



# Bonner County

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## Board of Commissioners

Asia Williams

Brian Domke

Ron Korn

September 16, 2025

Kimberly Miller  
22 E. Dufort Road  
Sagle, ID 83860

Subject: **File AM0001-25 – Comprehensive Map Amendment**

Dear Applicant,

The Bonner County Commissioners at the September 10, 2023, public hearing approved of the referenced application.

Commissioner Korn made a motion to approve this project, FILE AM0001-25, requesting a comprehensive land use plan map amendment from Rural Residential to Transition, 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:

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

1. The site does contain mapped slopes that range from 0 and  $\geq 30\%$ .
2. The parcel is accessed off Old Highway 95, a Bonner County owned and maintained paved right-of-way. Adjacent to the property is Idaho State Highway 95, a state owned and maintained paved right-of-way.
3. The proposal is not within a mapped critical wildlife habitat.
4. Per the applicant, the proposal is served by individual well and septic system.
5. Northern Lights Inc. provides electricity for this parcel.
6. The Sagle Fire District provides fire protection.
7. Law enforcement is provided by the Bonner County Sheriff's Department.
8. Currently the proposal is developed with a single-family dwelling and has small-scale agricultural business.

9. The proposal is not identified by any agency to be within a critical wildlife habitat.

10. The proposal is not within mapped hazardous areas.

and based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at this hearing. Commissioner Korn further moved to adopt the findings of fact, comprehensive plan staff analysis 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 the taking of private property.

Commissioner Domke seconded the motion.

Roll call Vote:

Commissioner Domke – Aye

Commissioner Williams – Aye

Commissioner Korn – Aye

The motion passed.

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 **is** found to be in compliance.

Conclusion 3

The proposal **is** in accord with the purpose of the Transition comprehensive land use designation.

This motion 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 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.

**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 that reads "Asia Williams". The signature is written in a cursive, flowing style. Below the signature is a horizontal line.

Asia Williams, Chair  
Board of County Commission

c: Jeremy Grimm, Project Representative