



Bonner County Planning Department

"Protecting property rights and enhancing property value"

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August 31, 2026

SUBJ.: Bonner County Board of County Commissioners Decision Letter-
S0003-25- Yoman Bluffs

ENCL: (1) Reasoned Statement

(2) Comprehensive Plan Worksheet

(3) S0003-25 Staff Report

The Board of County Commissioners, at the August 20, 2026 public hearing, voted to approve above referenced application with conditions. The ordinance and standards used in evaluating the application and the reasons for approval of the application are as follows:

MOTION TO APPROVE: I, Commissioner Domke move to approve this project FILE S0003-25 requesting a twelve (12) residential lot Subdivision with one (1) common tract on approximately 38.27-acres. Approval is based upon the enumerated conditions of approval, numbered 1 - 22, as amended during this hearing. The Recreation zoned property is located off Sherwood Beach Road in Section 10, Township 59 North, Range 4 West, Boise-Meridian, finding that it is in accord with the Bonner County Revised Code as enumerated in the following conclusions of law:

1. The proposed subdivision **is** in accord with the purposes of this Title and of the zoning district in which it is located.
2. The site **is** physically suitable for the proposed development.
3. The design of the proposed subdivision **will not** adversely impact Bonner County's natural resources, as identified in the comprehensive plan. Any adverse impacts or potential for impacts shall be mitigated as a condition of approval.
4. The public and private services, including but not limited to water, sewer services, solid waste, fire protection, emergency services, and school facilities and transportation, which will serve the proposed subdivision **are** adequate for the needs of future residents or users.
5. The proposed subdivision **will not** cause circumstances to exist that will cause future residents or the public at large to be exposed to hazards to health or safety.

6. The design of the proposed subdivision or related improvements **will** provide for coordinated access with the county system of roads and with adjacent properties and **will not** impede the use of public easements for access to, or through the proposed subdivision. The proposed transportation system **is** designed to adequately and safely serve the future residents or users without adversely impacting the existing transportation system by reducing the quality or level of service or creating hazards or congestion.
7. The proposed subdivision **is** designed to comply with the design criteria for subdivisions set forth in Subchapter 6.2 of this chapter.

This 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.

Commissioner Williams seconded the motion.

ROLL CALL VOTE:

Commissioner Williams	YEA
Commissioner Domke	YEA
Commissioner Korn	YEA

VOTED upon and the Chair declared the motion carried, 3-0.

Conditions of Approval for Plat:

1. Per BCRC 12-643.I, The preliminary plat shall be valid for a period not to exceed two (2) years from the date of approval. At any time prior to the expiration date of the preliminary plat, an applicant may make a written request to the planning director for a single extension of the preliminary plat for a period up to two (2) years. The board may consider such request for extension at any regular business meeting. The extension request must be approved or denied prior to the expiration date of the preliminary plat.
2. Per BCRC 12-610.B, Parcels or lots created in conformance with the provisions of this title which are uniquely described on any recorded plat or other legal instrument of conveyance as of the effective date hereof shall retain individual status and eligibility for sale, lease, financing, gift, building, construction or other transfer of ownership, as so described.

