

**BONNER COUNTY PLANNING DEPARTMENT
ZONING COMMISSION
STAFF REPORT FOR OCTOBER 23, 2025**



Project Name: Dormar Land Management, LLLP

File Number, Type: ZC0005-25: Zone Change

Request: The proposal is to rezone from Rural 10 to Recreation.

Legal Description: Sections 13,18,19,24-56N-1E,2E

Location: Generally located, Highway 200 and Dormar Drive, Hope

Parcel Number(s): See Appendix-C for list of parcels

Parcel Size: ± 1153 acres

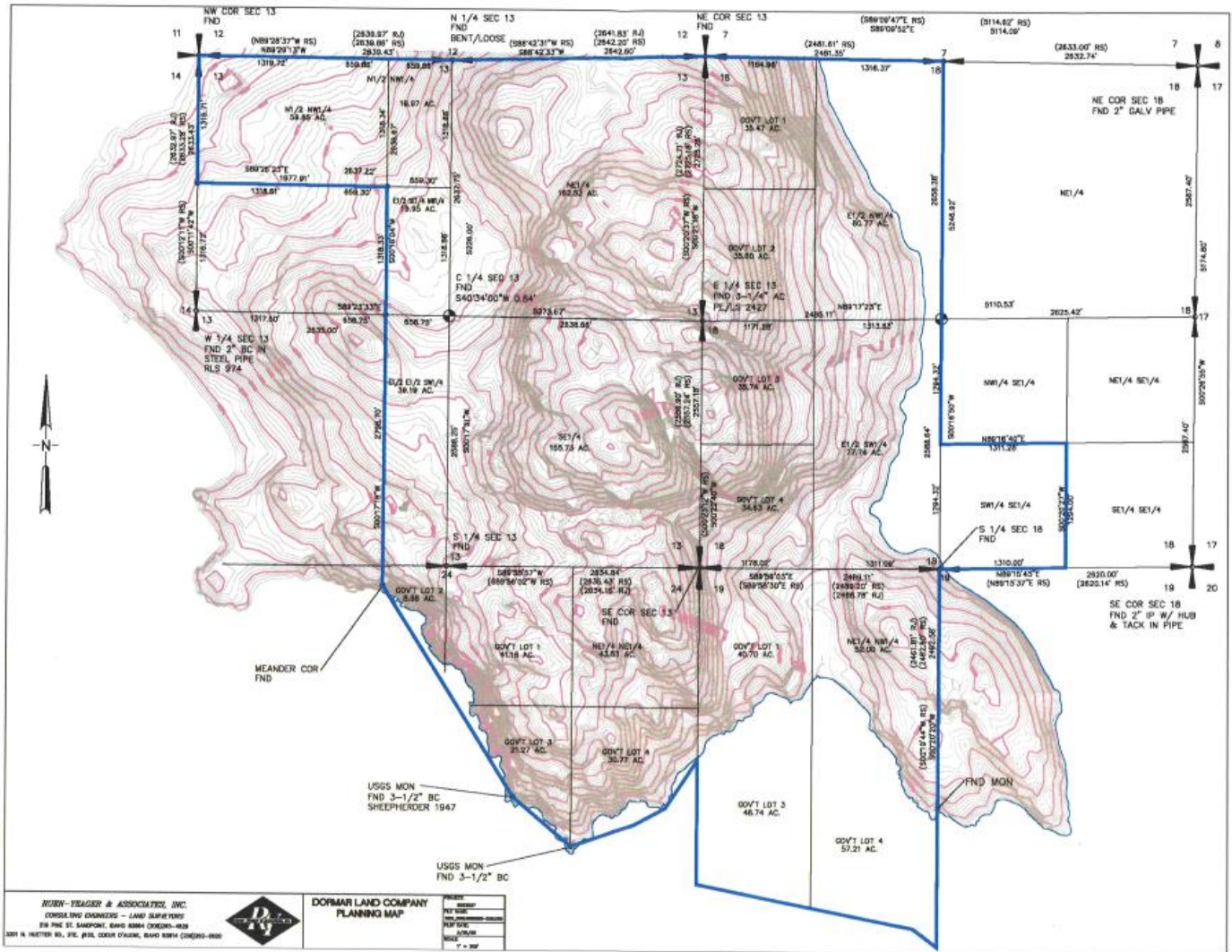
Applicant: Byron & Kelly Ruen
PO Box 178
Hope, ID 83836

Project Representative: Tess Vogel & Clare Marley
Ruen-Yeager & Associates Inc.
Sandpoint, ID 83864

Application filed: March 31, 2025

Notice provided: Mail: September 23, 2025
Site posting: October 7, 2025
Published in newspaper: September 23, 2025

Appendices Appendix A- Agency Noticing
Appendix B- Agency Comment



Project summary:

The applicant is proposing a zone change of ± 1153 acres from Rural-10 to Recreation. Per the application, the reason for the request is to pursue development opportunities. The current comprehensive plan designation is Resort Community for ± 1123 acres and ± 30 acres of submerged lands is Rural Residential. The proposal is generally located Section 1 Township 56 North Range 2 East, Boise Meridian, Idaho.

Applicable Laws:

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

- BCRC 12-111: Purpose et seq, health, safety, and general welfare
- BCRC 12-210 et seq, - Title Amendments, Comprehensive Plan Amendments and Zone Changes
- BCRC 12-216 – Evaluation of Amendment Proposals
- BCRC 12-320.1 – Zoning districts and map designation, purpose
- BCRC 12-320.2 – Zoning districts and map designations established
- BCRC 12-323- Rural District

- BCRC 12-328 – Recreation District
- BCRC 12-7.1, et seq., Shorelines
- BCRC 12-7.3, et seq., Wetlands
- BCRC 12-7.4, et seq., Wildlife
- BCRC 12-7.6, et seq., Hillsides
- BCRC 12-800 et seq., Definitions
- Title 14 Flood Damage Prevention et seq.

Background:

A. Site data:

- Unplatted
- Size: ±1153 acres
- Zone: Rual-10
- Land Use: Resort Community

B. Access:

- Highway 200, Hope School Road, East David Thompson Drive and Dormar Drive are the general access points to the proposal. Highway 200, an Idaho State owned and maintained paved right-of-way. Hope School Road is a Bonner County owned and maintained paved right of way. East David Thompson Drive is a Bonner County owned and maintained paved right-of-way. Dormar Drive is privately owned and maintained right-of-way.

C. Environmental factors:

- The proposed area does contain mapped slopes of 0-≥30%. (USGS)
- The proposed area does contain mapped wetlands. (USFWS)
- The proposed area does contain mapped unnamed intermittent streams and lake frontage on Lake Pend Oreille. (NHD)

Floodway/ Floodplain Review:

JRJ, 10.9.2025:

Parcels RP56N01E130455A, RP56N01E139000A, RP56N01E130151A, RP56N01E130004A, RP56N01E133420A, RP56N01E137050A, RP56N01E131800A, RP56N01E137650A, RP56N02E192405A, RP56N01E130381A, RP56N01E130600A & RP56N01E139150A are all within SFHA Zone X per FIRM Panel Number 16017C1000E, Effective Date 11/18/2009. No further floodplain review is required on these parcels.

Parcels RP56N02E194200A, RP56N02E195400A, RP56N02E192550A, RP56N02E183000A, RP56N01E240003A, RP56N01E133151A, RP56N02E193000A & RP56N02E182401A are all within SFHA Zone A & Zone X per FIRM Panel Number 16017C1000E, Effective Date 11/18/2009.

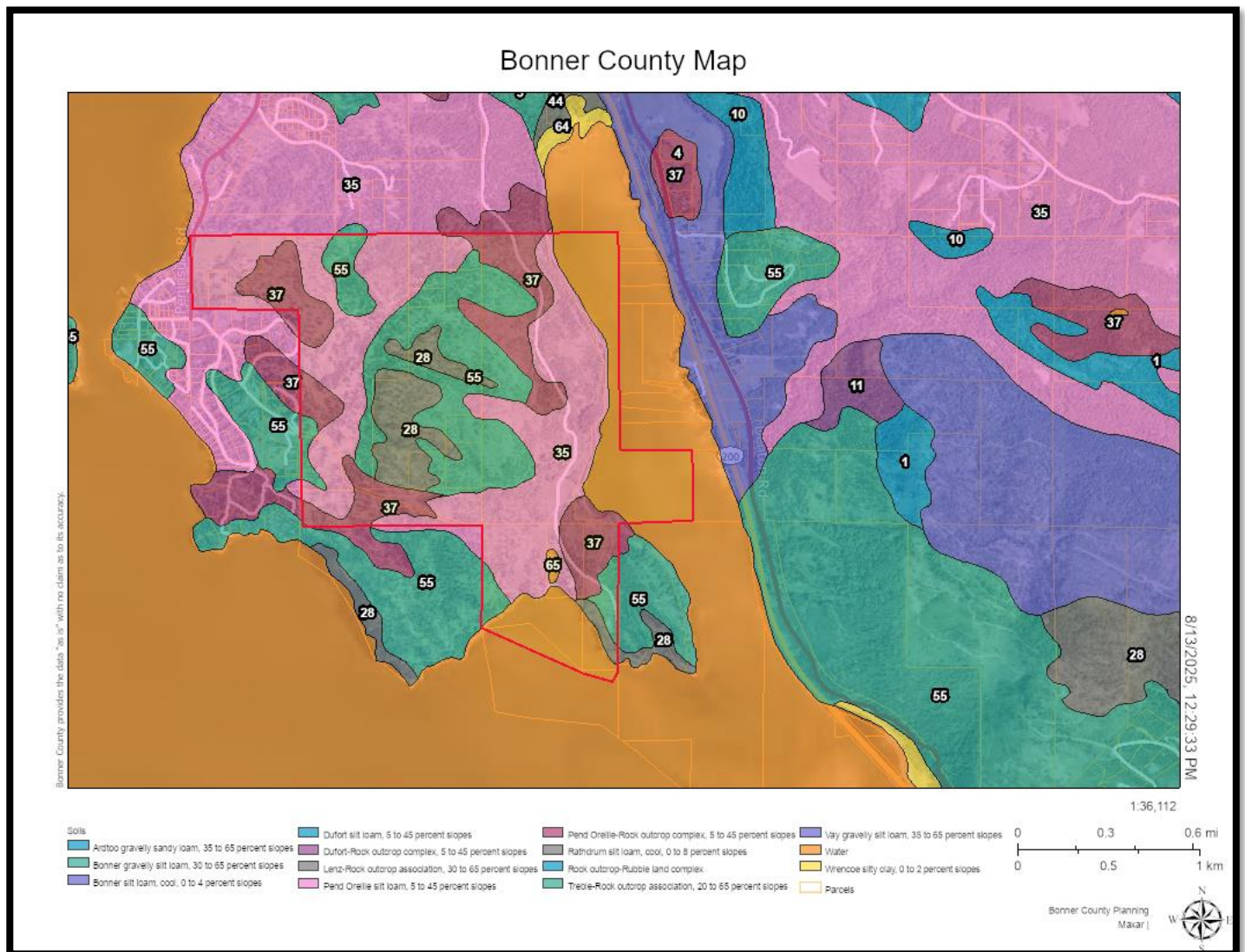
On these parcels that contain Special Flood Hazard Areas, the only land area within the SFHA are the shoreline and near-shore areas. These areas are generally within a few dozen feet upland of the high-water mark on these parcels.

