



Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

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

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

August 22, 2025

From: Zoning Commission
To: Bonner County Commission
Subject: File ZC0009-25 – Zone Change - Rural-10 to Rural-5

Attached: (A) Land Use Decision Making Worksheet, (B) ZC0009-25 Staff Report

The Zoning Commission at the August 21, 2025, public hearing recommended approval of the referenced application.

Commissioner Burkamp moved to recommend approval of this project to the Board of County Commissioners, FILE ZC0009-25, requesting a zone change from Rural-10 to Rural-5, finding that it is not in conflict with the policies of the Bonner County Comprehensive Plan and Bonner County Revised Code as enumerated in the following conclusions of law:

Conclusion 1

The proposal **is not** in conflict with the policies of the Bonner County Comprehensive Plan.

Conclusion 2

This proposal **was** reviewed for compliance with Title 12, Bonner County Revised Code, and **was** found to be in compliance.

Conclusion 3

The proposal is in accord with the purposes of the Rural 5 zoning district, 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. Commissioner Burkamp 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 Clark seconded the motion

Roll Call Vote

Commissioner Burkamp	AYE
Commissioner Clark	AYE
Commissioner Marble	AYE

VOTED upon and the Chair declared the motion carried, unanimously.

Please contact the Planning Department if you have any questions.

Sincerely,

Jacob Marble, Chair
Bonner County Zoning Commission



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LAND USE DECISION-MAKING WORKSHEET ZONE CHANGE RURAL 10 TO RURAL 5 ZC0009-25

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:

IC §67-6511	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.
YES	List the relevant evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
<i>The Commission adopted the analysis of the Staff Report, finding the application to not be in conflict with the policies of the adopted comprehensive plan.</i>	
BCRC 12-215	Whether the application and the documentation provided by the applicant sufficiently meets the applicant contents criteria.



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YES		List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
<i>The Commission adopted the analysis of the Staff Report, finding that the application was complete.</i>		
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 <u>record</u> that supports your conclusion and the rationale for the conclusion.
<i>The Commission adopted the analysis of the Staff Report, finding that it thoroughly addressed the comprehensive plan, and was not in conflict.</i>		
BCRC 12-323 (B.1)		Whether the parcel in question meets the requirements for the Rural 10 zoning district.
	NO	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
<i>The Commission adopted the analysis of the Staff Report, finding that the subject parcel was not characterized by slopes steeper than 30%, did not contain critical wildlife habitat, did not contain prime agricultural soils, was served by a network of public and private roads, was not within a floodway, and did not contain limited access to public services.</i>		
BCRC 12-323 (B.2)		Whether the parcel in question meets the requirements for the Rural 5 zoning district.
YES		List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
<i>The Commission adopted the analysis of the Staff Report, finding that the parcel met the requirements for the Rural 5 zoning district, both by the area being developed at or near the one dwelling unit per five acres, and that it did not meet the criteria for R-10 zoning.</i>		
CONTESTED FACTS		



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