



Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone (208) 265-1458 - Fax (866) 537-4935

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

July 17, 2025

From: Planning Commission

To: Bonner County Commission

Subject: File AM0003-25 – Comprehensive Plan Map Amendment

The Planning Commission at the July 15, 2025, public hearing recommended denial of the referenced application.

MOTION TO RECOMMEND DENIAL: Commissioner Davis moved to recommend denial to the Board of County Commissioners this project FILE AM0003-25, requesting a comprehensive plan amendment from Ag/Forest Land to Rural Residential, on approximately 10.72 acres generally located in Section 3, Township 57 North, Range 1 West, Boise Meridian, Bonner County, Idaho, based upon the following conclusions:

Conclusion 1

The proposal **is** 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 not** found to be in compliance.

Conclusion 3

The proposal **is not** in accord with the purpose of the Rural Residential comprehensive land use designation.

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 findings of fact and conclusions of law as set forth in the Staff Report (or as amended during this hearing) and direct planning staff to draft written findings and conclusions to reflect this motion, have the Chairman sign, and transmit to all interested parties. This action does not result in a taking of private property.

Commissioner Hidden seconded the motion.

Voted upon and the Chair declared the Motion passed, Vote 4-2

Allan Songstad- Yea
Peter Taylor- Absent
Dave Frankenbach- Nay
Matt Linscott-Nay
Don Davis- Yea
Eric Hidden- Yea
Erik Leavitt- Yea

Findings of Fact:

1. The site does contain mapped slopes that range from 0 and $\geq 30\%$.
2. The property is not within a water or sewer district.
3. The property is within the Oden water district but is currently not being served by the district.
4. The parcel is accessed off Old Highway, a Bonner County owned and maintained paved right-of-way. Adjacent to the property is Idaho State Highway 200, a state owned and maintained paved right-of-way.
5. The proposal is not within a mapped critical wildlife habitat.
6. The proposal is within Avista Utilities service area.
7. Northside Fire District provides fire protection.
8. Law enforcement is provided by the Bonner County Sheriff's Department.
9. The proposal is not within a mapped hazardous areas.
10. The property has been used for Agriculture/ Forestry purpose in the past and could be in the future.
11. The proposal is in currently in concert with the surrounding area, even though there are smaller parcels to the east.

Please contact the Planning Department if you have any questions.

Sincerely,



Allen Songstad, Chair
Bonner County Planning Commission

c: Planning Department