

**BONNER COUNTY PLANNING DEPARTMENT  
ZONING COMMISSION  
STAFF REPORT FOR JUNE 11, 2025**

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**Project Name:**           **Cropper, Zone Change**

**File Number, Type:**   **ZC0001-25, Zone Change**

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

**Legal Description:**     5-56N-3W SWNWSE

**Location:**             1040 Helen Thompson Road, Sandpoint, ID

**Parcel Number(s):**    RP56N03W058100A

**Parcel Size:**           Approximately 10.00-acres

**Applicant:**             Thomas & Janice Cropper

**Project  
Representative:**       Travis Haller

**Application filed:**     February 18, 2025

**Notice provided:**      Mail: May 13, 2025  
                              Site Posting: May 27, 2025  
                              Published in Newspaper: May 13, 2025

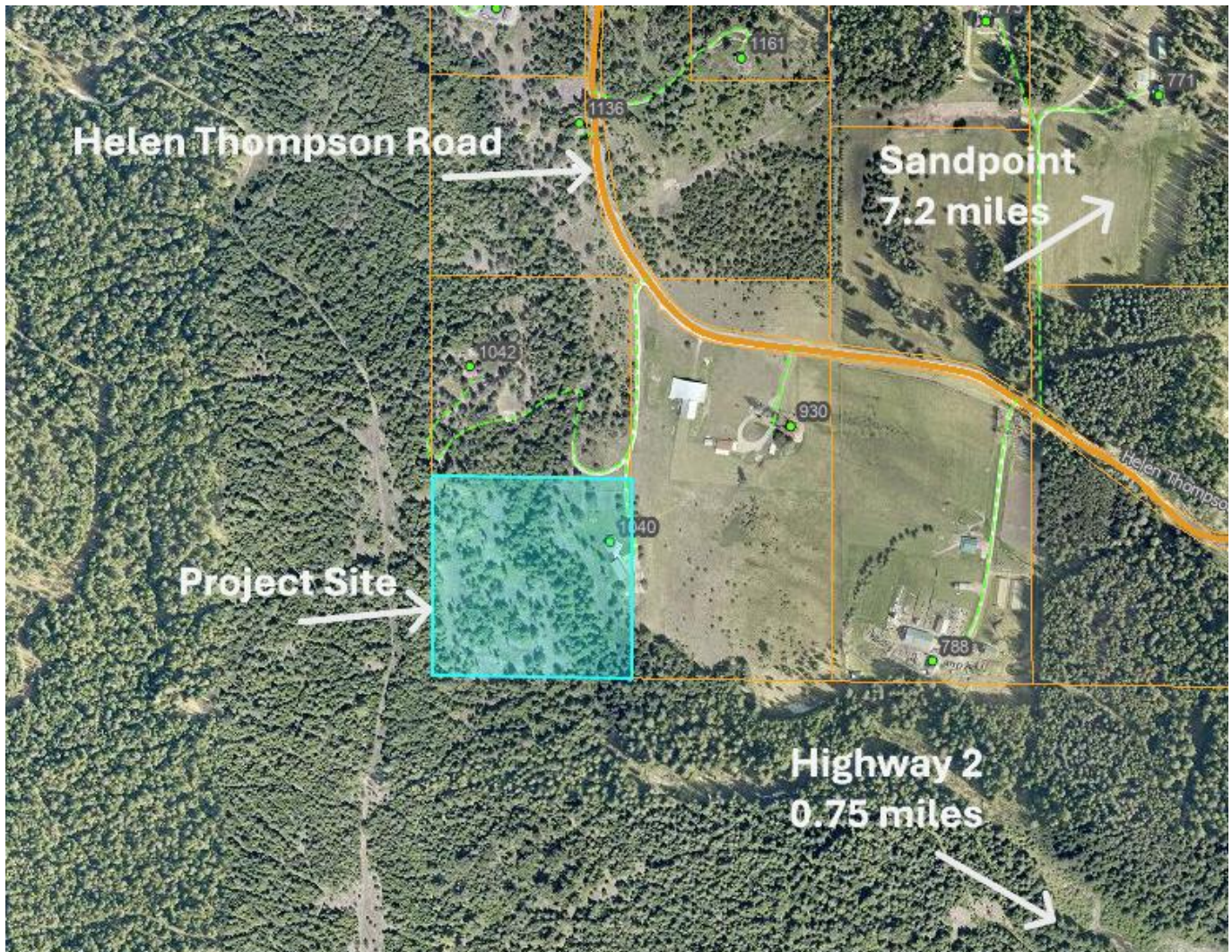
**Enclosure:**            Appendix A – Complete List of Agencies Noticed  
                              Appendix B – Agency Comments  
                              Appendix C – Zoning Commission Recommendation  
                              Appendix D – Reasoned Statement Worksheet

## SITE PLAN





## VICINITY MAP



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### **Project summary:**

The applicants are requesting a zone change from Rural 10 to Rural 5 on one (1) parcel approximately 10.00-acres. The project is located off Helen Thompson Road in Section 5 Township 56 North, Range 03 West, Boise-Meridian. The comprehensive plan designation is Rural Residential (5-10 AC).

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### **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

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## **Background:**

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### **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 Helen Thompson Road, a Bonner County owned and maintained, 50 foot, graveled right-of-way.

