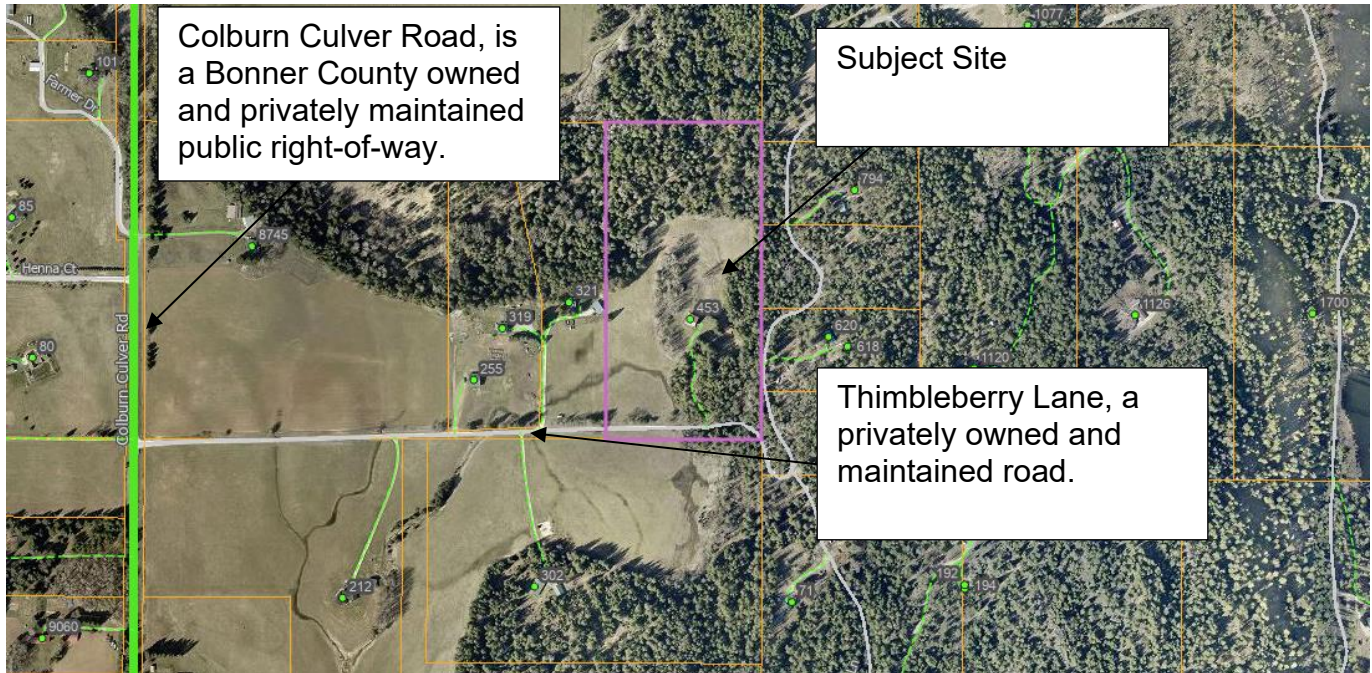
Notice provided: Mail: May 13, 2025
Site Posting: June 2, 2025
Published in newspaper: May 13, 2025

Enclosure: Appendix A – Public Notice Record of Mailing
Appendix B – Agency Comments
Appendix C – Applicant Reconsideration Request
Appendix D – Reasoned Statement Worksheet

SITE PLAN



VICINITY MAP



Project summary:

The applicants are requesting a zone change from Agricultural/Forestry 20 to Agricultural/Forestry 10 on one (1) parcel approximately 20.00-acres. The project is located off Thimbleberry Lane in Section 26 Township 58 North, Range 01 West, Boise-Meridian. The comprehensive plan designation is Ag/Forest Land.

Applicable laws:

The following sections of BCRC, Title 12, apply to this project:

- BCRC 12-111: Purpose et seq, health, safety, and general welfare
- BCRC 12-210 et seq, Title Amendments, Comprehensive Plan Amendments and Zone Changes
- BCRC 12-215: Applications for Zone Changes and Comprehensive Plan Map Amendments, Contents
- BCRC 12-216: Evaluation of Amendment Proposals
- BCRC 12-263: Reconsideration
- BCRC 12-320.1 – Zoning districts and map designation, purpose
- BCRC 12-320.2 – Zoning districts and map designations established
- BCRC 12-322 – Agricultural/Forestry District
- BCRC 12-800 et seq., Definitions

Background:

A. Site data:

- Use: Residential
- Unplatted

- Size: Approximately 20-acres
- Zone: Agricultural/Forestry 20
- Land Use: Ag/Forest Land

B. Access:

- The parcel is accessed from Thimbleberry Lane, a privately owned and maintained road, via Colburn Culver Road, a Bonner County owned and maintained public right-of-way.

C. Environmental factors:

- Site does contain mapped slopes of 0-30+%. (USGS)
- Site does not contain mapped wetlands. (USFWS)
- Site does not contain frontage to a mapped waterbody. (NHD)
- Parcel RP58N01W264200A is within SFHA Zone X per FIRM Panel Number 16017C0735E, Effective Date 11/18/2009.
- Four Soil Types:
 - Description: Haploxeralfs and Xerochrepts, 30 to 55 percent slopes
 - i. Type: Undifferentiated
 - ii. Drainage: Well Drained
 - iii. Classification: Not Prime Farmland
 - Description: Pend Oreille Rock outcrop complex, 5 to 45 percent slopes
 - i. Type: Complex
 - ii. Drainage: Well Drained
 - iii. Classification: Not prime farmland
- Description: Selle fine sandy loam, 0 to 8 percent slopes
 - i. Type: Consociation
 - ii. Drainage: Well Drained
 - iii. Classification: All areas are prime farmland
- Description: Mission silt loam, 2 to 12 percent slopes
 - i. Type: Consociation
 - ii. Drainage: Somewhat poorly drained
 - iii. Classification: Farmland of statewide importance, if drained

D. Services:

- Water: Individual well
- Sewage: Individual septic
- Fire: Sagle Fire District
- Power: Avista Utilities
- School District: Lake Pend Oreille School District #84

E. Comprehensive Plan, Zoning and Current Land Use

Compass	Comp Plan	Zoning	Current Land Use & Density
Site	Ag/Forest Land	A/F-20	Residential 20-acres
North	Ag/Forest Land	A/F-10	Vacant 80-acres
East	Ag/Forest Land	A/F-20	Residential four (4) ~5-acres
South	Ag/Forest Land	A/F-20	Residential 30.28-acres
West	Ag/Forest Land	A/F-20	Residential 10-acres

F. Agency Review:

A full list of the agencies and taxing districts routed for comment can be found in attached Appendix A.

The following agencies provided comment:

Bonner County Historical Society
Northern Lights, Inc.

The following agencies replied "No Comment":

Idaho Transportation Department
Northside Fire District
Idaho Department of Fish and Game
Idaho Department of Environmental Quality

All other agencies did not reply.

Public Notice & Comments

Public comments were received at the time that the staff report was written.

G. 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 agencies were noticed 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 not in conflict with the policies of the comprehensive plan, as found in the adopted Implementation Component. For zone change proposals, the request shall be evaluated against chapter 12 subchapter 3.2 or as hereafter amended.
- **12-263: Reconsideration**
 - A. Reconsideration: Every applicant or affected person seeking judicial review of the Board's final decision must first file with the Board a motion for reconsideration of the Board's decision, specifying deficiencies in the decision within fourteen (14) days of the date of the decision, along with the applicable

fee. A failure to seek reconsideration is also a failure to exhaust administrative remedies.

- B. Initial Decision: The Board may consider the reconsideration motion as scheduled on an open business meeting agenda and determine whether to grant or deny the request. If the Board grants reconsideration in whole or in part, a hearing before the Board will be scheduled to address the specific deficiencies identified by the applicant or affected person and to allow interested persons to have an opportunity to be heard. If the Board denies the request for reconsideration, it shall promptly notify the parties in writing.
 - C. Public Notice On Hearing: Notice of the public hearing on the reconsideration, identifying the specific deficiencies alleged in the reconsideration request, will be provided as follows, including:
 - 1. Notice To Agencies And Political Subdivisions: At least fifteen (15) days prior to the public hearing, the Director shall send notice to all political subdivisions providing services with the planning jurisdiction, including school districts and the manager or person in charge of the local public airport.
 - 2. Legal Notice: At least fifteen (15) days prior to the public hearing, the Director shall publish a notice of the time and place in the official newspaper or paper of general circulation in the County.
 - 3. Radius Notice: Will be provided in the same manner as originally provided on the application.
 - D. Decision: Following the hearing on the reconsideration, the Board may affirm, reverse or modify its prior decision and shall provide a written decision to the applicant and the affected person(s) within sixty (60) days of receipt of the request for reconsideration. If the Board fails to timely decide, the original decision of the Board will stand.
 - **Staff:** At the April 9, 2025 public hearing, the Board of Commissioners denied this request for a zone change. The Board's written decision was rendered on April 14, 2025. The applicant's representative provided a letter for a request for reconsideration of the Board's decision and the required fees on April 28, 2025. The letter states that the Board's decision was "Arbitrary and Capricious and/or Abuse of Discretion". The Board granted the request for reconsideration on May 6, 2025. All of the requirements for this section have been met. The Board shall render a written decision no later than June 27, 2025.
- **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:

Ag/Forest Land:

The Ag/Forest Land designation recognizes areas where steeper slopes prevail (30% or greater) and transportation is provided by private roads or U.S. Forest Service or state roads. Urban services are not available and residential development challenges are present due to slope, poor soil conditions, hazard areas and lack of police or fire services.

Comprehensive Plan Analysis:

Property Rights

Policies:

1. Bonner County should follow the attorney general's checklist, proscribed at Idaho Code §67-8003 and provided in the "Property Rights" component of the county's comprehensive plan, for all land use decisions.
2. For all land use decisions, findings of fact and conclusions of law should be adopted that reflect the justifications for exactions, conditions and restrictions and should confirm that a taking of private property has not occurred.
3. The property rights of the applicant, adjoining and nearby landowners and future generations should be considered, as well as the short-term and long-term consequences of decisions.
4. Bonner County should review all rezoning requests (down-zoning and up-zoning) pursuant to the Idaho State Code, Title 67, Chapter 65 – Local Land Use Planning Act. The approval of conditional rezoning or denial of a request for rezoning may be subject to the regulatory taking analysis provided for by Idaho Code Section 67-8003.

Staff: The application was routed to neighbors 300' from the property line, informing neighbors of the proposed zone change. As of the date of this staff report, Bonner County has received public comments. This proposal has been reviewed for compliance with Bonner County Revised Code and findings of fact will be adopted with the decision and recommendation of this project. This proposal does not appear to be in conflict with the policies of this component.

Population

Policies:

1. Population projections should be analyzed regularly to determine if changes need to be made to the Comprehensive Plan goals, objectives and policies and/or the Zoning Ordinance to ensure that the public and community needs are being met through land use decisions.
2. Population forecasts and census data should be used to evaluate housing and school needs, and impacts to the transportation system and other county services.

3. Bonner County should cooperate with its incorporated cities and neighboring counties to address growth challenges within the ACI areas and coordinate planning efforts whenever possible.

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. This proposal is not within any Areas of City Impact and does not appear to be in conflict with the policies of this component.

School Facilities & Transportation

Policies:

1. Current data regarding school capacity and transportation issues as provided by the School Districts will be included in the assessment of all land use proposals.
2. Bonner County should examine the impacts of land use proposals to the school system and should seek mitigation from developers such as providing facilities, safety features, fees or other measures as permitted by Idaho Code, to address the impact of the proposals.

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 not comment as to how an increase in density and development would or would not adversely impact the district's ability to provide adequate school services (and facilities) for new and existing students. The Transportation department did not provide a comment. This project does not appear to conflict with this component.

Economic Development

Policies:

1. Small scale cottage businesses and home occupations should be allowed in all areas of the county. Reasonable conditions on such uses should be set to minimize adverse impacts to the neighborhood based on factors including, but not limited to, hours of operation and traffic volume generated by the business.
2. Develop land use regulations to allow Bonner County's agricultural heritage to be maintained by enabling local food production, distribution, congregation, and retail sales. Examples include community gardens, school gardens, farm related education programs, farmers or public markets, and other small-scale, collaborative initiatives.
3. Develop standards for commercial and industrial development that are appropriate for the surrounding community, including: appropriate site sizes, use types, buffering and design standards that encourage both attractive and efficient function, while protecting the environment.

4. Review and update land use regulations for employee housing to support the goal of enabling this use in proximity to commercial, industrial and agricultural uses.

Staff: The proposed zone change does not appear to conflict with policies of this component.

Land Use

Policies:

1. Commercial and industrial uses, in areas identified in the Comprehensive plan suitable for such development, should be unconditionally permitted. Evaluation of suitability should be based on availability of urban services, adequate access to hard surfaced publicly maintained roads and other factors that may impact the surrounding community.
2. Commercial and industrial uses may be conditionally permitted in areas not identified for such uses in the Comprehensive Plan if a critical review of the proposed use determines that with appropriate conditions the use will not adversely impact the surrounding area.

Staff: The proposed zone change from Agricultural/Forestry 20 to Agricultural/Forestry 10 does not appear to conflict with the policies of this component. The Agricultural/Forestry zone does allow for some commercial and industrial uses, either unconditionally or conditionally permitted, per BCRC 12-3.3.

Natural Resources

Policies:

1. Watershed standards should be employed in land use codes to protect water quality.
2. Best management practices for waterway setbacks should be instituted to reduce erosion and sedimentation into waterways.
3. Development standards should be designed to encourage clustered development resulting in the preservation of open space and wildlife habitat.
4. Bonner County should recognize its critical wildlife habitat and create development standards to protect these areas and mitigate development impacts to these habitats.
5. Protect water quality by creating standards for development in close proximity to shorelines.
6. Productive farmland, timberland and mining lands should be identified and protected from adverse effects of adjoining developments.

Staff: Impacts to natural resources were not identified by any agency. Agricultural uses exist on the land and anticipated to be maintained. The Ag/Forest land use designation encourages protecting agricultural uses and limiting higher density residential development. Both are protected and maintained with this proposal.

Hazardous Areas

Policies:

1. Flood mitigation standards should be adopted that meet or exceed the National Flood Insurance Program minimum requirements.
2. Residential, commercial or industrial development within the floodway should be discouraged.
3. Fill within the floodplain should be discouraged.
4. The county's wildland fire, urban/wildland interface policies and plans should be integrated into development standards.
5. Excessive slopes should be identified and development discouraged by providing lower densities within these areas.
6. Multiple points of ingress/egress should be considered for large developments.
7. Development should be avoided in avalanche zones.

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. This project does not appear to be in conflict with the policies of this component.

Public Services, Facilities & Utilities

Policies:

1. Encourage high-density development to take place within the boundaries of existing sewer and water areas.
2. Bonner County should seek comment from existing service providers on their ability to serve future developments without adversely impacting the ability of the utility providers to serve current users.
3. Bonner County should provide adequate facilities for responsible disposal of solid waste to protect the health and welfare of the public as well as the County's natural resources.

Staff: The parcel has services, including electricity provided by Avista Utilities, Bonner County EMS & Sheriff, and Northside Fire District; all of which were routed for comment and did not respond as to how this zone change could affect their services. Any

expansions to these services or others, the applicant will need to obtain proper permitting through the appropriate agencies that govern these services.

Transportation

Policies:

1. A long-term transportation system plan should be developed and regularly updated to ensure reasonable levels of service can be maintained in the future, and that needs for future road extensions or transportation corridors are identified as early as possible.
2. Development in areas that are not served by county standard roads or where transportation is inadequate should be discouraged.
3. Bike and pedestrian trails should be considered in development proposals to connect the communities with existing and planned bike and walking paths wherever possible.

Staff: The proposal does not appear to conflict with the policies of this component.

Recreation

Policies:

1. Bonner County is encouraged to develop a waterways and park access program to preserve and develop access to public recreational lands and waterways. The program should include retaining access parcels that may be acquired from tax sales or private donations.
2. A plan for a system of green belts and pathways (bike and pedestrian) should be considered as areas develop, so that a connected system can be developed and preserved.
3. Under no circumstances, will Bonner County require access easements on private property as a condition of development. This policy does not preclude providing voluntary incentives to developers in return for access easements.

Staff: The parcel does not adjoin public lands or provide access to public lands. Current recreational opportunities for the general public that are available in Bonner County are anticipated to remain the same with this zone change. The proposal does not appear to be in conflict with the policies of this component.

Special Areas or Sites

Policies:

1. A generalized map of the known pre-historic and historic sites should be developed so that future developments are aware of special areas of concern and are connected

with the historical society and Native American tribes for appropriate preservation and protection.

2. Bonner County should implement road side development standards for recognized scenic byways to protect the view sheds.
3. Special areas should be recognized and addressed when development is proposed in these areas.

Staff: The project appears to not conflict with the policies of this component.

