

**BONNER COUNTY PLANNING DEPARTMENT
ZONING COMMISSION
STAFF REPORT FOR AUGUST 21, 2025**



Project Name: Nicolls, Rural-10 to Rural-5

File Number, Type: ZC0009-25, Zone Change

Request: The applicant is requesting a zone change from Rural 10 to Rural 5 on one parcel.

Legal Description: 27-57N-3W TAX 21

Location: 127 The Cross Road, Sandpoint, ID

Parcel Number(s): RP57N03W271887A

Parcel Size: Approximately 10.00-acres

Applicant: Jeremy & Sierra Nicolls

**Project
Representative:** Jeremy Nicolls

Application filed: May 6, 2025

Notice provided: Mail: July 1, 2025
Site Posting: August 11, 2025
Published in Newspaper: July 1, 2025

Enclosure: Appendix A – Notice of Public Hearing Record of Mailing
Appendix B – Agency Comments

SITE PLAN



VICINITY MAP



Project summary:

The applicant is requesting a Zone Change from Rural 10 to Rural 5. The 10-acre property is zoned Rural 10 (R-10). The project site is located off The Cross Road in Section 27 Township 57 North, Range 03 West, Boise-Meridian. The comprehensive plan designation is Rural Residential (5-10 AC).

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 12-320.1 – Zoning districts and map designation, purpose
- BCRC 12-320.2 – Zoning districts and map designations established
- BCRC 12-323 – Rural District
- BCRC 12-800 et seq., Definitions

Background:

A. Site data:

- Use: Residential
- Unplatted
- Size: Approximately 10-acres
- Zone: Rural-10
- Land Use: Rural Residential (5-10 AC)

B. Access:

- The parcel is accessed from The Cross Road, a privately owned and maintained, 60-foot, graveled easement.

C. Environmental factors:

- Site does contain mapped slopes of 0-30+%. (USGS)
- Site does not contain mapped wetlands. (USFWS)
- Site does not contain frontage to a mapped waterbody. (NHD)
- Parcel RP57N03W271887A is within SFHA Zone X per FIRM Panel Number 16017C0695E, Effective Date 11/18/2009.
- Soil Types:
 - Description: Pend Oreille silt loam, 5 to 45 percent slopes
 - i. Type: Consociation
 - ii. Drainage: Well Drained
 - iii. Classification: Not Prime Farmland
 - Description: Dufort-Rock outcrop complex, 5-45 percent slopes
 - i. Type: Complex
 - ii. Drainage: Well Drained
 - iii. Classification: Not Prime Farmland

D. Services:

- Water: Individual well
- Sewage: Individual septic
- Fire: West Side Fire District
- Power: Northern Lights Inc.
- School District: Lake Pend Oreille School District #84

E. Comprehensive Plan, Zoning and Current Land Use

Compass	Comp Plan	Zoning	Current Land Use & Density
Site	Rural Residential (5-10 AC)	Rural-10	Residential - 10-acres
North	Rural Residential (5-10 AC)	Rural-10	Residential - 10-acres

East	Rural Residential (5-10 AC)	Rural-5	Residential – 5.298-acres Residential – 1.410-acres
South	Rural Residential (5-10 AC)	Rural-10	Residential – 3.666-acres Residential – 3.320-acres
West	Rural Residential (5-10 AC)	Rural-5	Residential – 10-acres

F. Standards for review: Bonner County Revised Code

- **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.
- **12-215: Applications for Zone Changes and Comprehensive Plan Map Amendments, Contents**
 - The application was considered complete on May 21, 2025 and noticed to agencies accordingly.
- **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. (Ord. 712, 6-12-2024)
- **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. (Ord. 501, 11-18-2008)
- **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.

EXISTING COMPREHENSIVE PLAN DESIGNATION:

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: The application was routed to neighbors 300' from the property line, informing neighbors of the proposed zone change. As of the date of this staff report, Bonner County has received no public comments. This proposal has been reviewed for compliance with Bonner County Revised Code and this proposal does not appear to be in conflict with the policies of this component.

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: Bonner County, according to 2023 population estimates census data, has seen an 11.55% increase in population since the 2020 census was performed; increasing from 47,103 to an estimated 52,547. With the increase in the population, there is upward pressure on housing needs in Bonner County, both in the unincorporated

portion of the County, and in the incorporated cities. This proposal is within the Area of City Impact for the City of Dover, and they stated:

The proposed zone change is consistent with the Dover comprehensive plan mapping of this property within the Dover Area of City Impact. Dover designates this land as "Small-scale Working Lands – 5 acres."

The proposal does not appear to be in conflict with the policies of this component.

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: The Lake Pend Oreille School District #84 and the Lake Pend Oreille School Transportation that serves the property were notified of the proposed zone change. The School District provided a standardized comment that they are opposed to development and any new development that does not take into consideration their growth needs. The only recognized way they identified, to address their growth needs and gain their approval on any land use file, was through a voluntary monetary donation to the school district. The Transportation department did not provide a comment. This project does not appear to conflict with this component.

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: The proposed zone change does not appear to conflict with the policies of this component.

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: The proposed zone change from Rural-10 to Rural-5 does not appear to conflict with the policies of this component. The Rural zone does allow for some commercial and industrial uses, either unconditionally or conditionally permitted, per BCRC 12-3.3. Per the application, the intent of this zone change is for future division of property for residential purposes.

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: Impacts to natural resources were not identified by any agency. The site is not within an identified critical wildlife habitat. The proposed zone change does not appear to conflict with the policies of this component.

Hazardous Areas

Policies:

1. Flood mitigation standards should be adopted that meet or exceed the National Flood Insurance Program minimum requirements.
2. Residential, commercial or industrial development within the floodway should be discouraged.
3. Fill within the floodplain should be discouraged.
4. The county's wildland fire, urban/wildland interface policies and plans should be integrated into development standards.
5. Excessive slopes should be identified and development discouraged by providing lower densities within these areas.
6. Multiple points of ingress/egress should be considered for large developments
7. Development should be avoided in avalanche zones.

Staff: The subject properties are not located in a mapped floodplain. Potential damage to property or people due to soil erosion or avalanches is minimal. Furthermore, the property is provided with emergency services. This project does not appear to be in conflict with the policies of this component.

