



Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

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

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

July 29, 2026

Zoning Commission Recommendation Letter

SUBJ.: S0003-25 – Yoman Bluffs

ENCL: (1) Reasoned Statement

(2) Preliminary Plat Recommended for Approval

The Zoning Commission, at the, July 23, 2026, public hearing voted to approve above referenced application with conditions. The ordinance standards used in evaluating the application and the reasons for recommendation of approval of the application are as follows:

MOTION TO RECOMMEND APPROVAL: I, Commissioner Mauk move to recommend to the Board of County Commissioners, approval of this project FILE S0003-25 requesting a twelve (12) residential lot Subdivision with one (1) common tract on an approximately 38.27-acres, Recreation-zoned property 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.

The 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 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 Johnson seconded the motion.

ROLL CALL VOTE:

Commissioner Johnson	AYE
Commissioner Blaser	AYE
Commissioner Mauk	AYE

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

Conditions of Approval:

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 of 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 indicated 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.

Please contact the Planning Department if you have any questions.

Sincerely,



Brett Blaser
Bonner County Zoning Commission

Cc: Planning Department

Reasoning Statement Worksheet S0003-25:

BCRC Code	Standard for	Required	Provided
12-268	Application Process, General Provisions	Agency Routing	Adopt the staff report as written.
12-610.B	Conformance with BCRC Title 12	Minimum lot size where urban sewer and water services are not available is 2 ½ acres.	Adopt the staff report as written.
12-620	General	Easements, constraints, reserved land areas to be shown and marked on the plats.	Adopt the staff report as written.
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.	Adopt the staff report as written.
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.	Adopt the staff report as written.
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.	Adopt the staff report as written.
12-623.C	Sewage disposal	Sewage disposal method for all building sites, as	Adopt the staff report as written.

		approved by the Panhandle health district and/or the state of Idaho, may be provided.	
12-623.D	Fire Plan/Fire risk assessment	Assessment of fire risk Fire protection plan Defensible space plan	Adopt the staff report as written.
12-624.A	Road name	Unique road names for new roads.	Adopt the staff report as written.
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.
12-624.C	Legal access	Legal access to each proposed lot	Adopt the staff report as written.
12-624.D	Public road frontage	For lots less than 5 acres in size, direct frontage and direct access to public roads required.	Adopt the staff report as written.
12-625	Trails and Parks	Bonner County Trails Plan Public Access, Parks and Facilities	Adopt the staff report as written.
12-626.A	Natural Hazards	Subdivision to be designed around identified natural hazards	Adopt the staff report as written.
12-626.B	Conformance with BCRC 12-7	Conformance with environmental standards.	Adopt the staff report as written.
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.	Adopt the staff report as written.
12-642.B.1	Plat Content	Subdivision name, geographic grid, north arrow, and vicinity map, vicinity road pattern.	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.	Adopt the staff report as written.

12-642.B.3	Plat Content	Location, dimensions and area of proposed lots. Lot numbering.	Adopt the staff report as written.
12-642.B.4	Plat Content	Location, dimensions and tentative names of proposed streets and roads.	Adopt the staff report as written.
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.	Adopt the staff report as written.
12-642.B.6	Plat Content	Location of water courses, floodplains per FIRMs with BFEs.	Adopt the staff report as written.
12-642.B.7	Plat Content	Existing wells, springs, wetland boundaries, wetland delineations, drainage channels, overhead and underground utility lines, structures, sanitary sewers and culverts within the tract.	Adopt the staff report as written.
12-642.B.8	Plat Content	Proposed method of water supply, sewage and solid waste disposal.	Adopt the staff report as written.
12-642.B.9	Plat Content	All easements of record, including sufficient data to identify conveyance.	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.	Adopt the staff report as written.
12-642.B.11	Plat Content	Statement for intended use of parcels.	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.	Adopt the staff report as written.
12-643.A	Application filed	In accord with 12-268	Adopt the staff report as written.
12-643.B	Public hearing	In accord with Subchapter 2.6	Adopt the staff report as written.
12-643.I	Validity of Preliminary Plat		Adopt the staff report as written.

12-644	Improvements Plan	Plan to be prepared by a registered civil engineer. Two copies to be provided.	Adopt the staff report as written.
12-645	Standards for Review		Adopt the staff report as written.
12-646	Final Plat, Contents		Adopt the staff report as written.
12-647	Endorsements on Final Plat		Adopt the staff report as written.
12-7.1	Shorelines		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 2, subchapter 2.5 of this title, as amended, except as provided for in subsection 12-720.3.J of this subchapter.	Adopt the staff report as written.
12-7.3	Wetlands	Wetland Delineation, Wetland Buffer and Setbacks.	Adopt the staff report as written.
12-7.4	Wildlife		Adopt the staff report as written.
12-7.5	Flood Damage Prevention	Development to occur as per BCRC, Title 14.	Adopt the staff report as written.
12-7.6	Hillsides	Geotechnical Survey Requirement	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

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

Adopt the staff report as written.

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

West Bonner County School District did not reply for request for comment.
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

The proposal will have a positive economic impact on the area. Creating jobs both in the short term and support local business in the area.
Adopt the staff report as written.

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

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

Panhandle Health District evaluation provided by the applicant indicated that the project would not adversely affect properties with the installation of septic tanks and that the developer is installing sewer lines for future connects to the sewer district when the moratorium is lifted. In addition, the applicant has provided a Nutrient Pathogen Evaluation indicating that ground water will unlikely be affected by this proposal.

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.

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 the Colin Sewer District service area and did not comment on this request. There is evidence in the record indicating the challenges the district's ability to provide service to the area. The developer has worked to provide the future connections if and when the district can provide service to the lots. In addition, disclosing to future landowners that they will have to connect to the sewer district when available.

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

The applicant has stated that they will work with the Bonner County to improve transportation. The proposal is within a road network that is adequate even through the busy season.

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.

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 request is for a 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.

Not In Conflict

The Resort Community designation encourages high density development. The proposal is adjacent to lands that are high density developments with lots sizes ranging from 0.13 to 3.2 acres and the lots in this proposal average 2.5 acres.

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.