3. Per BCRC 12-620 Any easements, specific constraints on building placement, other than easements, and land areas reserved, be shown and plainly marked on the plats.
4. Per BCRC 12-621.A, All proposed lots or parcels which are three hundred feet (300') or less in width shall maintain a depth to width ratio of not greater than three point two to one (3.2:1); and lots which are more than three hundred feet (300') in width shall maintain a depth to width ratio of not greater than four point two to one (4.2:1).
5. Per BCRC 12-623.B.1, Lots to be served by an individual well on each lot: Applicants shall demonstrate how the aquifer proposed for water supply has sufficient production capability to provide drinking water to all applicable lots and that a location is available within each lot for installation of a well without conflicting with proposed sewage systems on or adjacent to the proposed lot.
6. Per BCRC 12-623.C, A sewage disposal method for all building sites, as approved by the Panhandle Health District and/or the state of Idaho, shall be provided prior to final plat. A sanitary restriction shall be placed on the face to the plat.
7. Per BCRC 12-623.D all proposed lots shall be designed by the applicant to provide a fire protection plan. In addition, the applicant shall provide for at least one of the following. See Conditions of Approval.
 - a. Prior to final plat, an approved water and fire hydrant system capable of providing one thousand (1,000) gallons per minute for a minimum of two (2) hours where a community water system exists or is proposed as part of the development and is capable of delivering the pressurized water supply necessary for delivering fire flows as prescribed by the international fire code, as adopted by the state fire marshal, and such later editions as may be so published and adopted by the state fire marshal, or as amended, modified or superseded, and incorporated herein by reference with a copy on file with the office of the clerk of the board of county commissioners, and hereinafter referred to as IFC.
 - b. A note on the final subdivision plat stating: "At the time of building location permit or building permit, the lot owner shall install a minimum two thousand (2,000) gallon water storage system, meeting IFC standards". Refill on demand is not required to meet IFC standards.
 - c. A note on the final subdivision plat stating: "The installation of an approved IFC residential fire suppression sprinkler system is required in all newly constructed residences".
 - d. Prior to final plat, a manmade or natural water source with a dry hydrant capable of delivering adequate water supply as prescribed by IFC.

- e. A note on the final subdivision plat stating: "At the time of building permit or building location permit, the lot owner shall install an approved fire suppression method to the satisfaction of Bonner County".
8. Per BCRC 12-624.A, All new roads created for subdivisions shall be designated by unique road names, unless such roads are determined to be and are designed to be extensions of existing roads. The applicant shall apply for road names and get approval prior to final plat.
9. Per BCRC 12-624.B Road networks shall be designed and constructed to private road standards set forth in appendix A of this title, except as otherwise noted herein. Road networks shall be designed to provide for a continuous transportation system to adjacent properties, where topographical conditions warrant.
10. Per BCRC 12-624.C, the easements shall be recorded and indicted on the final plat.
11. Per BCRC 12-624.D, All proposed lots less than five (5) acres gross shall have direct frontage on, and direct access to, a public right of way as indicated on the face of the preliminary plat.
12. Per BCRC 12-626.A, the subdivision shall be designed around identified natural hazards (highly erosive soils on steep slopes, landslide areas, rock falls, areas of subsidence, floodplains) to protect building sites and roads from damage from such hazards.
13. Per BCRC 12-642.B.4., The applicant shall obtain approval for all road names within the subdivision.
14. Per BCRC 12-642.B.8., Proposed method of water supply, sewage disposal and solid waste disposal. The applicant shall indicate method of solid waste disposal on the plat prior to final platting.
15. Per BCRC 12-642.B.10., All parcels of land intended to be dedicated for public use or reserved for the use of all property owners with the purpose indicated as indicted on the preliminary plat.
16. Per BCRC 12-642.B.11., A statement setting forth the intended land use of the parcels, i.e., residential, agricultural, commercial, industrial or other appropriate land use classifications. Prior to final plat the applicant shall indicate the use of the lots.
17. Per BCRC 12-644 C. In lieu of completing all improvements as required before final plat recording, the subdivider shall enter into a surety agreement with the board agreeing to complete the improvements in accordance with surety agreement conditions and preliminary and final plat approvals. A cash deposit, certificate of deposit, corporate surety bond written by an insurance

company licensed in Idaho having a rating from AM Best & Company of "A" or better, letter of credit issued and backed by a federal or state chartered bank, is required equivalent to one hundred fifty percent (150%) of the project engineer's estimated cost of construction of the improvements for the purpose of guaranteeing completion of the work and repair of any defects in improvements which occur within one year of the first acceptance of the completed work by the board. Sureties guaranteeing the work and repair of any defects in improvements which occur within one year after first acceptance of the completed work by the board may be reduced by the board by one-half ($\frac{1}{2}$) for that one year. The surety agreement shall be valid for a period not to exceed two (2) calendar years from the date of approval. At any time prior to the expiration date of the surety agreement, the subdivider may make a written request to the planning director for a single extension of the surety agreement for a period up to two (2) years. The board may consider such request for extension at any regular business meeting. The extension request must be approved or denied by the board prior to the expiration date of the surety agreement.

