



Bonner County Planning Department

"Protecting property rights and enhancing property value"

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March 24, 2026

From: Zoning Commission

To: Bonner County Commission

Subject: File ZC0012-25 – Zone Change

The Zoning Commission, at the March 5, 2026, public hearing, recommended approval of the referenced application.

MOTION TO RECOMMEND APPROVAL: I commissioner Mauk move to recommend approval of this project to the Board of County Commissioners, FILE ZC0012-25, requesting a zone change from Suburban to Commercial, 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 Commercial District zoning designation provided at Chapter 3, Title 12, Bonner County Revised Code.

The commission recommends the Board of County Commissioners adopt a development agreement as found in Chapter 9, Title 12 and amend the agreement to state uses allowed on the subject property.

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 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.

Commissioner Pound seconded the motion.

Commissioner Johnson - Abstain
Commissioner Poulsen- Yay
Commissioner Pound- Yay
Commissioner Mauk- Yay

Voted upon and the Chair declared the Motion passed; 3 in favor, 1 abstention.



Jeff Poulsen, Chair
Bonner County Zoning Commission

c: Planning Department