

BONNER COUNTY PLANNING DEPARTMENT BOARD OF COUNTY COMMISSIONERS STAFF REPORT FOR OCTOBER 8, 2025



Project Name: Stewardship Land Management LLS, Comprehensive Plan Map Amendment

File Number, Type: AM0003-25 Comprehensive Plan Map Amendment

Request: The applicant is requesting a comprehensive land use plan map amendment from Ag/Forest Land to Rural Residential.

Legal Description: 3-57N-1W SELLE VALLEY MEADOWS LOT 2

Location: Highway 200 and Old Highway, Sandpoint

Parcel Number(s): RP034180000020A

Parcel Size: 10.72 acres

Applicant: Stewardship Land Management LLC
130 McGhee Road
Kootenai, ID 83840

Project Representative: Dan Provolt
Provolt Land Surveying
PO Box 580
Ponderay, ID 83852

Application filed: April 21, 2025

Noticing: Mail: September 9, 2025
Site Posting: September 23, 2025
Published in newspaper: September 9, 2025

Appendix A- Agency Noticing
Appendix B- Agency Comment
Appendix C- Planning Commission Recommendation



Project summary:

The applicant is requesting a comprehensive plan map amendment from Ag/Forest to Rural Residential. The purpose for the request is to support a concurrent zone change request. The proposal is ± 10.72 acres. The property is located on the southeast corner of Highway 200 and Old Highway, Sandpoint in Section 3, Township 57 North, Range 1 West, Boise Meridian Bonner County, Idaho.

Applicable Laws:

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

- BCRC 12-210 et seq., - Title Amendments, Comprehensive Plan Amendments and Zone Changes
- BCRC 12-800 et seq., Definitions

Background:

A. Site data:

- Platted
- Size: 10.72 acres
- Zone: A/F-10
- Land Use: Ag/Forest Land

B. Access:

- The lot is accessed from Old Highway a Bonner County owned and maintained gravel right of way.

C. Environmental factors:

- The sites does contain mapped slopes ranging from 0- $\geq 30\%$ grade. (USGS)
- The site does not contain mapped wetlands. (USFWS)

- The site does not contain mapped lakes or streams. (NHD)
- RP034180000020A is within SFHA Zone X per FIRM Panel Number 16017C0735E, Effective Date 11/18/2009.

Soils:

- Description: Pend Oreille- Rock outcrop complex, 5 to 45 percent slopes
- Type: Complex
- Drainage: Well drained
- Classification: Not prime farmland

D. Services:

- Water: To be supplied by an individual well according to plat Instrument #976551
- Sewage: To be supplied by an individual system according to plat Instrument #976551
- Fire: Northside 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-10 | Vacant- 10.72 acres |
| North | Ag/ Forest Land | A/F-20 | SFD- 7.95 acres |
| East | Ag/ Forest Land | A/F-10 | Vacant- 2.62 SFD- 2.00 acres |
| South | Rural Residential | Rural- 5 | Vacant- 4.62 acres |
| West | Ag/ Forest Land | A/F-10 | SFD- 10.99 acres |

F. Agency Review:

Agencies and taxing districts were notified of this application on September 9, 2025. A full list of the public agencies can be found in the attached Appendix A; Agency comments can be found in the attached Appendix B.

The following agencies provided comment:

- Bonner County Historical Society
- Idaho Department of Environmental Quality
- Idaho Department of Fish and Game
- Idaho Transportation Department
- Idaho Department of Water Resources
- Idaho Transportation Department
- Panhandle Health District

The following agencies replied – “No Comment”

- Kootenai Ponderay Sewer District
- TC Energy

All other agencies did not reply

G. Public Notice & Comments:

As of the date of this staff report, public comments were received on this request.

Standards Review and Staff Analysis:

- **BCRC 12-215:** Applications for Zone Changes and Comprehensive Plan Map Amendments, Contents

Staff: The application was considered complete and routed to agencies accordingly.

- **BCRC 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.



Comprehensive Plan Land Use Designation

Ag/Forest Land: Current

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.

Rural Residential: Proposed

The Rural Residential area provides for residential development in areas where urban services are not available and slopes may vary up to 30%. These areas include hazard areas and critical wildlife habitats, where lower densities reduce potential impacts to resources and exposures to loss of property or lives. Small-scale agricultural uses and residential development are permitted.

| Ag/Forest Land | Rural Residential |
|---|--|
| <ul style="list-style-type: none"> • Steeper slopes prevail (30% or greater) • Transportation provided by private roads or U.S. Forest Service or state roads • Lack of Urban Services • Residential Development Challenges <ol style="list-style-type: none"> 1. Slope 2. Poor soil conditions 3. Hazard areas 4. Lack or police or fire services | <ul style="list-style-type: none"> • Urban services are not available • Slopes vary up to 30% • Hazard areas • Critical wildlife habitats • Potential impacts to resources • Lower density reduce potential impacts • Exposure to loss of property or lives. • Small- scale agricultural uses • Residential developments are permitted. |

Slopes:

The "Bonner County Proposed Land Use Matrix- Criteria" chart found in the adopted Land Use component (12.20.2005, p. 22) "Slopes" column:

- Ag/ Forest Land: Slopes $\geq 30\%$
- Rural Residential: Slopes 0-30%

This parcel has mapped slopes of 0- $\geq 30\%$ slopes.