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: Any future development to this parcel should not affect service as currently there is a well and septic system. The parcel has services, including electricity

provided by Northern Lights Inc., Bonner County EMS & Sheriff, and West Side Fire District; all of which were routed for comment and did not respond as to how this zone change could affect their services. Any expansions to these services or others, the applicant will need to obtain proper permitting through the appropriate agencies that govern these services. This proposal does not appear to conflict with the policies of this component.

Transportation

Policies:

1. A long-term transportation system plan should be developed and regularly updated to ensure reasonable levels of service can be maintained in the future, and that needs for future road extensions or transportation corridors are identified as early as possible.
2. Development in areas that are not served by county standard roads or where transportation is inadequate should be discouraged.
3. Bike and pedestrian trails should be considered in development proposals to connect the communities with existing and planned bike and walking paths wherever possible.

Staff: The proposal does not appear to be in conflict with the policies of this component.

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: Current recreational opportunities for the general public that are available in Bonner County are anticipated to remain the same with this zone change. This 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: The project does not appear to be in conflict with the policies of this component.

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 Rural zoning district allows for a variety of housing types including, but not limited to, single family dwellings, accessory dwelling units, duplexes, RV dwelling units, and workforce housing. Per the applicant's narrative, the purpose of this zone change is to divide the parcel to allow further residential development.

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: This proposal does not appear to conflict with the policies of this component.

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: This proposal does not appear to conflict with the policies of this component, as farming and agricultural pursuits are encouraged in the Rural zoning districts.

Existing Zoning:



BCRC 12-323: RURAL DISTRICT (B-1, 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 12-323 RURAL DISTRICT (B-2, Rural-5):

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:

2. R-5 in areas designated rural residential in the comprehensive plan that are already developed at or near the one dwelling unit per five (5) acre density and/or do not meet the criteria for R-10 above. (Ord. 501, 11-18-2008)

G. Agency Review:

A full list of the agencies and taxing districts notified of this file can be found in attached Appendix A.

The following agencies made comments:

Bonner County Historical Society
City of Dover
Idaho Department of Water Resources
Lake Pend Oreille School District #84

The following agencies replied "No Comment":

Idaho Department of Environmental Quality
Idaho Department of Fish and Game
Kootenai/Ponderay Sewer District

All other agencies did not reply.

Public Notice & Comments

No public comments were received at the time that the staff report was written.

Staff Analysis:

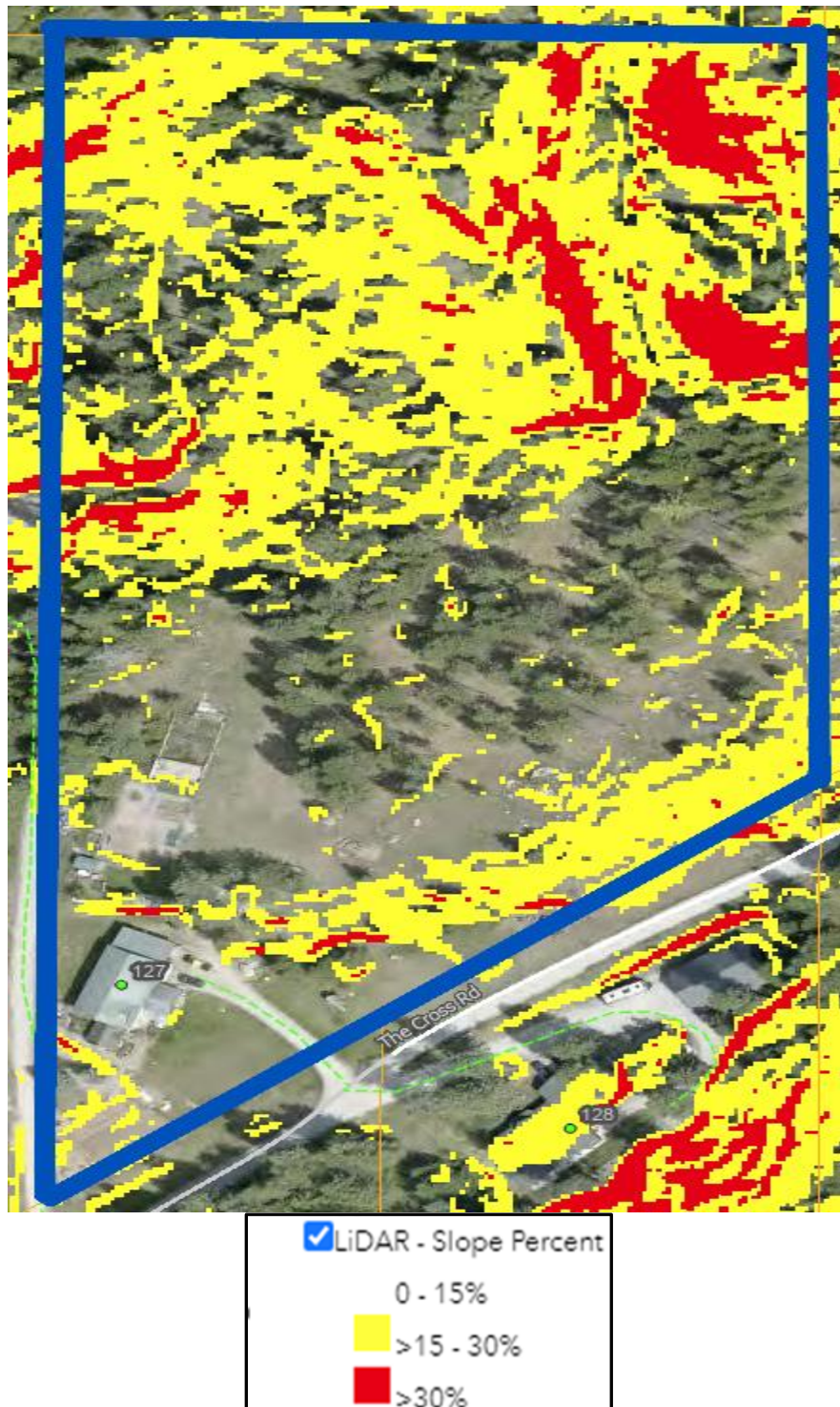
Comparisons of the Rural-10 and Rural-5 for the parcel.