The vast majority of the SFHA that exists within the boundaries of these parcels is submerged lands (lake).

The vast majority of the non-submerged lands that exists within the boundaries of these parcels is within SFHA Zone X and therefore outside of the designated floodplain.

While it is generally recommended not to upzone anywhere within a designated floodplain, it should be noted that all of the parcels in this proposal have either most or all of their land area outside of the floodplain. If this rezoning is approved, all parcels will have the vast majority of their existing land area available for development outside of the SFHA.

If the applicant is planning on subdivision after approval of this rezoning request, the applicant should be aware of requirements BCRC 14-501 & 14-503, particularly those requirements relating to subdivisions. The applicant should be aware that these requirements will apply to any subdivision application submitted to this department if the subdivision proposal area contains any Special Flood Hazard Area whatsoever.



Soils:

- Description:(37) Pend Oreille-Rock outcrop complex, 5 to 45 percent slopes

- Type: Complex
- Drainage: Well drained
- Classification: Not prime farmland
- Description: (35) Pend Oreille silt loam, 5 to 45 percent slopes
- Type: Consociation
- Drainage: Well drained
- Classification: Not prime farmland
- Description: (55) Treble- Rock outcrop association, 20 to 65 percent slopes
- Type: Association
- Drainage: Well drained
- Classification: Not prime farmland
- Description: (28) Lenz-Rock outcrop association, 30 to 65 percent slopes
- Type: Association
- Drainage: Well drained
- Classification: Not prime farmland
- Description: Water
- Type: N/A
- Drainage: N/A
- Classification: Not prime farmland

D. Services:

- Water: Proposed Community System
- Sewage: Proposed Community System
- Fire: Sam Owen Fire District
- Power: Avista Utilities
- School District: Lake Pend Oreille School District #84
- Ambulance: Bonner County Ambulance District
- Hospital: Pend Oreille Hospital District

E. Comprehensive Plan, Zoning and Current Land Use

Compass	Comp Plan	Zoning	Current Land Use & Density
Site	Resort Community	Rural-10	Residential/Vacant – Varying in size from ±5 to ±265 acres
North	Resort Community	Rural-5	Residential/Vacant Varying in size from ±6 to 121 acres
East	Rural Residential	Rural-10	Residential/Vacant Varying in size from ±3.5 to 63 acres
South	N/A	N/A	Lake Pend Oreille
West	Resort Community	Recreation	Residential/Vacant Varying in size from ±1.0 to ±5 acres

F. Agency Review:

Agencies and taxing districts were notified of this application on September 23, 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:

- Idaho Department of Water Resources
- Bonner County Road & Bridge Department
- Ellisport Bay Sewer District
- Department of Environmental Quality
- Panhandle Health District
- Sam Owen Fire District
- Department of Environmental Quality
- Idaho Historical Society

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 was received on this proposal.

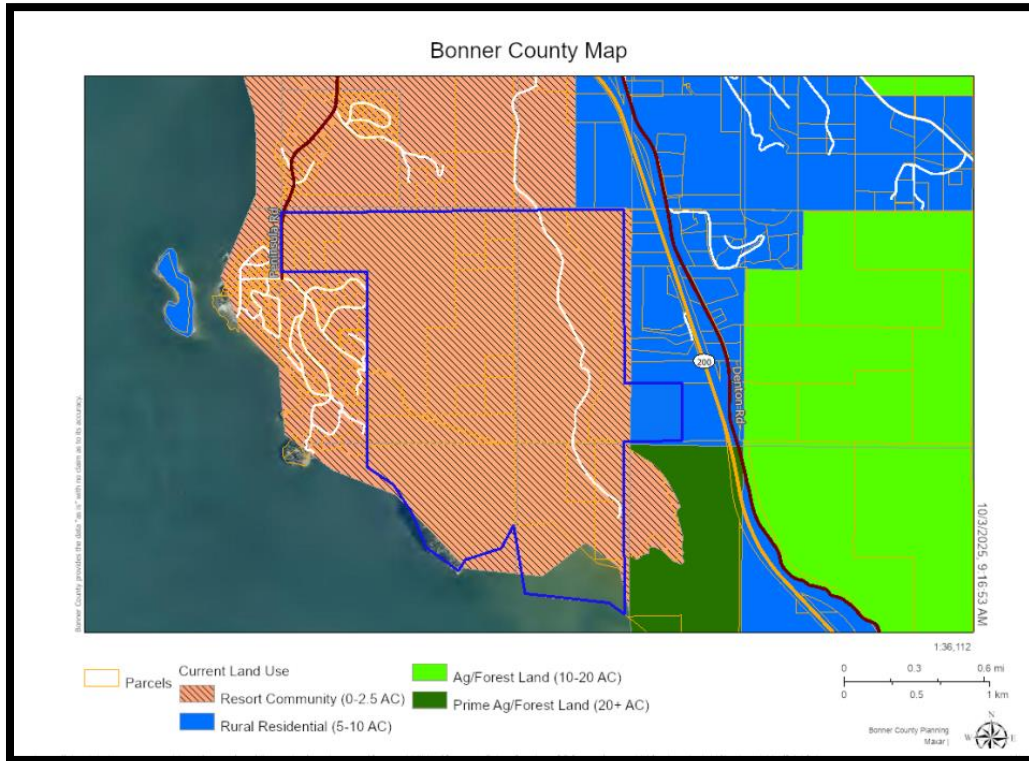
Standards Review and Staff Analysis:

12-111 Purpose:

The zoning regulations and districts for the unincorporated areas of Bonner County, as herein established, have been made in accordance with a comprehensive plan and Idaho Code for the purpose of promoting the health, safety and general welfare of the people of Bonner County.

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. For zone change proposals, the request shall be evaluated against chapter 12 subchapter 3.2 or as hereafter amended.



Existing Comprehensive Plan Designation: Resort Community:

The Resort Community provides for urban-like densities for areas centered around the recreational areas developed for winter and water sports, golf and hiking, where urban services are provided.

Rural Residential:

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.

Comprehensive Plan Analysis:

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 zone change. Lake Pend Oreille School District 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 commercial and industrial 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.
3. Development standards should be designed to encourage clustered development resulting in the preservation of open space and wildlife habitat.
4. Bonner County should recognize its critical wildlife habitat and create development standards to protect these areas and mitigate development impacts to these habitats.
5. Protect water quality by creating standards for development in close proximity to shorelines.
6. 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 mapped critical wildlife habitat, portions of this proposal are adjacent to a mapped critical wildlife habitat, as shown on Bonner County GIS. Furthermore, Idaho Department of Fish and Game didn't have any comments on this request. No other agency replied that were notified of the request of impacts to wildlife.

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: Portions of the proposal are within a flood hazard zone; Bonner County Revised Code, Title 14 regulates development within Special Flood Hazard Areas, and floodways. The proposal does contain mapped slopes, however according to the Avalanche Hazards map found in the Hazardous Component (p.7) this area is low avalanche danger area. Emergency services are available for this proposal. There are multiple points of ingress/ egress from the parcels listed in this proposal.

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: A portion of the proposal is adjacent to Ellisport Bay Sewer District which has proposed options for the applicant to be within the boundaries of the district. The county has several locations where solid waste can be disposed of the closest to the request is ±5 miles away. Avista Utilities did not respond to the request for comment on any effects the proposal would have on their ability to provide services both future and currently.

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: Bonner County updated and adopted transportation plan in 2023. This general area according to a heat map developed by the GIS department (p.12, Bonner County Transportation Plan) is anticipated to experience growth based on historical BLP data. Bonner County Road and Bridge Department commented that the proposal will not have an immediate impact on the

department, however, to address long term impacts a traffic study would be needed. Idaho Department of Transportation did not respond to request for comment on this request. Bonner County does not currently have an adopted trails plan to encourage pedestrian or bike trails.

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: Portions of this proposal are adjacent to Lake Pend Oreille. The proposal is near public hiking trails and campgrounds. Current recreational opportunities for the public that are available in Bonner County are anticipated to remain the same with this zone change. 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. No agency has identified any prehistoric sites or historic sites in Bonner County that could be adversely affected. The Idaho State Historical Society commented that there is potential of historical artifacts on site. Bonner County has not adopted a map that indicates 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 Resort Community envisions urban like densities centered around recreational areas. The proposed zone change could result in an increase in housing opportunities for the area. This component recognizes that the county has a need for housing for the labor force.

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: Resort Community designation provides urban-like densities for areas centered around the recreational areas developed for winter and water sports, golf and hiking, where urban services are provided. Rezoning the property may result in increased development, the general area is currently zoned Rural-10, Rural-5 and Recreation. The different zoning districts in the area allows for a variety of types of housing and business ventures that contribute to the community.

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: The current zoning code permits agricultural uses in all zoning districts. Properties on the peninsula do not appear to be actively engaging in the above-mentioned pursuits. Currently none of the properties are zoned Agricultural/ Forestry. This request doesn't appear to be in conflict of these policies.

12-320.1: Zoning Districts and Map Designation, Purpose:

- The purpose statements for each zone and map designation set forth in the following sections shall be used to guide the application of the zones and designations to all lands in unincorporated Bonner County. The purpose statements also shall guide interpretation and application of land use regulations within the zones and designations, and any changes to the range of permitted uses within each zone through amendments to this title.

12-320.2: Zoning Districts and Map Designations Established:

In accordance with the provisions of Idaho Code and the objectives set forth in this code, all land in the unincorporated areas of Bonner County is hereby classified according to the following zoning designations and zoning map symbols, which shall be applied as shown on the official zoning district map.

Current Zoning:

Rural-10

- A. The rural district is established to allow low density residential uses that are compatible with rural pursuits. The purpose can be accomplished by:
1. Limiting residential densities and permitted uses to those that are compatible with rural character and nearby resource production districts and sites and can be adequately supported by rural service levels.
 2. Allowing small scale farming and forestry activities, and tourism and recreation uses that can be supported by rural service levels and are compatible with rural character.
 3. Encouraging conservation development configurations that create permanent open space or farming areas, protect sensitive environmental features, reduce infrastructure costs and/or enhance recreational opportunities.
- B. Use of this zone is appropriate in areas designated by the comprehensive plan as follows:
1. R-10 in areas designated as rural residential in the comprehensive plan that meet one or more of the following criteria:
 - a. Characterized by slopes that are steeper than thirty percent (30%).

