



Bonner County

Board of Commissioners

Asia Williams

Brian Domke

Ron Korn

November 17, 2025

Bonner County Planning Department
1500 Hwy 2, Suite 208
Sandpoint, ID 83864

Subj: **File AM0012-25 – Text Amendment – Bonner County Revised Code Title 12**

Encl: (1) Bonner County Recorded Ordinance #731

Dear Applicant,

The Bonner County Commissioners at the November 10, 2025, public hearing approved of the referenced application.

Commissioner Williams moved to approve this FILE AM0012-25 to amend chapters 4, 6, and 8 of Title 12, Bonner County Revised Code, as presented or amended during this hearing, finding that it is not in conflict with the policies of the Bonner County Comprehensive Plan as enumerated in the following findings of fact and conclusions of law:

Conclusion 1: The proposed amendment is in accord with Idaho Code, Title 31, Chapter 7.

Conclusion 2: The proposed amendment is in accord with Idaho Code Title 67, Chapter 65.

Conclusion 3: The proposed amendment is not in conflict with the policies of the Bonner County Comprehensive Plan.

This decision is based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at this hearing. Commissioner Williams further moved to adopt the findings of fact and conclusions of law as set forth in the Staff Report (or as amended during this hearing) and direct planning staff to draft written findings and conclusions to reflect this motion, have the Chairman sign, and transmit to all interested parties. This action does not result in a taking of private property.

ROLL CALL VOTE

Commissioner Korn

NAY

Commissioner Domke AYE

Commissioner Williams AYE

At the November 10, 2025 public hearing, the Board of County Commissioners approved the adoption of the ordinance to amend Chapters 4, 6, and 8, Title 12, Bonner County Revised Code.

BOARD MOTION TO ADOPT ORDINANCE: Commissioner Domke, stepped down from the chair moved to approve an Ordinance of Bonner County, Idaho, the number to be assigned, citing its authority, and providing for the amendment of Chapters 4, 6, and 8 of Title 12, Bonner County Revised Code as presented or amended in this hearing, and providing for an effective date.

ROLL CALL VOTE

Commissioner Korn NAY

Commissioner Domke AYE

Commissioner Williams AYE

Findings of Fact:

1. The Bonner County Planning Department has reviewed the proposed changes against Idaho Code and made amendments to better comply with the Idaho Code, specifically Title 67 Chapter 65, Local Land Use Planning.
2. The Board of County Commissioners is authorized by Idaho Code, Chapter 7, Title 31, to adopt ordinances, rules and regulations "...not repugnant to law, necessary for carrying into effect or discharging the powers and duties conferred by the laws of the state of Idaho, and such as are necessary or proper to provide for the safety, promote the health and prosperity, improve the morals, peace and good order, comfort and convenience of the county and the inhabitants thereof, and for the protection of property therein..."

The proposed ordinance making the above changes adds to the clarity intended in the interpretation of the Bonner County Revised Code and Bonner County Comprehensive Plan. These actions will further balance the provision of safety, health and prosperity while maintaining the protection of property, peace, good order, comfort and convenience of the county and its inhabitants.

3. The proposed changes are intended to provide clarification of the regulations, enabling the public and the staff to achieve the best results leading to greater understanding and use of the zoning ordinance.
4. At the September 16, 2025 hearing, the Planning Commission voted to recommend approval of this file.

NOTE: Following any final decision concerning a site-specific land use request, the petitioner has a right to request a regulatory taking analysis pursuant to Section 67-8003, Idaho Code (*Idaho Code §67-6535(3)*).

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Brian Domke', written over a horizontal line.

Brian Domke, Chair
Board of County Commissioners