Rural-10 Standards	Rural-5 Standards
<ul style="list-style-type: none">• Characterized by slopes steeper than 30%• Located within critical wildlife habitat• Contain prime agricultural soils• 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.• Within the floodway• Contain limited access to public services	<ul style="list-style-type: none">• Developed at or near the one dwelling unit per five (5) acres and/or• Does not meet the criteria for R-10

Rural 10:

Characterized by Slopes Steeper Than 30%:

The parcel does not appear to be characterized by slopes steeper than 30% (as shown as red below, see legend). The parcel has mostly sloping areas in the northern half, but appears to generally consist of areas with slopes that range between 0% and up to 29.9% grade. According to the land use portion of the comprehensive plan for density ranges, properties that are level to moderately sloped are appropriately sized to be 5-10 acres.

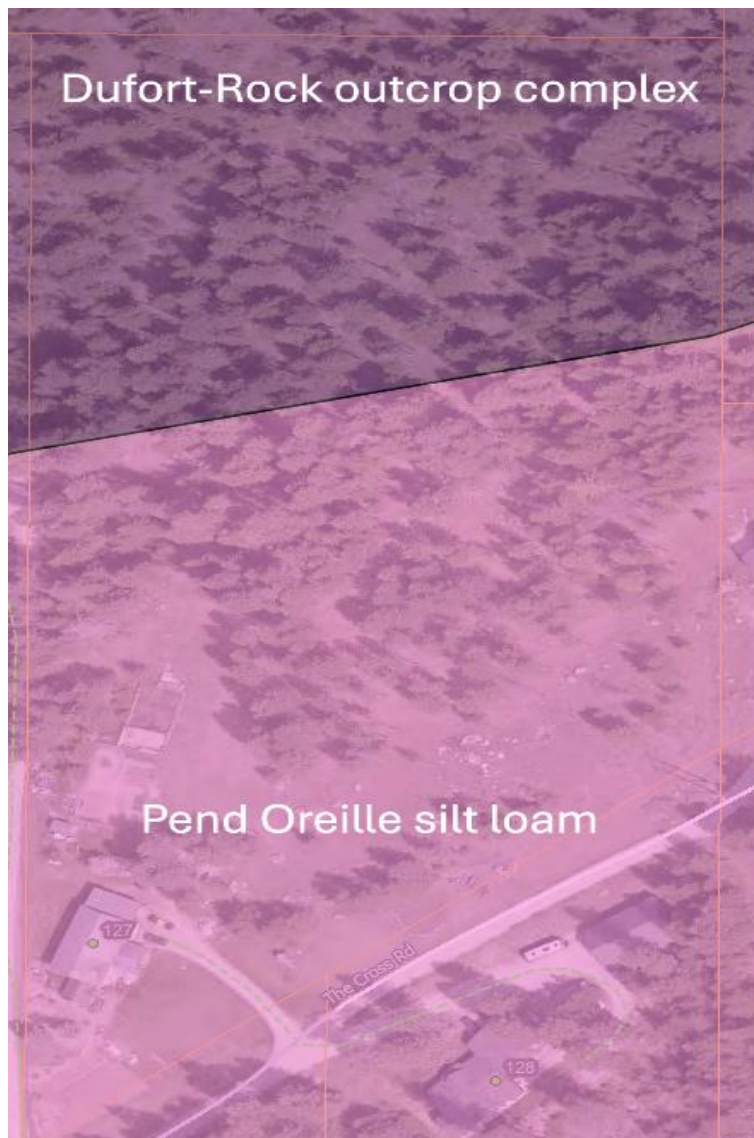


Located Within Critical Wildlife Habitat:

No critical wildlife area was determined by any agency.

Contains Prime Agricultural Soils:

The parcel contains Dufort-Rock outcrop complex, 5-45 percent slopes, and Pend Oreille silt loam, 5 to 45 percent slopes. These soil types are listed as "Not Prime Farmland."

**Served by a Network of Public/ Private Roads:**

Access to the parcel is by a combination of privately owned and maintained roads and State of Idaho owned and maintained roads; The Cross Road, via Eagle View Lane, via State

Highway 2. The construction standards of The Cross Road and Eagle View Lane are unknown. Neither Bonner County Road and Bridge nor Idaho Transportation Department provided comment on the Zone Change.

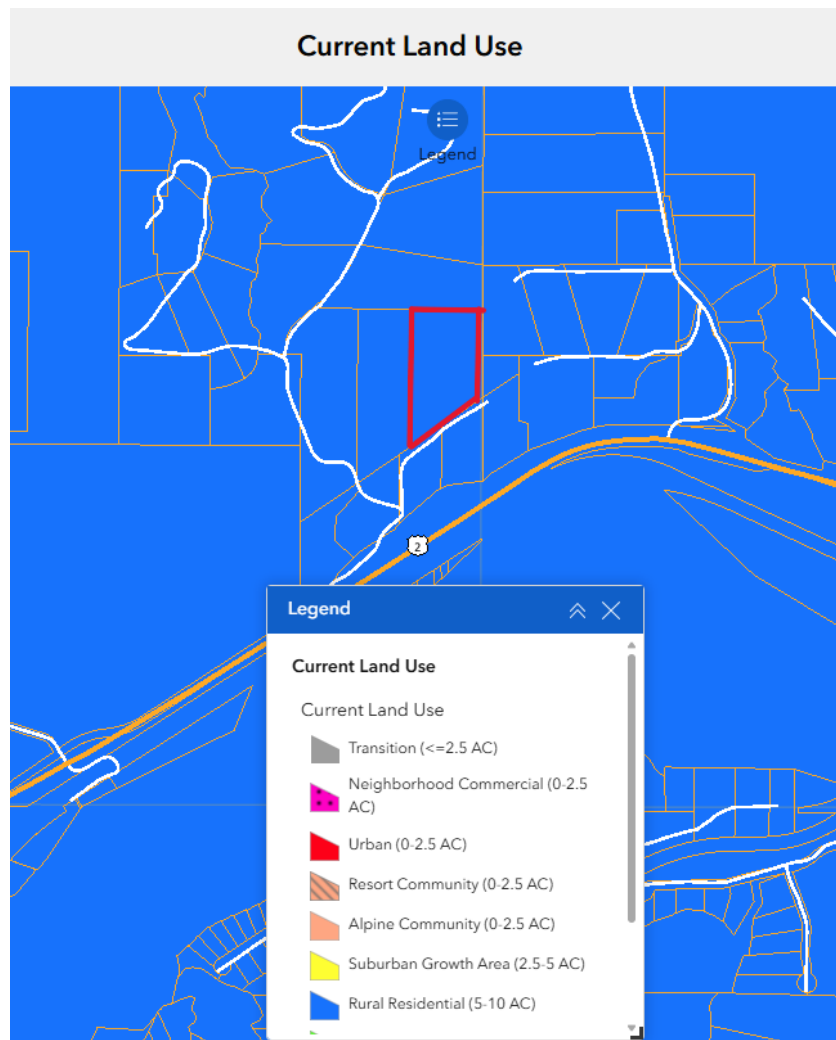
Within the Floodway:

The risk of flooding of the parcel is minimal as the parcel is not within a mapped floodplain or floodway, per FEMA FIRM Panel 16017C0695E.