Approximately:

- 4.27 acres of the mapped slopes is 0-15%
- 2.45 acres of the mapped slopes is 15-30%
- 2 acres of the mapped slopes is $\geq 30\%$

Roads:

The "Bonner County Proposed Land Use Matrix- Criteria" chart found in the adopted Land Use component (12.20.2005, p. 22) under the general transportation criteria states:

- Ag/ Forest Land:
 - #3 Public right-of-way, paved or gravel/ private easement, International Fire Code standard,
 - #4 USFS, DOL or private road systems adjoining county or state public transportation systems.
- Rural Residential:
 - #3 Public right-of-way, paved or gravel/ private easement, International Fire Code standard

This parcel is access via Highway 200 and Old Highway. Highway 200 is a State of Idaho

owned and maintained paved right-of-way. Old Highway is a Bonner County owned and maintained treated gravel right-of-way.

Urban Services:

According to the final plat of "Selle Valley Meadows" recorded at Instrument # 976551, the "Notes" section, services will need to be supplied by individual wells and sewage disposal system. Currently this lot does not have access to a public maintained water or sewage disposal system. The closest public water distribution and sewage collection systems are ± 5 miles away.

The adopted Land Use component (12.20.2005, p.22) "Bonner County Proposed Land Use Matrix- Criteria" table indicates that individual services for Ag/ Forest Land and Rural Residential are acceptable services for both designations.

Law enforcement is provided by the Bonner County Sheriff's office. The Northside Fire District provides fire protection. Avista Utilities can provide utilities.

Critical Wildlife:

This proposal does not contain any mapped wildlife habitat (USFWS). The currently adopted Natural Resources component (3.13.24) on page 21 "Of all Endangered and Threatened species of plants and animals as classified by the U.S Fish and Wildlife Service, Bonner County is a designated Critical Habitat for Bull Trout only." Lake Pend Orielle is approximately 2 miles away from this proposal.

Small-scale agricultural uses:

Though there is no mention of agricultural uses in the Ag/Forest Land designation, Section 5.1, Agriculture (p.11) Land Use, "recognizes that that 10-acre minimums are too small for viable agricultural pursuits, with the exception of berry farms, hobby farms or small horse breeding operation, a letter to the Commission stated (Wood)". The Rural Residential designation mentions the small-sale agricultural uses and residential development are permitted. The Bonner County Revised Code allows for small-scale agricultural uses that are either permitted by right or require a conditional use permit in A/F & Rural zoning districts.

Residential Development:

Chapter 6 (p.18) of the current Land Use component states "Bonner County recognized that it needs to encourage development in areas where services are located and to protect its productive timber and agricultural lands. Slopes also factored into the future land use analysis. Areas of steeper slopes (30% and greater) are recognized as poor areas for residential development because of the need for excessive road building, exposure to wildland fire, erosion potentials and challenges to adequately serving these areas with fire and emergency services. More than 40% of the woodland acreage is on steep, erodible soils."

Bonner County proposed establishing density ranges:

- **5 to 10 acres** for areas outside the sewer districts, but in areas where subsurface sewage disposal can be achieved without adverse impact to surface or ground water. These are areas outside the prime agricultural lands. Slopes are level to moderate. Access may be private or public roads. Sites are away from the city centers, but generally accessible by nearby transportation networks. Excludes areas of steeper slopes. These areas include critical wildlife habitat areas identified by resource mapping.
- **10 to 20 acres** Included in this would be agricultural lands, forest land, sites on steeper slopes, where generally there is limited transportation networks. Certain critical wildlife habitats and wetlands may be present. Steeper slopes (30% and greater) are

predominate.

This proposal has mapped slopes that vary from 0-≥30%. Adjacent to the lot is Highway 200 an Idaho State owned and maintained paved right-of-way and a Bonner County owned and maintained gravel right of way. This lot is within the jurisdiction of the Northside Fire District and law enforcement is the Bonner County Sheriff's Department. The plat for this subdivision requires that individuals provide their own water and sewage disposal.

Comprehensive Plan Analysis:

The proposal was reviewed against the Implementation Component of the Comprehensive Plan.

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: Upholding property rights and complying with Idaho state law the above policies allows the governing body to make informed, fair, and legally sound land use decisions that protect property rights.

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: The 2020 census placed Bonner County's population at 47,110. Bonner County, established in 1907, now has over 100 years of population data. The county grew by fewer than 2,000 people over the first 60 years of its existence. Between 1990 and 2000, Bonner County increased in population by 38.4 percent, but by the 2010 census, the growth slowed to an 11 percent increase over 10 years. From 2010 to 2020 the population grew by 13 percent and the estimated increase from 2020 to 2021 was 3.4 percent or 49,491.

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: Lake Pend Oreille School District #84 and Lake Pend Oreille School Transportation that serves the properties, were notified of the proposed amendment. Lake Pend Oreille School District #84 did not comment as to how an increase in density and development could impact on the district's ability to provide adequate school services (and facilities) for new and existing students. The Transportation department did not provide a comment. Bonner County currently assesses property taxes; a portion of that revenue goes to the school's general fund. This project does not appear to be in conflict with these policies.

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: Bonner County's land use regulations provide a comprehensive framework that supports small-scale businesses, preserves agricultural heritage, promotes sustainable development, and facilitates the integration of employee housing with commercial, industrial, and agricultural

uses. The county's approach balances the needs of diverse land uses while addressing potential impacts on the community and environment, fostering a vibrant and sustainable future for its residents.