Housing

Policies:

1. Encourage development of a variety of housing options including mobile home parks, tiny home communities and recreational vehicle parks located in areas that are compatible with their density.
2. Work with municipalities and private parties to find solutions for all types of housing projects and developments.
3. Clustering of housing in developments to save on infrastructure and transportation costs should be encouraged through mechanisms such as density bonuses.
4. Bonner County recognizes opportunities should be made for assisted living and group shelters.
5. Enable workforce housing in direct proximity to agricultural, commercial and industrial uses.

Staff: The Agricultural/Forestry zoning district allows for a variety of housing types including, but not limited to, single family dwellings, accessory dwelling units, duplexes, RV dwelling units, mobile home and RV parks, workforce housing, and campgrounds.

Community Design

Policies:

1. To promote and preserve the natural features and rural atmosphere of the community, the county should enact development standards that address development within scenic byways and design standards that account for waterfront setbacks, wildlife corridors, commercial and industrial landscaping, requirements for reduced lighting, cluster development, rural rather than urban setback standards and other design objectives aimed at preserving the rural, natural character of the community.

2. Allow unique and flexible design standards such that new development within older neighborhoods and historic settlements is compatible with those unique neighborhoods.
3. Allow particularized design standards to address waterfront and mountaintop developments which may differ from standard design objectives.

Staff: This proposal does not appear to conflict with the policies of this component.

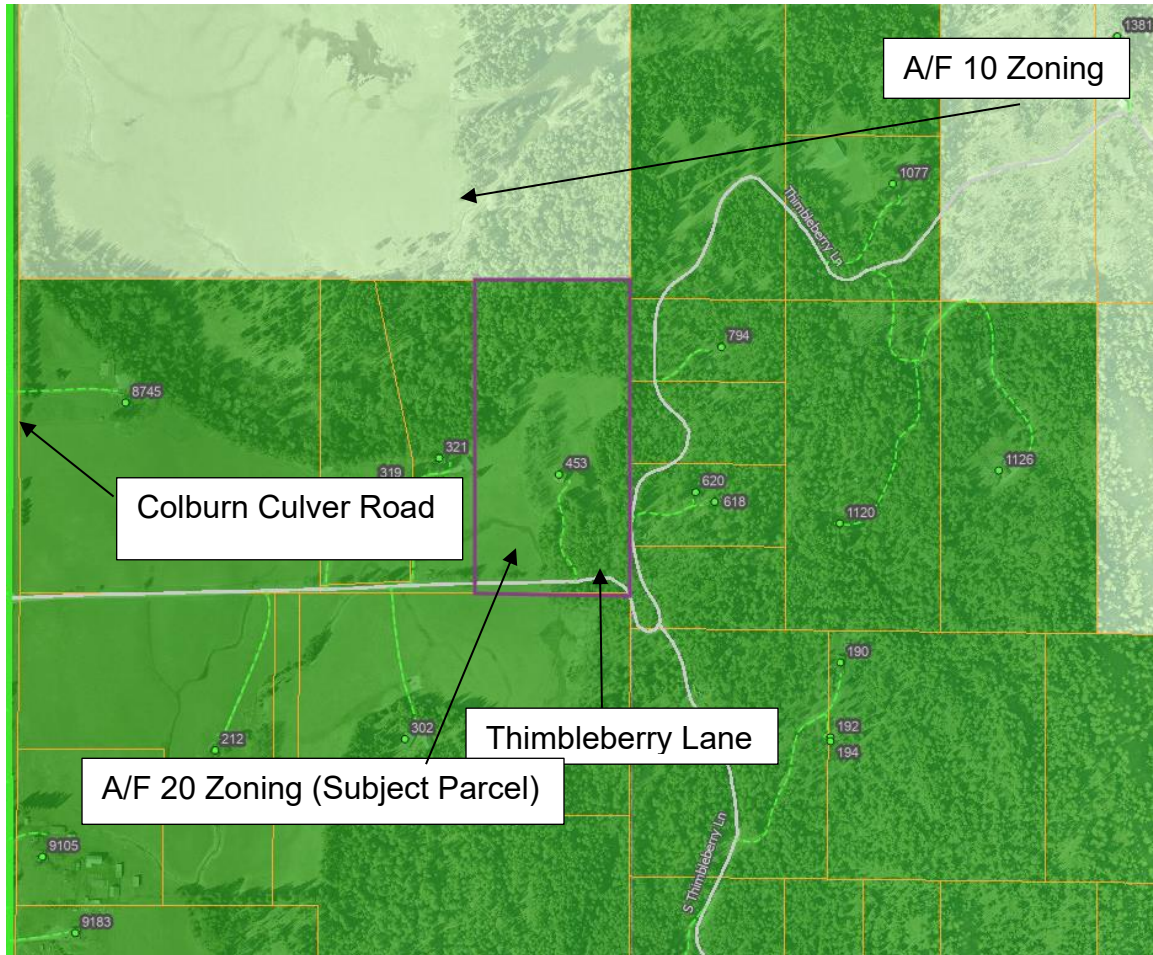
Agriculture

Policies:

1. Residential uses should continue being permitted in Agricultural zoning districts.
2. Protect agricultural uses and activities from land use conflicts or interference created by residential, commercial or industrial development
3. Land use regulations should support home occupations, cottage industries and farm-based family businesses on agricultural parcels. Examples include farm stands and other agri-business pursuits.
4. Bonner County acknowledges the provisions of Idaho State's Right to Farm Act. Those shall be considered in the land use decisions.

Staff: This proposal does not appear to be in conflict with the policies of this component, as farming and agricultural pursuits remain viable and are encouraged in the Agricultural/Forestry zoning districts, Ag/F-20 and Ag/F-10.

Existing Zoning:



12-322: AGRICULTURAL/FORESTRY DISTRICT (A/F-20):

A. The agricultural/forestry district is established to provide for agricultural and forestry pursuits, including livestock production, forestry, horticulture, floriculture, viticulture, and necessary accessory uses for treating, storing and processing agricultural products. The purpose of the A/F district is to preserve, protect and maintain areas that are rural in character and the integrity of the forest/woodland areas where viable agricultural pursuits can be feasible and to avoid fragmentation of forests and farms. These purposes are accomplished by:

1. Establishing residential density limits and conservation development standards to retain areas sized for efficient farming.
2. Allowing for uses related to agricultural production and limiting nonagricultural uses to those compatible with agriculture, or requiring close proximity for the support of agriculture.

B. Use of this zone is appropriate in areas designated by the comprehensive plan as follows:

1. A/F-20 in all areas designated as prime ag/forest land in the comprehensive plan. The A/F-20 zone is also appropriate in areas designated ag/forest land in the comprehensive plan that also feature:

- a. Prime agricultural soils.
- b. Are characterized by agricultural or forestry uses.

c. Areas where one or more of the following apply: limited services; characterized by slopes steeper than thirty percent (30%); where access may be absent or limited to substandard road systems or where large tracts of land may be devoted to ag/forest production.

Proposed Zoning:

12-322: AGRICULTURAL/FORESTRY DISTRICT (A/F-10):

A. The agricultural/forestry district is established to provide for agricultural and forestry pursuits, including livestock production, forestry, horticulture, floriculture, viticulture, and necessary accessory uses for treating, storing and processing agricultural products. The purpose of the A/F district is to preserve, protect and maintain areas that are rural in character and the integrity of the forest/woodland areas where viable agricultural pursuits can be feasible and to avoid fragmentation of forests and farms. These purposes are accomplished by:

- 1. Establishing residential density limits and conservation development standards to retain areas sized for efficient farming.
- 2. Allowing for uses related to agricultural production and limiting nonagricultural uses to those compatible with agriculture, or requiring close proximity for the support of agriculture.

B. Use of this zone is appropriate in areas designated by the comprehensive plan as follows:

2. A/F-10 in areas designated as ag/forest land in the comprehensive plan that do not feature prime agricultural soils, but where agricultural and forestry pursuits remain viable. These areas may be within or adjacent to areas of city impact or where lands are afforded fire protection, access to standard roads and other services. (Ord. 501, 11-18-2008)

Staff Analysis:

Comparisons of the Agricultural/Forestry-20 & Agricultural/Forestry-10 for the parcel.

Agricultural/Forestry-20 Standards	Agricultural/Forestry-10 Standards
• Prime Agricultural Soils • Characterized by Agricultural or Forestry Uses • One or More of the Following: • Characterized by Slopes of 30% or greater. • Access may be absent or limited to substandard road systems	• Ag/Forest Comp Plan Designation • Do not feature prime agricultural soils, but where ag/forest pursuits remain viable • Within or adjacent to ACI • Afforded fire protection services • Access to standard roads and other services

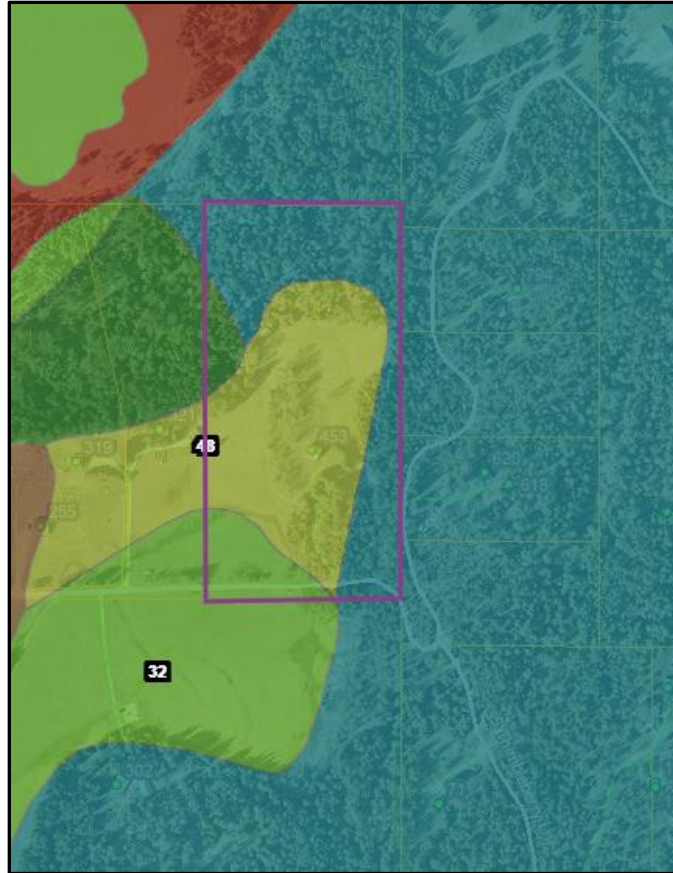
- | | |
|---|--|
| <ul style="list-style-type: none">• Large Tracts of land may be devoted to ag/forest production | |
|---|--|

Agricultural/Forestry 20:

Contains prime agricultural soils:

The parcel contains four types of soil: Pend Oreille-Rock outcrop complex, 5 to 45 percent slopes, Selle fine sandy loam, 0 to 8 percent slopes, Haploxeralfs and Xerochrepts, 30 to 55 percent slopes, Mission silt loam, 2 to 12 percent slopes. According to the Natural Resources component of the Bonner County Comprehensive Plan, Haploxeralfs and Xerochrepts, 30 to 55 percent slopes (dark green) and Pend Oreille-Rock outcrop complex, 5 to 45 percent slopes (blue) are considered "Not Prime Farmland"; these soils make up approximately 5-acres of the project site. 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.

Selle silt loam (gold) and Mission silt loam (light green) are considered "All areas are prime farmland" and "Farmland of statewide importance, if drained", respectively. Selle silt loam is classified as "4e" if it is not irrigated. "4e" classification is described as "Class IV (4) soils have very severe limitations that restrict the choice of plants, require very careful management, or both." And "Subclass e is made up of soils for which the susceptibility to erosion is the dominant problem or hazard affecting their use. Erosion susceptibility and past erosion damage are the major soil factors that affect soils in this subclass." It should be noted that "Farmland of Statewide Importance" has not been recognized as "Prime Farmland" soil by the Comprehensive Plan, or by the State of Idaho.

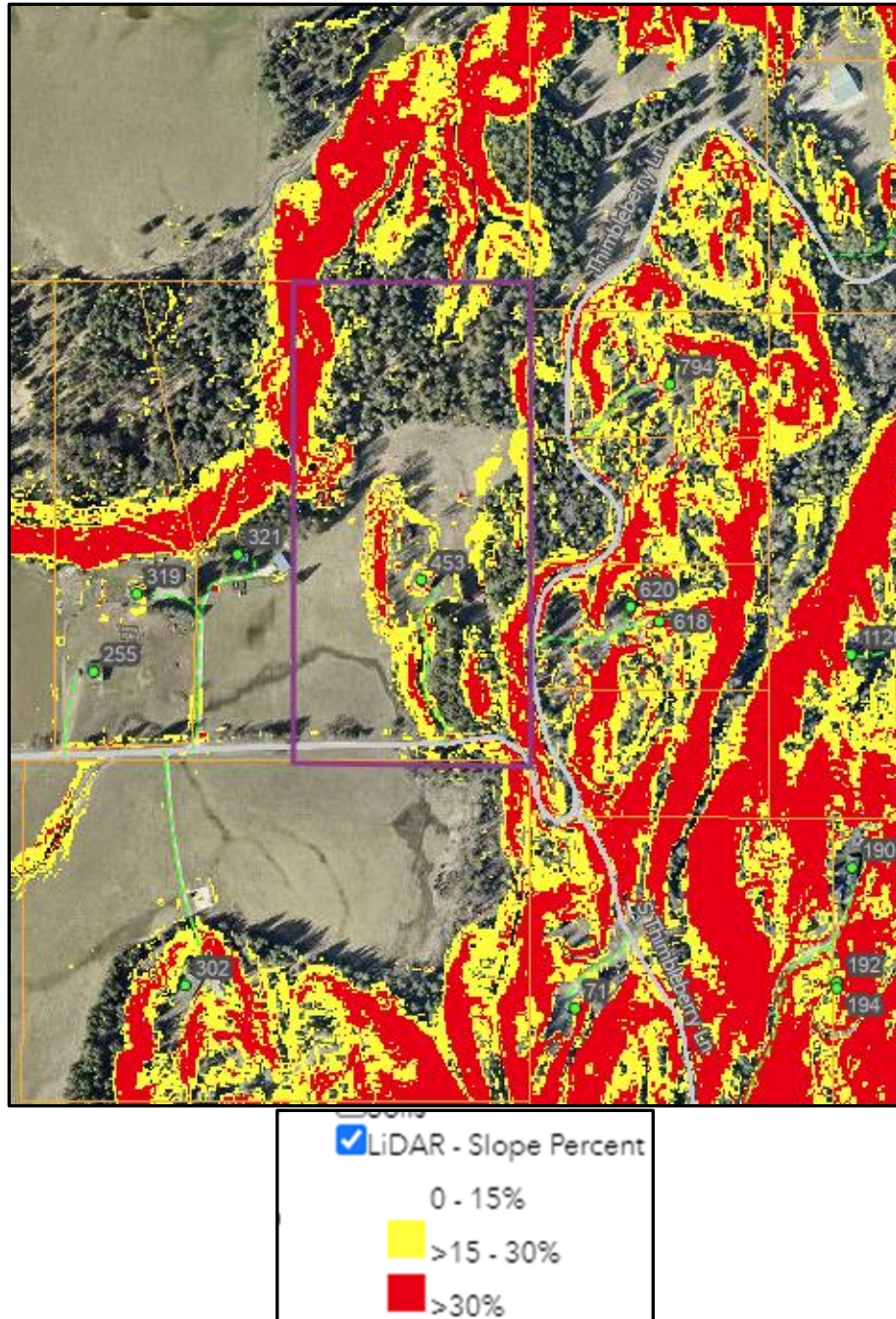


Characterized by Agricultural or Forestry Uses

According to Bonner County Assessor data, the parcel is currently receiving a agricultural/timber tax exemption on approximately 19-acres of the property. The surrounding areas appear to have similar tax exemptions.

Characterized By Slopes Steeper Than 30%:

The parcel does contain slopes steeper than 30% (as shown as red below, see legend). The parcel has mostly areas of 0-29.9% grade (approximately 18-acres), and contains approximately 2-acres of areas with slopes that are approximately 30% grade or steeper. According to the land use portion of the comprehensive plan for density ranges, properties that are level to moderately slopes are appropriately sized to be 5-10 acres.



Access May Be Absent or Limited to Substandard Road Systems

Access to the parcel is by way of Thimbleberry Lane, a privately owned and maintained road and Colburn Culver, a Bonner County owned and maintained public right-of-way. Bonner County Road & Bridge did not comment as to the construction of Colburn Culver Road, and there has been no information provided to the construction and quality of Thimbleberry Road.

Large Tracts of land may be devoted to ag/forest production

Within 1200 feet of this property, there are 19 properties. 11 of these properties, including the project site, are sized at 20-acres or larger; ranging from 20-80-acres. These larger

parcels all appear to have the capability to be devoted to ag/forest production or are currently being used for ag/forest production.

Agricultural/Forestry 10:

Comprehensive Plan Designation:

The property has a comprehensive plan designation of Ag/Forest Land, which is devoted to properties of 10-20 acres in size. As of the date of this report, the Planning Commission has proposed changes to the Comprehensive Plan Map county-wide. The proposed land use designation for this parcel is to remain as "Ag/Forest Land", which would continue to be compatible with 10-20 acre parcels.