18. Per BCRC 12-646, BCRC 12-647 and BCRC 12-648, the final plat shall conform to these sections of the Bonner County Revised Code.
19. Per BCRC 12-7.2, the applicant shall submit a stormwater and erosion control plan prior to final plat approval. The applicant shall make all updates or changes to the submitted plans necessary to comply with BCRC 12-7.2 or other provisions of the code as applicable to stormwater management or erosion control on site.
20. After the preliminary plat is approved, the subdivider shall have an improvement plan for the subdivision prepared by a registered civil engineer. Two (2) copies of the improvement plan shall be filed with the county engineer. This plan shall include the following:
 - a. The subdivision name and number, geographic grid (township, range and tier, section number and location within the section), north arrow, date and scale no smaller than one hundred feet to the inch (1" = 100').
 - b. The plan and profile of all proposed roads showing final grades and cross sections of roads in accord with the requirements contained in title 2 of this code.
 - c. The plan and profile of proposed sanitary and stormwater systems with grades and sizes indicated. Drain calculations may be required.
 - d. A grading plan, showing stormwater drainage for each lot.
 - e. Any other improvements such as curbs, gutters, sidewalks, bridges, lift stations, fire hydrants, streetlighting, etc., as required, and in accord with the requirements contained in title 2 of this code.

21. The county engineer, or his representative, shall check inspection reports of the applicant's engineer and shall perform a final inspection and additional inspections (if called for). Construction and inspection of road improvements shall be completed in accord with the requirements contained in title 2 of this code or appendix A of this title.
22. The face of the plat shall include the following:
 - a. Must provide sewer infrastructure within the dedicated right-of-way shown on the preliminary plat, which shall allow for future connection to the Coolin Sewer District upon issuance of a will-serve letter.
 - b. All lots must connect to the Coolin Sewer District within 60 days of the current moratorium being lifted, per Idaho Code §42-3212, and a will-serve letter being issued. Upon connection to the Coolin Sewer District, abandonment of the on-site septic system by each lot owner is required.
 - c. Connection fees shall be paid to the Coolin Sewer District with the sale of each lot. The developer shall provide a performance bond to Coolin Sewer District in the amount of the connection fee currently required by the Coolin Sewer District for each lot.

Please contact the Planning Department if you have any questions.

Sincerely,



Ron Korn, Chair
Bonner County Commissioners

cc: Planning Department

Reasoning Statement Worksheet S0003-25:

BCRC Code	Standard for	Required	Provided
12-268	Application Process, General Provisions	Agency Routing	There is evidence in the record of appropriate publication and agency notification and well as affected party notification
12-610.B	Conformance with BCRC Title 12	Minimum lot size where urban sewer and water services are not available is 2 ½ acres.	In compliance with the minimum lots since Coolin Sewer is in a moratorium. Adopt the conditions of approval.
12-620	General	Easements, constraints, reserved land areas to be shown and marked on the plats.	Accept the information on the preliminary plat and conditions of approval.
12-621	Lot Design	Depth to width ratio of not more than 3.2:1 for lots less than 300 feet wide; and not more than 4.2:1 for lots more than 300 feet wide. Angle of intersections with fronting road between 85 – 95 degrees for lots with less than 100 feet width.	In compliance based on the information found on the preliminary plat and accept the conditions of approval.
12-622	Submerged Lands	Submerged lands not to be counted towards density calculations.	Adopt the staff report as written.
12-623.A	Urban services	For lots less than 1 acre in size, urban services required.	In compliance and lots proposed are larger than 2.5 acres.
12-623.B	Water supply	Lots to be served by an individual well on each lot: Applicants shall demonstrate how the aquifer proposed for water supply has sufficient production capability to provide drinking water to all applicable lots and that a location is available within each lot for installation of a well without conflicting with proposed sewage systems on or adjacent to the proposed lot.	In compliance accepting the well assessment that was completed by the appropriate engineer and adopt the findings of the staff report and conditions of approval.