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: Bonner County's land use policies for Agricultural/Forestry and Rural Residential development reflect a balanced approach that seeks to accommodate growth while preserving the county's rural character and environmental resources. By designating suitable areas for unconditional development and allowing for conditional permitting elsewhere, the county provides flexibility to meet economic needs without compromising community values. Ongoing community engagement ensures that land use decisions continue to align with the aspirations of Bonner County residents.

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.
2. Development standards should be designed to encourage clustered development resulting in the preservation of open space and wildlife habitat.
3. Bonner County should recognize its critical wildlife habitat and create development standards to protect these areas and mitigate development impacts to these habitats.
4. Protect water quality by creating standards for development in close proximity to shorelines.
5. Productive farmland, timberland and mining lands should be identified and protected from adverse effects of adjoining developments.

Staff: Bonner County has adopted and implemented regulations that protect waterways from pollution, erosion and sedimentation. These measures help to protect the Bull Trout, the only mapped critical wildlife in Bonner County. The proposal is approximately 2 miles away from the mapped Bull Trout habitat. Furthermore, no regulatory agency identified any wildlife habitat on 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 lot are not located within a mapped floodway or flood hazard zone. The lot does contain mapped slopes of 0-≥30% grade, however according to the Avalanche Hazards map found in the Hazardous Component (p.7) this area is low avalanche danger. Furthermore, the properties are afforded emergency services.

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: This proposal is not for high density development and is not within a water or sewer district taxing district. Kootenai Ponderay Sewer District commented that this proposal is not within the service area. Furthermore, the property is afforded emergency services provided by Bonner County EMS, Bonner County Sheriff's Department, and Northside Fire District; none of which provided any comments as to how this proposal would affect their service.

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 applicant's property is accessed by a Bonner County owned and maintained road, Old Highway. In addition, the property is adjacent to Idaho State Highway 200, a paved owned and maintain state right-of-way. Currently, Bonner County does not have an adopted tails plan.

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 lot is not adjacent to public lands or provides 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 map amendment. 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: There are protected scenic byways in Bonner County. Bonner County Historical Society did not identify any prehistoric sites or historic sites on this lot. Bonner County has not adopted a map that identifies any historic or pre-historic sites.

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 land use designation of Rural Residential envisions properties in this designation to be small-scale agricultural uses and residential development. Ag/ Forest Land designation envisions residential development to be challenging due to slope, poor soil conditions, hazard areas and lack of police or fire services.

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: Rural Residential designation encourages development. Reclassifying the property may result in increased development, the general area of this proposal is land use designations of Ag/ Forest Land, Rural Residential, Resort Community and Transition. The request does not appear to be in conflict with these policies.

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: These policies appear to be unaffected with the current and proposed land use designation. Agricultural pursuits are allowed in both designations, and small-scale agricultural uses are encouraged. This proposal does not appear to be in conflict with these policies. The property is platted for residential use.

Planner's Initials: DB

Date: October 1, 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.

Planning Commission Recommendation: Denial

Vote: 4-2

Date: July 15, 2025

BOARD OF COUNTY COMMISSIONERS

MOTION TO APPROVE: I move to approve 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, 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 **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 conclusions of law 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.

Findings of Fact:

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.

BOARD OF COUNTY COMMISSIONERS

MOTION TO RECOMMEND DENIAL: I move to deny 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 / 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/ is not** found to be in compliance.

Conclusion 3

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

The 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 conclusions of law 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. The actions that could be taken, if any, are:

- 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- Agency Noticing

RECORD OF MAILING

Page 1 of 1

File No.: AM0003-25

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 **9th** day of **September 2025**.



