



# Bonner County

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## Board of Commissioners

Brian Domke

Ron Korn

Asia Williams

March 24, 2026

Stewardship Land Management LLC  
130 McGhee Road Suite 200  
Kootenai, ID 83840

**Subj: File ZC0008-25 – Zone Change – Stewardship Land Management LLC**

Encl: (1) Reasoned Statement

Dear Landowner,

The Bonner County Commissioners at the March 2, 2026, public hearing denied the referenced application.

**MOTION TO DENY:** I, Commissioner Williams, move to deny this project, FILE ZC0008-25, requesting a zone change from Agricultural/Forestry-10 to Rural-5, on approximately 10.72 acres, generally located in Section 3, Township 57 North, Range 1 West, Boise Meridian, Bonner County, Idaho, based upon the following conclusions:

### Conclusion 1

The proposal **is** in conflict with the policies of the Bonner County Comprehensive Plan.

### Conclusion 2

This proposal was reviewed for compliance with Title 12, Bonner County Revised Code, and **is not** found to be in compliance.

### Conclusion 3

The proposal **is not** in accord with the purpose of the Rural 5 zoning designation, provided at Chapter 3, Title 12, Bonner County Revised Code.

This decision is based upon the evidence submitted up to the time the Staff Report was prepared, and testimony received at this hearing. I further move to adopt the 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 conclusions of law 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 action that could be taken, if any, to obtain the zone change is to:

1. File a new application with the Planning Department and meet the standards required by Bonner County Revised Code; or
2. Pursue such remedies as may be applicable at Title 67, Chapter 65, Idaho Code.

Commissioner Domke seconded the motion.

**Roll Call Vote:**

Commissioner Domke	Aye
Commissioner Williams	Aye
Commissioner Korn	Nay

**VOTED** upon and the Chair declared the motion carried, 2-1.

**NOTE:** Following any final decision concerning a site-specific land use request, the petitioner has a right to request a regulatory taking analysis pursuant to Section 67-8003, Idaho Code (*Idaho Code §67-6535(3)*).

Please contact the Bonner County Planning Department if you have any questions.

Sincerely,



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Brian Domke, Chair  
Board of County Commissioners



# Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone (208) 265-1458 - Fax (208) 265-1463

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

## LAND USE DECISION-MAKING WORKSHEET ZONE CHANGE AG/F-10 TO RURAL 5

*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:

<p><b>IC § 67-6511</b></p>	<p>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.</p>
<p><b>In Conflict</b></p>	<p>List the relevant evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.</p> <p>Property Rights policy #3.- maintaining the ability to pursue Ag/Forestry pursuits for future generations.            Economic Development-policy #2.- The proposal doesn't maintain the county's agricultural heritage.            Land Use- The current designation does not align with the proposed rural zoning.            Natural Resources- policy #8 the proposal would remove productive timberland from the county.            Hazardous Areas policy #5- Due to the steep slopes and doubling the density.            Housing- There will be an increase in density on agricultural land.</p>



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Community Design- policy #1-The proposal does not promote or preserve natural features and the rural atmosphere of the community.

Agricultural- policy #2 & 4- The proposal creates conflict with agricultural lands by creating residential, commercial or industrial development. The proposal does not follow the Idaho State's Right to Farm Act and it breaks up the land.

**BCRC 12-215** Whether the application and the documentation provided by the applicant sufficiently meets the applicant contents criteria.

YES List the evidence from the record that supports your conclusion and the rationale for the conclusion.

No specific details were discussed by the Board.

**BCRC 12-216** 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.

YES List the evidence from the record that supports your conclusion and the rationale for the conclusion.

As discussed in the review in Idaho Code § 67-6511.

**BCRC 12-322 (B.2)** Whether the parcel in question meets the requirements for the Agricultural/ Forestry zoning district B.2 A/F-10.

YES List the evidence from the record that supports your conclusion and the rationale for the conclusion.

The lot meets the criteria for A/F-10 as listed below

- Lands that do not feature prime agricultural soils
- Agricultural and forestry pursuits remain viable
- Within or adjacent to areas of city impact
- Lands afforded fire protection
- Access to standard roads and other services

**BCRC 12-323 (B.2)** Whether the parcel in question meets the requirements for the Rural zoning district B.2 R-5.

NO List the evidence from the record that supports your conclusion and the rationale for the conclusion.

The lot does not meet the criteria for Rural-5

- Not designated Rural Residential in the Comprehensive Plan
- Does not meet the criteria for R-10.