Do Not Feature Prime Agricultural Soils, But Where Agricultural and Forestry Pursuits Remain Viable

As stated above, the property contains soils that are considered to be "non prime farmland", Haploxeralfs and Xerochrepts, 30 to 55 percent slopes and Pend Oreille-Rock outcrop complex, 5 to 45 percent slopes and one soil that is considered "farmland of statewide importance, if drained", Mission silt loam, 2 to 12 percent slopes. These soils make up approximately 10-acres (50%) of the property, Selle fine sandy loam (all areas are prime farmland) makes up approximately 10-acres (50%) of the property. This property is currently receiving an agricultural and forest tax exemption on 19-acres of the 20-acre parcel, per Bonner County Assessor data.

Within or Adjacent to Area of City Impact (ACI)

This property is not located within an Area of City Impact, but it is located approximately 2.4-miles, as the crow flies, from the City of Kootenai's Area of City Impact.

Afforded Fire Protection Services

This property is located within the service area of the Northside Fire District. Additionally, this parcel is afforded other services including Bonner County EMS, Bonner County Sheriff, Avista Utilities provides power, an individual well and an individual septic system.

Access to Standard Roads and Other Services

Access to the parcel is by way of Thimbleberry Lane, a privately owned and maintained road and Colburn Culver, a Bonner County owned and maintained public right-of-way. Bonner County Road & Bridge did not comment as to the construction of Colburn Culver Road, and there has been no information provided to the construction and quality of Thimbleberry Road.

Zoning Commission Recommendation: APPROVE

Date: October 17, 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.

BOCC Previous Decision: DENY

DATE: April 9, 2025

VOTE: 2-1

Planner's Initials: AF

Date: June 5, 2025

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.

Zone Change - Motion by the Governing Body:

BOARD OF COUNTY COMMISSIONERS

MOTION TO REVERSE: I move to reverse the Board's original decision and approve this project, FILE ZC0011-24, requesting a zone change from Agricultural/Forestry-20 to Agricultural/Forestry-10, to the Board of County Commissioners, finding that it is not in conflict with the policies of the Bonner County Comprehensive Plan and Bonner County Revised Code as enumerated in the following **conclusions of law**:

Conclusion 1

The proposal **is not** in conflict with the policies 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 Agricultural/Forestry 10 zoning district, provided at Chapter 3, Title 12, Bonner County Revised Code.

This 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 reasoned statement as discussed in deliberation at this hearing and the analysis as set forth in the Staff Report (or as amended during this hearing) and direct planning staff to draft the

reasoned statement to reflect this motion as set forth in Idaho Code section 67-6535, have the Chair sign, and transmit to all interested parties. This action does not result in a taking of private property.

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 26, Township 58 North, Range 1 West, Boise Meridian, Bonner County, Idaho to Agricultural/Forestry 10, and providing for an effective date.

BOARD OF COUNTY COMMISSIONER

MOTION TO UPHOLD: I move to uphold the Board's previous decision and deny this project, FILE ZC0011-24, requesting a zone change from Agricultural/Forestry-20 to Agricultural/Forestry-10, to the Board of County Commissioners, based upon the following **conclusions of law:**

Conclusion 1

The proposal **is/is not** in conflict with the policies 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 Agricultural/Forestry 10 zoning district, provided at Chapter 3, Title 12, Bonner County Revised Code.

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 reasoned statement as discussed in deliberation at this hearing and the analysis as set forth in the Staff Report (or as amended during this hearing) and direct planning staff to draft the reasoned statement to reflect this motion as set forth in Idaho Code section 67-6535, have the Chair 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

APPENDIX A-Public Notice Record of Mailing

RECORD OF MAILING

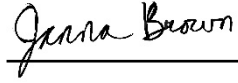
Page 1 of 1

File No.: ZC0011-24 Reconsideration

Record of Mailing Approved By:



I hereby certify that a true and correct copy of the "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this **13th** day of **May 2025**.



Janna Brown, Administrative Assistant III

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
Little Blacktail Ranch Water Association - U.S. Mail	North of the Narrows Fire District - Email
Northern Lights, Inc. - Email	Northland/Vyve Cable Television - 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

APPENDIX B – Agency Comments



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] Re: Bonner County Planning - ZC0011-24 Agency Review - Zone Change - Agricultural/Forestry 20 to Agricultural/Forestry 10

1 message

Bonner County History Museum <hannah@bonnercountyhistory.org>

Mon, M

To: Bonner County Planning <planning@bonnercountyid.gov>

This site is not adversely impacting any special areas or sites as identified in the State Historic Preservation Office's Idaho Cultural Resource Information System (ICRIS).

Thank you,
Hannah Combs
Bonner County Historical Society

On Tue, May 13, 2025 at 10:47 AM Bonner County Planning <planning@bonnercountyid.gov> wrote:

The above-named application has been submitted to the Bonner County Planning Department for processing.

Please review the application relative to your agency's area of expertise and include any recommended conditions of approval and supporting code sections. Please see attached for details.

Thank you,
Janna Brown, Administrative Assistant III
Bonner County Planning Department
208-265-1458 ext - 1252



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - ZC0011-24 Agency Review - Zone Change - Agricultural/Forestry 20 to Agricultural/Forestry 10

1 message

DEQ Comments <deqcomments@deq.idaho.gov>
 To: Bonner County Planning <planning@bonnercountyid.gov>

Thu, May 15, 2025 at 2:22 PM

Good Afternoon,

Thank you for providing the opportunity to comment. DEQ has no environmental impact comments for the project listed above at this stage of development.

Thank you,

Idaho Department of Environmental Quality
 2110 Ironwood Parkway, Coeur d'Alene, Idaho 83814
 Office Line: 208.769.1422

www.deq.idaho.gov

Our mission: To protect human health and the quality of Idaho's air, land, and water.

From: Bonner County Planning <planning@bonnercountyid.gov>

Sent: Tuesday, May 13, 2025 10:47 AM

To: Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Amber Burgess <clerk@ebsewerdistrict.com>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Avista Copr - Jay West <jay.west@avistacorp.com>; Avista Corp - Peggy George <peggy.george@avistacorp.com>; Becky Meyer <becky.meyer@lposd.org>; Bill Berg <billb@bbsewer.org>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <DIRECTOR@bonnercountyhistory.org>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Bell, Chace <Chace.Bell@idwr.idaho.gov>; Chief Debbie Carpenter <chief@spirittlakefire.com>; City of Clark Fork <city@clarkforkidaho.org>; City of Dover <cityclerk@cityofdoverydaho.org>; City of East Hope Franck <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; City of Oldtown <cityofoldtown@hotmail.com>; City of Priest River <layers@priestriver-id.gov>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spirittlakeid.gov; Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>; Coolin-Cavanaugh Bay Fire Protection District <coolinfirechief@gmail.com>; Craig Hill <craighill@hillsresort.com>; D1Permits <D1Permits@itd.idaho.gov>; dbrown@idl.idaho.gov; Dan McCracken <Dan.McCracken@deq.idaho.gov>; Dan Scholz <dan.scholz@nli.coop>; Dean Davis <deandavis@sd83.org>;

Kristie May <Kristie.May@deq.idaho.gov>; East Bonner Library <Amanda@ebonnerlibrary.org>; East Priest Lake Fire District <eastpriestlakefd@gmail.com>; Erik Sjoquist <esjoquist@idl.idaho.gov>; Federal Aviation Administration <Heather.pate@faa.gov>; Frankie Dunn <Frankiejduhn@hotmail.com>; Fritz Broschet <outletbaysewer@gmail.com>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>; Dan Everhart <Dan.Everhart@ishs.idaho.gov>; DEQ Comments <deqcomments@deq.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; Robert Beachler <robert.beachler@itd.idaho.gov>; ITD - Stacy Simkins <stacy.simkins@itd.idaho.gov>; Jack Schenck <Jack.schenck@vyvebb.com>; Jamie Brown <jamieb@inlandpower.com>; Janice Best <janicesb@televar.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Jason Kimberling <jason.kimberling@itd.idaho.gov>; Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Jessie Roe <BWSD637@gmail.com>; joekren@sd83.org; Jordan Brooks <coolinsewer@gmail.com>; Kayleigh Miller <klmiller@ponderay.org>; kbsd sewer <kbsdpl@hotmail.com>; Ken Flint <ken_flint@tcenergy.com>; Kenny Huston <kenny.huston@oer.idaho.gov>; Kim Hoodenpyle <kjh5345@gmail.com>; Kim Spacek <kimspacek@sd83.org>; Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>; Laclede Water District <info@lacedewaterdistrict.org>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; Matt Diel <matt.diel@lposd.org>; Midas Water <midaswatercorp@gmail.com>; Mike Ahmer <mahmer@idl.idaho.gov>; Mike Schacht <firedept@clarkforkidaho.org>; Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>; Navy - Glynis Casey <glynis.casey@navy.mil>; North of the Narrows Fire District <Huckbay2501@gmail.com>; Northern Lights <kristin.mettke@nli.coop>; Northern Lights - Clint Brewing <clint.brewington@nli.coop>; Northside Water and Syringa Heights Water Association <allwater49@outlook.com>; Oden Water Association - Carla Poelstra <odenwater@gmail.com>; Pend Oreille Hospital District <kim.kichenmaster@bonnergeneral.org>; PHD <EApplications@phd1.idaho.gov>; Priest Lake Public Library District <plplibrary@hotmail.com>; Richard Hash <Rich.hash2022@gmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Ryan Zandhuisen <rzandhuisen@idl.idaho.gov>; Sagle Valley Water and Sewer District <saglewatersewer@gmail.com>; Sagle Valley Water & Sewer District <markc@smartplugs.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; Sam Ross <sam.ross@nli.coop>; sandpointairport@gmail.com; Sarah Gilmore <sgilmore@sandpointidaho.gov>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; SCHWEITZER FIRE DISTRICT <SchweitzerFireDistrict@gmail.com>; Selkirk Association of Realtors <danielle@selkirkaor.com>; Selkirk Recreation District <elgar@whoi.edu>; Sheryl Austin <granitereeder@gmail.com>; SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Steve Elgar <selgar@mac.com>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Symone.legg@itd.idaho.gov; TC Energy / TransCanada <US_crossings@tcenergy.com>; Teresa Decker <Huckleberryhoa@gmail.com>; Teresa Decker <huckbayutilities01@gmail.com>; Teresa Zamora <utilities@stoneridgeidaho.com>; Theresa Wheat <theresa@kootenai.org>; Tim Ventress <chventresswplvfd@hotmail.com>; Timberlake Fire District <Kwright@timberlakefire.com>; Tom Renzi <epfldchief@gmail.com>; US Fish & Wildlife Services <fw1idahoconsultationrequests@fws.gov>; West Bonner Library <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>
Cc: Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Jacob Gabell <jake.gabell@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>
Subject: Bonner County Planning - ZC0011-24 Agency Review - Zone Change - Agricultural/Forestry 20 to Agricultural/Forestry 10

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

The above-named application has been submitted to the Bonner County Planning Department for processing.



Janna Brown <janna.brown@bonnercountyid.gov>

Re: Bonner County Planning - ZC0011-24 Agency Review - Zone Change - Agricultural/Forestry 20 to Agricultural/Forestry 10

1 message

'Sam Ross' via Mail-Planning <planning@bonnercountyid.gov>

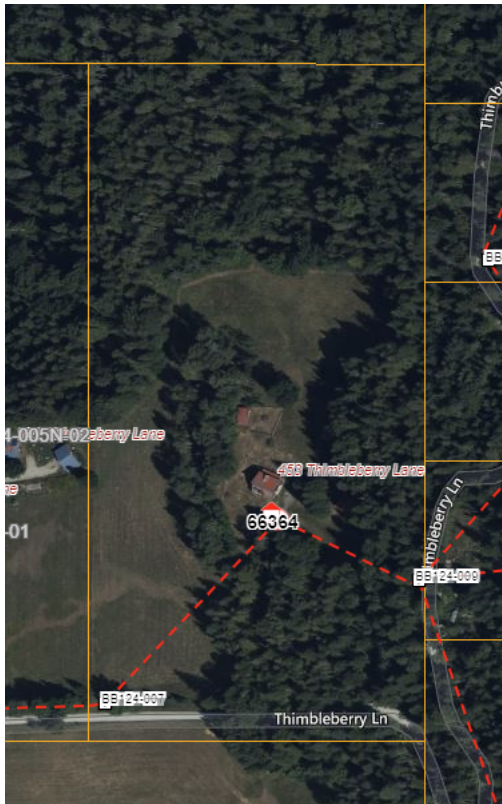
Reply-To: Sam Ross <sam.ross@nli.coop>

To: Bonner County Planning <planning@bonnercountyid.gov>

Good afternoon,

NLI is not opposed to the proposed zone change for the 20-acre parcel addressed at 453 Thimbleberry Lane.

NLI maintains a single-phase underground line spanning through the parcel and provides an electrical service to the existing house and surrounding parcels.



If the parcel was subdivided in the future, the line could be extended into those future lots for future services.

Thank you for allowing the review and comments--sincerely,

Samuel Ross

Engineering Assistant I

Northern Lights, INC.

Email: Sam.ross@nli.coop

Office: 208.255.7183

Cell: 208.946.7787

NWPPA Certified Staking Technician*The power of local service***SINCE 1935**
ADDRESSES

HEADQUARTERS
421 Chevy St
Sagle, ID 83860

MAILING ADDRESS
PO Box 269
Sagle, ID 83860

PHONE NUMBERS

MAIN OFFICE
(208) 263-5141

TOLL-FREE
(800) 326-9594

REPORT AN OUTAGE

OUTAGE HOTLINE
(866) 665-4837

CALL BEFORE YOU DIG

Know what's below.
Call before you dig.

From: Bonner County Planning <planning@bonnercountyid.gov>

Sent: Tuesday, May 13, 2025 10:47 AM

To: Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Amber Burgess <clerk@ebsewerdistrict.com>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Av Peggy George <peggy.george@avistacorp.com>; Becky Meyer <becky.meyer@lposd.org>; Bill Berg <billb@bbsewer.org>; Bonner County Assessors <assessorsgroup@bonnercountymuseum.org>; DIRECTOR@bonnercountyhistory.org; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Chace Bell <chace.bell@spiritlakefire.com>; City of Clark Fork <city@clarkforkidaho.org>; City of Dover <cityclerk@cityofdoveridaho.org>; City of East Hope Franck <easthope.city@gmail.com>; City of Foldtown <cityofoldtown@hotmail.com>; City of Priest River <layers@priestriver-id.gov>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spiritlakeid.gov <cityclerk@spiritlakeid.gov>; kootenaiponderaysewerdistrict.org; Coolin-Cavanaugh Bay Fire Protection District <coolinfirechief@gmail.com>; Craig Hill <craighill@hillsresort.com>; D1Permits <D1Permits@McCracken.Dan.McCracken@deq.idaho.gov>; Dan Scholz <Dan.Scholz@nli.coop>; Dean Davis <deandavis@sd83.org>; DEQ - Kristie McEnroe <kristie.mcenroe@deq.idaho.gov>; Priest Lake Fire District <eastpriestlakefd@gmail.com>; Erik Sjoquist <esjoquist@idl.idaho.gov>; Federal Aviation Administration <Heather.pate@faa.gov>; Frankie Dunn <FrankieDunn@outletbaysewer@gmail.com>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Horsmon, Merrin Dan Everhart <dan.everhart@ishs.idaho.gov>; Idaho Department of Environmental Quality <deqcomments@deq.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gm.itd>; ITD - Stacy Simkins <stacy.simkins@itd.idaho.gov>; Jack Schenck <Jack.schenck@vyvebb.com>; Jamie Brown <jamiieb@inlandpower.com>; Janice Best <janicesb@televar.com>; Kimberling <jason.kimberling@itd.idaho.gov>; Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Jessie Roe <BWSD637@gmail.com>; Joe Kren <joekren@sd83.org>; Jordan Brack <kimiller@ponderay.org>; kbsd sewer <kbsdpl@hotmail.com>; Ken Flint <ken_flint@tcenergy.com>; Kenny Huston <kenny.huston@oer.idaho.gov>; Kim Hoodenpyle <kjh5345@hobson.com>; Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>; Laclede Water District <info@lacledewaterdistrict.org>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lisa Rosa <Lisa.Rosa@water.com>; Midas Water Corp <midaswatercorp@gmail.com>; Mike Ahmer <mahmer@idl.idaho.gov>; Mike Schacht <firedept@clarkforkidaho.org>; Natural Resource Conservation Service - Greg Becker <glynis.casey@navy.mil>; North of the Narrows Fire District <Huckbay2501@gmail.com>; Kristin Burge <kristin.burge@nli.coop>; Clint Brewington <Clint.Brewington@nli.coop>; allwater49@outlook.com; Oden Water Association - Carla Poelstra <odenwater@gmail.com>; Pend Oreille Hospital District <kim.kichenmaster@bonnergeneral.org>; PHD <Elplibrary@hotmail.com>; Richard Hash <Rich.hash2022@gmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Ryan Zandhuisen <rzandhuisen@id.saglewatersewer@gmail.com>; Sagle Valley Water & Sewer District <markc@smartplugs.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; Sam Ross <sandpointairport@gmail.com>; Sarah Gilmore <sgilmore@sandpointidaho.gov>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; SCHWEITZER FIL Association of Realtors <danielle@selkirkaor.com>; Selkirk Recreation District <elgar@whoi.edu>; Sheryl Austin <granitereeder@gmail.com>; SOURDOUGH POINT OWNERS ASSOCIATION <southsidewaterandsewer@swsdidaho.org>; Steve Elgar <selgar@mac.com>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Symone Legg <Symone.Legg@itd.idaho.gov>; US Crossings <US_crossings@tcenergy.com>; Teresa Decker <Huckleberryhoa@gmail.com>; Teresa Decker <huckbayutilities01@gmail.com>; Teresa Zamora <utilities@stoneridgeidaho.co>; chventresswplvfd@hotmail.com; Timberlake Fire District <Kwright@timberlakefire.com>; Tom Renzi <ceplfdchief@gmail.com>; US Fish & Wildlife Services <fw1idahoconsultat@meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>

Cc: Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Jacob Gabell <jake.gabell@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>

Subject: Bonner County Planning - ZC0011-24 Agency Review - Zone Change - Agricultural/Forestry 20 to Agricultural/Forestry 10

The above-named application has been submitted to the Bonner County Planning Department for processing.