- b. Located within critical wildlife habitat as identified by federal, state or local agencies.
- c. Contain prime agricultural soils.
- d. Served by a network of public and/or private roadways that generally do not meet applicable roadway standards set forth in title 2 (public roads) of this code or appendix A (private roads) of this title or are absent.
- e. Within the floodway.
- f. Contain limited access to public services.

Proposed Zoning:

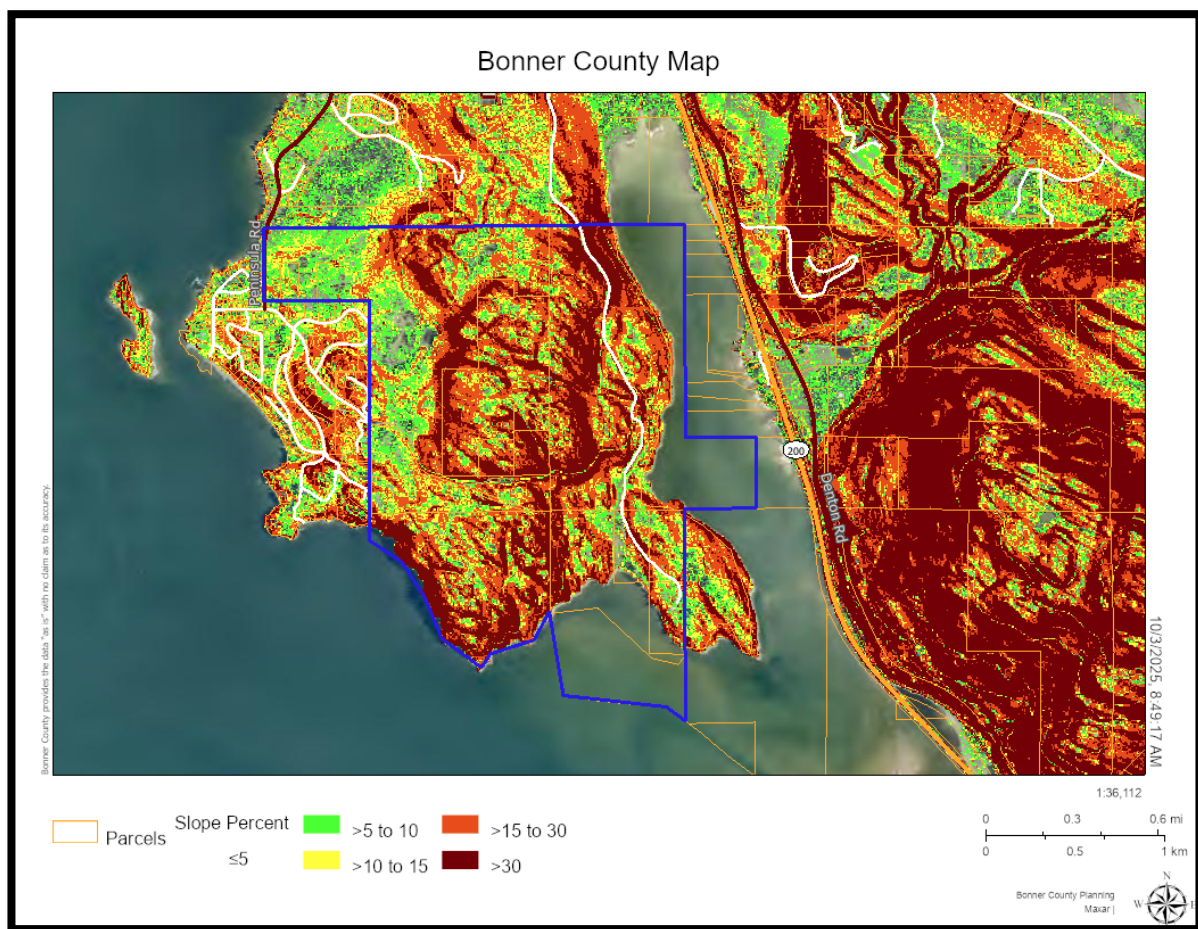
BCRC 12-328: RECREATION DISTRICT:

- A. The recreation district is established to provide a wide range of recreational uses in areas where if access is by road rather than solely by waterways, the road shall be located within a recorded easement or public right of way, except where subject to the terms of an approved special use permit or a state or federal agency, adequate water and sewer services and fire services. Consideration shall also be given to access to potential public transportation systems. The recreation district is intended to provide for a range of housing types and uses that are accessory and complementary to recreational and residential uses. These purposes are accomplished by:
- 1. Allowing for a range of housing types provided adequate services are available.
 - 2. Providing for commercial and private resorts which contain provisions for a range of recreational activities.
 - 3. Excluding uses that are not compatible with the desired recreational character of the area.
 - 4. Encouraging conservation development configurations that create permanent open space, protect sensitive environmental features, reduce infrastructure costs and/or enhance recreational opportunities.
 - 5. Applying simple design standards that enhance the recreational opportunities and character of the area.
- B. Use of this zone is appropriate in areas designated as transition, neighborhood commercial, urban growth area and resort community with the following conditions:
- 1. Land is physically suitable to accommodate a broad range of residential and recreational uses.
 - 2. Sites are served by adequate sewage disposal service, water supply, roads and other needed public facilities and services.

Rural-10 Standards	Recreation Standards
One or More of the Following: - Characterized by slopes steeper than 30%. - Located within critical wildlife habitat as identified by federal, state or local agencies. - Contain prime agricultural soils	- Range of housing types. - Providing for commercial and private resorts which contain provisions for a range of recreational activities. - Exclude uses that are not compatible with the desired recreational character of the area. - Encouraging conservation development.

- Served by a network of public/ private roads.
- Within the floodway.
- Contain limited access to public services.
- Land Use Designation: Rural Residential

- Applying simple design standards that enhance the recreational opportunities and character of the area.
- Comprehensive Plan designated as resort community.
- Land is physically suitable to accommodate a broad range of residential and recreational uses.
- Served by adequate sewage disposal service, water supply, roads and other needed public facilities and services.

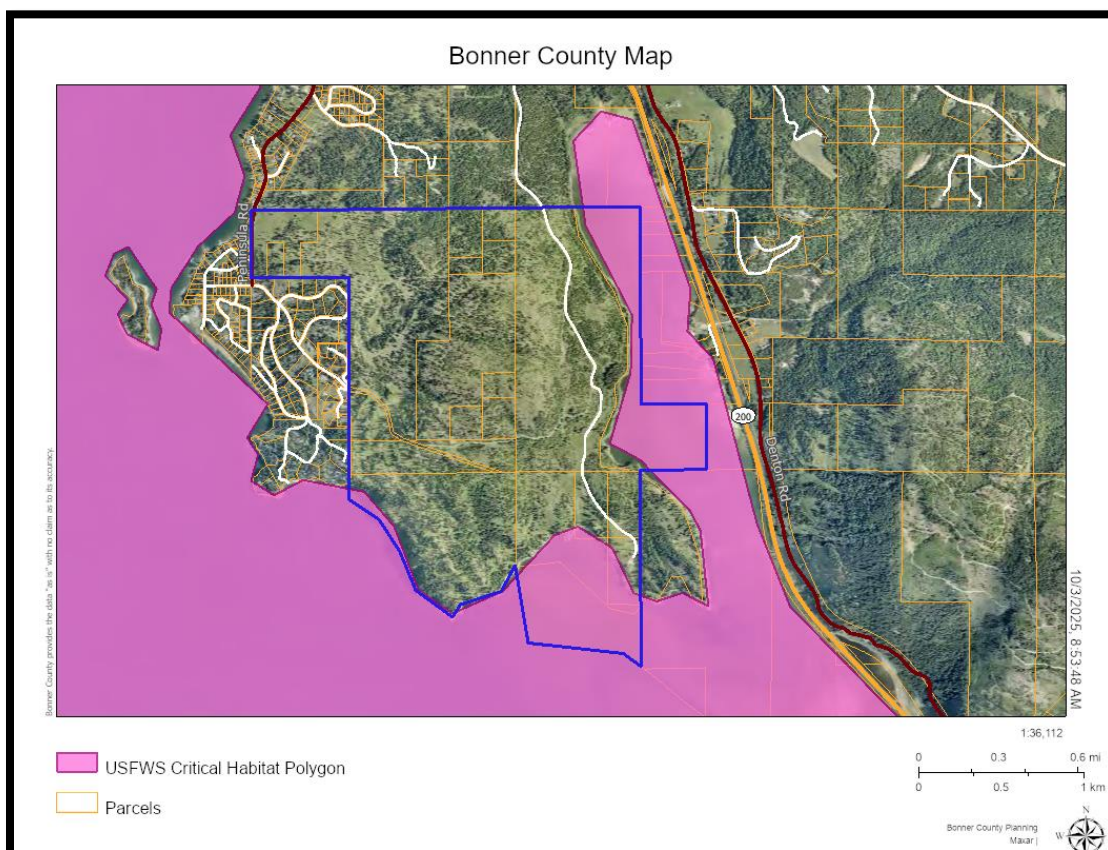


Characterized by slopes steeper than 30%:

The proposal has slopes mapped from 0-≥30% grade. The proposal includes 19 parcels totaling ±1153 acres of land. The list below is an approximation of acres per parcel that has mapped slopes ≥30%.