Dylan Young, Hearing Coordinator

Assessor - Email

Bay Drive Recreation District - Email

Bonner County Airport Manager - Email

Bonner County EMS - Email

Bonner County Road & Bridge - Email

Bottle Bay Water & Sewer District - Email

City of Dover - Email

City of Hope - Email

City of Oldtown - Email

City of Priest River - Email

City of Spirit Lake - Email

Coolin-Cavanaugh Bay Fire District - Email

East Bonner Library - Email

Ellisport Bay Sewer - Email

GEM STATE MINER - U.S. Mail

Idaho Department of Environmental Quality (DEQ) - Email

Idaho Department of Lands - CDA - U.S. Mail

Idaho Department of Lands - Navigable Waters & Mining - Email

Idaho Department of Water Resources - IDWR - Email

Idaho Transportation Department- District I - Email

Kalispel Bay Sewer & Water - U.S. Mail

KPBX-FM 91 SPOKANE PUBLIC RADIO - U.S. Mail

Laclede Water District - Email

Lake Pend Oreille School District, #84 (Transportation) - Email

Little Blacktail Ranch Water Association - U.S. Mail

Northern Lights, Inc. - Email

Northside Fire District - Email

Panhandle Health District - Email

Priest Lake Public Library District - Email

Sagle Valley Water & Sewer - Email

Schweitzer Fire District - Email

Selkirk Fire, Rescue & EMS - Email

Southside Water & Sewer District - Email

Spokesman-Review - U.S. Mail

Swan Shores Sewer District - U.S. Mail

Tamarack Village Water & Sewer - U.S. Mail

Trestle Creek Sewer District - Email

U.S. Fish & Wildlife Service - Email

West Bonner County Cemetery District - Email

West Bonner Library - Email

West Pend Oreille Fire District - Email

Avista Utilities - Email

Bayview Water & Sewer - Email

BONNER COUNTY DAILY BEE - U.S. Mail

Bonner County Floodplain Review - Email

Bonner County Sheriff - Email

City of Clark Fork - Email

City of East Hope - Email

City of Kootenai - Email

City of Ponderay - Email

City of Sandpoint - Email

Coolin Sewer District - Email

Drainage District #7 - Email

East Priest Lake Fire District - Email

Garfield Bay Water & Sewer District - Email

Granite Reeder Water & Sewer District - Email

Idaho Department of Fish & Game - Email

Idaho Department of Lands - Coolin - Email

Idaho Department of Lands - Sandpoint - Email

Idaho Transportation Department (Aeronautics) - U.S. Mail

Independent Highway District - Email

Kootenai-Ponderay Sewer District - Email

KSPT-KPND-KIBR RADIO - U.S. Mail

Lake Pend Oreille School District, #84 (Admin Office) - Email

Lakeland Joint School District, #272 - Email

North of the Narrows Fire District - Email

Northland/Vyve Cable Television - Email

Outlet Bay Sewer District - Email

Pend Oreille Hospital District - Email

Priest Lake Translator District - Email

Sam Owen Fire District - Email

SELKIRK ASSOCIATION OF REALTORS - U.S. Mail

Selkirk Recreation District - Email

Spirit Lake Fire District - Email

State Historical Society - Email

Syringa Heights Water Association - Email

Timber Lake Fire District - Email

U.S. Army Corps of Engineers - Email

U.S. Forest Service - U.S. Mail

West Bonner County School District, #83 - Email

West Bonner Water & Sewer District - Email

West Priest Lake Fire District - Email

Record of Mailing
Property Owners within 300 Feet

Page 1 of 1

File Number: AM0003-25

Record of Mailing Approved By: _____

I hereby certify that a true and correct copy of the "Notice of Agency Review" was digitally transmitted or mailed (postage prepaid) on this 9th day of September 2025.



Dylan Young, Hearing Coordinator

| PIN | Owner | Address | City | State | ZIP |
|-----------------|---|---------------------------|-----------|-------|------------|
| RP58N01W350011A | Shields, Tim Binkerd, Cindy Falk, Marilyn | 571 Old Hwy Rd | Sandpoint | ID | 83864 |
| RP034180000010A | Green, Kenneth R & Linda D | 257 Cedar Lane | Hope | ID | 83836 |
| RP034180000030A | Stewardship Land Management LLC | 3134 Rapid Lightning Road | Sandpoint | ID | 83864 |
| RP57N01W030030A | Fitzpatrick, Timothy Dean | 757 Old Hwy | Sandpoint | ID | 83864-9762 |
| RP58N01W366400A | Stewardship Land Management LLC | 3134 Rapid Lightning Road | Sandpoint | ID | 83864 |
| RP57N01W030051A | Stewardship Land Management LLC | 3134 Rapid Lightning Road | Sandpoint | ID | 83864 |
| RP58N01W359600A | Miller, Jeffery & Dawn | Po Box 120 | Hope | ID | 83836 |
| RP58N01W363751A | Shields, Timothy | 571 Old Hwy Rd | Sandpoint | ID | 83864 |
| RP034180000020A | Stewardship Land Management LLC | 3134 Rapid Lightning Road | Sandpoint | ID | 83864 |
| Project Rep | Dan Provolt | PO Box 580 | Poneray | ID | 83852 |

Appendix B- Agency Comment



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - File AM0003-25 Agency Review

1 message

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

Wed, Jun 11, 2025 at 9:56 AM

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

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

As long as access is coming from Old Highway Rd, ITD has no objection.

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 - Thursday 6:00AM-4:30PM

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

Sent: Tuesday, June 10, 2025 10:00 AM

To: Chief Debbie Carpenter <chief@spirittlakefire.com>; Jessie Roe <BWSD637@gmail.com>; Huckbay2501@gmail.com; coolinfirechief@gmail.com; Jamie Brown <jamieb@inlandpower.com>; Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Avista Corp - Peggy George <peggy.george@avistacorp.com>; Oden Water Association - Carla Poelstra <odenwater@gmail.com>; Craig Hill <craighill@hillsresort.com>; Theresa Wheat <theresa@kootenai.org>; cityclerk@spirittlakeid.gov; Lisa Rosa <hr@ebonnerlibrary.org>; elgar@whoi.edu; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Sam Ross <sam.ross@nli.coop>; Stacy Simkins <Stacy.Simkins@itd.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; plplibrary@hotmail.com; Teresa Decker <huckbayutilities01@gmail.com>; East Priest Lake Fire District <eastpriestlakefd@gmail.com>; saglewatersewer@gmail.com; Mike Schacht <firedept@clarkforkidaho.org>; Frankie Dunn <Frankiejduhn@hotmail.com>; Steve Elgar <selgar@mac.com>; kbsd sewer <kbsdpl@hotmail.com>; cityofoldtown@hotmail.com; Tom Renzi <eplfdchief@gmail.com>; Northern Lights <kristin.mettke@nli.coop>; Amber Burgess <clerk@ebsewerdistrict.com>; Richard Hash <Rich.hash2022@gmail.com>; Dan Brown <dbrown@idl.idaho.gov>; Kim Hoodenpyle <kjh5345@gmail.com>; Laclede Water District <info@lactedewaterdistrict.org>; Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>; danielle@selkirkraor.com; fw1idahoconsultationrequests@fws.gov; Heather.pate@faa.gov; cityplanning@sandpointidaho.gov; deqcomments@deq.idaho.gov; allwater49@outlook.com; City of East Hope Franck <easthope.city@gmail.com>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; Kenny Huston <kenny.huston@oer.idaho.gov>; Symone Legg <Symone.Legg@itd.idaho.gov>; Kim Spacek <kimspacek@sd83.org>; hopecityclerk@gmail.com; PHD <EApplications@phd1.idaho.gov>; Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; sourdoughpoint@hotmail.com; Navy - Glynis Casey <glynis.casey@navy.mil>; Robert Beachler <Robert.Beachler@itd.idaho.gov>; Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>; Manda Corbett <cityclerk@cityofkootenai.org>; Becky Meyer <becky.meyer@lposd.org>; Jack Schenck <Jack.schenck@vyvebb.com>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Joe Kren <joekren@sd83.org>; Bill Berg <billb@bbsewer.org>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Sarah Gilmore <sgilmore@sandpointidaho.gov>; city@clarkforkidaho.org; ID State Historical Society - Dan Everhart <dan.everhart@ishs.idaho.gov>; Teresa Zamora <utilities@stoneridgeidaho.com>; cpursley@lakeland272.org; Ryan Zandhuisen <rzandhuisen@idl.idaho.gov>; layers@priestriver-id.gov; CENWW-RD-CDA@usace.army.mil; Karen Quenell <kquenell@northsidefire.org>; Jordan Brooks <coolinsewer@gmail.com>; Jason