Please review the application relative to your agency's area of expertise and include any recommended conditions of approval and supporting code sections. Please see attached for details.

Thank you,
Janna Brown, Administrative Assistant III
Bonner County Planning Department
208-265-1458 ext - 1252

[CAUTION: This email originated from outside of Northern Lights Inc. Do not click links or open attachments unless you recognize the sender and know the content is safe]

Please review the application relative to your agency's area of expertise and include any recommended conditions of approval and supporting code sections. Please see attached for details.

Thank you,

Janna Brown, Administrative Assistant III

Bonner County Planning Department

208-265-1458 ext - 1252



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - ZC0011-24 Agency Review - Zone Change - Agricultural/Forestry 20 to Agricultural/Forestry 10

1 message

Robert Beachler <Robert.Beachler@itd.idaho.gov>
To: Bonner County Planning <planning@bonnercountyid.gov>

Tue, May 13, 2025 at 10:57 AM

No Comment from the Idaho Transportation Department.

Robert Beachler
District 1 Planning Program Manager
Idaho Transportation Department
600 W. Prairie Ave
Coeur d'Alene, ID 83815
robert.beachler@itd.idaho.gov
(208) 772-1216
Office Hours M-TH 6-4:30

From: Bonner County Planning <planning@bonnercountyid.gov>

Sent: Tuesday, May 13, 2025 10:47 AM

To: Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Amber Burgess <clerk@ebsewerdistrict.com>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Avista Copr - Jay West <jay.west@avistacorp.com>; Avista Corp - Peggy George <peggy.george@avistacorp.com>; Becky Meyer <becky.meyer@lposd.org>; Bill Berg <billb@bbsewer.org>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <DIRECTOR@bonnercountyhistory.org>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Chace Bell <chace.bell@idwr.idaho.gov>; Chief Debbie Carpenter <chief@spirittlakefire.com>; City of Clark Fork <city@clarkforkidaho.org>; City of Dover <cityclerk@cityofdoveridaho.org>; City of East Hope Franck <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; City of Oldtown <cityofoldtown@hotmail.com>; City of Priest River <layers@priestriver-id.gov>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spirittlakeid.gov; Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>; Coolin-Cavanaugh Bay Fire Protection District <coolinfirechief@gmail.com>; Craig Hill <craighill@hillsresort.com>; D1Permits <D1Permits@itd.idaho.gov>; Dan Brown <dbrown@idl.idaho.gov>; Dan McCracken <Dan.McCracken@deq.idaho.gov>; Dan Scholz <dan.scholz@nli.coop>; Dean Davis <deandavis@sd83.org>; DEQ - Kristie McEnroe <kristie.mcenroe@deq.idaho.gov>; East Bonner Library <Amanda@ebonnerlibrary.org>; East Priest Lake Fire District <eastpriestlakefd@gmail.com>; Erik Sjoquist <esjoquist@idl.idaho.gov>; Federal Aviation Administration <Heather.pate@faa.gov>; Frankie Dunn <Frankiejdunn@hotmail.com>; Fritz Broschet <outletbaysewer@gmail.com>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>; ID State Historical Society - Dan Everhart <dan.everhart@ishs.idaho.gov>; Idaho Department of Environmental Quality <deqcomments@deq.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; Robert Beachler <Robert.Beachler@itd.idaho.gov>; Stacy Simkins <Stacy.Simkins@itd.idaho.gov>; Jack Schenck <Jack.schenck@vyvebb.com>; Jamie Brown <jamiieb@inlandpower.com>; Janice Best <janicesb@televar.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Jason Kimberling <Jason.Kimberling@itd.idaho.gov>; Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Jessie Roe <BWSD637@gmail.com>; Joe Kren <joekren@sd83.org>; Jordan Brooks <coolinsewer@gmail.com>; KayLeigh Miller <klmiller@ponderay.org>; kbsd



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Notice of Public Hearing - File ZC0011-24 - Zone Change - Agricultural/Forestry 20 to Agricultural/Forestry 10

1 message

DEQ Comments <deqcomments@deq.idaho.gov>

Fri, Nov 15, 2024 at 3:02 PM

To: Bonner County Planning Department <planning@bonnercountyid.gov>

Good Afternoon,

Thank you for providing the opportunity to comment. DEQ has no environmental impact comments for the project listed above at this stage of development.

Thank you,

Idaho Department of Environmental Quality
2110 Ironwood Parkway, Coeur d'Alene, Idaho 83814
Office Line: 208.769.1422

www.deq.idaho.gov

Our mission: To protect human health and the quality of Idaho's air, land, and water.

From: Bonner County Planning Department <planning@bonnercountyid.gov>

Sent: Tuesday, November 12, 2024 8:09 AM

To: Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Assessors Office Group <assessorsgroup@bonnercountyid.gov>; Avista Copr - Jay West <jay.west@avistacorp.com>; Bay Drive Recreation District <kirbymc45@gmail.com>; Bayview Water & Sewer <bwsd637@gmail.com>; BC Airport Manager Dave Schuck <dave.schuck@bonnercountyid.gov>; BC EMS Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Bonner Sheriff <bonnersheriff@bonnerso.org>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; City of Clark Fork <city@clarkforkidaho.org>; City of Dover <cityclerk@cityofdoveridaho.org>; City of East Hope <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; City of Kootenai - Ronda Whittaker <cityclerk@cityofkootenai.org>; City of Oldtown <cityofoldtown@hotmail.com>; City of Ponderay KayLeigh Miller <klmiller@ponderay.org>; City of Priest River <layers@priestriver-id.gov>; City of Sandpoint <cityplanning@sandpointidaho.gov>; cityclerk@spiritleakeid.gov; Coolin Sewer <coolinsewer@gmail.com>; Coolin-Cavanaugh Bay Fire District <coolinfirechief@gmail.com>; DEQ Comments <deqcomments@deq.idaho.gov>; Drainage District #7 Kim Hoodenpyle <kjh5345@gmail.com>; East Bonner Library <vanessa@ebonnerlibrary.org>; East Priest Lake Fire Chief Tom Renzi <epfldchief@gmail.com>; Ellisport Bay Sewer District <clerk@ebsewerdistrict.com>; Facilities Director LPOSD #84 <matt.diel@lposd.org>; Garfield Bay Water and Sewer District Clerk <garfieldbaywdsd@hotmail.com>; Granite Reeder Sewer District <granitereeder@gmail.com>; Dan Everhart <Dan.Everhart@ishs.idaho.gov>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>; Mike Ahmer <mahmer@idl.idaho.gov>; IDL - Nav. Waters Ryan Zandhuisen

<RZandhuisen@idl.idaho.gov>; IDL - Pend Oreille Lake Supervisory <esjoquist@idl.idaho.gov>;
dbrown@idl.idaho.gov; IDWR Chase Bell <chase.bell@idwr.idaho.gov>; Independent Hwy Dist - Julie Bishop
<ihdclerk@gmail.com>; ITD <D1Permits@itd.idaho.gov>; Jack Schenck Vyve/Northland Cable
<Jack.schenck@vyvebb.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Kenny Huston
<kenny.huston@oer.idaho.gov>; Kootenai Ponderay Sewer District <CJohnson@kootenaiponderaysewerdistrict.org>; Laclede Water District <LWdistrict@frontier.com>; Lakeland Joint School
District #272 <cpursley@lakeland272.org>; Lakeland Joint School District #272 Jessica Grantham
<jessica.grantham@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; North of the Narrows Fire Dept
<Huckbay2501@gmail.com>; Northern Lights - Kristin Mettke <kristin.mettke@nli.coop>; Northside Fire District -
Karen Quenell <kquenell@northsidefire.org>; Outlet Bay Sewer District <outletbaysewer@gmail.com>; Pend
Orielle Hospital District <kim.kichenmaster@bonnergeneral.org>; PHD <EHapplications@phd1.idaho.gov>;
Priest Lake Public Library District <plplibrary@hotmail.com>; Priest Lake Translator District - Frankie Dunn
<Frankiejduhn@hotmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Ruen Yeager
<planning@ruenyeager.com>; Sagle Valley Water & Sewer District <saglewatersewer@gmail.com>; Sam Owen
Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; joekren@sd83.org; School District 84 Transportation -
James Koehler <james.koehler@lposd.org>; Schweitzer Fire, Spencer Newton <firedistrict@msn.com>; Selkirk
Association of Realtors Danielle <danielle@selkirkaor.com>; Selkirk Fire Gavin Gilcrease
<ggilcrease@sandpointidaho.gov>; Selkirk Recreation District <selgar@mac.com>; Southside Water and Sewer
<southsidewaterandsewer@swsdidaho.org>; Spirit Lake Fire Dept. (Debbie Carpenter)
<chief@spiritlakefire.com>; Superintendent No. 84 Becky Meyer <becky.meyer@lposd.org>; Superintendent
School Dist 84 <kelly.fisher@lposd.org>; Syringa Heights Water <allwater49@outlook.com>; Timberlake Fire
<kwright@timberlakefire.com>; Trestle Creek Sewer District Janice Best <janicesb@televar.com>; US Fish &
Wildlife Services - Christy Johnson Hughes <FW1idahoconsultationrequests@fws.gov>; West Bonner Library
<meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>; West Priest Lake Fire
Josh Gilbert <WPLFD.Chief@gmail.com>
Cc: Alexander Feyen <alexander.feyen@bonnercountyid.gov>
Subject: Notice of Public Hearing - File ZC0011-24 - Zone Change - Agricultural/Forestry 20 to Agricultural/Forestry 10

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

The above-named application has been submitted to the Bonner County Planning Department for processing.

Please review the application relative to your agency's area of expertise and include any recommended conditions of approval and supporting code sections. Please see attached for details.

Thank you,

Jessica Montgomery, Hearing Coordinator

Bonner County Planning Department

(208) 265-1458 x1277



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Rescheduled Notice of Public Hearing - File ZC0011-24

1 message

Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>

Tue, Jan 28, 2025 at 8:52 AM

To: Bonner County Planning Department <planning@bonnercountyid.gov>

Hi Jessica,

The Idaho Department of Fish and Game does not have any comments to submit for this application.

Thank you for the opportunity to review and comment,

Merritt Horsmon

Regional Technical Assistance Manager

Panhandle Region

2885 W. Kathleen Ave.

[Coeur d'Alene, ID 83815](#)

208.769.1414 office

208.251.4509 mobile

merritt.horsmon@idfg.idaho.gov**From:** Bonner County Planning Department <planning@bonnercountyid.gov>**Sent:** Tuesday, January 14, 2025 8:00 AM**To:** Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Assessors Office Group <assessorsgroup@bonnercountyid.gov>; Avista Copr - Jay West <jay.west@avistacorp.com>; Bay Drive Recreation District <kirbymc45@gmail.com>; Bayview Water & Sewer <bwsd637@gmail.com>; BC Airport Manager Dave Schuck <dave.schuck@bonnercountyid.gov>; BC EMS Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Bonner Sheriff <bonnersheriff@bonnerso.org>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; City of Clark Fork <city@clarkforkidaho.org>; City of Dover

<cityclerk@cityofdoverydaho.org>; City of East Hope <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; City of Kootenai - Ronda Whittaker <cityclerk@cityofkootenai.org>; City of Oldtown <cityofoldtown@hotmail.com>; City of Ponderay Kayleigh Miller <klmiller@ponderay.org>; City of Priest River <layers@priestriver-id.gov>; City of Sandpoint <cityplanning@sandpointidaho.gov>; cityclerk@spiritlakeid.gov; Coolin Sewer <coolinsewer@gmail.com>; Coolin-Cavanaugh Bay Fire District <coolinfirechief@gmail.com>; DEQ Comments <deqcomments@deq.idaho.gov>; Drainage District #7 Kim Hoodenpyle <kjh5345@gmail.com>; East Bonner Library <vanessa@ebonnerlibrary.org>; East Priest Lake Fire Chief Tom Renzi <epbfdchief@gmail.com>; Ellisport Bay Sewer District <clerk@ebsewerdistrict.com>; Facilities Director LPOSD #84 <matt.diel@lposd.org>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Granite Reeder Sewer District <granitereeder@gmail.com>; Dan Everhart <Dan.Everhart@ishs.idaho.gov>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>; Mike Ahmer <mahmer@idl.idaho.gov>; IDL - Nav. Waters Ryan Zandhuisen <RZandhuisen@idl.idaho.gov>; IDL - Pend Oreille Lake Supervisory <esjoquist@idl.idaho.gov>; dbrown@idl.idaho.gov; IDWR Chase Bell <chase.bell@idwr.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; ITD <D1Permits@itd.idaho.gov>; Jack Schenck Vyve/Northland Cable <Jack.schenck@vyvebb.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Kenny Huston <kenny.huston@oer.idaho.gov>; Kootenai Ponderay Sewer District <CJohnson@kootenaiponderaysewerdistrict.org>; Laclede Water District <LWDistrict@frontier.com>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lakeland Joint School District #272 Jessica Grantham <jessica.grantham@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; North of the Narrows Fire Dept <Huckbay2501@gmail.com>; Northern Lights - Kristin Mettke <kristin.mettke@nli.coop>; Northside Fire District - Karen Quenell <kquenell@northsidefire.org>; Outlet Bay Sewer District <outletbaysewer@gmail.com>; Pend Orielle Hospital District <kim.kichenmaster@bonnergeneral.org>; PHD <EHApplications@phd1.idaho.gov>; Priest Lake Public Library District <plplibrary@hotmail.com>; Priest Lake Translator District - Frankie Dunn <Frankiejdunn@hotmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Ruen Yeager <planning@ruenyeager.com>; Sagle Valley Water & Sewer District <saglewatersewer@gmail.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; joekren@sd83.org; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; Schweitzer Fire, Spencer Newton <firedistrict@msn.com>; Selkirk Association of Realtors Danielle <danielle@selkirkaor.com>; Selkirk Fire Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Selkirk Recreation District <selgar@mac.com>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Spirit Lake Fire Dept. (Debbie Carpenter) <chief@spiritlakefire.com>; Superintendent No. 84 Becky Meyer <becky.meyer@lposd.org>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Syringa Heights Water <allwater49@outlook.com>; Timberlake Fire <kwright@timberlakefire.com>; Trestle Creek Sewer District Janice Best <janicesb@televar.com>; US Fish & Wildlife Services - Christy Johnson Hughes <FW1idahoconsultationrequests@fws.gov>; West Bonner Library <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>; West Priest Lake Fire Josh Gilbert <WPLFD.Chief@gmail.com>

Cc: Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Jacob Gabell <jake.gabell@bonnercountyid.gov>

Subject: Rescheduled Notice of Public Hearing - File ZC0011-24

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

The above-named application has been rescheduled. Please see attached for details.

Thank you,

1/28/25, 10:54 AM

Bonner County Mail - [EXT SENDER] RE: Rescheduled Notice of Public Hearing - File ZC0011-24

Jessica Montgomery, Hearing Coordinator

Bonner County Planning Department

(208) 265-1458 x1277



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Notice of Public Hearing - File ZC0011-24 - Zone Change - Agricultural/Forestry 20 to Agricultural/Forestry 10

1 message

Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>

Wed, Nov 27, 2024 at 11:54 AM

To: Bonner County Planning Department <planning@bonnercountyid.gov>

Hi Jessica,

The Idaho Department of Fish and Game does not have any comments to submit for this application.