Contain Limited Access to Public Services:

The parcel has access to public services. Public services that are available for this property include: fire protection from the Westside Fire District, emergency services from the Bonner County Sheriff and Bonner County EMS, and power from Northern Lights, Inc. Other amenities are a private well and individual septic system.

Rural 5:



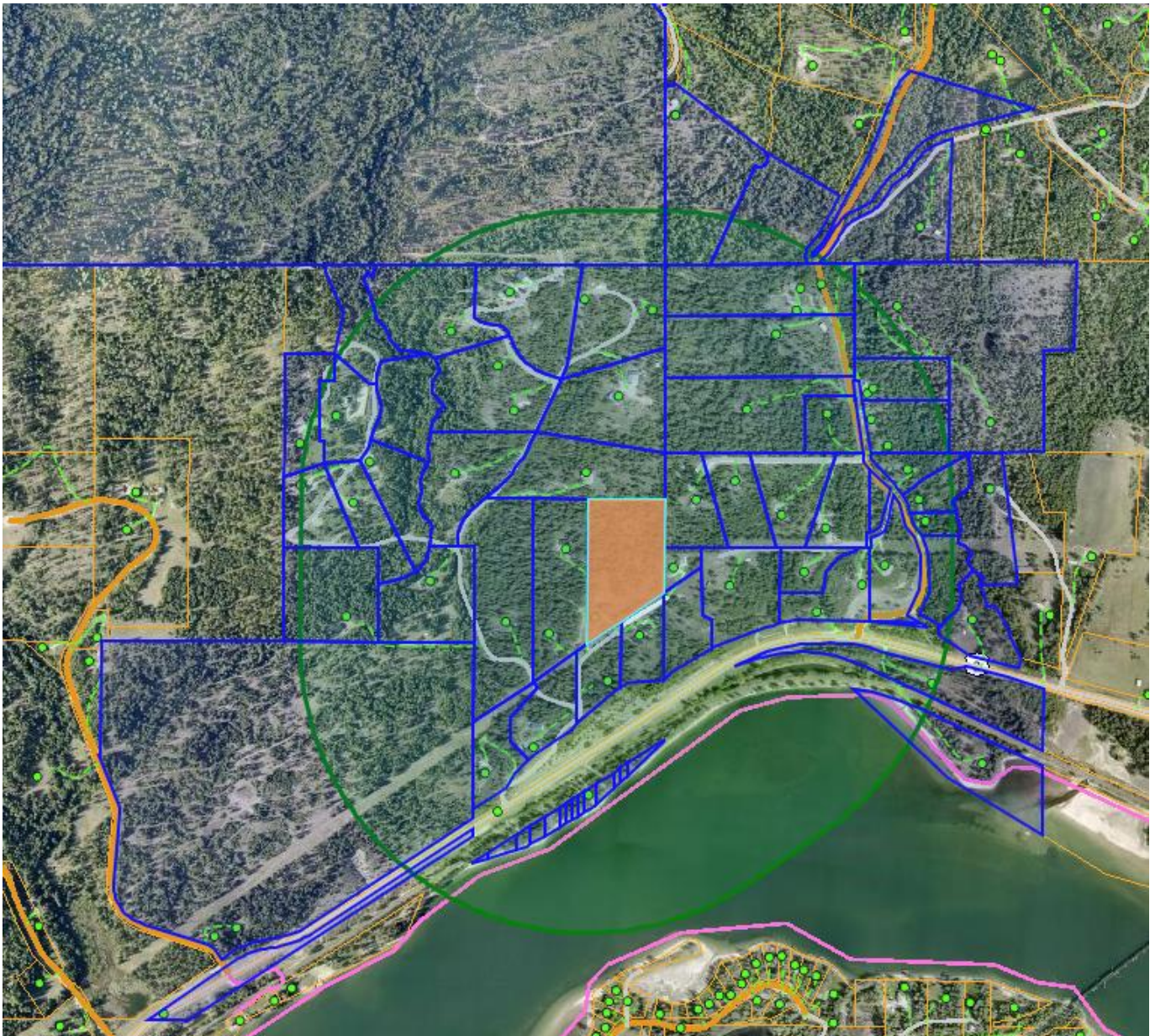
Comprehensive Plan Designation of Rural Residential:

The property has a Land Use designation of "Rural Residential", which is compatible with either of the Rural zoning districts.

Developed At or Near the One Dwelling Unit Per Five (5) Acres:

49 of the 67 parcels within 2000 feet of the subject parcel, are below 10-acres. Of the 18 that are 10-acres or more, 4 are developed at one residence per 5-acres or more.

39 of the 67 parcels are already zoned R-5. Looking at only the surrounding properties that are currently zoned R-10, 19 of the 28 are under 5-acres, or developed at one dwelling per 5-acres or more.