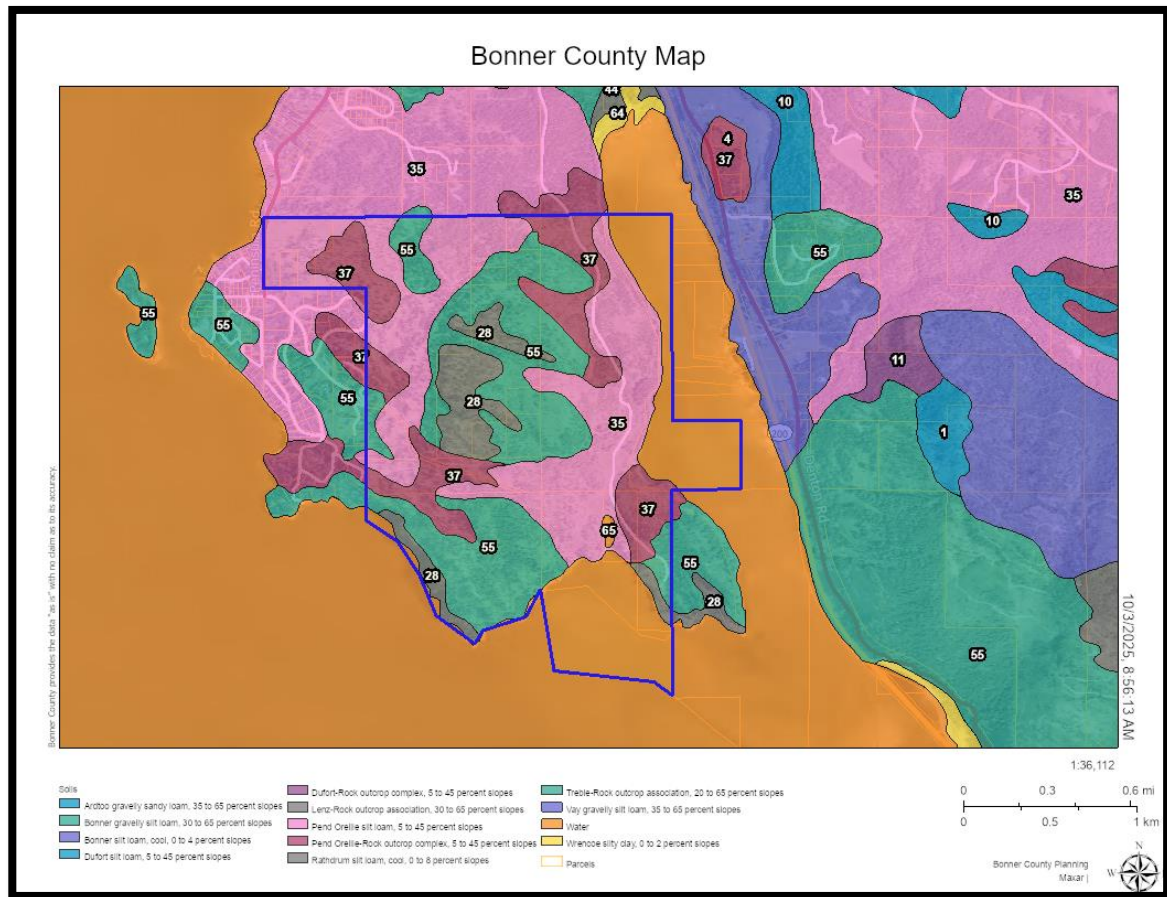
1. RP56N01E133420A is 5 acres and ±2,500 sq.ft. is mapped with slopes ≥30%.
2. RP56N01E130600A is 205 acres and ±27 acres is mapped with slopes ≥30%.
3. RP56N01E130151A is 15 acres and ±8,200 sq.ft. is mapped with slopes ≥30%.
4. RP56N01E130004A is 10 acres and ±0.5 acres is mapped with slopes ≥30%.
5. RP56N01E130455A is 10 acres and ±1.35 acres is mapped with slopes ≥30%.
6. RP56N01E130381A is 5 acres and ±2.3 acres is mapped with slopes ≥30%.
7. RP56N01E131800A is 100 acres and ±21 acres is mapped with slopes ≥30%.

8. RP56N01E137650A is 7.5 acres and ± 2.6 acres is mapped with slopes $\geq 30\%$.
9. RP56N01E139000A is 12.5 acres and ± 8.83 acres is mapped with slopes $\geq 30\%$.
10. RP56N01E139150A is 10 acres and ± 4 acres is mapped with slopes $\geq 30\%$.
11. RP56N01E137050A is 50 acres and ± 9.84 acres is mapped slopes $\geq 30\%$.
12. RP56N01E240003A is 150.20 acres and ± 25 acres is mapped with slopes $\geq 30\%$.
13. RP56N02E193000A is 70.48 acres and ± 18 acres is mapped with slopes $\geq 30\%$.
14. RP56N02E192550A is 20 acres and ± 3.5 acres is mapped with slopes $\geq 30\%$.
15. RP56N02E192405A is 20 acres and ± 1.39 acres is mapped with slopes $\geq 30\%$.
16. RP56N02E194200A is 20 acres and ± 2.25 acres is mapped with slopes $\geq 30\%$.
17. RP56N02E183000A is 265.50 acres and ± 75 acres is mapped with slopes $\geq 30\%$.
18. RP56N02E182401A is 114 acres and ± 3 acres is mapped with slopes $\geq 30\%$.
19. RP56N01E133151A is 30 acres and does not contain any mapped slopes $\geq 30\%$.
20. RP56N02E195400A is 69.62 acres and does not contain any mapped slopes.



Located within critical wildlife habitat:

The proposal is within the David Thompson Wildlife Preserves further described in Idaho Code §36-1906. The purpose of wildlife preserves is to create for the better protection of wild animals and birds, for the establishment of breeding places therefore and for the preservation of the species thereof found in Idaho Code §36-1901. However, wildlife preserves are not mapped as critical wildlife habitats in Bonner County. The only adopted mapped critical wildlife habitat in the county is for Bull Trout. Portions of the proposal are adjacent or within the mapped habitat. A request for agency comment was sent to agency that manages wildlife on September 23, 2025. Idaho Department of Fish and Game was the only agency to reply and they didn't have any comments on this request.

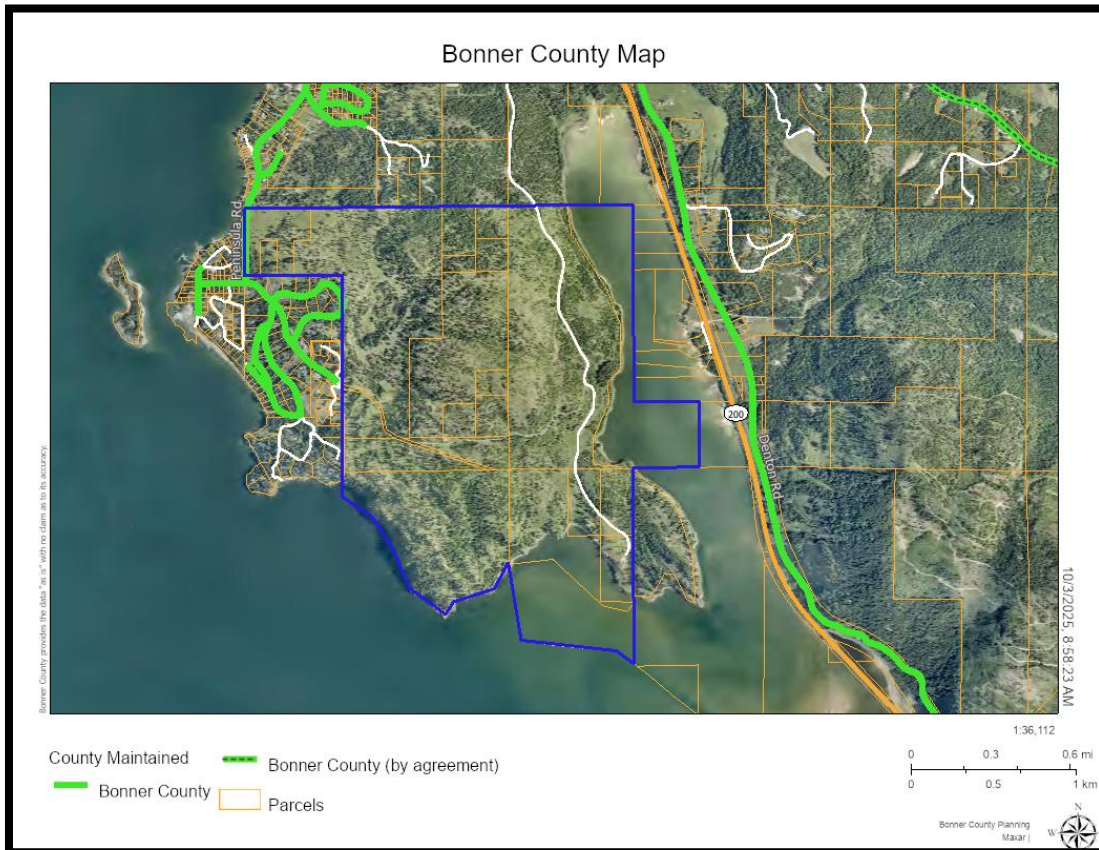


Contain prime agricultural soils:

All parcels within the proposed zone change do not contain prime agricultural soils. See the list of soil types below:

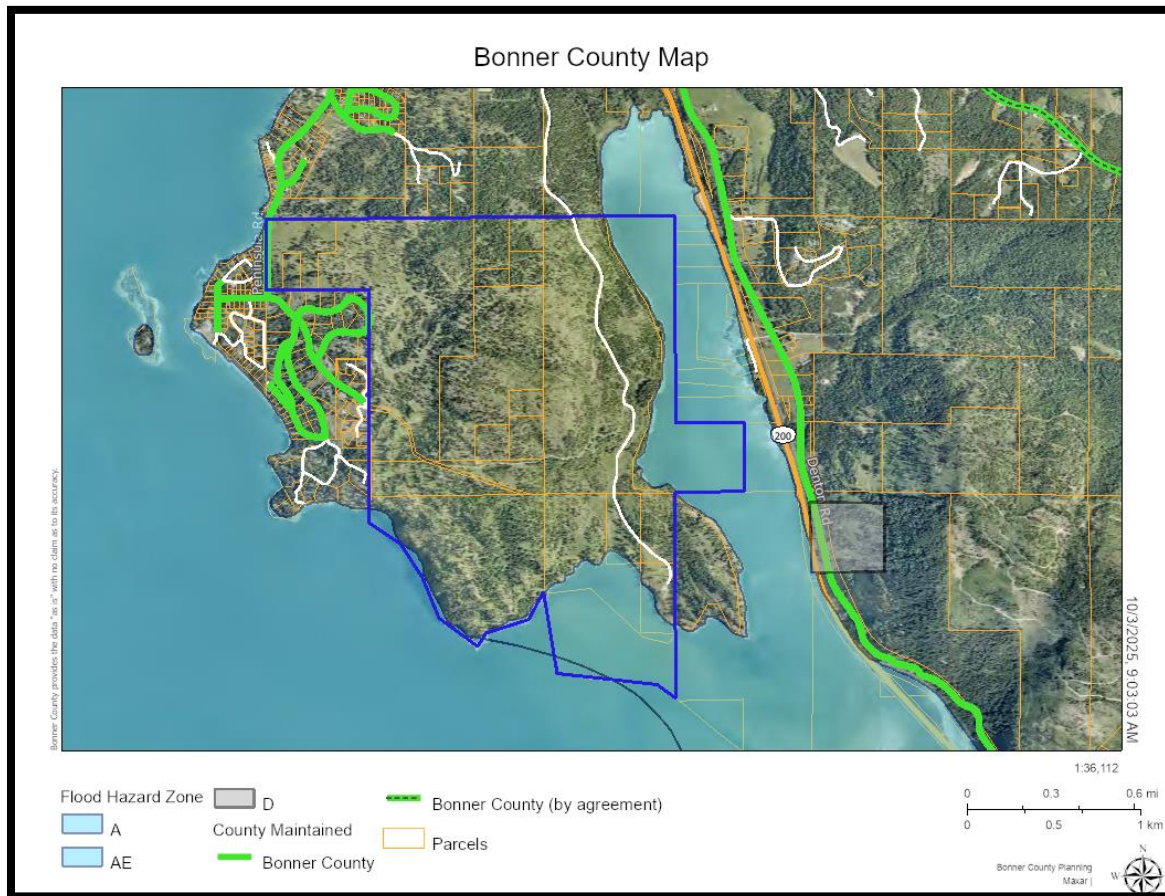
- Description: (37) Pend Oreille-Rock outcrop complex, 5 to 45 percent slopes
- Type: Complex
- Drainage: Well drained
- Classification: Not prime farmland
- Description: (35) Pend Oreille silt loam, 5 to 45 percent slopes
- Type: Consociation
- Drainage: Well drained
- Classification: Not prime farmland
- Description: (55) Treble- Rock outcrop association, 20 to 65 percent slopes
- Type: Association
- Drainage: Well drained
- Classification: Not prime farmland
- Description: (28) Lenz-Rock outcrop association, 30 to 65 percent slopes
- Type: Association
- Drainage: Well drained

- Classification: Not prime farmland
- Description: Water
- Type: N/A
- Drainage: N/A
- Classification: Not prime farmland



Served by a network of public/ private roads:

The proposal is served by a network of public and private roads. The primary access point to the Hope peninsula is Highway 200 an Idaho state owned and maintained paved right of way. Peninsula Road, Hope School Road and E. David Thompson Road are Bonner County owned and maintained rights of way that access the proposal. Dormar Drive is privately owned and maintained road. A request for agency comment was sent on September 23, 2025. Bonner County Road & Bridge stated that this proposal will not have any immediate impact on the department, however the long-term impact could be substantial. A traffic study will be needed to make that determination (See full comment in Appendix B below). Idaho Transportation Department did not reply to a request for comment on this file.