Thank you for the opportunity to review and comment,

Merritt Horsmon

Regional Technical Assistance Manager

Panhandle Region

2885 W. Kathleen Ave.

[Coeur d'Alene, ID 83815](#)

208.769.1414 office

208.251.4509 mobile

merritt.horsmon@idfg.idaho.gov**From:** Bonner County Planning Department <planning@bonnercountyid.gov>**Sent:** Tuesday, November 12, 2024 8:09 AM**To:** Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Assessors Office Group <assessorsgroup@bonnercountyid.gov>; Avista Copr - Jay West <jay.west@avistacorp.com>; Bay Drive Recreation District <kirbymc45@gmail.com>; Bayview Water & Sewer <bwsd637@gmail.com>; BC Airport Manager Dave Schuck <dave.schuck@bonnercountyid.gov>; BC EMS Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Bonner Sheriff <bonnersheriff@bonnerso.org>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle

<quaylelanduseconsulting@gmail.com>; City of Clark Fork <city@clarkforkidaho.org>; City of Dover <cityclerk@cityofdoveridaho.org>; City of East Hope <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; City of Kootenai - Ronda Whittaker <cityclerk@cityofkootenai.org>; City of Oldtown <cityofoldtown@hotmail.com>; City of Ponderay KayLeigh Miller <klmiller@ponderay.org>; City of Priest River <layers@priestriver-id.gov>; City of Sandpoint <cityplanning@sandpointidaho.gov>; cityclerk@spiritlakeid.gov; Coolin Sewer <coolinsewer@gmail.com>; Coolin-Cavanaugh Bay Fire District <coolinfirechief@gmail.com>; DEQ Comments <deqcomments@deq.idaho.gov>; Drainage District #7 Kim Hoodenpyle <kjh5345@gmail.com>; East Bonner Library <vanessa@ebonnerlibrary.org>; East Priest Lake Fire Chief Tom Renzi <epldchief@gmail.com>; Ellisport Bay Sewer District <clerk@ebsewerdistrict.com>; Facilities Director LPOSD #84 <matt.diel@lposd.org>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Granite Reeder Sewer District <granitereeder@gmail.com>; Dan Everhart <Dan.Everhart@ishs.idaho.gov>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>; Mike Ahmer <mahmer@idl.idaho.gov>; IDL - Nav. Waters Ryan Zandhuisen <RZandhuisen@idl.idaho.gov>; IDL - Pend Oreille Lake Supervisory <esjoquist@idl.idaho.gov>; dbrown@idl.idaho.gov; IDWR Chase Bell <chase.bell@idwr.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; ITD <D1Permits@itd.idaho.gov>; Jack Schenck Vyve/Northland Cable <Jack.schenck@vyvebb.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Kenny Huston <kenny.huston@oer.idaho.gov>; Kootenai Ponderay Sewer District <CJohnson@kootenaiponderaysewerdistrict.org>; Laclede Water District <LWdistrict@frontier.com>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lakeland Joint School District #272 Jessica Grantham <jessica.grantham@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; North of the Narrows Fire Dept <Huckbay2501@gmail.com>; Northern Lights - Kristin Mettke <kristin.mettke@nli.coop>; Northside Fire District - Karen Quenell <kquenell@northsidefire.org>; Outlet Bay Sewer District <outletbaysewer@gmail.com>; Pend Orielle Hospital District <kim.kichenmaster@bonnergeneral.org>; PHD <EHapplications@phd1.idaho.gov>; Priest Lake Public Library District <plplibrary@hotmail.com>; Priest Lake Translator District - Frankie Dunn <Frankiejduhn@hotmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Ruen Yeager <planning@ruenyeager.com>; Sagle Valley Water & Sewer District <saglewatersewer@gmail.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; joekren@sd83.org; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; Schweitzer Fire, Spencer Newton <firedistrict@msn.com>; Selkirk Association of Realtors Danielle <danielle@selkirkaor.com>; Selkirk Fire Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Selkirk Recreation District <selgar@mac.com>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Spirit Lake Fire Dept. (Debbie Carpenter) <chief@spiritlakefire.com>; Superintendent No. 84 Becky Meyer <becky.meyer@lposd.org>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Syringa Heights Water <allwater49@outlook.com>; Timberlake Fire <kwright@timberlakefire.com>; Trestle Creek Sewer District Janice Best <janicesb@televar.com>; US Fish & Wildlife Services - Christy Johnson Hughes <FW1idahoconsultationrequests@fws.gov>; West Bonner Library <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>; West Priest Lake Fire Josh Gilbert <WPLFD.Chief@gmail.com>

Cc: Alexander Feyen <alexander.feyen@bonnercountyid.gov>

Subject: Notice of Public Hearing - File ZC0011-24 - Zone Change - Agricultural/Forestry 20 to Agricultural/Forestry 10

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

The above-named application has been submitted to the Bonner County Planning Department for processing.

Please review the application relative to your agency's area of expertise and include any recommended conditions of approval and supporting code sections. Please see attached for details.

Thank you,

Jessica Montgomery, Hearing Coordinator

Bonner County Planning Department

(208) 265-1458 x1277



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Notice of Public Hearing - File ZC0011-24 - Zone Change - Agricultural/Forestry 20 to Agricultural/Forestry 10

1 message

Symone Legg <Symone.Legg@itd.idaho.gov>

Tue, Nov 12, 2024 at 9:35 AM

To: Bonner County Planning Department <planning@bonnercountyid.gov>

Cc: Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>

ITD Permits has no comment.

Thank you,

Symone Legg | Project Coordinator**Idaho Transportation Department** | D1 Traffic/Permits

Ext: 208.772.8073 Dept: 208.772.1297

Email: symone.legg@itd.idaho.gov | itd.idaho.gov*Enhancing quality of life through transportation*

Work schedule: Monday - Friday 7AM- 4PM

From: Bonner County Planning Department <planning@bonnercountyid.gov>**Sent:** Tuesday, November 12, 2024 8:09 AM**To:** Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Assessors Office Group <assessorsgroup@bonnercountyid.gov>; Avista Copr - Jay West <jay.west@avistacorp.com>; Bay Drive Recreation District <kirbymc45@gmail.com>; Bayview Water & Sewer <bwsd637@gmail.com>; BC Airport Manager Dave Schuck <dave.schuck@bonnercountyid.gov>; BC EMS Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Bonner Sheriff <bonnersheriff@bonnerso.org>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; City of Clark Fork <city@clarkforkidaho.org>; City of Dover <cityclerk@cityofdoveridaho.org>; City of East Hope <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; Manda Corbett <cityclerk@cityofkootenai.org>; City of Oldtown <cityofoldtown@hotmail.com>; City of Ponderay KayLeigh Miller <klmiller@ponderay.org>; City of Priest River <layers@priestriver-id.gov>; City of Sandpoint <cityplanning@sandpointidaho.gov>; City of Spirit Lake <cityclerk@spiritleakeid.gov>; Coolin Sewer <coolinsewer@gmail.com>; Coolin-Cavanaugh Bay Fire District <coolinfirechief@gmail.com>; DEQ <deqcomments@deq.idaho.gov>; Drainage District #7 Kim Hoodenpyle <kjh5345@gmail.com>; East Bonner Library <vanessa@ebonnerlibrary.org>; East Priest Lake Fire Chief Tom Renzi <epfldchief@gmail.com>; Ellisport Bay Sewer District <clerk@ebsewerdistrict.com>; Facilities Director LPOSD #84 <matt.diel@lposd.org>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Granite Reeder Sewer District <granitereeder@gmail.com>; ID State Historical Society - Dave Everhart <dan.everhart@ishs.idaho.gov>; Idaho Department of Fish & Game <merritt.horsmon@idfg.idaho.gov>; IDL - Mike Ahmer <mahmer@idl.idaho.gov>; IDL - Nav. Waters Ryan Zandhuisen <RZandhuisen@idl.idaho.gov>; IDL - Pend Oreille Lake Supervisory <esjoquist@idl.idaho.gov>; IDL - Priest Lake Supervisory Area <dbrown@idl.idaho.gov>; IDWR Chase Bell <chase.bell@idwr.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; D1Permits <D1Permits@itd.idaho.gov>; Jack Schenck Vyve/Northland Cable <Jack.schenck@vyvebb.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Kenny Huston <kenny.huston@oer.idaho.gov>; Kootenai Ponderay Sewer District <CJohnson@kootenaiponderaysewerdistrict.org>; Laclede Water District <LWdistrict@frontier.com>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lakeland Joint School District #272 Jessica Grantham <jessica.grantham@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; North of the Narrows Fire Dept <Huckbay2501@gmail.com>; Northern Lights - Kristin Mettke <kristin.mettke@nli.coop>; Northside Fire District - Karen

Quenell <kquenell@northsidefire.org>; Outlet Bay Sewer District <outletbaysewer@gmail.com>; Pend Orielle Hospital District <kim.kichenmaster@bonnergeneral.org>; PHD <EHapplications@phd1.idaho.gov>; Priest Lake Public Library District <plplibrary@hotmail.com>; Priest Lake Translator District - Frankie Dunn <Frankiejduhn@hotmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Ruen Yeager <planning@ruenyeager.com>; Sagle Valley Water & Sewer District <saglewatersewer@gmail.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; School District #83 - Joseph Kren <joekren@sd83.org>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; Schweitzer Fire, Spencer Newton <firedistrict@msn.com>; Selkirk Association of Realtors Danielle <danielle@selkirkaor.com>; Selkirk Fire Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Selkirk Recreation District <selgar@mac.com>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Spirit Lake Fire Dept. (Debbie Carpenter) <chief@spiritlakefire.com>; Superintendent No. 84 Becky Meyer <becky.meyer@lposd.org>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Syringa Heights Water <allwater49@outlook.com>; Timberlake Fire <kwright@timberlakefire.com>; Trestle Creek Sewer District Janice Best <janicesb@televar.com>; US Fish & Wildlife Services - Christy Johnson Hughes <FW1idahoconsultationrequests@fws.gov>; West Bonner Library <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>; West Priest Lake Fire Josh Gilbert <WPLFD.Chief@gmail.com>

Cc: Alexander Feyen <alexander.feyen@bonnercountyid.gov>

Subject: Notice of Public Hearing - File ZC0011-24 - Zone Change - Agricultural/Forestry 20 to Agricultural/Forestry 10

CAUTION: This email originated outside the State of Idaho network. Verifv links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

The above-named application has been submitted to the Bonner County Planning Department for processing.

Please review the application relative to your agency's area of expertise and include any recommended conditions of approval and supporting code sections. Please see attached for details.

Thank you,

Jessica Montgomery, Hearing Coordinator

Bonner County Planning Department

(208) 265-1458 x1277



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Public Notice Zoning 10.17.24 File ZC0011-24

1 message

D1Permits <D1Permits@itd.idaho.gov>

Mon, Sep 16, 2024 at 9:37 AM

To: Bonner County Planning Department <planning@bonnercountyid.gov>

Cc: Robert Beachler <Robert.Beachler@itd.idaho.gov>

ITD has no comment.

Have a nice day!

**Kimberly Hobson***Project Coordinator**Innovation Steward***District 1****Work:** 208.772.8079**Email:** kimberly.hobson@itd.idaho.gov**Website:** itd.idaho.gov**Work schedule:** M-W-Th-F 6AM- 4:30 PM*Due to staffing you may experience longer wait times than usual. Thank you for your patience.***From:** Bonner County Planning Department <planning@bonnercountyid.gov>**Sent:** Monday, September 16, 2024 7:51 AM**To:** Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Assessors Office Group <assessorsgroup@bonnercountyid.gov>; Avista Copr - Jay West <jay.west@avistacorp.com>; Bay Drive Recreation District <kirbymc45@gmail.com>; Bayview Water & Sewer <bwsd637@gmail.com>; BC Airport Manager Dave Schuck <dave.schuck@bonnercountyid.gov>; BC EMS Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Bonner Sheriff <bonnersheriff@bonnerso.org>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; City of Clark Fork <city@clarkforkidaho.org>; City of Dover <cityclerk@cityofdoveridaho.org>; City of East Hope <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; Manda Corbett <cityclerk@cityofkootenai.org>; City of Oldtown <cityofoldtown@hotmail.com>; City of Ponderay KayLeigh Miller <klmiller@ponderay.org>; City of Priest River <layers@priestriver-id.gov>; City of Sandpoint <cityplanning@sandpointidaho.gov>; City of Spirit Lake <cityclerk@spiritlakeid.gov>; Coolin Sewer <coolinsewer@gmail.com>; Coolin-Cavanaugh Bay Fire District <coolinfirechief@gmail.com>; DEQ - Kristie McEnroe <kristie.mcenroe@deq.idaho.gov>; Drainage District #7 Kim Hoodenpyle <kjh5345@gmail.com>; East Bonner Library <vanessa@ebonnerlibrary.org>; East Priest Lake Fire Chief Tom Renzi <epbfdchief@gmail.com>; Ellisport Bay Sewer District <clerk@ebsewerdistrict.com>; Facilities Director LPOSD #84 <matt.diel@lposd.org>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Granite Reeder

Sewer District <granitereeder@gmail.com>; ID State Historical Society - Dave Everhart <dan.everhart@ishs.idaho.gov>; Idaho Department of Fish & Game <merritt.horsmon@idfg.idaho.gov>; IDL - Mike Ahmer <mahmer@idl.idaho.gov>; IDL - Nav. Waters Ryan Zandhuisen <RZandhuisen@idl.idaho.gov>; IDL - Pend Oreille Lake Supervisory <esjoquist@idl.idaho.gov>; IDL - Priest Lake Supervisory Area <dbrown@idl.idaho.gov>; IDL Pend Oreille Nav. Waters Gwen Victorson <GVictorson@idl.idaho.gov>; IDWR Chase Bell <chase.bell@idwr.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; D1Permits <D1Permits@itd.idaho.gov>; Jack Schenck Vyve/Northland Cable <Jack.schenck@vyvebb.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Kenny Huston <kenny.huston@oer.idaho.gov>; Kootenai Ponderay Sewer District <CJohnson@kootenaiponderaysewerdistrict.org>; Laclede Water District <LWdistrict@frontier.com>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lakeland Joint School District #272 Jessica Grantham <jessica.grantham@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; North of the Narrows Fire Dept <Huckbay2501@gmail.com>; Northern Lights - Kristin Mettke <kristin.mettke@nli.coop>; Northside Fire District - Karen Quenell <kquenell@northsidefire.org>; Outlet Bay Sewer District <outletbaysewer@gmail.com>; Pend Orielle Hospital District <kim.kichenmaster@bonnergeneral.org>; PHD <EApplications@phd1.idaho.gov>; Priest Lake Public Library District <plplibrary@hotmail.com>; Priest Lake Translator District - Frankie Dunn <Frankiejduhn@hotmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Ruen Yeager <planning@ruenyeager.com>; Sagle Valley Water & Sewer District <saglewatersewer@gmail.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; School District #83 - Joseph Kren <joekren@sd83.org>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; Schweitzer Fire, Spencer Newton <firedistrict@msn.com>; Selkirk Association of Realtors Danielle <danielle@selkirkaor.com>; Selkirk Fire Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Selkirk Recreation District <selgar@mac.com>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Spirit Lake Fire Dept. (Debbie Carpenter) <chief@spiritlakefire.com>; Superintendent No. 84 Becky Meyer <becky.meyer@lposd.org>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Syringa Heights Water <allwater49@outlook.com>; Timberlake Fire <kwright@timberlakefire.com>; Trestle Creek Sewer District Janice Best <janicesb@televar.com>; US Fish & Wildlife Services - Christy Johnson Hughes <FW1idahoconsultationrequests@fws.gov>; West Bonner Library <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>; West Priest Lake Fire Josh Gilbert <WPLFD.Chief@gmail.com>
Cc: Jacob Gabell <jake.gabell@bonnercountyid.gov>; Travis Haller <travis.haller@bonnercountyid.gov>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>
Subject: Public Notice Zoning 10.17.24 File ZC0011-24

CAUTION: This email originated outside the State of Idaho network. Verifv links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

The above-named application has been submitted to the Bonner County Planning Department for processing.

Please review the application relative to your agency's area of expertise and include any recommended conditions of approval and supporting code sections. Please see attached for details.

Thank you,

Jessica Montgomery, Hearing Coordinator

Bonner County Planning Department

(208) 265-1458 x1277



Janna Brown <janna.brown@bonnercountyid.gov>

File ZC0011-24 Zone Change Agricultural/Forestry

1 message

'Colleen Johnson' via Mail-Planning <planning@bonnercountyid.gov>
Reply-To: Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>
To: Bonner County Planning Department <planning@bonnercountyid.gov>

Thu, Feb 6, 2025 at 12:30 PM

Good Afternoon:

Attached is the District's response to the above named file.

NOTICE OF CHANGE IN HOURS: THE OFFICE WILL BE CLOSED ON FRIDAYS. WE WILL BE OPEN NORMAL HOURS MONDAY THRU THURSDAY.

Colleen Johnson

Business Office Manager

Kootenai-Ponderay Sewer District

208-263-0229 Fax – 208-265-5326 Mobile: 208-304-5820

511 Whiskey Jack Road Sandpoint, Idaho 83864

P.O. Box 562, Kootenai, ID 83840

“Dance with Life”



 **25_02_BC_ZC0011_ZoneChngeAg.pdf**
84K

RESCHEDULED NOTICE OF PUBLIC HEARING



I hereby certify that a true and correct copy of this "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this **14th** day of **January 2025**.

Jessica Montgomery

Jessica Montgomery, Hearing Coordinator

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Tuesday, January 14, 2025**.

