



## Bonner County Planning Department

*"Protecting property rights and enhancing property value"*

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

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

Email: [planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov) - Web site: [www.bonnercountyid.gov](http://www.bonnercountyid.gov)

November 18, 2025

From: Zoning Commission

To: Bonner County Commission

Subject: File ZC0005-25 – Zone Change

The Zoning Commission, at the October 23, 2025, public hearing, recommended denial of the referenced application.

**MOTION TO RECCOMEND DENIAL:** Commissioner Mauk moved 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** 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 not** found to be in compliance.

Conclusion 3

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

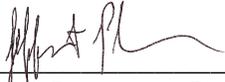
This recommendation is based upon the evidence submitted up to the time the Staff Report was prepared, and testimony received at this hearing. Commissioner Mauk further moved to adopt the reasoned statement as discussed in deliberation at this hearing and the analysis as set forth in the Staff Report (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.

Commissioner Johnson seconded the motion.

### **ROLL CALL VOTE**

Commissioner Johnson	AYE
Commissioner Poulson	AYE
Commissioner Blaser	ABSTAIN
Commissioner Mauk	AYE

**Voted** upon and the Chair declared the Motion passed, vote 3-0, with one abstention.



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Jeff Poulson, Chair  
Bonner County Zoning Commission

c: Planning Department

**REASONED STATEMENT**

**ZONE CHANGE**

**RURAL 10 TO RECREATION**

***IDAHO CODE §67-6535 (2): THE APPROVAL OR DENIAL OF ANY APPLICATION REQUIRED OR AUTHORIZED PURSUANT TO THIS CHAPTER SHALL BE IN WRITING AND ACCOMPANIED BY A REASONED STATEMENT THAT EXPLAINS THE CRITERIA AND STANDARDS CONSIDERED RELEVANT, STATES THE RELEVANT CONTESTED FACTS RELIED UPON, AND EXPLAINS THE RATIONALE FOR THE DECISION BASED ON THE APPLICABLE PROVISIONS OF THE COMPREHENSIVE PLAN, RELEVANT ORDINANCE AND STATUTORY PROVISIONS, PERTINENT CONSTITUTIONAL PRINCIPLES AND FACTUAL INFORMATION CONTAINED IN THE RECORD.***

**STANDARDS FOR ZONE CHANGE REVIEW:**

**PRIOR TO RENDERING A DECISION ON A ZONE CHANGE, THE GOVERNING BODY SHALL REVIEW THE PARTICULAR FACTS AND CIRCUMSTANCES OF EACH PROPOSED ZONE CHANGE IN TERMS OF THE FOLLOWING STANDARDS AND SHALL FIND ADEQUATE EVIDENCE SHOWING THAT SUCH USE AT THE PROPOSED LOCATION WILL:**

<b>IC §67-6511</b>	THE GOVERNING BOARD SHALL ANALYZE PROPOSED CHANGES TO ZONING ORDINANCES TO ENSURE THAT THEY ARE NOT IN CONFLICT WITH THE POLICIES OF THE ADOPTED COMPREHENSIVE PLAN. IF THE REQUEST IS FOUND BY THE GOVERNING BOARD TO BE IN CONFLICT WITH THE ADOPTED PLAN, OR WOULD RESULT IN DEMONSTRABLE ADVERSE IMPACTS UPON THE DELIVERY OF SERVICES BY ANY POLITICAL SUBDIVISION PROVIDING PUBLIC SERVICES, INCLUDING SCHOOL DISTRICTS, WITHIN THE PLANNING JURISDICTION, THE GOVERNING BOARD MAY REQUIRE THE REQUEST TO BE SUBMITTED TO THE PLANNING OR PLANNING AND ZONING COMMISSION OR, IN ABSENCE OF A COMMISSION, THE GOVERNING BOARD MAY CONSIDER AN AMENDMENT TO THE COMPREHENSIVE PLAN PURSUANT TO THE NOTICE AND HEARING PROCEDURES PROVIDED IN SECTION 67-6509, IDAHO CODE. AFTER THE PLAN HAS BEEN AMENDED, THE ZONING ORDINANCE MAY THEN BE CONSIDERED FOR AMENDMENT PURSUANT TO PARAGRAPH (B) OF THIS SUBSECTION.
<b>YES</b>	<b>NO</b> <b>LIST THE RELEVANT EVIDENCE FROM THE <u>RECORD</u> THAT SUPPORTS YOUR CONCLUSION AND THE RATIONALE FOR THE CONCLUSION.</b>

The Zoning Commission unanimously agreed that this proposal is not in conflict with polices of the comprehensive plan.

<i>BCRC 12-215</i>	<b>WHETHER THE APPLICATION AND THE DOCUMENTATION PROVIDED BY THE APPLICANT SUFFICIENTLY MEETS THE APPLICANT CONTENTS CRITERIA.</b>
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YES	<b>NO</b>	<b>LIST THE EVIDENCE FROM THE <u>RECORD</u> THAT SUPPORTS YOUR CONCLUSION AND THE RATIONALE FOR THE CONCLUSION.</b>
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The Zoning Commission found that the application met this requirement as found in:

1. The documentation provided by the applicant at the time of application.

<i>BCRC 12-216</i>	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.
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YES	<b>NO</b>	<b>LIST THE EVIDENCE FROM THE <u>RECORD</u> THAT SUPPORTS YOUR CONCLUSION AND THE RATIONALE FOR THE CONCLUSION.</b>
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The Zoning Commission found that the application met this requirement and adopted the analysis found in the staff report.

<i>BCRC 12-323 (B.1)</i>	<b>WHETHER THE PARCEL IN QUESTION MEETS THE REQUIREMENTS FOR THE RURAL-10 ZONING DISTRICT.</b>
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<b>YES</b>	NO	<b>LIST THE EVIDENCE FROM THE <u>RECORD</u> THAT SUPPORTS YOUR CONCLUSION AND THE RATIONALE FOR THE CONCLUSION.</b>
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The Zoning Commission found that the application met this requirement and adopted the analysis found in the staff report.

1. The proposal is characterized by slopes steep than 30%.
2. Critical wildlife has been identified on the proposal, United States Fish and Wildlife Service protects Bull Trout.
3. Does not contain prime agricultural soil.
4. The proposal is served by a network of roads.
5. The proposal is not within the floodway since setbacks will keep any

development out of the mapped area.

6. Contain limited access to public services.

The zoning commission agreed that the proposal meets at least two of the criteria for R-10.

<i>BCRC 12-328 (B)</i>	<b>WHETHER THE PARCEL IN QUESTION MEETS THE REQUIREMENTS FOR THE RECREATION ZONING DISTRICT.</b>
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YES	<b>NO</b>	<b>LIST THE EVIDENCE FROM THE <u>RECORD</u> THAT SUPPORTS YOUR CONCLUSION AND THE RATIONALE FOR THE CONCLUSION.</b>
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The Zoning Commission found that the application did not meet the following criteria

1. The applicant does not have a concrete idea of what type of development is going to occur.
2. The proposal is not currently served by adequate sewage disposal, water supply and roads and other public services.