Kimberling <Jason.Kimberling@itd.idaho.gov>; Midas Water <midaswatercorp@gmail.com>;
Kwright@timberlakefire.com; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Tim Ventress
<chventresswplvfd@hotmail.com>; Erik Sjoquist <esjoquist@idl.idaho.gov>; SchweitzerFireDistrict@gmail.com; Ken Flint
<ken_flint@tcenergy.com>; Amanda@ebonnerlibrary.org; West Pend Oreille Fire District <wpofd1@gmail.com>; Colleen
Johnson <CJohnson@kootenaiponderaysewerdistrict.org>; DIRECTOR@bonnercountyhistory.org; Gavin Gilcrease
<ggilcrease@sandpointidaho.gov>; Merritt Horsmon <merritt.horsmon@idfg.idaho.gov>; kim.kichenmaster@bonnergeneral.org;
Matt Diel <matt.diel@lposd.org>; Sheryl Austin <granitereeder@gmail.com>;
US_crossings@tcenergy.com; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Dean Davis
<deandavis@sd83.org>; Dave Schuck <dave.schuck@bonnercountyid.gov>; Dan McCracken
<Dan.McCracken@deq.idaho.gov>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>;
Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; Chace Bell <chace.bell@idwr.idaho.gov>; Sagle Valley
Water & Sewer District <markc@smartplugs.com>; Janice Best <janicesb@televar.com>; D1Permits
<D1Permits@itd.idaho.gov>; meagan@westbonnerlibrary.org; KayLeigh Miller <klmiller@ponderay.org>; City of Dover
<cityclerk@cityofdoveridaho.org>; Mike Ahmer <mahmer@idl.idaho.gov>; DEQ - Kristie McEnroe
<kristie.mcenroe@deq.idaho.gov>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Northern Lights - Clint Brewing
<clint.brewington@nli.coop>; Dan Scholz <dan.scholz@nli.coop>; Fritz Broschet <outletbaysewer@gmail.com>; Avista
Copr - Jay West <jay.west@avistacorp.com>
Cc: luke@evergreen-realty.com; jprovoltpls@gmail.com; Alexander Feyen <alexander.feyen@bonnercountyid.gov>;
Janna Brown <janna.brown@bonnercountyid.gov>; Dylan Young <dylan.young@bonnercountyid.gov>
Subject: Bonner County Planning - File AM0003-25 Agency Review

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.

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.

Very Respectfully,

Dylan Young

Hearing Coordinator

Bonner County Planning Department

1500 Highway 2, Suite 208

Sandpoint, ID 83864

Phone: 208-265-1458



Janna Brown <janna.brown@bonnercountyid.gov>

File AM0003-25 CompPlanAmendment

1 message

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

Thu, Jun 12, 2025 at 12:51 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_06_BC_AM0003_25CompAmend.pdf**
86K

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 **10th** day of **June 2025**.

Dylan Young

Dylan Young, Hearing Coordinator

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Tuesday, June 10, 2025**.

NOTICE IS HEREBY GIVEN that the Bonner County Planning Commission will hold a public hearing at **4:30 pm** on **Tuesday, July 15, 2025**, in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following request:

File AM0003-25 - Comprehensive Plan Map Amendment - Ag/Forest Land to Rural

The applicant is requesting a Comp Plan Map amendment from Ag/Forest Land to Rural Residential. The 10.72-acre property is zoned Rural 5 (R-5). The project is located on the corner of Hwy 200 and Old Highway in Section 3, Township 57 North, Range 1 West, Boise-Meridian. The property site is within the service area of Northside Fire District.

For details regarding this application, Zoom teleconference, or YouTube livestream, visit the Planning Department web site at www.bonnercountyid.gov/departments/Planning. Staff reports are available online or may be viewed at the planning department approximately a week before the scheduled hearing.