NOTICE IS HEREBY GIVEN that the Bonner County Commissioners will hold a public hearing at **1:30 pm** on **Wednesday, February 12, 2025** in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following request:

File ZC0011-24 - Zone Change - Agricultural/Forestry 20 to Agricultural/Forestry 10

The applicant is requesting a zone change from Agricultural/Forestry 20 to Agricultural/Forestry 10. The 20.00-acre property is zoned Agricultural/Forestry 20. The project site is located off Thimbleberry Lane in Section 26, Township 58 North, Range 1 West, Boise-Meridian.

Written statements must be submitted to the planning department record no later than seven (7) days prior to the public hearing. Written statements not exceeding one standard letter sized, single spaced page may be submitted at the public hearing. Statements can be sent to the Bonner County Planning Department at 1500 Highway 2, Suite 208, Sandpoint, Idaho 83864; faxed to 866-537-4935 or e-mailed to planning@bonnercountyid.gov. The referenced start time stated above reflects the beginning of the hearing. Specific file start time and hearing duration vary.

During the hearing for this application, the public will be given an opportunity to provide testimony and/or evidence regarding how the proposal does or does not comply with the applicable approval criteria of the Bonner County Revised Code. At the close of the public hearing, the governing body will make a decision on the application that may include, but is not limited to, approval, denial, remand, or continuance of the public hearing. Any person needing special accommodations to participate in the public hearing should contact the Bonner County Planning Department at (208) 265-1458 at least 48 hours prior to the scheduled hearing.

If you have no comment or response, you may indicate below and return this form to the Planning Department.

NO COMMENT
Name

Kootenai-Ponderay-Sawtooth District

2/2/25
Date

Out of District Boundaries



Janna Brown <janna.brown@bonnercountyid.gov>

File ZC0011-24

1 message

'Colleen Johnson' via Mail-Planning <planning@bonnercountyid.gov>
Reply-To: Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>
To: Bonner County Planning <planning@bonnercountyid.gov>

Wed, Nov 13, 2024 at 4:26 PM

Good Afternoon:

Attached is the District's response to the above named file.

NOTICE OF CHANGE IN HOURS: THE OFFICE WILL BE CLOSED ON FRIDAYS. WE WILL BE OPEN NORMAL HOURS MONDAY THRU THURSDAY.

Colleen Johnson

Business Office Manager

Kootenai-Ponderay Sewer District

208-263-0229 Fax – 208-265-5326 Mobile: 208-304-5820

511 Whiskey Jack Road Sandpoint, Idaho 83864

P.O. Box 562, Kootenai, ID 83840

“Dance with Life”



 **2024 11 BC ZC0011ZoneChnge.pdf**
83K

NOTICE OF PUBLIC HEARING



I hereby certify that a true and correct copy of this "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this **12th** day of **November 2024**.

Jessica Montgomery

Jessica Montgomery, Hearing Coordinator

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Tuesday, November 12, 2024**.

NOTICE IS HEREBY GIVEN that the Bonner County Commissioners will hold a public hearing at **1:30 pm** on **Wednesday, December 11, 2024** in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following request:

File ZC0011-24 - Zone Change - Agricultural/Forestry 20 to Agricultural/Forestry 10

The applicant is requesting a zone change from Agricultural/Forestry 20 to Agricultural/Forestry 10. The 20.00-acre property is zoned Agricultural/Forestry 20. The project site is located off Thimbleberry Lane in Section 26, Township 58 North, Range 1 West, Boise-Meridian.

Written statements must be submitted to the planning department record no later than seven (7) days prior to the public hearing. Written statements not exceeding one standard letter sized, single spaced page may be submitted at the public hearing. Statements can be sent to the Bonner County Planning Department at 1500 Highway 2, Suite 208, Sandpoint, Idaho 83864; faxed to 866-537-4935 or e-mailed to planning@bonnercountyid.gov. The referenced start time stated above reflects the beginning of the hearing. Specific file start time and hearing duration vary.

During the hearing for this application, the public will be given an opportunity to provide testimony and/or evidence regarding how the proposal does or does not comply with the applicable approval criteria of the Bonner County Revised Code. At the close of the public hearing, the governing body will make a decision on the application that may include, but is not limited to, approval, denial, remand, or continuance of the public hearing. Any person needing special accommodations to participate in the public hearing should contact the Bonner County Planning Department at (208) 265-1458 at least 48 hours prior to the scheduled hearing.

If you have no comment or response, you may indicate below and return this form to the Planning Department.

NO COMMENT
Name

Kootenai-Ponderay Sewer District
GA

11/13/24
Date

Out of District Boundaries



Janna Brown <janna.brown@bonnercountyid.gov>

File ZC0011-24 Zone Change

1 message

'Colleen Johnson' via Mail-Planning <planning@bonnercountyid.gov>
Reply-To: Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>
To: Bonner County Planning <planning@bonnercountyid.gov>

Wed, Nov 13, 2024 at 4:24 PM

Good Afternoon:

Attached is the District's response to the above named file.

NOTICE OF CHANGE IN HOURS: THE OFFICE WILL BE CLOSED ON FRIDAYS. WE WILL BE OPEN NORMAL HOURS MONDAY THRU THURSDAY.

Colleen Johnson

Business Office Manager

Kootenai-Ponderay Sewer District

208-263-0229 Fax – 208-265-5326 Mobile: 208-304-5820

511 Whiskey Jack Road Sandpoint, Idaho 83864

P.O. Box 562, Kootenai, ID 83840

“Dance with Life”



 **2024 11 BC ZC0011ZoneChnge.pdf**
83K

NOTICE OF PUBLIC HEARING



I hereby certify that a true and correct copy of this "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this **12th** day of **November 2024**.

Jessica Montgomery

Jessica Montgomery, Hearing Coordinator

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Tuesday, November 12, 2024**.

NOTICE IS HEREBY GIVEN that the Bonner County Commissioners will hold a public hearing at **1:30 pm** on **Wednesday, December 11, 2024** in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following request:

File ZC0011-24 - Zone Change - Agricultural/Forestry 20 to Agricultural/Forestry 10

The applicant is requesting a zone change from Agricultural/Forestry 20 to Agricultural/Forestry 10. The 20.00-acre property is zoned Agricultural/Forestry 20. The project site is located off Thimbleberry Lane in Section 26, Township 58 North, Range 1 West, Boise-Meridian.

Written statements must be submitted to the planning department record no later than seven (7) days prior to the public hearing. Written statements not exceeding one standard letter sized, single spaced page may be submitted at the public hearing. Statements can be sent to the Bonner County Planning Department at 1500 Highway 2, Suite 208, Sandpoint, Idaho 83864; faxed to 866-537-4935 or e-mailed to planning@bonnercountyid.gov. The referenced start time stated above reflects the beginning of the hearing. Specific file start time and hearing duration vary.

During the hearing for this application, the public will be given an opportunity to provide testimony and/or evidence regarding how the proposal does or does not comply with the applicable approval criteria of the Bonner County Revised Code. At the close of the public hearing, the governing body will make a decision on the application that may include, but is not limited to, approval, denial, remand, or continuance of the public hearing. Any person needing special accommodations to participate in the public hearing should contact the Bonner County Planning Department at (208) 265-1458 at least 48 hours prior to the scheduled hearing.

If you have no comment or response, you may indicate below and return this form to the Planning Department.

NO COMMENT
Name

Kootenai-Ponderay Sewer District
GA

11/13/24
Date

Out of District Boundaries



Janna Brown <janna.brown@bonnercountyid.gov>

Re: Bonner County Planning - ZC0011-24 Agency Review - Zone Change - Agricultural/Forestry 20 to Agricultural/Forestry 10

1 message

'Sam Ross' via Mail-Planning <planning@bonnercountyid.gov>

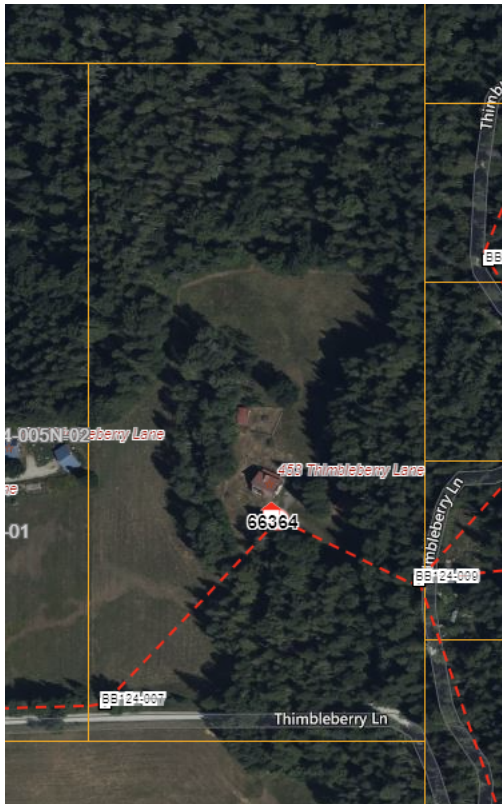
Reply-To: Sam Ross <sam.ross@nli.coop>

To: Bonner County Planning <planning@bonnercountyid.gov>

Good afternoon,

NLI is not opposed to the proposed zone change for the 20-acre parcel addressed at 453 Thimbleberry Lane.

NLI maintains a single-phase underground line spanning through the parcel and provides an electrical service to the existing house and surrounding parcels.



If the parcel was subdivided in the future, the line could be extended into those future lots for future services.

Thank you for allowing the review and comments--sincerely,

Samuel Ross

Engineering Assistant I

Northern Lights, INC.

Email: Sam.ross@nli.coop

Office: 208.255.7183

Cell: 208.946.7787

NWPPA Certified Staking Technician*The power of local service***SINCE 1935**
ADDRESSES

HEADQUARTERS
421 Chevy St
Sagle, ID 83860

MAILING ADDRESS
PO Box 269
Sagle, ID 83860

PHONE NUMBERS

MAIN OFFICE
(208) 263-5141

TOLL-FREE
(800) 326-9594

REPORT AN OUTAGE

OUTAGE HOTLINE
(866) 665-4837

CALL BEFORE YOU DIG

Know what's below.
Call before you dig.

From: Bonner County Planning <planning@bonnercountyid.gov>

Sent: Tuesday, May 13, 2025 10:47 AM

To: Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Amber Burgess <clerk@ebsewerdistrict.com>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Av Peggy George <peggy.george@avistacorp.com>; Becky Meyer <becky.meyer@lposd.org>; Bill Berg <billb@bbsewer.org>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; Bonner County Museum <DIRECTOR@bonnercountyhistory.org>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Chace Bell <chace.bell@spiritlakefire.com>; City of Clark Fork <city@clarkforkidaho.org>; City of Dover <cityclerk@cityofdoverydaho.org>; City of East Hope Franck <easthope.city@gmail.com>; City of Foldtown <cityofoldtown@hotmail.com>; City of Priest River <layers@priestriver-id.gov>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; City of Spirit Lake <cityclerk@spiritlakeid.gov>; City of Kootenai Ponderay Sewer District <kootenaiponderaysewerdistrict.org>; Coolin-Cavanaugh Bay Fire Protection District <coolinfirechief@gmail.com>; Craig Hill <craighill@hillsresort.com>; D1 Permits <D1Permits@deq.idaho.gov>; Dan McCracken <Dan.McCracken@deq.idaho.gov>; Dan Scholz <Dan.Scholz@nli.coop>; Dean Davis <deandavis@sd83.org>; DEQ - Kristie McEnroe <kristie.mcenroe@deq.idaho.gov>; Priest Lake Fire District <eastpriestlakefd@gmail.com>; Erik Sjoquist <esjoquist@idl.idaho.gov>; Federal Aviation Administration <Heather.pate@faa.gov>; Frankie Dunn <FrankieDunn@outletbaysewer@gmail.com>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Horsmon, Merrin <dan.everhart@ishs.idaho.gov>; Idaho Department of Environmental Quality <deqcomments@deq.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmilp.com>; ITD - Stacy Simkins <stacy.simkins@itd.idaho.gov>; Jack Schenck <Jack.schenck@vyvebb.com>; Jamie Brown <jamiieb@inlandpower.com>; Janice Best <janicesb@televar.com>; Kimberling <jason.kimberling@itd.idaho.gov>; Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Jessie Roe <BWSD637@gmail.com>; Joe Kren <joekren@sd83.org>; Jordan Brack <kimiller@ponderay.org>; kbsd sewer <kbsdpl@hotmail.com>; Ken Flint <ken_flint@tcenergy.com>; Kenny Huston <kenny.huston@oer.idaho.gov>; Kim Hoodenpyle <kjh5345@hobson.com>; Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>; Laclede Water District <info@lacledewaterdistrict.org>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lisa Rosa <lisa.rosa@midaswatercorp@gmail.com>; Mike Ahmer <mahmer@idl.idaho.gov>; Mike Schacht <firedept@clarkforkidaho.org>; Natural Resource Conservation Service - Greg Becker <glynis.casey@navy.mil>; North of the Narrows Fire District <Huckbay2501@gmail.com>; Kristin Burge <kristin.burge@nli.coop>; Clint Brewington <Clint.Brewington@nli.coop>; Oden Water Association - Carla Poelstra <odenwater@gmail.com>; Pend Oreille Hospital District <kim.kichenmaster@bonnergeneral.org>; PHD <plplibrary@hotmail.com>; Richard Hash <Rich.hash2022@gmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Ryan Zandhuisen <rzandhuisen@idagov.org>; Sagle Valley Water & Sewer District <markc@smartplugs.com>; Sam Owen Fire Rescue <sofd@wow-tel.net>; Sam Ross <sandpointairport@gmail.com>; Sarah Gilmore <sgilmore@sandpointidaho.gov>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; SCHWEITZER FIRM Association of Realtors <danielle@selkirkaor.com>; Selkirk Recreation District <elgar@whoi.edu>; Sheryl Austin <granitereeder@gmail.com>; SOURDOUGH POINT OWNERS ASSOCIATION <southsidewaterandsewer@swsdidaho.org>; Steve Elgar <selgar@mac.com>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Symone Legg <Symone.Legg@itd.idaho.gov>; US Crossings <US_crossings@tcenergy.com>; Teresa Decker <Huckleberryhoa@gmail.com>; Teresa Decker <huckbayutilities01@gmail.com>; Teresa Zamora <utilities@stoneridgeidaho.com>; Chventresswplvfd <chventresswplvfd@hotmail.com>; Timberlake Fire District <Kwright@timberlakefire.com>; Tom Renzi <ceplfdchief@gmail.com>; US Fish & Wildlife Services <fw1idahoconsultants@gmail.com>; Meagan <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>

Cc: Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Jacob Gabell <jake.gabell@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>

Subject: Bonner County Planning - ZC0011-24 Agency Review - Zone Change - Agricultural/Forestry 20 to Agricultural/Forestry 10

The above-named application has been submitted to the Bonner County Planning Department for processing.

Please review the application relative to your agency's area of expertise and include any recommended conditions of approval and supporting code sections. Please see attached for details.

Thank you,
Janna Brown, Administrative Assistant III
Bonner County Planning Department
208-265-1458 ext - 1252

[CAUTION: This email originated from outside of Northern Lights Inc. Do not click links or open attachments unless you recognize the sender and know the content is safe]



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] Agency Review ZC0011-24

1 message

kquenell@northsidefire.org <kquenell@northsidefire.org>
To: Bonner County Planning Department <planning@bonnercountyid.gov>
Cc: Steve Zukus <szukus@northsidefire.org>

Wed, Nov 13, 2024 at 9:13 AM

Please find the attached agency review.

Northside Fire District has not comment.

Thank you,

Karen Quenell

Executive Assistant/Fire Inspector

Northside Fire District

P.O. Box 181

Ponderay, ID 83852

208-265-4114

Fax: 208-255-7164



File ZC0011-24 Zone Change Agency Review.pdf
459K

NOTICE OF PUBLIC HEARING



I hereby certify that a true and correct copy of this "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this **12th** day of **November 2024**.

Jessica Montgomery

Jessica Montgomery, Hearing Coordinator

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Tuesday, November 12, 2024**.

NOTICE IS HEREBY GIVEN that the Bonner County Commissioners will hold a public hearing at **1:30 pm** on **Wednesday, December 11, 2024** in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following request:

File ZC0011-24 - Zone Change - Agricultural/Forestry 20 to Agricultural/Forestry 10

The applicant is requesting a zone change from Agricultural/Forestry 20 to Agricultural/Forestry 10. The 20.00-acre property is zoned Agricultural/Forestry 20. The project site is located off Thimbleberry Lane in Section 26, Township 58 North, Range 1 West, Boise-Meridian.

Written statements must be submitted to the planning department record no later than seven (7) days prior to the public hearing. Written statements not exceeding one standard letter sized, single spaced page may be submitted at the public hearing. Statements can be sent to the Bonner County Planning Department at 1500 Highway 2, Suite 208, Sandpoint, Idaho 83864; faxed to 866-537-4935 or e-mailed to planning@bonnercountyid.gov. The referenced start time stated above reflects the beginning of the hearing. Specific file start time and hearing duration vary.