1	PARCEL	ACREAGE	ZONE	DEVELOPMENT NOTES				
2	RP57N03W220750A	600	A/F-20		36	RP57N03W277667A	0.31	R-5
3	RP57N03W271887A	10	R-10	Applicant	37	RP57N03W277640A	0.307	R-5
4	RP04168000010A	5.05	R-10		38	RP57N03W264851A	6.52	R-5
5	RP04176000010A	10	R-10		39	RP57N03W264505A	3	R-5
6	RP04168000030A	5.05	R-10		40	RP041610010010A	5.183	R-5
7	RP04155000020A	3.666	R-10		41	RP57N03W264240A	6.3	R-5
8	RP57N03W271202A	8.88	R-10		42	RP57N03W277651A	0.155	R-5
9	RP04176000030A	10	R-10	2 residences	43	RP041610010020A	5.955	R-5
10	RP04167000020A	5.02	R-10		44	RP57N03W279150A	0.267	R-5
11	RP57N03W271653A	8.55	R-10		45	RP57N03W263000A	10.9	R-5
12	RP04176000020A	10	R-10		46	RP57N03W263300A	13.13	R-5
13	RP04177000060A	10	R-10	2 residences	47	RP57N03W264461A	6.53	R-5
14	RP04155000018A	3.32	R-10		48	RP57N03W264051A	5.66	R-5
15	RP57N03W271500A	10	R-10		49	RP57N03W263750A	1.41	R-5
16	RP57N03W277201A	107.3	R-10		50	RP57N03W277715A	0.089	R-5
17	RP04176000040A	10	R-10		51	RP57N03W277700A	0.12	R-5
18	RP57N03W272031A	14	R-10		52	RP57N03W263500A	3.22	R-5
19	RP04168000020A	5.05	R-10		53	RP57N03W265260A	12.4	R-5
20	RP04167000010A	5.25	R-10		54	RP57N03W277500A	0.344	R-5
21	RP04168000040A	6.08	R-10		55	RP57N03W264620A	1.351	R-5
22	RP04167000040A	5.01	R-10		56	RP57N03W263100A	12.93	R-5
23	RP04177000050A	10	R-10		57	RP57N03W264003A	4	R-5
24	RP57N03W276600A	7.62	R-10 & R-5		58	RP57N03W262401A	33.12	R-5
25	RP57N03W277440A	4.677	R-10 & R-5		59	RP57N03W277680A	0.436	R-5
26	RP041520000300A	10.16	R-10 & R-5		60	RP57N03W277655A	0.155	R-5
27	RP04152000010A	9.99	R-10 & R-5		61	RP57N03W263902A	7.29	R-5
28	RP041560020010A	14.2	R-10 & R-5		62	RP57N03W277660A	0.155	R-5
29	RP041520000180A	9.55	R-10 & R-5		63	RP57N03W264490A	1.09	R-5
30	RP57N03W277380A	4.846	R-10 & R-5		64	RP57N03W262800A	5.01	R-5
31	RP57N03W272075A	10	R-5	2 X SFD - FE in progress	65	RP57N03W264352A	2.28	R-5
32	RP57N03W262700A	4.44	R-5		66	RP57N03W277645A	0.155	R-5
33	RP57N03W277710A	0.162	R-5		67	RP041610010030A	5.07	R-5
34	RP57N03W264431A	2.73	R-5		68	RP57N03W264736A	4.24	R-5
35	RP57N03W264025A	2.93	R-5		69	RP041610010040A	5.298	R-5

and/or

Does not meet the criteria for R-10:

The property does not appear to be characterized by steep slopes of 30+% or greater, it does not have any identified critical wildlife habitat, it is not within a mapped floodway, it

does have access to public services, it is served by a network of private and public roads, and it does not contain soil classified as "prime farmland."

Planner's Initials: DF

Date: August 13, 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.

Zone Change - 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 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 purpose 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. 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.

ZONING COMMISSION

MOTION TO RECCOMEND DENIAL: I move to recommend denial of this project to the Board of County Commissioners, FILE ZC0009-25, requesting a zone change from Rural-10 to Rural-5, based upon the following conclusions:

Conclusion 1

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

Conclusion 2

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

Conclusion 3

The proposal **is/is not** in accord with the purpose 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. 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 – Notice of Public Hearing Record of Mailing

RECORD OF MAILING

Page 1 of 1

File No.: ZC0009-25

Hearing Date: 08/21/25

Record of Mailing Approved By: D.Fischer

I hereby certify that a true and correct copy of the "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this **1st** day of **July, 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 Comments



Dylan Young <dylan.young@bonnercountyid.gov>

Bonner County Planning - File ZC0009-25 Agency Review

Bonner County History Museum <hannah@bonnercountyhistory.org>

Fri, Jul 18, 2025 at 3:02 PM

To: Dylan Young <dylan.young@bonnercountyid.gov>

This site does not contain any special areas or sites as identified in the State Historic Preservation Office's Idaho Cultural Resource Information System (ICRIS).

Thank you,
Hannah Combs
Bonner County Historical Society
[Quoted text hidden]



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] City of Dover comment RE ZC0009-25

1 message

Clare Marley <cmarley@ruenyeager.com>

Wed, Jul 16, 2025 at 9:15 AM

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

Cc: Michele Hutchings <cityclerk@cityofdoveridaho.org>

Hello: Attached please find the City of Dover comment for the proposed zone change, File #ZC0009-25, within the Dover Area of City Impact.

Clare Marley, AICP**Ruen-Yeager & Associates, Inc.**

219 Pine Street | Sandpoint, Idaho 83864

Office: 208.265.4629 ext.204

cmarley@ruenyeager.com**Engineers | Planners | Surveyors****Notice of Public Hearing_ZC 08.21.25 DOVER COMMENT.pdf**

208K



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 **1st** day of **July 2025**.

A handwritten signature in black ink that reads "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, July 1, 2025**.

NOTICE IS HEREBY GIVEN that the Bonner County Zoning Commission will hold a public hearing at **5:30 pm on Thursday August 21, 2025** in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following request:

File ZC0009-25 – Zone Change – Rural 10 to Rural 5

The applicant is requesting a Zone Change from Rural 10 to Rural 5. The 10-acre property is zoned Rural 10 (R-10). The project site is located off The Cross Road in Section 27, Township 57 North, Range 3 West, Boise-Meridian. The project site is located within the Westside Fire District service area and the City of Dover's Area of Impact.

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.

