



## Bonner County Planning Department

*"Protecting property rights and enhancing property value"*

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October 21, 2024

From: Zoning Commission

To: Bonner County Commission

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

The Zoning Commission at the October 17, 2024, public hearing recommended approval of the referenced application.

Commissioner Clark moved to recommend to the Board of County Commissioners, approval of this project, FILE ZC0011-24, requesting a zone change from Agricultural/Forestry 20 to Agricultural/Forestry 10, finding that it is in accord with the general and specific objectives of the Bonner County Comprehensive Plan and Bonner County Revised Code as enumerated in the following conclusions of law, and based upon the evidence submitted up to the time the Staff Report was prepared, and testimony received at this hearing. Commissioner Clark further moved to adopt the findings of fact and conclusions of law as set forth in the Staff Report (or as amended during the hearing) and direct the planning staff to draft written findings and conclusions to reflect this motion, have the Chairman sign, and transmit to all interested parties. This action does not result in a taking of private property.

Commissioner Blaiser seconded the motion.

### **Roll Call Vote**

Commissioner Weimer	AYE
Commissioner Blaser	AYE
Commissioner Marble	AYE
Commissioner Clark	AYE

**VOTED** upon and the Chair declared the motion carried.

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### **Zone Change Findings of Fact:**

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1. The parcel does contain some mapped slopes that range from 15-29% grade, and some slopes that are 30% or greater. The parcel is not characterized by slopes steeper than 30%.
2. The parcel contains four soil types, Pend Oreille-Rock outcrop complex, 5 to 45 percent slopes, and Haploxeralfs and Xerochrepts, 30 to 55 percent slopes are considered "Not Prime Farmland". Sella fine sandy loam, 0 to 8 percent slopes, Mission silt loam, 2 to 12 percent slopes are considered to be "prime agricultural soil" and "farmland of statewide importance, if drained" per the Bonner County Comprehensive Plan.

3. The parcel is accessed via Thimbleberry Lane, a privately owned and maintained road which is accessed by Colburn Culver Road, a Bonner County owned and maintained public right-of-way.
4. The parcel is not within a mapped floodplain or floodway.
5. According to the application, fire protection is provided by Northside Fire District.
6. Power is provided by Avista Utilities.
7. The parcel has an individual well and septic system.
8. The parcel is located approximately 2.4-miles from the City of Kootenai's Area of City Impacy boundary.
9. The parcel is currently receiving an agricultural/forestry tax exemption.
10. The parcel has a Comprehensive Plan Land Use Designation of Ag/Forest Land.

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**Zone Change Conclusions of Law:**

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

Please contact the Planning Department if you have any questions.

Sincerely,



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Jacob Marble, Chair  
Bonner County Zoning Commission