During the hearing for this application, the public will be given an opportunity to provide testimony and/or evidence regarding how the proposal does or does not comply with the applicable approval criteria of the Bonner County Revised Code. At the close of the public hearing, the governing body will make a decision on the application that may include, but is not limited to, approval, denial, remand, or continuance of the public hearing. Any person needing special accommodations to participate in the public hearing should contact the Bonner County Planning Department at (208) 265-1458 at least 48 hours prior to the scheduled hearing.

If you have no comment or response, you may indicate below and return this form to the Planning Department.

NO COMMENT ☒

Name

Northside Fire District

Date

11/13/2024

Karen Quenell



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Public Notice Zoning 10.17.24 File ZC0011-24

1 message

kquenell@northsidefire.org <kquenell@northsidefire.org>

Mon, Sep 16, 2024 at 10:06 AM

To: Bonner County Planning Department <planning@bonnercountyid.gov>, Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>, Assessors Office Group <assessorsgroup@bonnercountyid.gov>, Avista Copr - Jay West <jay.west@avistacorp.com>, Bay Drive Recreation District <kirbymc45@gmail.com>, Bayview Water & Sewer <bwsd637@gmail.com>, BC Airport Manager Dave Schuck <dave.schuck@bonnercountyid.gov>, BC EMS Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>, Bonner Sheriff <bonnersheriff@bonnerso.org>, Brenna Garro <Brenna.Garro@oer.idaho.gov>, Bryan Quayle <quaylelanduseconsulting@gmail.com>, City of Clark Fork <city@clarkforkidaho.org>, City of Dover <cityclerk@cityofdoveridaho.org>, City of East Hope <easthope.city@gmail.com>, City of Hope <hopecityclerk@gmail.com>, City of Kootenai - Ronda Whittaker <cityclerk@cityofkootenai.org>, City of Oldtown <cityofoldtown@hotmail.com>, City of Ponderay Kayleigh Miller <klmiller@ponderay.org>, City of Priest River <layers@priestriver-id.gov>, City of Sandpoint <cityplanning@sandpointidaho.gov>, City of Spirit Lake <cityclerk@spiritleakeid.gov>, Coolin Sewer <coolinsewer@gmail.com>, Coolin-Cavanaugh Bay Fire District <coolinfirechief@gmail.com>, DEQ - Kristie McEnroe <kristie.mcenroe@deq.idaho.gov>, Drainage District #7 Kim Hoodenpyle <kjh5345@gmail.com>, East Bonner Library <vanessa@ebonnerlibrary.org>, East Priest Lake Fire Chief Tom Renzi <epbfdchief@gmail.com>, Ellisport Bay Sewer District <clerk@ebsewerdistrict.com>, Facilities Director LPOSD #84 <matt.diel@lposd.org>, Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>, Granite Reeder Sewer District <granitereeder@gmail.com>, ID State Historical Society - Dave Everhart <dan.everhart@ishs.idaho.gov>, Idaho Department of Fish & Game <merritt.horsmon@idfg.idaho.gov>, IDL - Mike Ahmer <mahmer@idl.idaho.gov>, "IDL - Nav. Waters Ryan Zandhuisen" <RZandhuisen@idl.idaho.gov>, IDL - Pend Oreille Lake Supervisory <esjoquist@idl.idaho.gov>, IDL - Priest Lake Supervisory Area <dbrown@idl.idaho.gov>, "IDL Pend Oreille Nav. Waters Gwen Victorson" <GVictorson@idl.idaho.gov>, IDWR Chase Bell <chase.bell@idwr.idaho.gov>, Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>, ITD <D1Permits@itd.idaho.gov>, Jack Schenck Vyve/Northland Cable <Jack.schenck@vyvebb.com>, Jason Johnson <jason.johnson@bonnercountyid.gov>, Kenny Huston <kenny.huston@oer.idaho.gov>, Kootenai Ponderay Sewer District <CJohnson@kootenaiponderaysewerdistrict.org>, Laclede Water District <LWDistrict@frontier.com>, Lakeland Joint School District #272 <cpursley@lakeland272.org>, Lakeland Joint School District #272 Jessica Grantham <jessica.grantham@lakeland272.org>, Lisa Rosa <hr@ebonnerlibrary.org>, North of the Narrows Fire Dept <Huckbay2501@gmail.com>, Northern Lights - Kristin Mettke <kristin.mettke@nli.coop>, Outlet Bay Sewer District <outletbaysewer@gmail.com>, Pend Orielle Hospital District <kim.kichenmaster@bonnergeneral.org>, PHD <EHApplications@phd1.idaho.gov>, Priest Lake Public Library District <plplibrary@hotmail.com>, Priest Lake Translator District - Frankie Dunn <Frankiejedunn@hotmail.com>, Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>, Ruen Yeager <planning@ruenyeager.com>, Sagle Valley Water & Sewer District <saglewatersewer@gmail.com>, Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>, School District #83 - Joseph Kren <joekren@sd83.org>, School District 84 Transportation - James Koehler <james.koehler@lposd.org>, "Schweitzer Fire, Spencer Newton" <firedistrict@msn.com>, Selkirk Association of Realtors Danielle <danielle@selkirkaor.com>, Selkirk Fire Gavin Gilcrease <ggilcrease@sandpointidaho.gov>, Selkirk Recreation District <selgar@mac.com>, Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>, "Spirit Lake Fire Dept. (Debbie Carpenter)" <chief@spiritleakefire.com>, "Superintendent No. 84 Becky Meyer" <becky.meyer@lposd.org>, Superintendent School Dist 84 <kelly.fisher@lposd.org>, Syringa Heights Water <allwater49@outlook.com>, Timberlake Fire <kwright@timberlakefire.com>, Trestle Creek Sewer District Janice Best <janicesb@televar.com>, US Fish & Wildlife Services - Christy Johnson Hughes <FW1idahoconsultationrequests@fws.gov>, West Bonner Library <meagan@westbonnerlibrary.org>, West Pend Oreille Fire District <wpofd1@gmail.com>, West Priest Lake Fire Josh Gilbert <WPLFD.Chief@gmail.com>

Cc: Jacob Gabell <jake.gabell@bonnercountyid.gov>, Travis Haller <travis.haller@bonnercountyid.gov>, Alexander Feyen <alexander.feyen@bonnercountyid.gov>

Northside Fire District has no comment on this project.

Thank you,

Karen Quenell

Executive Assistant/Fire Inspector

Northside Fire District

P.O. Box 181

Ponderay, ID 83852

208-265-4114

Fax: 208-255-7164

From: Bonner County Planning Department <planning@bonnercountyid.gov>

Sent: Monday, September 16, 2024 7:51 AM

To: Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Assessors Office Group <assessorsgroup@bonnercountyid.gov>; Avista Copr - Jay West <jay.west@avistacorp.com>; Bay Drive Recreation District <kirbymc45@gmail.com>; Bayview Water & Sewer <bwsd637@gmail.com>; BC Airport Manager Dave Schuck <dave.schuck@bonnercountyid.gov>; BC EMS Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Bonner Sheriff <bonnersheriff@bonnerso.org>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; City of Clark Fork <city@clarkforkidaho.org>; City of Dover <cityclerk@cityofdoverydaho.org>; City of East Hope <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; City of Kootenai - Ronda Whittaker <cityclerk@cityofkootenai.org>; City of Oldtown <cityofoldtown@hotmail.com>; City of Ponderay KayLeigh Miller <kmliller@ponderay.org>; City of Priest River <layers@priestriver-id.gov>; City of Sandpoint <cityplanning@sandpointidaho.gov>; City of Spirit Lake <cityclerk@spiritleakeid.gov>; Coolin Sewer <coolinsewer@gmail.com>; Coolin-Cavanaugh Bay Fire District <coolinfirechief@gmail.com>; DEQ - Kristie McEnroe <kristie.mcenroe@deq.idaho.gov>; Drainage District #7 Kim Hoodenpyle <kjh5345@gmail.com>; East Bonner Library <vanessa@ebonnerlibrary.org>; East Priest Lake Fire Chief Tom Renzi <epfldchief@gmail.com>; Ellisport Bay Sewer District <clerk@ebsewerdistrict.com>; Facilities Director LPOSD #84 <matt.diel@lposd.org>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Granite Reeder Sewer District <granitereeder@gmail.com>; ID State Historical Society - Dave Everhart <dan.everhart@ishs.idaho.gov>; Idaho Department of Fish & Game <merritt.horsmon@idfg.idaho.gov>; IDL - Mike Ahmer <mahmer@idl.idaho.gov>; IDL - Nav. Waters Ryan Zandhuisen <RZandhuisen@idl.idaho.gov>; IDL - Pend Oreille Lake Supervisory <esjoquist@idl.idaho.gov>; IDL - Priest Lake Supervisory Area <dbrown@idl.idaho.gov>; IDL Pend Oreille Nav. Waters Gwen Victorson <GVictorson@idl.idaho.gov>; IDWR Chase Bell <chase.bell@idwr.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; ITD <D1Permits@itd.idaho.gov>; Jack Schenck Vyve/Northland Cable <Jack.schenck@vyvebb.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Kenny Huston <kenny.huston@oer.idaho.gov>; Kootenai Ponderay Sewer District <CJohnson@kootenaiponderaysewerdistrict.org>; Laclede Water District <LWDistrict@frontier.com>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lakeland Joint School District #272 Jessica Grantham <jessica.grantham@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; North of the Narrows Fire Dept <Huckbay2501@gmail.com>; Northern Lights - Kristin Mettke <kristin.mettke@nli.coop>; Northside Fire District - Karen Quenell <kquenell@northsidefire.org>; Outlet Bay Sewer District <outletbaysewer@gmail.com>; Pend Orielle Hospital District <kim.kichenmaster@bonnergeneral.org>; PHD <EHapplications@phd1.idaho.gov>; Priest Lake Public Library District <plplibrary@hotmail.com>; Priest Lake Translator District - Frankie Dunn <Frankiejduhn@hotmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Ruen Yeager <planning@ruenyeager.com>; Sagle Valley Water & Sewer District <saglewatersewer@gmail.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; School District #83 - Joseph Kren <joekren@sd83.org>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; Schweitzer Fire, Spencer Newton <firedistrict@msn.com>; Selkirk Association of Realtors Danielle <danielle@selkirkaor.com>; Selkirk Fire Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Selkirk Recreation District <selgar@mac.com>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Spirit Lake Fire Dept. (Debbie Carpenter) <chief@spiritleakefire.com>; Superintendent No. 84 Becky Meyer <becky.meyer@lposd.org>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Syringa Heights Water <allwater49@outlook.com>; Timberlake Fire <kwright@timberlakefire.com>; Trestle Creek Sewer District Janice Best <janicesb@televar.com>; US Fish & Wildlife Services - Christy Johnson Hughes <FW1idahoconsultationrequests@fws.gov>; West Bonner Library <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>; West Priest Lake Fire Josh Gilbert <WPLFD.Chief@gmail.com>

Cc: Jacob Gabell <jake.gabell@bonnercountyid.gov>; Travis Haller <travis.haller@bonnercountyid.gov>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>

Subject: Public Notice Zoning 10.17.24 File ZC0011-24

The above-named application has been submitted to the Bonner County Planning Department for processing.

Please review the application relative to your agency's area of expertise and include any recommended conditions of approval and supporting code sections. Please see attached for details.

Thank you,

Jessica Montgomery, Hearing Coordinator

Bonner County Planning Department

(208) 265-1458 x1277

APPENDIX C – Applicant Reconsideration Request

RECEIVED

APR 28 2025

**Bonner County
Planning Department**

**Provolt Land Surveying, Inc.
Dan Provolt, PLS**

April 25th 2025

Bonner County Board of Commissioners
Jake Gabell, Bonner County Planning Director
Alex Feyen, Bonner County Planner

Re: Reconsideration of Request of BOCC Denial of Files ZC0011-24

Dear Bonner County Board of Commissioners:

Applicant, Rich Ledrew, through their representative, Provolt Land Surveying, Inc. hereby submits the request for reconsideration of the Bonner County Board of Commissioners decision to deny at the April 9th, 2025 hearing. The official decision letter is dated April 14th, 2025. The deadline for this request is April 28th, 2025 by end of office hours as confirmed by the BC Planning Department.

This request for reconsideration is based on the following deficiencies in the BOCC determination to deny this file; The decision was 1) Arbitrary, Capricious and / or abuse of Discretion. 2) Not supported by substantial evidence on the record as a whole.

Arbitrary, Capricious and / or abuse of Discretion.

Bonner County Planning Department through a complete and thorough examination found the Zone Change request to be free of conflict in every element of the Comprehensive Plan Designations.

These findings were ignored by the Bonner County Commissioners Domke and Williams. These findings were upheld and agreed to by Commissioner Korn.

Bonner County Zoning Commission voted 4-0 in support that the proposal is in accord with the elements of the Bonner County Comprehensive Plan, Title 12 Revised Code and in accord with the purpose of the Agriculture/Forest Zoning designation.

These findings were ignored by the Bonner County Commissioners Domke and Williams. These findings were upheld and agreed to by Commissioner Korn.

BOCC should be made aware that the *continuity of the interpretation of Title 12* by the governing bodies is extremely important and necessary for the rights of all citizens including the applicants of various land use procedures. Based upon the above findings of the Bonner County Planning Department and the Zoning Commissions reviews and vote for approval, we now are faced with zero confidence of the outcome of the decision at the BOCC level.

Provolt Land Surveying, Inc.
Dan Provolt, PLS

There were no public comments or concerns. All 82 agencies notified were either ...“no comment” or no reply.

There was not a single person within Bonner County that thought this Zone Change Request did not meet the requirements of the Comprehensive Plan or the Bonner County Revised Code.

Commissioners Domke and Williams not only disagreed with the thorough review and findings of the standards of review by Bonner County Planning and the Planning Commission, as given through the Comprehensive Plan and the Bonner County Code, but also the neighbors and agencies reviews of this application.

The following are the findings of the Bonner County Comprehensive plan analysis, along with the reviews of over 80 agencies and public noticed residences.

Property rights – Owner, Applicant, Staff, Agencies, Public, Zoning Commission ... **“No conflict”.**

Population – Owner, Applicant, Staff, Agencies, Public, Zoning Commission ... **“No conflict”.**

School Facilities & Transportation– Owner, Applicant, Staff, Agencies, Public, Zoning Commission **“No conflict”.**

Economic Development – Owner, Applicant, Staff, Agencies, Public, Public, Zoning Commission ...**“No conflict”.**

Natural Resources -Owner, Applicant, Staff, Agencies, Public, Zoning Commission ...**“No conflict”.**

Hazardous Areas -Owner, Applicant, Staff, Agencies, Public, Zoning Commission ...**“No conflict”.**

Public Service - Facilities and Utilities -Owner, Applicant, Staff, Agencies, Public, Zoning Commission ...**“No conflict”.**

Transportation - Owner, Applicant, Staff, Agencies, Public, Zoning Commission ...**“No conflict”.**

Recreation - Owner, Applicant, Staff, Agencies, Public, Zoning Commission ...**“No conflict”.**

Special Areas or Sites - Owner, Applicant, Staff, Agencies, Public, Zoning Commission ...**“No conflict”.**

Housing - Owner, Applicant, Staff, Agencies, Public, Zoning Commission ...**“No conflict”.**

Community Design - Owner, Applicant, Staff, Agencies, Public, Zoning Commission ...**“No conflict”.**

Agriculture - Owner, Applicant, Staff, Agencies, Public, Zoning Commission ...**“No conflict”.**

Conclusion – The property does not lack any provisions of the Comprehensive Plan by anyone or any agency except Commissioners, Domke and Williams...

12-322 Revisit of the determining of the best fit for AF10 or AF20

(A) AF10 and AF20 are both established to provide for agricultural and forestry pursuits.

(1) Both retain areas sized for efficient farming.

(2) Both allow uses related to agriculture and compatible uses.

Provolt Land Surveying, Inc.
Dan Provolt, PLS

**(B)(1)(a) AF20 is “appropriate” in AG/Forest that feature Prime Agricultural soils.
“Appropriate” does not mean “shall” or “must” nor is it a mandatory designation for AF20 only.**

(ALSO, THE ONLY PRIME SOIL (SELLE FINE SANDY LOAM) OF THE FOUR SOILS MAPPED WITHIN THE SUBJECT PARCEL WAS FIELD TESTED, ANALYZED AND FOUND TO LACK THE REQUIRED SAND TO BE CONSIDERED AS PRIME SOILS FOUND IN THE AREA. HOWEVER THIS SOIL MATCHES THE SAMPLE FROM ADJOINING MISSION SILT LOAM SOILS, WHICH ARE CLASSIFIED AS “FARMLAND OF STATEWIDE IMPORTANCE” WHICH IS NOT RECOGNIZED AS “PRIME FARMLAND” SOIL BY THE COMPREHENSIVE PLAN OR BY THE STATE OF IDAHO). THE NEAREST OF ANY OTHER NON-SANDY LOAM TYPES THAT ARE CONSIDERED “PRIME SOILS” ARE MAPPED AT 3000 AND 4000 FEET AWAY. ALSO, BEING 100 FEET LOWER IN ELEVATION, IN A TOTALLY DIFFERENT ENVIRONMENT. COMMON SENSE, LOGIC, SOIL COMPARISON AND TESTING REMOVES THE SELLE FINE SANDY LOAM FROM THE MAP AND REPLACES IT WITH THE MISSION SILT LOAM LOCATED ON THE PROPERTY.