Within the floodway:

Bonner County Floodplain Manager has identified the following parcels below are within the mapped flood hazard zone:

Parcels RP56N02E194200A, RP56N02E195400A, RP56N02E192550A, RP56N02E183000A, RP56N01E240003A, RP56N01E133151A, RP56N02E193000A & RP56N02E182401A are all within SFHA Zone A & Zone X per FIRM Panel Number 16017C1000E, Effective Date 11/18/2009.

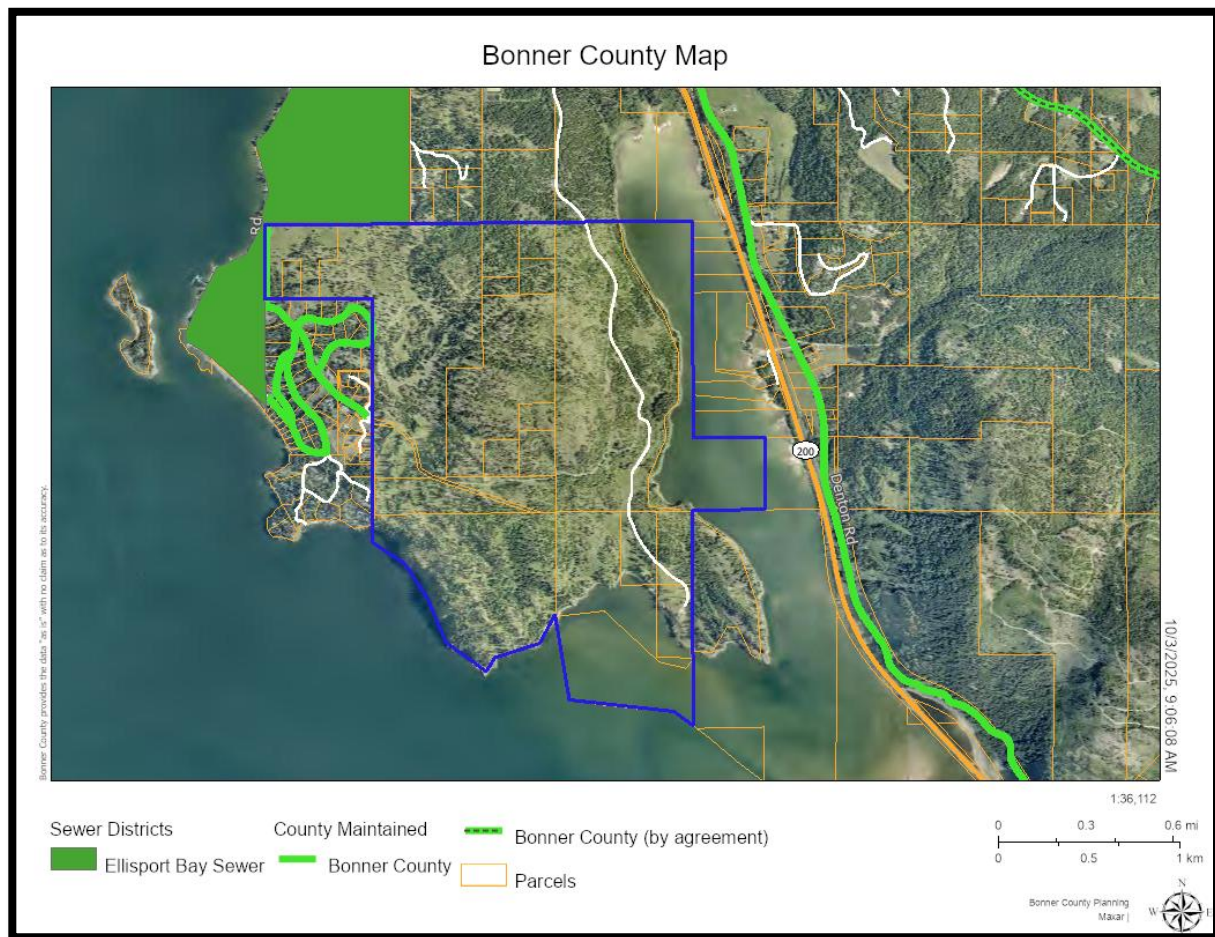
On these parcels that contain Special Flood Hazard Areas, the only land area within the SFHA are the shoreline and near-shore areas. These areas are generally within a few dozen feet upland of the high-water mark on these parcels.

The vast majority of the SFHA that exists within the boundaries of these parcels is submerged lands (lake).

The vast majority of the non-submerged lands that exists within the boundaries of these parcels is within SFHA Zone X and therefore outside of the designated floodplain.

While it is generally recommended not to upzone anywhere within a designated floodplain, it should be noted that all of the parcels in this proposal have either most or all of their land area outside of the floodplain. If this rezoning is approved, all parcels will have the vast majority of their existing land area available for development outside of the SFHA.

If the applicant is planning on subdivision after approval of this rezoning request, the applicant should be aware of requirements BCRC 14-501 & 14-503, particularly those requirements relating to subdivisions. The applicant should be aware that these requirements will apply to any subdivision application submitted to this department if the subdivision proposal area contains any Special Flood Hazard Area whatsoever.



Contain limited access to public services:

This proposal is within the service area of the Bonner County Sheriff's Department and Sam Owen Fire District is $\pm$ 1 mile away. Utility provider is Avista Utilities. A Bonner County transfer station is $\pm$ 5 miles away for solid waste disposal. Lake Pend Orielle School District #84 provides educational and transportation services for students is $\pm$ 1 mile away. A portion of the proposal is adjacent to Ellisport Bay Sewer District. Ellisport Bay Sewer has submitted a letter outlining option for the applicant to provide sewage disposal for their proposal.

Recreation

Range of housing types:

The Hope peninsula currently has a range of residential uses such as single-family dwellings, multi-family and vacation rentals. These types of housing are permitted by right in both Rural District and Recreational District as found in BCRC 12-332 Residential Use Table. Density counts on properties can fluctuate depending on parcel size as found in BCRC 12-411. Minimum acreage size in the R-10 zoning is ten (10) acres. The Recreational zoning per BCRC 12-412 allows lots to range in size from 12,000sq.ft. to 2.5 acres depending on the level of services.

Providing for commercial and private resorts which contain provisions for a range of recreational activities:

Currently on the peninsula there is a resort that has a marina, restaurant and RV park. There is also a public campground with hiking trails and access to Lake Pend Orielle. Within a two (2) mile radius of the proposal are restaurants, a gas station, marinas, boat repair businesses, and an indoor recreational complex.

Exclude uses that are not compatible with the desired recreational character of the area:

Chapter 3.3 of the Bonner County Revised Code has six (6) different use tables that either permit uses by right, conditionally or are prohibited uses in zoning districts. Examples of uses that are permitted or conditionally permitted in the Rural District and prohibited in the Recreation District are:

- Equipment sales and service
- Gun clubs and rifle ranges
- Racetracks
- Roadside stands
- Meat processing
- Sawmills, shingle or planing mills
- Slaughterhouses
- Agricultural direct marketing activities
- Expanded seasonal harvest festivities
- Rock crushing operations

Examples of use that are permitted or conditionally permitted in the Recreation District and prohibited in the Rural District are:

- Boat storage
- Hotels/ motels
- Indoor recreational uses and amusement places and associated concessions
- Laundromats/ showers
- Outdoor recreational uses and amusement places
- Recreational vehicle parks/ campgrounds
- Resorts, commercial and private
- Restaurants
- Retail Sales
- Retail sales of food, gas and sundries
- Taverns, bars and similar drinking establishments
- Docks and marinas, community, upland accommodations
- Hospitals and clinics

Encouraging Conservation Development configurations:

Though the Bonner County Revised Code does not require the creation of conservation developments in any district, the code encourages conservation developments in all zoning districts. For those developing in the county BCRC 12-630, Conservation Subdivisions, guides property owners on how to develop a conservation subdivision. Conservation subdivisions encourage clustering to help reduce infrastructure costs and dedicate open space. Properties can also qualify for density bonuses.

BCRC 12-633(D):

D. Minimum Lot Size: Cluster lots may be smaller than the minimum lot size for the applicable zoning district, provided the following requirements are met:

1. The minimum lot size for lots containing both individual wells and septic within the boundaries of the lot shall be two and one-half ($2\frac{1}{2}$) acres.

2. The minimum lot size for lots containing either individual wells or septic (but not both) within the boundaries of the lot shall be one acre.

3. Lots may be smaller than the minimum sizes in subsections D1 and D2 of this section, provided water and sewage disposal provisions are provided within common areas via utility easements.

BCRC 12-635: Standards for conservation subdivision in Agricultural/ Forestry-10 and Rural Districts.

Cluster subdivisions in the A/F-10 and rural districts shall have the flexibility to create common open space and/or a conservation lot or lots, depending on unique site characteristics and/or interests of the applicant, provided the following requirements are met:

A. The maximum number of lots in a cluster shall be four (4), except where lots are clustered at least one hundred feet (100') from an existing road. The minimum separation of clusters of lots shall be three hundred feet (300').

B. At minimum, building envelopes for cluster lots shall provide for a minimum setback of one hundred feet (100') to any property adjacent to the parent tract.

C. Multiple dwelling units may be included on individual lots, provided the subdivision meets applicable density requirements and other requirements in this title.