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 state statutes. At the close of the public hearing, the governing board will make a decision on the proposal that may include, but is not limited to, approval, denial, 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

Kootenai Ponderay Suwa District
Name

6/12/25
Date

Out of District Boundaries




Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] FILE MOD003-24-MODIFICATION, AM00325-25-COMPREHENSIVE PLAN PLAP AMENDMENT, FILE Z000S-25-ZONE CHANGE

1 message

Denis Twohig <dtwohig@phd1.idaho.gov>
To: Bonner County Planning <planning@bonnercountyid.gov>

Wed, Sep 10, 2025 at 9:06 AM



Denis Twohig | Technical Records Specialist 1
2101 W Pine St. Sandpoint, ID 83864
P: 208.265.6384
E: ehapplications@phd1.idaho.gov
W: Panhandlehealthdistrict.org




IMPORTANT: The information contained in this email may be privileged, confidential or otherwise protected from disclosure.

All persons are advised that they may face penalties under state and federal law for sharing this information with unauthorized individuals.

If you received this email in error, please reply to the sender that you received this information in error.

Also, please delete this email after replying to the sender.

3 attachments

-  **FILE MOD0003-24-MODIFICATION-MODIFICATION OF CUP0006-20,SS0006-20, AND MOD0001-22.pdf**
432K
-  **FILE AM0003-25-COMPREHENSIVE PLAN MAP AMENDMENT-AG-FOREST LAND TO RURAL RESIDENTIAL FILE ZC000S-25-ZONE CHANGE-AGRICULTURAL-FORESTRY-10 TO RURAL 5.pdf**
1175K
-  **FILE ZC000S-25-ZONE CHANGE-AGRICULTURAL-FORESTRY-10 TO RURAL 5.pdf**
1170K



Public Health
Prevent. Promote. Protect.

Panhandle Health District

Panhandle Health District

Healthy People in Healthy Communities

September 9, 2025

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

RE: File AM0003-25 - Comprehensive Plan Map Amendment - Ag/Forest Land to Rural Residential File ZC000S-25 - Zone Change - Agricultural/Forestry-10 to Rural 5

Bonner County Planning Department,

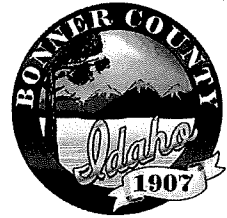
Panhandle Health District (PHD) does not have an opinion on the proposed Comprehensive Plan Map Amendment, however, PHD would like to clarify some items that could potentially be an issue if/when the 10 acre parcel is split.

The applicant is proposing using the existing drainfield easement, however, the easement is for the benefit of Lot 1 of Selle Valley Meadows, not for an additional or existing Lot 2(subject parcel). PHD recommends that if the proposed Amendment is approved, and prior to any land split, that a Subdivision/Land Development application be submitted and field work completed to ensure that all lots have legal access to subsurface sewage disposal and that the existing easement remain for Lot 1.

Please contact PHO with any questions or concerns regarding the proposed Amendment or any future Subdivision if the applicant proceeds with splitting the lot.

Tim French, REHS

Sandpoint – Bonner County
2101 W. Pine St.
Sandpoint, ID 83864
208.263.5159



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 **9th** day of **September 2025**.

Dylan Young

Dylan Young, Hearing Coordinator

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Tuesday, September 9, 2025**.

NOTICE IS HEREBY GIVEN that the above mentioned file has been rescheduled and the Bonner County Commissioners will hold public hearing at **1:30 pm on Wednesday, October 8, 2025** in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following request:

File AM0003-25 - Comprehensive Plan Map Amendment - Ag/Forest Land to Rural Residential

The applicant is requesting a Comp Plan Map amendment from Ag/Forest Land to Rural Residential. The 10.72-acre property is zoned Rural 5 (R-5). The project is located on the corner of Hwy 200 and Old Highway in Section 3, Township 57 North, Range 1 West, Boise Meridian. The property site is within the service area of Northside Fire District. The Planning Commission, at the July 15, 2025 public hearing, recommended denial of this project to the Board of County Commissioners.

For details regarding this application, Zoom teleconference, or YouTube livestream, visit the Planning Department web site at www.bonnercountyid.gov/departments/Planning. Staff reports are available online or may be viewed at the planning department approximately a week before the scheduled hearing.