(b) Both AF10 & AF20 are characterized by agricultural or forestry uses.

(c) AF20 only.

Limited Services. NOT LIMITED

Characterized by slopes steeper than 30%. NOT CHARACTERIZED BY SLOPES

Access absent or limited. NOT ABSENT OR LIMITED

Or where large tract of land may be devoted to AG/Forest production. (SEE BELOW)

THIS DESCRIPTION IS VAGUE WITH NO DIRECT DEFINITION. IT DOES NOT DECLARE WHAT SIZE “LARGE TRACTS” ARE OR HOW CLOSE OR FAR TO THE SUBJECT PARCEL THEY MUST BE. THIS DEBATABLE ISSUE IS THE SINGLE AND ONLY POINT IN FAVOR OF AF/20. IT IS WEAK AND COMPLETELY OUT NUMBERED AS THE COMP PLAN AND THE CODE BOTH FAVOR THE AF10 ZONE FOR THE SUBJECT PARCEL. IF THIS POINT IS HELD TO HAVE VALUE, IT MUST BE WEIGHED HEAVILY AGAINST THE 6 ADJOINING PARCELS SIZES AND THE EXISTING AF10 ZONE ADJOINING ON THE NORTH. NOT THOSE 1200 FEET AWAY.

SIZE OF PARCELS WITHIN 1200 FEET OF PROJECT. THERE ARE 4-10 AC (RESIDENTIAL USES), 4-5 AC (ADJOINING RESIDENTIAL USE), 1-80 AC (THIS 80 AC PARCEL IS LOCATED IN THE AF10 ZONE AND CAN BE SUBDIVIDED INTO 10 ACRE LOTS BY SHORT PLAT PROCESS), 4-20 AC, 1-55 AC, 1-30 AC, 1-25 AC.

Provolt Land Surveying, Inc.
Dan Provolt, PLS

SIZE OF PARCELS WITHIN 600 FEET. THERE ARE 2-10 AC (ADJOINING), 4-5 AC (ADJOINING), 1-20 AC, 1-30 AC, AND 1-80 AC (THIS 80 AC PARCEL IS LOCATED IN THE AF10 ZONE AND CAN BE SUBDIVIDED INTO 10 ACRE LOTS BY SHORT PLAT PROCESS AT THE LANDOWNER'S LEASURE).

(B)(2) AF10 only. AG/Forest that do not feature prime agricultural soils But where agricultural and forestry pursuits remain viable. (IT SAYS "DOES NOT FEATURE". THIS PARCEL DOES NOT FEATURE. SEE BELOW FOR SOILS ANALYSIS).

Area may be within or adjacent to areas of city impact. (NOTE "MAY BE WITHIN ACI". THIS ITEM IS NON-RESTRICTIVE), or where lands are afforded fire protection, access to standard roads and other services. (THIS PARCEL HAS FIRE PROTECTION AND ACCESS ROADS (Ord. 501, 111-18-2008)

MAPPED SOILS WITHIN SUBJECT PROPERTY–

- 1. HAPLOXERALFS AND XEROCHREPTS – NOT PRIME SOILS – 0.7 ACRES**
- 2. PEND OREILLE ROCK OUTCROP – NOT PRIME SOILS – 8 ACRES**
- 3. SELLE FINE SANDY LOAM – NOT FOUND ON SITE. HOWEVER, FOUND SOILS MATCHING THE SAMPLE FROM THE MISSION SILT LOAM AREA**
- 4. MISSION SILT LOAM – FARMLAND OF STATEWIDE IMPORTANCE "IF DRAINED" NOT RECOGNIZED BY STATE OF IDAHO OR BONNER CO. AS BEING PRIME FARM SOILS.**

AG AND FOREST REMAINS VIABLE WITHIN THE AF10 ZONE.

THE SUBJECT PARCEL:

Adjoins two existing 10 acre parcels to the west. This is still an AG/F use.

Adjoins four existing 5 acre residential parcels to the east. This is an R-5 use.

Adjoins an existing 80 that is AG10 to the north, that can be subdivided into 10 acre lots by short plat process, without public hearings or Commissioner review.

This parcel is surrounded on three sides by 10 acre, 5 acre and target zone AF10.

The south line is a private road easement that partitions the neighbor to the south and feeds 30 parcels, 15 of which are 5s and 10s.

Provolt Land Surveying, Inc.
Dan Provolt, PLS

This parcel is fractured as follows:

FOREST – 11.5 ACRES, MOST OF WHICH IS ROCKY OUTCROP-NON-PRIME SOILS
MEADOW – 4.3 ACRES, NON-PRIME SOILS
HOUSE AND OUTBUILDINGS AREA – 2.0 ACRES – NON-PRIME SOILS
SLOPE – 0.7 ACRES OVER 30%. NON PRIME SOILS
WATER – 0.5 ACRES FLOWS AND RETENTION AREAS
ROCKY OUTCROP ISLAND – 1.0 ACRE MIDDLE OF PROPERTY

FINAL COMPARISONS

A/F 20

Prime soils – NO – EXAMINED AND TESTED SOILS MATCH WITH ADJOINING MISSION LOAM SOIL. ALL AREAS OF THE 1982 SOILS MAP ARE APPROX. AND INFERRED
Characterized by ag/Forest uses - BOTH ARE
Characterized by 30% or greater slopes – NO
Access absent or limited – NO
Large tracts “MAY” be devoted to AG/F-NOT DECISIVE NOR REQUIRED

A/F 10

Ag/forest comp plan designation – YES
Do not feature prime ag soils, but Ag/F pursuits remain viable – YES
May be within or adjacent to ACI – NOT REQUIRED “MAY BE”
Afforded fire protection services – YES
Access to standard roads & other services - YES

Based upon the above findings, the applicant requests a reconsideration of the BOCC decision to deny File ZC0011-24. The applicant request the denial decision to be reversed and move forward as allowed by BCRC.

Thank you,
Dan Provolt, PLS – Project Representative
Provolt Land Surveying, LLC
208-290-1725



GeoTek, Inc.

11354 N. Government Way, Hayden, ID 83835
(208) 904-2980 Office (208) 904-2981 Fax www.geotekusa.com

April 28, 2025
Project No. 3650-NI

Dan Provolt
PO Box 580
Ponderay, ID 83852

Subject: Soil Classification Results – 453 Thimbleberry Road, Sandpoint, Bonner County, Idaho

In accordance with your request, GeoTek, Inc. (GTI) has completed laboratory testing and soil classification for the subject site. Additional services can be provided upon request.

Background

Two representative soil samples were collected from the subject site from the near surface by the client and transported to GTI's laboratory for testing. Approximate sample locations are shown in Figure 1.

Laboratory Testing

The two laboratory samples were classified using the Unified Soils Classification System (USCS) and the United States Department of Agriculture (USDA) soil classification system. USCS classification included particle size analysis in general conformance with ASTM C136 and C117 and Atterberg Limits in general conformance with ASTM D 4318. The USCS laboratory results are included at the rear of the report.

Conclusions

Based on laboratory testing both samples classify as "Silt with Sand" (ML USCS Classification Symbol).

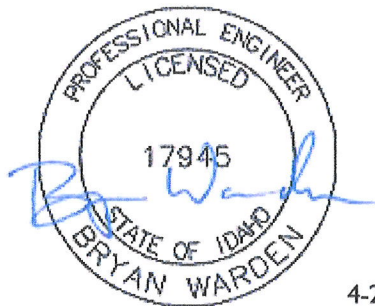
Based on using the particle size analysis in conjunction with the USDA soil texture triangle, both samples classify as "silt loam".

Limitations

Site conditions may vary due to seasonal changes or other factors. GeoTek, Inc. assumes no responsibility or liability for work, testing, or recommendations performed or provided by others. Since our study is based upon the site materials observed, and engineering analysis, the conclusions and recommendations are professional opinions. These opinions have been derived in accordance with current standards of practice and no warranty is expressed or implied. Standards of practice are subject to change with time.

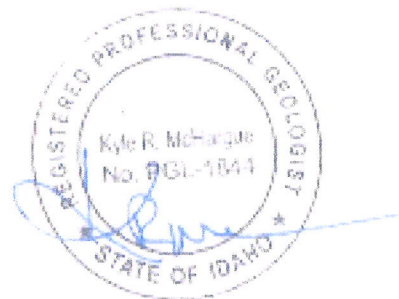
The opportunity to be of service is greatly appreciated. If you have any questions concerning this report or if we may be of further assistance, please do not hesitate to contact the undersigned.

Respectfully submitted,
GeoTek, Inc.



4-28-25

Bryan J. Warden, PE
Senior Engineer



4-28-25

Kyle R. McHargue, PG
Design Manager

Report No: MAT:25-00202-S01

Material Test Report

Client: Dan Provolt
PO Box 580
Ponderay ID 83852

CC:

Project: 3650-NI
453 Thimbleberry Rd

THIS DOCUMENT SHALL NOT BE REPRODUCED EXCEPT IN FULL

Sample Details

Sample ID 25-00202-S01
Date Sampled 4/28/2025
Material Silt with sand (ML)
Specification General Sieve Set
Location Sampled by Client - TH1

Other Test Results

Description	Method	Result	Limits
Water Content (%)	ASTM D 2216	14.3	
Method		B	
Date Tested		4/28/2025	
Group Symbol	ASTM D 2487	ML	
Group Name		Silt with sand	
Date Tested		4/28/2025	
Approximate maximum grain size	ASTM D 4318		
Material retained on 425µm (No. 40) (%)			
Method of Removal			
Grooving Tool Type			
Specimen preparation method			
Drying Method			
Special selection process			
Rolling Method for PL		Hand	
As Received Water Content (%)		14.3	
Liquid Limit Device Type		Manual	
Liquid Limit		N/A	
Plastic Limit		NP	
Plasticity Index		NP	
Liquid Limit Procedure		Multipoint (A)	
Date Tested		4/28/2025	

Particle Size Distribution

Method: ASTM C 136, ASTM C 117

Date Tested: 4/28/2025

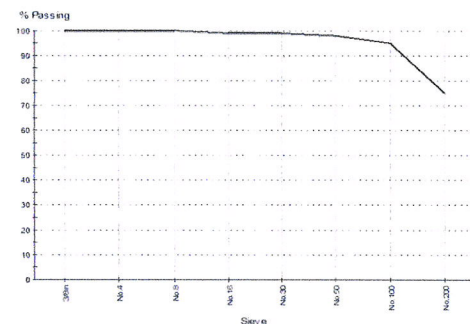
Tested By: Michael Nowak

Sieve Size	% Passing	Limits
3/8in	100	
No.4	100	
No.8	100	
No.16	99	
No.30	99	
No.50	98	
No.100	95	
No.200	75	

DEFINITION OF SOIL FRACTIONS

SOIL COMPONENT	PARTICLE SIZE RANGE
Boulders	Above 12 in.
Cobbles	12 in. to 3 in.
Gravel	3 in. to No. 4 sieve
Coarse gravel	3 in. to 3/4 in.
Fine gravel	3/4 in. to No. 4 sieve
Sand	No. 4 to No. 200 sieve
Coarse sand	No. 4 to No. 10 sieve
Medium sand	No. 10 to No. 40 sieve
Fine sand	No. 40 to No. 200 sieve
Fines (silt and clay)	Less than No. 200 sieve

Chart



Comments

NP = Non Plastic

Report No: MAT:25-00202-S02

Material Test Report

Client: Dan Provolt
PO Box 580
Ponderay ID 83852

CC:

Project: 3650-NI
453 Thimbleberry Rd

THIS DOCUMENT SHALL NOT BE REPRODUCED EXCEPT IN FULL

Sample Details

Sample ID 25-00202-S02
Date Sampled 4/28/2025
Material Silt with sand (ML)
Specification General Sieve Set
Location Sampled by Client - TH2

Other Test Results

Description	Method	Result	Limits
Water Content (%)	ASTM D 2216	17.5	
Method		B	
Date Tested		4/28/2025	
Group Symbol	ASTM D 2487	ML	
Group Name		Silt with sand	
Date Tested		4/28/2025	
Approximate maximum grain size	ASTM D 4318		
Material retained on 425µm (No. 40) (%)			
Method of Removal			
Grooving Tool Type			
Specimen preparation method			
Drying Method			
Special selection process			
Rolling Method for PL		Hand	
As Received Water Content (%)		17.5	
Liquid Limit Device Type		Manual	
Liquid Limit		N/A	
Plastic Limit		NP	
Plasticity Index		NP	
Liquid Limit Procedure		Multipoint (A)	
Date Tested		4/28/2025	

Particle Size Distribution

Method: ASTM C 136, ASTM C 117

Date Tested: 4/28/2025

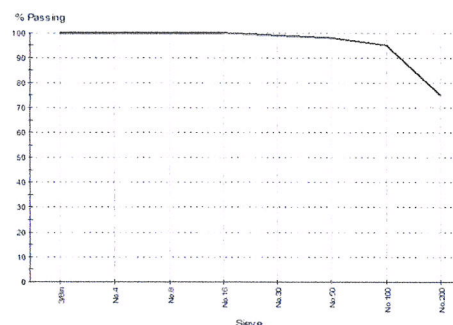
Tested By: Michael Nowak

Sieve Size	% Passing	Limits
3/8in	100	
No.4	100	
No.8	100	
No.16	100	
No.30	99	
No.50	98	
No.100	95	
No.200	75	

DEFINITION OF SOIL FRACTIONS

SOIL COMPONENT	PARTICLE SIZE RANGE
Boulders	Above 12 in.
Cobbles	12 in. to 3 in.
Gravel	3 in. to No. 4 sieve
Coarse gravel	3 in. to 3/4 in.
Fine gravel	3/4 in. to No. 4 sieve
Sand	No. 4 to No. 200 sieve
Coarse sand	No. 4 to No. 10 sieve
Medium sand	No. 10 to No. 40 sieve
Fine sand	No. 40 to No. 200 sieve
Fines (silt and clay)	Less than No. 200 sieve

Chart



Comments

NP = Non Plastic

FIGURE I



APPENDIX D – Reasoned Statement Worksheet



Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone (208) 265-1458 - Fax (208) 265-1463

Email: planning@bonnercountyid.gov - Web site: www.bonnercountyid.gov

LAND USE DECISION-MAKING WORKSHEET ZONE CHANGE

AGRICULTURAL/FORESTRY 20 TO AGRICULTURAL/FORESTRY 10

Idaho Code §67-6535 (2): The approval or denial of any application required or authorized pursuant to this chapter shall be in writing and accompanied by a reasoned statement that explains the criteria and standards considered relevant, states the relevant contested facts relied upon, and explains the rationale for the decision based on the applicable provisions of the comprehensive plan, relevant ordinance and statutory provisions, pertinent constitutional principles and factual information contained in the record.

STANDARDS FOR ZONE CHANGE REVIEW:

Prior to rendering a decision on a zone change, the governing body shall review the particular facts and circumstances of each proposed zone change in terms of the following standards and shall find adequate evidence showing that such use at the proposed location will:

IC §67-6511	The governing board shall analyze proposed changes to zoning ordinances to ensure that they are not in conflict with the policies of the adopted comprehensive plan. If the request is found by the governing board to be in conflict with the adopted plan, or would result in demonstrable adverse impacts upon the delivery of services by any political subdivision providing public services, including school districts, within the planning jurisdiction, the governing board may require the request to be submitted to the planning or planning and zoning commission or, in absence of a commission, the governing board may consider an amendment to the comprehensive plan pursuant to the notice and hearing procedures provided in section 67-6509, Idaho Code. After the plan has been amended, the zoning ordinance may then be considered for amendment pursuant to paragraph (b) of this subsection.
YES NO	List the relevant evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
BCRC 12-215	Applications for Zone Change Contents: Weather the application and the documentation provided by the applicant sufficiently meets the applicant contents criteria.



Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone (208) 265-1458 - Fax (208) 265-1463

Email: planning@bonnercountvid.gov - Web site: www.bonnercountvid.gov

YES	NO	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
BCRC 12-216	Evaluation of Amendment Proposal: Whether there is adequate evidence that the proposal is not in conflict with the policies of the comprehensive plan, as found in the adopted Implementation Component.	
YES	NO	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
BCRC 12-263	Reconsideration: Whether the request for Reconsideration requirements have been met.	
YES	NO	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
BCRC 12-216	Evaluation of Zone Change Requests: For zone change proposals, the request shall be evaluated against chapter 12 subchapter 3.2 or as hereafter amended	
BCRC 12-322 (B.1)	Agriculture Forestry District: Whether the parcel in question meets the requirements for the Agricultural/Forestry 20 zoning district.	
YES	NO	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
BCRC 12-322 (B.2)	Agriculture Forestry District: Whether the parcel in question meets the requirements for the Agricultural/Forestry 10 zoning district.	
YES	NO	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
Arguments and objections raised during the public hearing		