BCRC 12-636: Standards for conservation subdivision in Suburban, Recreation and Alpine Village District:

Conservation subdivisions in these districts shall have the flexibility to create common open space, a conservation lot or lots, and/or development reserve lots, depending on unique site characteristics and/or interests of the applicant, provided the following requirements are met:

A. Minimum Lot Size: There is no minimum lot size for cluster lots, provided the subdivision meets the density requirements specified in this title. However, cluster lots shall be sized sufficiently to meet applicable setbacks and other requirements in this title, unless otherwise noted herein.

B. Development Reserve Lots: All subdivisions that do not contain urban services are encouraged to use clustering techniques that allow for future development at urban densities. To accomplish this, applicants may designate an area or areas "development reserve lot" that can be further subdivided when urban services become available. See subsection 12-633I of this subchapter for related development reserve lot requirements. See subsection 12-637A2 of this subchapter for related density bonus provisions.

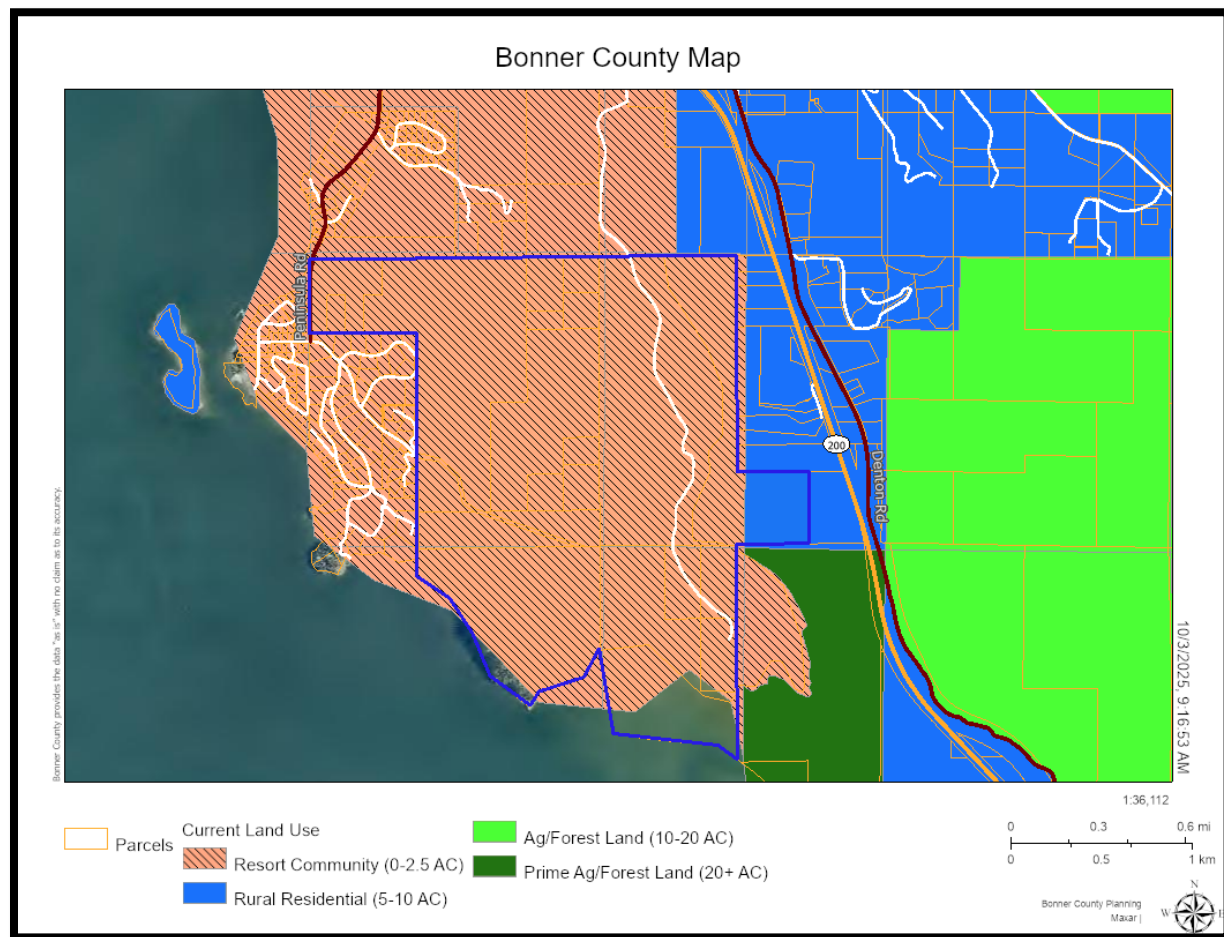
C. Reduction In Setbacks: Front, side and/or rear yard setbacks may be reduced to accomplish design objectives for the development, provided other applicable standards in this title are met.

D. Multiple Dwelling Units: Multiple dwelling units may be included on individual lots, provided the subdivision meets applicable density requirements and other requirements in this title.

E. Common Open Space: Applicants are encouraged to set aside at least twenty percent (20%) of the land as common open space, or recreational facilities for the residents of the subdivision.

Applying simple design standards that enhance the recreational opportunities and character of the area:

This request is not for development. However, depending on future uses that can be requested Bonner County Revised Code, Chapter 4.5(Design Standards) and Chapter 6 (Subdivisions) Title 12, Design Standards guides how land can be developed.



Comprehensive Plan designated as Resort Community:

Most of the land included in the proposal is currently classified as Resort Community by the comprehensive plan. Parcel RP56N02E182401A is currently split between two land use designations, Rural Residential and Resort Community. The parcel is ± 114 acres and ± 30 acres is designated as Rural Residential. The portion classified as Rural Residential is all submerged land, which is excluded from density calculations when development occurs.

Land is physically suitable to accommodate a broad range of residential and recreational uses.

Bonner County Revised Code allows for a broad range of uses both in the Rural District and Recreational District. With the current level of services available to the proposal the code allows for a variety of permitted/ conditional use to be pursued in the Rural District that could accommodate a range of housing types and recreational uses. If services were to be expanded and/or the properties are rezoned other types of residential and recreational uses could be expanded both permitted/conditionally in the Recreation District. A complete list can be found in Sub-chapter 3.3, Title 12, "Use Provisions" tables of the county code.

Planner's Initials: DB

Date: October 16, 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.

Zoning Designation - Motion by the Governing Body:

ZONING COMMISSION

MOTION TO RECOMMEND APPROVAL: I move to recommend approval of this project to the Board of County Commissioners, FILE ZC0005-25, requesting a zone change from Rural-10 to Recreation, 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 elements 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 Recreation District zoning designation, provided at Chapter 3, Title 12, Bonner County Revised Code.

This recommendation 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 reasoned statement as discussed in deliberation at this hearing and the analysis as set forth in the Staff Report (or as amended during this hearing) and direct planning staff to draft the reasoned statement to reflect this motion as set forth in Idaho Code section 67-6535, have the Chair sign, and transmit to all interested parties. This action does not result in a taking of private property.

MOTION TO RECCOMEND DENIAL: I move to recommend denial of this project to the Board of County Commissioners, FILE ZC0005-25, requesting a zone change from Rural-10 to Recreation, based upon the following conclusions:

Conclusion 1

The proposal **is/is not** in accord with the elements 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 Recreation zoning designation, provided at Chapter 3, Title 12, Bonner County Revised Code.

This recommendation 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 reasoned statement as discussed in deliberation at this hearing and the analysis as set forth in the Staff Report (or as amended during this hearing) and direct planning staff to draft the reasoned statement to reflect this motion as set forth in Idaho Code section 67-6535, have the Chair sign, and transmit to all interested parties. This action does not result in a taking of private property.

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.: ZC0005-25

Hearing Date: 10/23/25

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 **23rd** 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

Appendix B- Agency Comment



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - File ZC0005-25 Agency Review

1 message

DEQ Comments <deqcomments@deq.idaho.gov>

Thu, Oct 9, 2025 at 2:14 PM

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

Good Afternoon,

Thank you for providing the opportunity to comment. DEQ has no environmental impact comments for the project listed above at this stage of development.

Thank you,

Idaho Department of Environmental Quality
2110 Ironwood Parkway, Coeur d'Alene, Idaho 83814
Office Line: 208.769.1422

www.deq.idaho.gov

Our mission: To protect human health and the quality of Idaho's air, land, and water.

From: Bonner County Planning Department <planning@bonnercountyid.gov>**Sent:** Tuesday, September 23, 2025 9:14 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@spiritleakefire.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@spiritleakeid.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 <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 <EHApplications@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 <epifdchief@gmail.com>; US Fish & Wildlife Services <fw1idahoconsultationrequests@fws.gov>; meagan <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>

Cc: Alexander Feyen <alexander.feyen@bonnercountyid.gov>

Subject: Bonner County Planning - File ZC0005-25 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.

Dylan Young

Bonner County Planning Department

Hearing Coordinator

208-265-1458

Now Live: Apply for Your Building Location Permit Online!

We're making building easier! You can now apply for your **Building Location Permit** quickly and securely through our **new citizen online portal**, available 24/7 from the comfort of your home or office. You can also apply on one of the kiosks provided in the Planning Department office, located in the County Administrative Building, Suite 208.

Fast & easy application process

Track your permit status in real time

Upload documents directly

Online Application Guide

Visit <https://bonnercountyid-energovweb.tylerhost.net/apps/selfservice#/home> to get started today!

Effective July 1, 2025, all Building Location Permits must be applied for through the online citizen portal and we will no longer be accepting applications sent via email or printed paper applications. Have questions? Call 208-265-1458, our team is ready to help.

Build smarter. Apply online.

Ellisport Bay Sewer District
PO Box 455
Hope, ID 83836

SPOKANE WA 990

15 AUG 2025 PM 4 L



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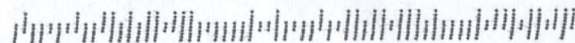
Bonner County Planning Dept
1500 Highway 2, Suite 208
Sandpoint, ID 83864

RECEIVED

AUG 20 2025

Bonner County
Planning Department

83864-170958



ELLISPORT BAY SEWER DISTRICT

August 12, 2025

Bonner County Planning Department
1500 Highway 2, Suite 208
Sandpoint, Idaho 83864

Re: Dormar Land Management, LLLP - Community Sewer Options, RE: File #ZC0005-25

Bonner County Planning Director Jake Gabell:

This letter is to confirm that preliminary discussions between the Ellisport Bay Sewer District (EBSD) Board and Mr. Darius L. Ruen, P.E. of Ruen-Yeager & Associates, Inc representing Dormar Land Management, LLLP have taken place.

We understand that Dormar Land Management, LLLP (Dormar) has submitted a zone change application to Bonner County for their property on the Hope Peninsula. Our discussions with Dormar included options to provide a community sewer system for their property and options to expand the EBSD system to adequately serve additional users on the Hope Peninsula. Preliminary discussions identified three options to provide a community sewer system serving the Dormar owned property.