12-623.C	Sewage disposal	Sewage disposal method for all building sites, as approved by the Panhandle health district and/or the state of Idaho, may be provided.	Adopt the staff report as written in addition to adding condition of approval #22: The face of the plat shall include the following: a. Must provide sewer infrastructure within the dedicated right-of-way shown on the preliminary plat, which shall allow for future connection to the Coolin Sewer District upon issuance of a will-serve letter. b. All lots must connect to the Coolin Sewer District within 60 days of the current moratorium being lifted, per Idaho Code §42-3212, and a will-serve letter being issued. Upon connection to the Coolin Sewer District, abandonment of the on-site septic system by each lot owner is required. c. Connection fees shall be paid to the Coolin Sewer District with the sale of each lot. The developer shall provide a performance bond to Coolin Sewer District in the amount of the connection fee currently required by the Coolin Sewer District for each lot.
12-623.D	Fire Plan/Fire risk assessment	Assessment of fire risk Fire protection plan Defensible space plan	Adopt the staff report as written. A will serve letter has been provided by the fire district and accept the conditions of approval.
12-624.A	Road name	Unique road names for new roads.	Accept the conditions of approval.
12-624.B	Road standards	Road to be designed to meet private road standards of BCRC Title 12, Appendix A.	Adopt the staff report as written and the 60' R-O-W is shown on the preliminary plat.
12-624.C	Legal access	Legal access to each proposed lot	Adopt the staff report as written and conditions of approval.
12-624.D	Public road frontage	For lots less than 5 acres in size, direct frontage and	Adopt the staff report as written and conditions of approval.

		direct access to public roads required.	
12-625	Trails and Parks	Bonner County Trails Plan Public Access, Parks and Facilities	Not applicable as the county does not have an adopted trails plan.
12-626.A	Natural Hazards	Subdivision to be designed around identified natural hazards	Adopt the staff report as written and conditions of approval.
12-626.B	Conformance with BCRC 12-7	Conformance with environmental standards.	Adopt the staff report as written and conditions of approval.
12-642.A	Application Content	Application form	Adopt the staff report as written.
12-642.B	Application Content	Preliminary Plat, prepared by Idaho licensed surveyor, showing parcels to be created.	In compliance. Adopt the staff report as written.
12-642.B.1	Plat Content	Subdivision name, geographic grid, north arrow, and vicinity map, vicinity road pattern.	In compliance. Adopt the staff report as written.
12-642.B.2	Plat Content	Boundary line of tract to be subdivided, intersection property lines, abutting roads, names and addresses of adjoining owners shown in their respective places of ownership on the plat.	In compliance. Adopt the staff report as written.
12-642.B.3	Plat Content	Location, dimensions and area of proposed lots. Lot numbering.	In compliance. Adopt the staff report as written.
12-642.B.4	Plat Content	Location, dimensions and tentative names of proposed streets and roads.	In compliance. Adopt the staff report as written. Accept the conditions of approval.
12-642.B.5	Plat Content	Sufficient contours to show the shape of the land and extending at least one hundred feet beyond the subdivision limits.	In compliance. Adopt the staff report as written.
12-642.B.6	Plat Content	Location of water courses, floodplains per FIRMs with BFEs.	In compliance. Adopt the staff report as written.
12-642.B.7	Plat Content	Existing wells, springs, wetland boundaries, wetland delineations,	In compliance. Adopt the staff report as written.