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

Date

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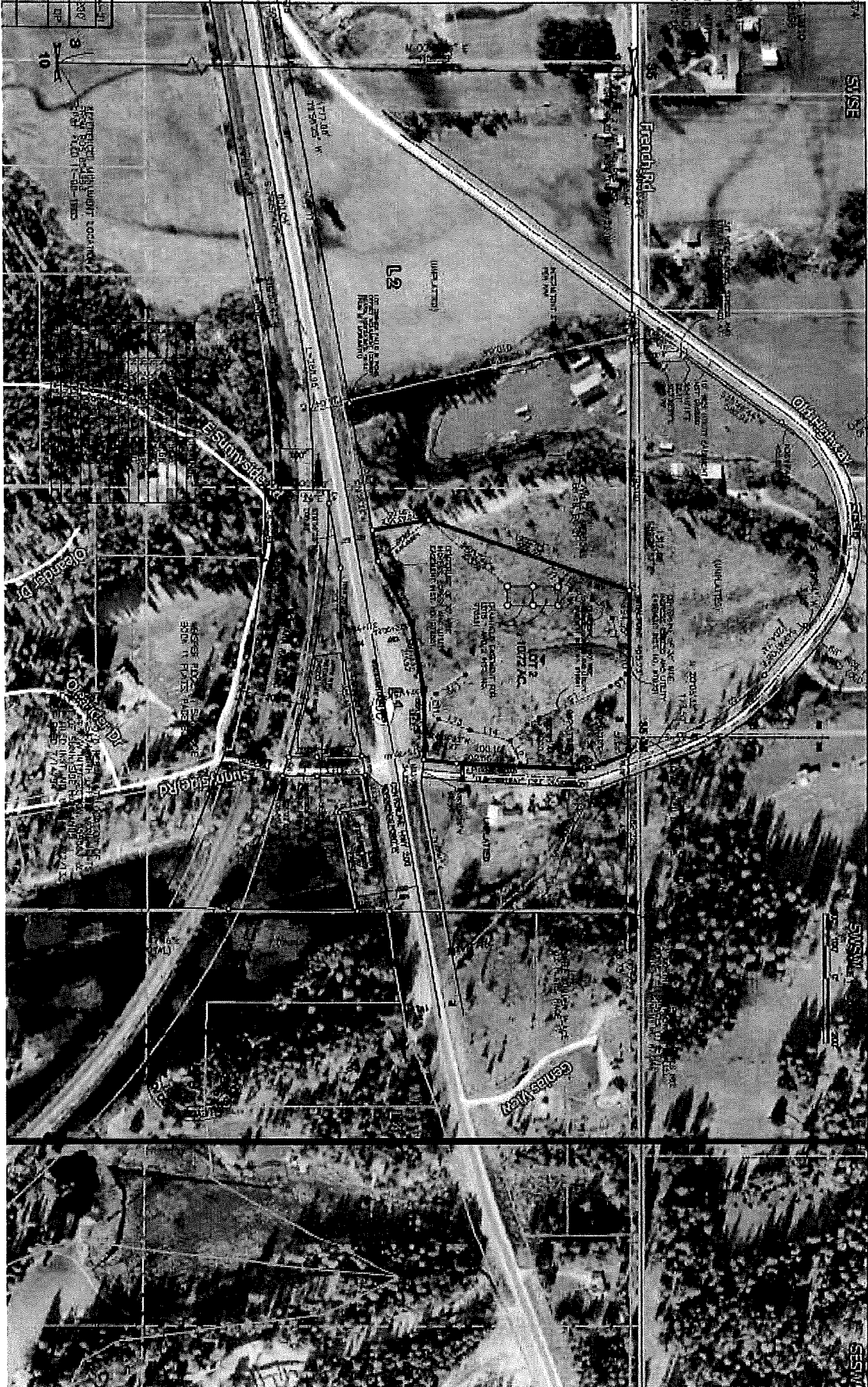
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Source provides the data "as is" with no claim or guarantee of accuracy.





Dylan Young <dylan.young@bonnercountyid.gov>

Bonner County Planning - File AM0003-25 Agency Review

'Ken Flint' via Mail-Planning <planning@bonnercountyid.gov>

Fri, Sep 19, 2025 at 2:23 PM

Reply-To: Ken Flint <ken_flint@tcenergy.com>

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

No Comment

TC Energy

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

Sent: Tuesday, September 9, 2025 10:14 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>; Bonner County Solid Waste <solidwaste@bonnercountyid.gov>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Carrol Stejer <CASTEJER@gmail.com>; 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 Kootenai <cityclerk@cityofkootenai.org>; City of Oldtown <cityofoldtown@hotmail.com>; City of Priest River <layers@priestriver-id.gov>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spirittlakeid.gov <cityclerk@spirittlakeid.gov>; Clark Fork Fire Department <firedept@clarkforkidaho.org>; 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 Scholz <dan.scholz@nli.coop>; Dave Schuck <dave.schuck@bonnercountyid.gov>; Dean Davis <deandavis@sd83.org>; 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>; 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>; ITD - 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>; Joe Kren <joeKren@sd83.org>; Jordan Brooks <coolinsewer@gmail.com>; Karen Quenell <kquenell@northsidefire.org>; 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>; Luke Bates <luke.bates@idwr.idaho.gov>; Matt Diel <matt.diel@lposd.org>; Merritt Horsmon <merritt.horsmon@idfg.idaho.gov>; Midas Water <midaswatercorp@gmail.com>; Mike Ahmer <mahmer@idl.idaho.gov>; Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>; Navy - Glynis Casey <glynis.casey@navy.mil>; North of the Narrows Fire District <northofthenarrowsfire@gmail.com>

com>; Northern Info <northerninfo@idwr.idaho.gov>; 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>; 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 <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>; 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: Jacob Gabell <jake.gabell@bonnercountyid.gov>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>
Subject: [EXTERNAL] Bonner County Planning - File AM0003-25 Agency Review

EXTERNAL EMAIL: PROCEED WITH CAUTION.

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Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - File AM0003-25 Agency Review

1 message

Bates, Luke <Luke.Bates@idwr.idaho.gov>

Tue, Sep 9, 2025 at 11:29 AM

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

REF: AM0003-25

TO: Dylan Young, Bonner County Planning Department Hearing Officer

Good morning,

The proposed Application specifies that currently there is a cased ground water well located on the property proposed in the zone change. The Application designates subsequent properties shall "rely on individual wells..." for their water services.