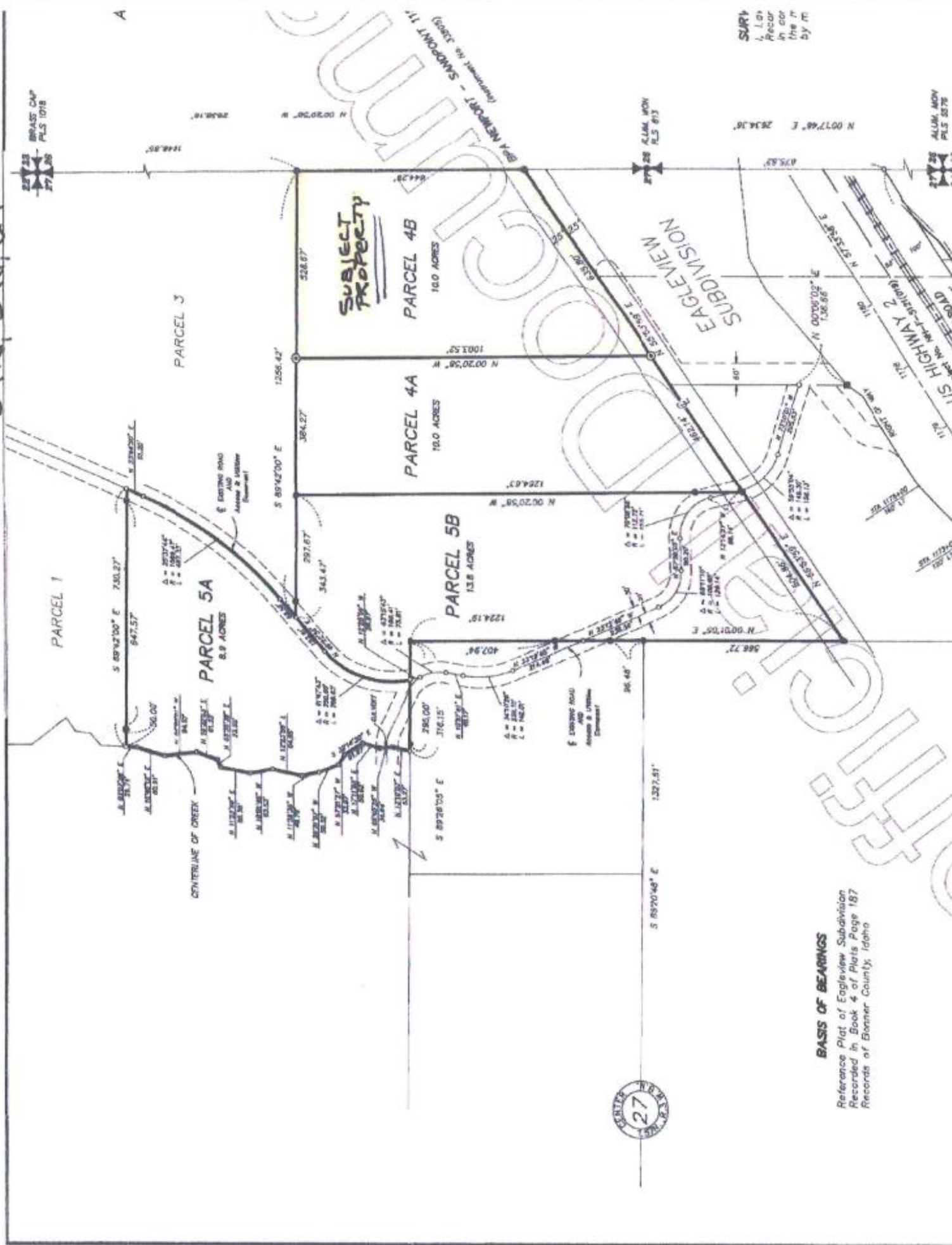
During the hearing for this application, the public will be given an opportunity to provide testimony and/or evidence regarding how the proposal does or does not comply with the applicable approval criteria of the Bonner County Revised Code. At the close of the public hearing, the governing body will 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 _____ 7/16/25
City of Dover
Name Date

City of Dover: Dover City Council on 7/10/25 advised that the proposed zone change is consistent with the Dover comprehensive plan mapping of this property within the Dover Area of City Impact. Dover designates this land as "Small-scale Working Lands - 5 acres." Thank you for the invitation to comment.

469060 57N, 3W, 27



BASIS OF BEARINGS
Reference Plat of Eagleview Subdivision
Recorded in Book 4 of Plats Page 187
Records of Bonner County, Idaho



SURV
1.10
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Dylan Young <dylan.young@bonnercountyid.gov>

Bonner County Planning - File ZC0009-25 Agency Review

DEQ Comments <deqcomments@deq.idaho.gov>
To: Dylan Young <dylan.young@bonnercountyid.gov>

Thu, Jul 17, 2025 at 10:11 AM

Good Morning,

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: Dylan Young <dylan.young@bonnercountyid.gov>

Sent: Tuesday, July 1, 2025 8:40 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>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Carrol Stejer <CASTEJER@gmail.com>; Bell, Chace <Chace.Bell@idwr.idaho.gov>; Chief Debbie Carpenter <chief@spiritlakefire.com>; City of Clark Fork <city@clarkforkidaho.org>; City of Dover <cityclerk@cityofdoveridaho.org>; City of East Hope Franck <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; City of Kootenai <cityclerk@cityofkootenai.org>; City of Oldtown <cityofoldtown@hotmail.com>; City of Priest River <layers@priestriver-id.gov>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spiritlakeid.gov; 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 McCracken <Dan.McCracken@deq.idaho.gov>; Dan Scholz <dan.scholz@nli.coop>; Dave Schuck <dave.schuck@bonnercountyid.gov>; Dean Davis <deandavis@sd83.org>; Kristie May

<Kristie.May@deq.idaho.gov>; East Bonner Library <Amanda@ebonnerlibrary.org>; East Priest Lake Fire District <eastpriestlakefd@gmail.com>; Erik Sjoquist <esjoquist@idl.idaho.gov>; Federal Aviation Administration <Heather.pate@faa.gov>; Frankie Dunn <Frankiejduhn@hotmail.com>; Fritz Broschet <outletbaysewer@gmail.com>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Dan Everhart <Dan.Everhart@ishs.idaho.gov>; DEQ Comments <deqcomments@deq.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; Robert Beachler <robert.beachler@itd.idaho.gov>; ITD - Stacy Simkins <stacy.simkins@itd.idaho.gov>; Jack Schenck <Jack.schenck@vyvebb.com>; Jamie Brown <jamieb@inlandpower.com>; Janice Best <janicesb@televar.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Jason Kimberling <jason.kimberling@itd.idaho.gov>; Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Jessie Roe <BWSD637@gmail.com>; Joe Kren <joe.kren@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>; Matt Diel <matt.diel@lposd.org>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>; Midas Water <midaswatercorp@gmail.com>; Mike Ahmer <mahmer@idl.idaho.gov>; Mike Schacht <firedept@clarkforkidaho.org>; Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>; Navy - Glynis Casey <glynis.casey@navy.mil>; North of the Narrows Fire District <Huckbay2501@gmail.com>; 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>; West Bonner Library <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>

Cc: Janna Brown <janna.brown@bonnercountyid.gov>; Dylan Young <dylan.young@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>

Subject: Bonner County Planning - File ZC0009-25 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.