- Option I that was discussed included Dormar developing a Private Sewer Company that would provide on-site collection, treatment, and land application in the same manner as described in the 2018 Wastewater Facility Plan prepared for Ellisport Bay Sewer District (EBSD).
- Option II discussed was to have Dormar annex its property into EBSD and participate in sewer line extensions, treatment system upgrades, and land application expansion of the current EBSD facility.
- Option III was presented where the Dormar Private Sewer Company would provide a community sewer system to serve their land and would work with the EBSD to determine the financial feasibility of providing sewer service to existing subdivided lots located within the EBSD boundaries that are currently served with septic tanks and drainfields. EBSD has been unsuccessful in our attempts to provide sewer to these existing lots located within our District boundaries.

Ellisport Bay Sewer District and Dormar Land Management, LLLP both support the stated intent of the 2018 Facilities Plan: "to minimize the overall effect wastewater collection, treatment, and reuse practices have on the local environment, including the surface water quality in Lake Pend

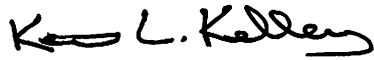
August 12, 2025

Page 2

Oreille (LPO). Specifically, the Board seeks to eventually eliminate all on-site septic treatment systems from the Hope Peninsula (presumed to be major no-point source nutrient contributors to LPO near-shore waters) and enhance the treatment capability of the entire system.”

Sincerely,

ELLISPORT BAY SEWER DISTRICT

A handwritten signature in black ink, appearing to read "Ken L. Kelley". The signature is fluid and cursive, with a long horizontal stroke at the end.

Ken Kelley
Chairman



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - File ZC0005-25 Agency Review

1 message

Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>

Thu, Oct 16, 2025 at 9:36 AM

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

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 23, 2025 9:14 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@spiritlakefire.com>; City of Clark Fork <city@clarkforkidaho.org>; City of Dover <cityclerk@cityofdoverydaho.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 <jameib@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 Hoodenpytle <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: Alexander Feyen <alexander.feyen@bonnercountyid.gov>

Subject: Bonner County Planning - File ZC0005-25 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.

Dylan Young

Bonner County Planning Department

Hearing Coordinator

208-265-1458

Now Live: Apply for Your Building Location Permit Online!

We're making building easier! You can now apply for your **Building Location Permit** quickly and securely through our **new citizen online portal**, available 24/7 from the comfort of your home or office. You can also apply on one of the kiosks provided in the Planning Department office, located in the County Administrative Building, Suite 208.

Fast & easy application process

Track your permit status in real time

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Online Application Guide

Visit <https://bonnercountyid-energovweb.tylerhost.net/apps/selfservice#/home> **to get started today!**

Effective July 1, 2025, all Building Location Permits must be applied for through the online citizen portal and we will no longer be accepting applications sent via email or printed paper applications. Have questions? Call 208-265-1458, our team is ready to help.

Build smarter. Apply online.



Dylan Young <dylan.young@bonnercountyid.gov>

Bonner County Planning - File ZC0005-25 Agency Review

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

Tue, Sep 23, 2025 at 11:19 AM

To: Bonner County Planning Department <planning@bonnercountyid.gov>, "byron.ruen@ruendrilling.com"

<byron.ruen@ruendrilling.com>, "tvogel@ruenyeager.com" <tvogel@ruenyeager.com>, "cmarley@ruenyeager.com"

<cmarley@ruenyeager.com>

Cc: "Sturgis, Daniel" <Daniel.Sturgis@idwr.idaho.gov>, "Richman, Michelle" <Michelle.Richman@idwr.idaho.gov>, Kevan McClarty <kevan.mcclarty@idwr.idaho.gov>

REF: ZC0005-25

TO: Dylan Young – Bonner County Planning Department Hearing Coordinator

Byron and Kelly Ruen – Applicant/Landowner

Ruen-Yeager & Associates, Inc. C/O Tess Vogel or Clare Marley – Applicants Representative

Good morning,

Idaho Department of Water Resources (IDWR) – Northern Regional Office thanks Bonner County for the opportunity to comment on ZC0005-25.

The proposed project development sites two courses of action to serve water to the new development:

1. If the project obtains a "will serve" from either a) the Kullyspell Estates Water Assn Inc, which holds Domestic water right 96-8632 and/or b) Kullyspell Estates Property Owners Assn, which holds Municipal water right 96-8982 **the respective water service provider is required to obtain new water rights via the application-permit-license allocation process prior to diversion of water** which enlarges their respective active water right(s). It's reasonable any project development shall enlarge the Annual Diversion Volume authorized by either Right 96-8982 or 96-8632 for the beneficial uses they are currently authorized to divert water for.
2. If the project pursues their own water delivery service for the community water system, **IDWR requires an approved water right permit prior to the diversion of water from any State of Idaho public water(s): ground water (well) source OR surface water (lake system) source.** I recommend the project developer contact IDWR to initiate water right filing processes.
3. Any diversion of public water (ground water OR surface water) which exceeds exempt status beneficial use authorized by **Idaho Code §42-111** is required to obtain an approved water permit prior to the diversion of public water(s).

Based on the information provided in the project application and supporting documents, IDWR requires water right permit compliance be satisfied prior to water system diversion(s) associated with the project's development. I encourage the Applicant contact IDWR to pursue water right filings if applicable and/or their designated water service provider contact IDWR to ensure compliance toward any water right filing

requirements early in the planning process, as new Application for Permit – to – Permit approval processing can take upward of 120 days upon receipt of a complete application for permit with corresponding filing fees.

Best Regards,



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

Sent: Tuesday, September 23, 2025 9:14 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@spiritleakefire.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@spiritleakeid.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 <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 <EHApplications@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 <epfldchief@gmail.com>; US Fish & Wildlife Services <fw1idahoconsultationrequests@fws.gov>; meagan <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>

Cc: Alexander Feyen <alexander.feyen@bonnercountyid.gov>

Subject: Bonner County Planning - File ZC0005-25 Agency Review

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 **Bates_ Luke.vcf**
2K



Janna Brown <janna.brown@bonnercountyid.gov>

File ZC0005-25- DOMAR – Rural 10 to Recreation

1 message

Chris Shaver <Chris.Shaver@ishs.idaho.gov>

Wed, Oct 15, 2025 at 9:55 AM

To: "janna.brown@bonnercountyid.gov" <janna.brown@bonnercountyid.gov>

Cc: Bonner County Planning <planning@bonnercountyid.gov>

Thank you for the opportunity to comment on the proposed zone change. Our office has reviewed the project location and its potential concerns for cultural resources and have concluded that archaeological resources may be encountered, and we recommend an archaeological survey prior to any ground disturbing activities. Please see the attached letter from our office. Should you have any additional questions or concerns, please let our office know at your earliest convenience.

Sincerely,

Chris

**Christopher L. Shaver**

Compliance Archaeologist

State Historic Preservation Office

(208) 488-7467

HISTORY.IDAHO.GOV

*Preserving the past, enriching the future.*Explore a [membership](#) with the Historical Society!**File ZC0005-25 - DOMAR Zone Change.pdf**

233K



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15 October 2025

Bonner County Planning Department
1500 Highway 2, Suite 208
Sandpoint, Idaho 83864

**Re: File ZC0005-25- DOMAR – Rural 10 to Recreation
SHPO Review No.: 2025-1134**

Dear Bonner County Planning Department:

Thank you for consulting with our office on the above-referenced project. The State Historic Preservation Office is providing the following comments to the Bonner County Planning Department regarding potential effects to archaeological and historic built environment resources within the proposed project footprint or its immediate vicinity.

On 23 September 2025, our office received notification of the project application with a request for agency review. The historic property review was initiated in response to a request for a zone change from Rural-10 to Recreation on ±1153 acres. The property is zoned Rural-10 and is located within Sections 13, 18, 19, and 24, Township 56 North, Range 1 and 2 East, Boise-Meridian. Our office consulted historic aerial images and maps in addition to the Idaho Cultural Resources Information System in an effort to identify cultural resources in the area. The project location is within the East Pend Oreille Lake Rock Art District (10BR1192), and the projected footprint of the zone change includes at least three known archaeological resources (10BR546, 10BR562, and 10BR770). Furthermore, this area is known to be a heightened concern to the Kalispel Tribe of Indians and they should be consulted regarding the effects of any potential development. Due to the known archaeological resources in the project area and the potential for additional resources not currently documented, our office strongly recommends an archaeological inventory be conducted to identify any cultural resources to fully understand the potential for adversely affecting resources within the 1153-acre parcel. This survey should be conducted by an individual or firm meeting the Secretary of the Interior's Professional Qualifications for archaeology.

A list of qualified professionals who meet the requirements for archaeologist can be found on our website at https://history.idaho.gov/wp-content/uploads/Idaho_HP_Consultants_List.pdf. Inclusion on this list should not be viewed as an endorsement or recommendation by the State Historic Preservation Office. More information and guidance about conducting archaeological inventories within Idaho can be found at our website at <https://history.idaho.gov/shpo/idaho-shpo-guidance/>.

In the event that previously unidentified archaeological material is inadvertently encountered during the implementation of this project, work If you have any questions, or the scope of the project changes, please contact me at chris.shaver@ishs.idaho.gov or (208) 488-7467.

Sincerely,

**Christopher L. Shaver
Compliance Archaeologist
Idaho State Historic Preservation Office**



Brad Little
Governor of Idaho

Janet Gallimore
Executive Director
State Historic
Preservation Officer

Administration:
2205 Old Penitentiary Rd.
Boise, Idaho 83712
208.334.2682
Fax: 208.334.2774

Idaho State Museum:
610 Julia Davis Dr.
Boise, Idaho 83702
208.334.2120

**Idaho State Archives
and State Records
Center:**
2205 Old Penitentiary Rd.
Boise, Idaho 83712
208.334.2620

**State Historic
Preservation Office:**
210 Main St.
Boise, Idaho 83702
208.334.3861

**Old Idaho Penitentiary
and Historic Sites:**
2445 Old Penitentiary Rd.
Boise, Idaho 83712
208.334.2844

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Janna Brown <janna.brown@bonnercountyid.gov>

File ZC0005-25 Domar Zone Change

1 message

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

Tue, Sep 23, 2025 at 10:41 AM

Good Morning:

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_09_BC_ZC0005_25_DomarZoneChnge.pdf**
97K



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 **23rd** 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 23, 2025**.

NOTICE IS HEREBY GIVEN that the Bonner County Zoning Commission will hold a public hearing at **5:30 pm on Thursday October 23, 2025** in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following request:

File ZC0005-25- DOMAR – Rural 10 to Recreation

The applicants are requesting a zone change from Rural-10 to Recreation on ±1153 acres. The property is zoned Rural-10. The project is located off Peninsula Road and Hope School Road in Section 13,18,19 and 24 Township 56 North, Range 1 and 2 East, Boise-Meridian. The project site is within the service area of Sam Owen 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 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

Kootenai-Ponderay Sewer District

Date

9/23/25

Att of District Boundaries



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] FILE ZC0005-25-DOMAR-RURAL 10 TO RECREATION

1 message

Denis Twohig <dtwohig@phd1.idaho.gov>

Wed, Oct 8, 2025 at 9:19 AM

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

 Public Health Prevent. Promote. Protect. Panhandle Health District	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.