		drainage channels, overhead and underground utility lines, structures, sanitary sewers and culverts within the tract.	
12-642.B.8	Plat Content	Proposed method of water supply, sewage and solid waste disposal.	In compliance. Adopt the staff report as written.
12-642.B.9	Plat Content	All easements of record, including sufficient data to identify conveyance.	In compliance. Adopt the staff report as written.
12-642.B.10	Plat Content	Purpose indication for parcels reserved for public dedication or common use of property owners.	In compliance. Adopt the staff report as written.
12-642.B.11	Plat Content	Statement for intended use of parcels.	In compliance. Adopt the staff report as written.
12-642.C.2	Road design and profile	Preliminary road design and profile prepared, stamped and signed by Idaho licensed engineer.	In compliance. Adopt the staff report as written.
12-643.A	Application filed	In accord with 12-268	In compliance. Adopt the staff report as written.
12-643.B	Public hearing	In accord with Subchapter 2.6	In compliance. Adopt the staff report as written.
12-643.I	Validity of Preliminary Plat		In compliance. Adopt the staff report as written.
12-644	Improvements Plan	Plan to be prepared by a registered civil engineer. Two copies to be provided.	In compliance. Adopt the staff report as written. Accept the conditions of approval.
12-645	Standards for Review		In compliance. Adopt the staff report as written.
12-646	Final Plat, Contents		In compliance. Adopt the staff report as written.
12-647	Endorsements on Final Plat		In compliance. Adopt the staff report as written.
12-7.1	Shorelines		In compliance. Adopt the staff report as written.
12-7.2	Grading, Stormwater Management and Erosion Control	Applicability: All new subdivisions subject to the provisions of chapter 6 of this title, as amended, and all new planned unit developments subject to the provisions of chapter	In compliance. Adopt the staff report as written.

2, subchapter 2.5 of this title, as amended, except as provided for in subsection 12-720.3.J of this subchapter.

12-7.3	Wetlands	Wetland Delineation, Wetland Buffer and Setbacks.	In compliance. Adopt the staff report as written.
12-7.4	Wildlife		In compliance. Adopt the staff report as written. In compliance. Adopt the staff report as written.
12-7.5	Flood Damage Prevention	Development to occur as per BCRC, Title 14.	
12-7.6	Hillsides	Geotechnical Survey Requirement	In compliance. Adopt the staff report as written.

Comprehensive Plan Analysis Worksheet

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.

**Not In Conflict:
Evidence in the record**

Adopt the staff report as written.

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.

Not In Conflict

The public had concerns about secondary ingress/ egress of Scranton Road. A commissioner noted that Bonner County Road and Bridge Department did not have an issue with the proposed roads for the subdivision as being inadequate to service the twelve lots.

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.

Not In Conflict

The lack of comment from the school district noting any concerns. Adopt the staff report as written.

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.

Not In Conflict

Policy #3 is for commercial and industrial development and that is why policy #3 is not applicable to the proposed development.

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.

Not in Conflict

This section is associated with commercial and industrial uses.
Adopt the staff report as written.

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.

5. Productive farmland, timberland and mining lands should be identified and protected from adverse effects of adjoining developments.

Not In Conflict

The code has setbacks for watershed and waterways and this proposal meets those requirements. Clustered development is encouraged which this property could support. Critical wildlife habitat was not identified on the subject property. Policy #5 associated with productive farmland is not applicable given how the county has designated the parcel.

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.

Not In Conflict

Adopt the staff report as written, recognizing floodways, flood hazards do not exist and the density help reduce the risk.

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.

Not In Conflict

The proposal is within a sewer district even though the district is under a moratorium but policy states higher density be within the boundaries of one and the county shall seek comment from existing providers and their ability to serve future development without affecting current users. The district stated they don't have capacity and wasn't clear as to when they would have capacity and how this proposed could affect current users.

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.

Not In Conflict

Adopt the staff report as written and accept road & bridge's comment about the traffic study completed by the applicant.

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.

Not In Conflict

Adopt the staff report as written.

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.

Not In Conflict

Adopt the staff report as written.

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

Not In Conflict

The proposal meet policy #2, the developer is willing to work with the sewer district to obtain a performance bond to connect with the sewer district when service become available in addition to build the infrastructure to connect at some time in the future.

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.

Not In Conflict

Reducing the number of lots the proposal achieves policy #1 in that it will help with wildlife corridors.

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.

Not In Conflict

Adopt the staff report as written. In addition, the parcel could be used for timber production but that is not how is designated in the comprehensive land use map.