[Quoted text hidden]



Dylan Young <dylan.young@bonnercountyid.gov>

Bonner County Planning - File ZC0009-25 Agency Review

Bowman, Micki <Micki.Bowman@idwr.idaho.gov>

Mon, Jul 7, 2025 at 2:30 PM

To: "dylan.young@bonnercountyid.gov" <dylan.young@bonnercountyid.gov>

Hi Dylan,

After review of application ZC0009-25, IDWR does not have any comments on the proposed zoning change. The applicant has filed a Notice of Claim to a Water Right No. 96-15719 for domestic purposes for one home, which has not yet completed the Adjudication process. Additional water uses developed on either property may be subject to additional water rights requirements. The applicant may contact the IDWR Northern Regional Office by phone at 208-762-2800 or by email at northerninfo@idwr.idaho.gov.

Thank you for the opportunity to comment.

Sincerely,

Micki Bowman | Administrative Assistant 1

Idaho Department of Water Resources

Northern Regional Office

[7600 N Mineral Drive, Suite 100](#)

[Coeur d'Alene, ID 83815-7763](#)

Phone (208) 762-2807



From: Dylan Young <dylan.young@bonnercountyid.gov>

Sent: Tuesday, July 1, 2025 8:40 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>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Carrol Stejer

<CASTEJER@gmail.com>; Bell, Chace <Chace.Bell@idwr.idaho.gov>; Chief Debbie Carpenter <chief@spiritlelakefire.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@spiritlelakeid.gov <cityclerk@spiritlelakeid.gov>; 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 <dbrown@idl.idaho.gov>; Dan McCracken <Dan.McCracken@deq.idaho.gov>; Dan Scholz <dan.scholz@nli.coop>; Dave Schuck <dave.schuck@bonnercountyid.gov>; Dean Davis <deandavis@sd83.org>; Kristie May <Kristie.May@deq.idaho.gov>; East Bonner Library <Amanda@ebonnerlibrary.org>; East Priest Lake Fire District <eastpriestlakefd@gmail.com>; Erik Sjoquist <esjoquist@idl.idaho.gov>; Federal Aviation Administration <Heather.pate@faa.gov>; Frankie Dunn <Frankiejduhn@hotmail.com>; Fritz Broschet <outletbaysewer@gmail.com>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Dan Everhart <Dan.Everhart@ishs.idaho.gov>; DEQ Comments <deqcomments@deq.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; Robert Beachler <robert.beachler@itd.idaho.gov>; ITD - Stacy Simkins <stacy.simkins@itd.idaho.gov>; Jack Schenck <Jack.schenck@vyvebb.com>; Jamie Brown <jamieb@inlandpower.com>; Janice Best <janicesb@televar.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Jason Kimberling <jason.kimberling@itd.idaho.gov>; Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Jessie Roe <BWSD637@gmail.com>; joekren@sd83.org <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>; Matt Diel <matt.diel@lposd.org>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>; Midas Water <midaswatercorp@gmail.com>; Mike Ahmer <mahmer@idl.idaho.gov>; Mike Schacht <firedept@clarkforkidaho.org>; Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>; Navy - Glynis Casey <glynis.casey@navy.mil>; North of the Narrows Fire District <Huckbay2501@gmail.com>; 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@selkirkraor.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: Janna Brown <janna.brown@bonnercountyid.gov>; Dylan Young <dylan.young@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>

Subject: Bonner County Planning - File ZC0009-25 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.

[Quoted text hidden]



Janna Brown <janna.brown@bonnercountyid.gov>

Comment

1 message

'Kelly Fisher' via Mail-Planning <planning@bonnercountyid.gov>

Fri, Jul 18, 2025 at 1:43 PM

Reply-To: Kelly Fisher <kelly.fisher@lposd.org>

To: planning@bonnercountyid.gov

Please see the attached comment from the Lake Pend Oreille School District #84. Thank you.

--

Kelly Fisher*Clerk of the Board / Executive Assistant to the Superintendent / Custodian of Records****EVERY STUDENT, EVERY DAY!****Lake Pend Oreille School Dist No. 84**365 North Triangle Drive, Ponderay ID 83852**208.263.2184 ext 1019; Fax 208.263.5053*

2 attachments **File S0004-24.pdf**
174K **File ZC0009-25.pdf**
177K



Lake Pend Oreille School District #84

Dr. Becky W. Meyer, Superintendent
365 North Triangle Drive • Ponderay, Idaho 83852
(208) 263-2184 • www.lposd.org

7-18-2025

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

RE: File ZC0009-25

To Whom It May Concern:

The Lake Pend Oreille School District recognizes that development will occur, and we openly welcome families into our community. However, we are conscious of the impact increased student enrollment and new development can have on our patrons and educational program.

Unlike other states, Idaho does not allow school districts to require impact fees on developments. The primary avenue for school districts to fund new facilities is to pass a school construction bond. Bond proposals are funded solely by property taxes approved by local voters and require a 66 $\frac{2}{3}$ super-majority to pass.

While we recognize the importance of addressing housing needs in our community, our schools have definitely seen an impact with the influx of new developments in our area. The scale and density of the area will present significant challenges for our district.

We are already operating near or above capacity at several of our school sites. Adding multiple new residential units, many of which are expected to house families with school-aged children, will strain our ability to provide a safe, high-quality education to all students. Therefore, Lake Pend Oreille School District is opposed to development and any new development that does not take into consideration our growth needs.

Recently, some Idaho School Districts have had developers approach them with an option of a voluntary support contribution per housing unit. Even though voluntary contributions will certainly not fully fund new schools, they would give the District an avenue to save for land acquisition and building upgrades. As such, we encourage the developer to engage with the district in good faith and provide voluntary support in the form of monetary contributions, land dedication, or other meaningful mitigation efforts.

The quality of our public schools is a vital part of our community's appeal and long-term sustainability. Responsible development must include planning for the impact on schools. We look forward to working with planning agencies and developers to find a balanced solution that supports both housing and educational needs. If you have any questions or want to discuss the direct effects of development on our district, please contact the District Office at 208-263-2184.