 **FILE ZC0005-25-DOMAR-RURAL 10 TO RECREATION.pdf**
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Panhandle Health District

Healthy People in Healthy Communities

Public Health

Prevent. Promote. Protect.

Panhandle Health District

October 8, 2025

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

Re: File ZC0005-25 – DOMAR – Rural 10 to Recreation

Bonner County Planning Department,

The Panhandle Health District (PHD) would like to comment that the proposed wastewater and drinking water systems have not been reviewed by PHD or by Idaho DEQ, and the plans and documents submitted with the application are from 2018 and were produced for planning purposes only. PHD is unaware of a currently planned expansion to Ellisport Sewer District, and there are no current applications on file with PHD for a proposed community water or sewer system for the subject parcels.

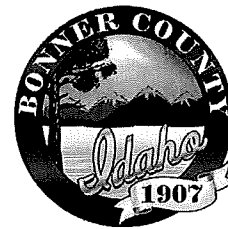
If the applicants do desire to utilize individual subsurface sewage disposal, community, or shared wastewater disposal systems, an application and field work with PHD will need to be completed and approved prior to any wastewater generation occurs.

Thank you,

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 **23rd** day of **September 2025**.

Dylan Young

Dylan Young, Hearing Coordinator

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The applicants are requesting a zone change from Rural-10 to Recreation on ± 1153 acres. The property is zoned Rural-10. The project is located off Peninsula Road and Hope School Road in Section 13, 18, 19 and 24 Township 56 North, Range 1 and 2 East, Boise-Meridian. The project site is within the service area of Sam Owen 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 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

*SEE ATTACHED COMMENTS
10/8/25*

*P.H.D.
T.K.*

**Sam Owen Fire District
17 Old Sam Owen Road
PO Box 344
Hope, ID 83836**

Bonner County Planning Department
1500 Highway 2, Suite 208
Sandpoint, ID 83854

RECEIVED

OCT 14 2025

**Bonner County
Planning Department**

October 14, 2025

Re: File ZC0005-25-DOMAR-Rural 10 to Recreation

There are two crucial issues regarding access to the property being requested for a zone change from Rural 10 to Recreation. This property lies on the southern and eastern portion of Sam Owen Peninsula, bounded by Denton Slough on the east, Lake Pend Oreille on the south, and various private properties on the west.

The first issue is access to the property itself.

On the east side there is access on Hope School Road, which turns into Dormar Road. Hope School Road is adjacent to Hope Elementary school and passes within feet of the school buildings, buses, and parking lots. Having a major access road next to the elementary school is cause for concern for student/child safety.

On the west side of the property there is access off E. David Thompson Road. Getting to the property this way requires driving from Highway 200 on Peninsula Road to its intersection with E. David Thompson. Peninsula Road is narrow, twisty, has no centerline or fog lines, and can be congested in the summer season. This route would not provide reliable prompt access for emergency vehicles.

There is another potential access to the property off Peninsula Road near Island View Resort. This potential access is undeveloped.

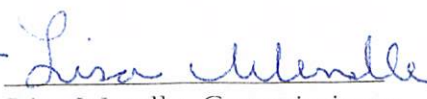
The second access issue concerns access to and from Sam Owen Peninsula as a whole.

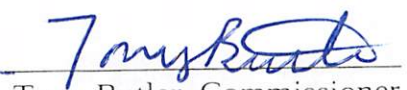
The only access to, or exit from, the Peninsula is at the intersection of Peninsula Road and Highway 200. There is no other way to or from an area that sees a large amount of summer traffic and significant traffic year around from permanent residents. This bottleneck has the potential to cause an evacuation disaster in the event of a wildfire on the Peninsula, a heavily wooded area. The potential for disaster increases as the population density increases. It is foreseeable that a zone change from Rural 10 to Recreation may lead to a significant increase in population density.

Until the access and egress issues are addressed and remedied, Sam Owen Fire District recommends that the zone change be denied.

SAM OWEN FIRE DISTRICT


Terry Jensen, Commissioner


Lisa Wendle, Commissioner


Tony Butler, Commissioner



Janna Brown <janna.brown@bonnercountyid.gov>

Re: [EXTERNAL] Bonner County Planning - File ZC0005-25 Agency Review

1 message

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

Tue, Sep 23, 2025 at 12:44 PM

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

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

Cc: US Crossings <us_crossings@tcenergy.com>

No Comment from TC Energy. Project is not near ROW.

Ken Flint

From: US Crossings <us_crossings@tcenergy.com>

Sent: Tuesday, September 23, 2025 10:47 AM

To: Ken Flint <ken_flint@tcenergy.com>

Subject: FW: [EXTERNAL] Bonner County Planning - File ZC0005-25 Agency Review

FYI

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

Sent: Tuesday, September 23, 2025 11:14 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@lpsd.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@cityofdoverydaho.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; 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>; 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 <EHApplications@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; 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 <epifdchief@gmail.com>; US Fish & Wildlife Services <fw1idahoconsultationrequests@fws.gov>; West Bonner Library <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>

Cc: Alexander Feyen <alexander.feyen@bonnercountyid.gov>

Subject: [EXTERNAL] Bonner County Planning - File ZC0005-25 Agency Review

EXTERNAL EMAIL: PROCEED WITH CAUTION.

This e-mail has originated from outside of the organization. Do not respond, click on links or open attachments unless you recognize the sender or know the content is safe. If this email looks suspicious, report it.

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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Daniel Britt <daniel.britt@bonnercountyid.gov>

Fwd: Bonner County Planning - File ZC0005-25 Agency Review

1 message

Matt Mulder <matt.mulder@bonnercountyid.gov>

Tue, Oct 7, 2025 at 8:01 AM

To: Mail-Planning <planning@bonnercountyid.gov>

Cc: Daniel Britt <daniel.britt@bonnercountyid.gov>, Jason Topp <jason.topp@bonnercountyid.gov>

The Bonner County Road & Bridge Department has the following comments regarding this zone change of 1150 acres.

The proposed zone change will not have any immediate impacts on the Road & Bridge Department, but could have incredible long term impacts. Peninsula Road and Hope School Road are County maintained roads which are NOT capable of handling the increased traffic that could ultimately be generated by the change in zoning density. Based on the maximum density which would be permitted in this recreational zoning with services available, there could be lots as small as 12,000 sq ft, which would equate to over 4100 potential lots. Each lot which is developed into a single family home adds an average of 9.7 vehicle trips per day based on the Bonner County Road Standards Manual planning figures, which would generate a *staggering* 39,770 vehicle trips at maximum buildout. The Applicant needs to submit a Trip Generation and Distribution Letter for this planning action. Certainly, traffic impact studies would be warranted.

A typical County arterial road with straight stretches and ample passing opportunities and a 45mph speed limit can reasonably accommodate approximately 16,000 cars per day (~8000 per lane) at a reasonable level of service. The existing roads are far from meeting that ideal metric, and the actual capacity of Peninsula Rd and Hope School Road would be somewhat less. Even State Highway 200 is incapable of accommodating that potential long term increase in traffic. The proposed potential increase to the number of lots within this area would cause the roads to exceed capacity and be in a state of perpetual congestion at maximum buildout. Many of these issues could be addressed during the future subdivision processes, where more exact traffic counts and proposed new local access road configurations can be determined, but systemic improvement of the system would be appropriate during a large scale re-zone instead of attempting to piecemeal improvements for each small development that comes later, resulting in no meaningful improvements to the road and ROW in the long term. Impact fees are not yet required by Bonner County, but could be used to save towards the future needs that each new development contributes.

ROW Request:

Section 6.5 of the Bonner County Roads Standards Manual identifies the common widths for new road right of ways (ROW) as 60ft for local access roads and 60 to 80ft for collector roads. Peninsula Rd is classified as a minor collector road and the existing variable width ROW is generally 60 to 80ft wide. However, the requirements also stipulate that ROW also must accommodate all cuts and fills necessary for the roadway. Due to the steep sloped terrain along Peninsula Rd, wider ROW would be necessary to accommodate cuts and fills for future roadway expansions which would be needed to accommodate this traffic. Road & Bridge requests that an additional 40 ft of right-of-way be dedicated along Peninsula Rd frontage (20ft additional on each side of the existing boundaries) to allow for the future expansions which will be necessary to accommodate the incredible traffic loads.

Similarly, Hope School Rd exists as a 50ft prescriptive easement ROW currently, which is less than our standard required width. We request a dedication of ROW to bring this road to 80ft of deeded ROW to allow it to meet the collector road standards into the future.

There are potential future impacts to our department's maintenance activities as additional lots are made into new homes, such as the amount of sand required during winter operations. As traffic increases, so too does the amount of man hours, equipment time plowing and sanding, and quantity of sand needed to continue providing at our current level of service. To a degree, each new home also adds more property tax funds which could be allocated to road maintenance, as well as increased consumption of gas providing income in the form of gas taxes to the state which are disbursed to our department.

-Matt Mulder, PE
Staff Engineer
Bonner County Road & Bridge
208-255-5681 ext 1

----- Forwarded message -----

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

Date: Tue, Sep 23, 2025 at 9:14 AM

Subject: Bonner County Planning - File ZC0005-25 Agency Review

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 <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@lactedewaterdistrict.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>, 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>, 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 <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: Alexander Feyen <alexander.feyen@bonnercountyid.gov>

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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Upload documents directly

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Effective July 1, 2025, all Building Location Permits must be applied for through the online citizen portal and we will no longer be accepting applications sent via email or printed paper applications. Have questions? Call 208-265-1458, our team is ready to help.

Build smarter. Apply online.



Notice of Public Hearing_ZC 10.23.25.docx
1170K

Appendix C-Parcel List



RUEN-YEAGER & ASSOCIATES, INC.

ENGINEERS ♦ PLANNERS ♦ SURVEYORS

DORMAR LAND MANAGEMENT, LLLP

Total Acreage	1153
Submerged	195
Balance	958

Parcel No.	Acres
RP56N01E133151A	30
RP56N01E133420A	5
RP56N01E130600A	205
RP56N01E130151A	15
RP56N01E130004A	10
RP56N01E130455A	10
RP56N01E130381A	5
RP56N01E131800A	100
RP56N01E137650A	7.5
RP56N01E139000A	12.5
RP56N01E139150A	10
RP56N01E137050A	50
	460
RP56N01E240003A	150.2
	150.2
RP56N02E183000A	256.5
RP56N02E182401A (Submerged)	86.18
	342.68
RP56N02E194200A (8.0 Acres Submerged)	20
RP56N02E193000A (31.0 Acres Submerged)	70.48
RP56N02E192550A	20
RP56N02E192405A	20
RP56N02E195400A (Submerged)	69.62
	200.1