Idaho Department of Water Resources (IDWR) – Northern Regional Office **doesn't have any conditions of approval requirements for the proposed project** but offer the following information as education for the property owners:

- If current or future water use from the existing ground water well exceeds water uses authorized in Idaho Code §42-111 following project completion, a new Application for Permit is required, and the property owner(s) need to contact IDWR to discuss water right requirements.
- If the ground water well is planned for abandonment, the property owner needs to work with a licensed well drilling company to finalize the abandonment process.
- Future ground water well construction shall comply with Idaho Code §42-235 and IDAPA 37.03.09 – Well Construction Standards Rules.
- Future appropriation(s) from ground water well(s) which do not comply with Idaho Code §42-111 shall require an approved Water Right Permit prior to diversion from respective groundwater well source(s). IDWR encourages the property owner(s) to contact the IDWR Northern Regional Office to discuss water right requirements.

Thank you for the opportunity to comment,

Bates, LukeIdaho Department of Water Resources
Water Resource Agent
Northern(208) 762-2817 Work
Luke.Bates@idwr.idaho.gov
7600 Mineral Drive
Suite 100
Coeur d'Alene, Idaho 83815-7763

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

Sent: Tuesday, September 9, 2025 10:15 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>; Bonner County Solid Waste <solidwaste@bonnercountyid.gov>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Carrol Stejer <CASTEJER@gmail.com>; Chief Debbie Carpenter <chief@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 Hope <hopecityclerk@gmail.com>; City of Kootenai <cityclerk@cityofkootenai.org>; City of Oldtown <cityofoldtown@hotmail.com>; City of Priest River <layers@priestriver-id.gov>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spiritlakeid.gov; Clark Fork Fire Department <firedept@clarkforkidaho.org>; 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 Scholz <dan.scholz@nli.coop>; Dave Schuck <dave.schuck@bonnercountyid.gov>; Dean Davis <deandavis@sd83.org>; 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>; 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>; Karen Quenell <kquenell@northsidefire.org>; Kayleigh Miller <kmliller@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>; Bates, Luke <Luke.Bates@idwr.idaho.gov>; Matt Diel <matt.diel@lposd.org>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>; Midas Water <midaswatercorp@gmail.com>; Mike Ahmer <mahmer@idl.idaho.gov>; Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>; Navy - Glynis Casey <glynis.casey@navy.mil>; North of the Narrows Fire District <northofthenarrowsfire@gmail.com>; Northern Info <northerninfo@idwr.idaho.gov>; 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>; 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 <epbfdchief@gmail.com>; US Fish & Wildlife Services <fw1idahoconsultationrequests@fws.gov>; meagan <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>
Cc: Jacob Gabell <jake.gabell@bonnercountyid.gov>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>
Subject: Bonner County Planning - File AM0003-25 Agency Review

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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.

Dylan Young

Bonner County Planning Department

Hearing Coordinator

208-265-1458

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 **Bates_ Luke.vcf**
2K



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - File AM0003-25 Agency Review

1 message

Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>
To: Bonner County Planning Department <planning@bonnercountyid.gov>

Wed, Sep 24, 2025 at 3:09 PM

Hi Dylan,

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, September 09, 2025 10:15 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>; Bonner County Solid Waste <solidwaste@bonnercountyid.gov>;

Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Carrol Stejer <CASTEJER@gmail.com>; Chief Debbie Carpenter <chief@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 Hope <hopecityclerk@gmail.com>; City of Kootenai <cityclerk@cityofkootenai.org>; City of Oldtown <cityofoldtown@hotmail.com>; City of Priest River <layers@priestriver-id.gov>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spiritlakeid.gov; Clark Fork Fire Department <firedept@clarkforkidaho.org>; 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 Scholz <dan.scholz@nli.coop>; Dave Schuck <dave.schuck@bonnercountyid.gov>; Dean Davis <deandavis@sd83.org>; 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>; 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>; Karen Quenell <kquenell@northsidefire.org>; 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>; Bates, Luke <Luke.Bates@idwr.idaho.gov>; Matt Diel <matt.diel@lposd.org>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>; Midas Water <midaswatercorp@gmail.com>; Mike Ahmer <mahmer@idl.idaho.gov>; Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>; Navy - Glynis Casey <glynis.casey@navy.mil>; North of the Narrows Fire District <northofthenarrowsfire@gmail.com>; Northern Info <northerninfo@idwr.idaho.gov>; 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>; 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 <eplfdchief@gmail.com>; US Fish & Wildlife Services <fw1idahoconsultationrequests@fws.gov>; meagan <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>

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

Subject: Bonner County Planning - File AM0003-25 Agency Review

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Dylan Young

Bonner County Planning Department

Hearing Coordinator

208-265-1458

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Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] Re: Bonner County Planning - File AM0003-25 Agency Review

1 message

Bonner County History Museum <hannah@bonnercountyhistory.org>
To: Bonner County Planning Department <planning@bonnercountyid.gov>

Mon, Sep 22, 2025 at 2:58 PM

This site does not contain 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, Sep 9, 2025 at 10:15 AM Bonner County Planning Department <planning@bonnercountyid.gov> wrote:
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.

Dylan Young
Bonner County Planning Department
Hearing Coordinator
208-265-1458

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--
Hannah Combs
Executive Director

BONNER COUNTY
HISTORICAL SOCIETY &
MUSEUM
HISTORY CREATING COMMUNITY

Bonner County Historical Society & Museum

611 S. Ella Ave

Sandpoint, ID 83864

208.263.2344

www.bonnercountyhistory.org

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Appendix C – Planning Commission Recommendation



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