Sincerely,
Dr. Becky Meyer
Dr. Becky Meyer



Lake Pend Oreille School District #84

Dr. Becky W. Meyer, Superintendent
365 North Triangle Drive • Ponderay, Idaho 83852
(208) 263-2184 • www.lposd.org

Superintendent of Schools



Lake Pend Oreille School District #84

Dr. Becky W. Meyer, Superintendent
365 North Triangle Drive • Ponderay, Idaho 83852
(208) 263-2184 • www.lposd.org

7-18-2025

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

RE: File ZC0009-25

To Whom It May Concern:

The Lake Pend Oreille School District recognizes that development will occur, and we openly welcome families into our community. However, we are conscious of the impact increased student enrollment and new development can have on our patrons and educational program.

Unlike other states, Idaho does not allow school districts to require impact fees on developments. The primary avenue for school districts to fund new facilities is to pass a school construction bond. Bond proposals are funded solely by property taxes approved by local voters and require a 66 ²/₃ super-majority to pass.

While we recognize the importance of addressing housing needs in our community, our schools have definitely seen an impact with the influx of new developments in our area. The scale and density of the area will present significant challenges for our district.

We are already operating near or above capacity at several of our school sites. Adding multiple new residential units, many of which are expected to house families with school-aged children, will strain our ability to provide a safe, high-quality education to all students. Therefore, Lake Pend Oreille School District is opposed to development and any new development that does not take into consideration our growth needs.

Recently, some Idaho School Districts have had developers approach them with an option of a voluntary support contribution per housing unit. Even though voluntary contributions will certainly not fully fund new schools, they would give the District an avenue to save for land acquisition and building upgrades. As such, we encourage the developer to engage with the district in good faith and provide voluntary support in the form of monetary contributions, land dedication, or other meaningful mitigation efforts.

The quality of our public schools is a vital part of our community's appeal and long-term sustainability. Responsible development must include planning for the impact on schools. We look forward to working with planning agencies and developers to find a balanced solution that supports both housing and educational needs. If you have any questions or want to discuss the direct effects of development on our district, please contact the District Office at 208-263-2184.

Sincerely,
Dr. Becky Meyer
Dr. Becky Meyer



Lake Pend Oreille School District #84

Dr. Becky W. Meyer, Superintendent
365 North Triangle Drive • Ponderay, Idaho 83852
(208) 263-2184 • www.lposd.org

Superintendent of Schools



Dylan Young <dylan.young@bonnercountyid.gov>

Bonner County Planning - File ZC0009-25 Agency Review

Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>
To: Dylan Young <dylan.young@bonnercountyid.gov>

Thu, Jul 3, 2025 at 12:33 PM

Hi Dylan,

The Idaho Department of Fish and Game does not have any comments to submit for this application.

Thank you for the opportunity to review and comment,

Merritt Horsmon

Regional Technical Assistance Manager

Panhandle Region

2885 W. Kathleen Ave.

[Coeur d'Alene, ID 83815](#)

208.769.1414 office

208.251.4509 mobile

merritt.horsmon@idfg.idaho.gov



From: Dylan Young <dylan.young@bonnercountyid.gov>

Sent: Tuesday, July 01, 2025 8:40 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>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Carrol Stejer <CASTEJER@gmail.com>; Bell, Chace

<Chace.Bell@idwr.idaho.gov>; 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; 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 McCracken <Dan.McCracken@deq.idaho.gov>; Dan Scholz <dan.scholz@nli.coop>; Dave Schuck <dave.schuck@bonnercountyid.gov>; Dean Davis <deandavis@sd83.org>; Kristie May <Kristie.May@deq.idaho.gov>; East Bonner Library <Amanda@ebonnerlibrary.org>; East Priest Lake Fire District <eastpriestlakefd@gmail.com>; Erik Sjoquist <esjoquist@idl.idaho.gov>; Federal Aviation Administration <Heather.pate@faa.gov>; Frankie Dunn <Frankiejduhn@hotmail.com>; Fritz Broschet <outletbaysewer@gmail.com>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Dan Everhart <Dan.Everhart@ishs.idaho.gov>; DEQ Comments <deqcomments@deq.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; Robert Beachler <robert.beachler@itd.idaho.gov>; ITD - Stacy Simkins <stacy.simkins@itd.idaho.gov>; Jack Schenck <Jack.schenck@vyvebb.com>; Jamie Brown <jamieb@inlandpower.com>; Janice Best <janicesb@televar.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Jason Kimberling <jason.kimberling@itd.idaho.gov>; Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Jessie Roe <BWSD637@gmail.com>; joekren@sd83.org; Jordan Brooks <coolinsewer@gmail.com>; Karen Quenell <kquenell@northsidefire.org>; KayLeigh Miller <klmiller@ponderay.org>; kbsd sewer <kbsdpl@hotmail.com>; Ken Flint <ken_flint@tcenergy.com>; Kenny Huston <kenny.huston@oer.idaho.gov>; Kim Hoodenpyle <kjh5345@gmail.com>; Kim Spacek <kimspacek@sd83.org>; Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>; Laclede Water District <info@lacedewaterdistrict.org>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; Matt Diel <matt.diel@lposd.org>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>; Midas Water <midaswatercorp@gmail.com>; Mike Ahmer <mahmer@idl.idaho.gov>; Mike Schacht <firedept@clarkforkidaho.org>; Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>; Navy - Glynis Casey <glynis.casey@navy.mil>; North of the Narrows Fire District <Huckbay2501@gmail.com>; 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>; West Bonner Library <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>

Cc: Janna Brown <janna.brown@bonnercountyid.gov>; Dylan Young <dylan.young@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>

Subject: Bonner County Planning - File ZC0009-25 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.

[Quoted text hidden]

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 **1st** day of **July 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, July 1, 2025**.

NOTICE IS HEREBY GIVEN that the Bonner County Zoning Commission will hold a public hearing at **5:30 pm on Thursday August 21, 2025** in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following request:

File ZC0009-25 – Zone Change – Rural 10 to Rural 5

The applicant is requesting a Zone Change from Rural 10 to Rural 5. The 10-acre property is zoned Rural 10 (R-10). The project site is located off The Cross Road in Section 27, Township 57 North, Range 3 West, Boise-Meridian. The project site is located within the Westside Fire District service area and the City of Dover's Area of Impact.

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

Kootenai-Ponderay-Lewiston District *7/3/25*
Out of District Boundaries