### **C. Environmental factors:**

- Site does contain mapped slopes of 0-30+%. (USGS)
- Site does contain mapped wetlands. (USFWS)
- Site does contain frontage to a mapped waterbody; Trickle Creek, an intermittent stream. (NHD)
- Parcel RP56N03W058100A is within SFHA Zone X per FIRM Panel Number 16017C0925E, 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

### **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**

<b>Compass</b>	<b>Comp Plan</b>	<b>Zoning</b>	<b>Current Land Use &amp; Density</b>
<b>Site</b>	Rural Residential (5-10 AC)	Rural-10	Residential - 10-acres
<b>North</b>	Rural Residential (5-10 AC)	Rural-10	Residential - 10-acres
<b>East</b>	Rural Residential (5-10 AC)	Rural-10	Residential - 20-acres
<b>South</b>	Rural Residential (5-10 AC)	Rural-10	Commercial Timber Land – 400-acres
<b>West</b>	Rural Residential (5-10 AC)	Rural-10	Commercial Timber Land – 400-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 and agencies were notified 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 in accordance with the general and specific objectives of the comprehensive plan. (Ord. 501, 11-18-2008)
- **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 findings of fact will be adopted with the decision and recommendation of this project. 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 not within any Areas of City Impact and 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 did not comment as to how an increase in density and development would or would not adversely impact the district's ability to provide adequate school services (and facilities) for new and existing students. 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 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 Rural Residential Land use designation allows small-scale agricultural uses and residential development. Both are protected and maintained with 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.

**Staff:** The subject properties are not located in a mapped floodplain. Potential damage to property or people due to soil erosion or avalanches are 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.

## **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, mobile home and RV parks, workforce housing, and campgrounds. 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.

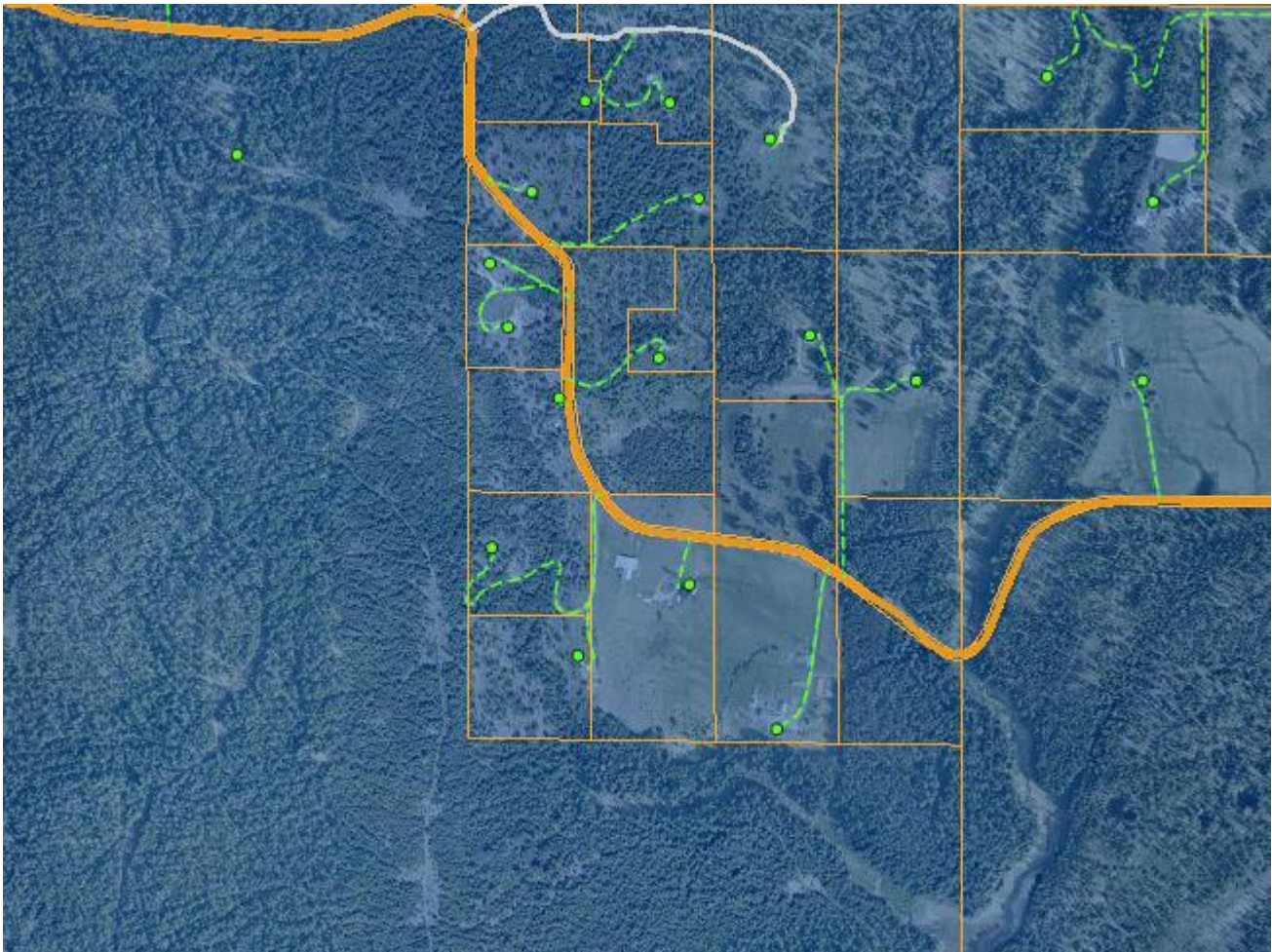
**Staff:** This proposal does not appear to conflict with the policies of this component.

**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 provided comment:**

Bonner County Historical Society  
Northern Lights Inc.

### **The following agencies replied "No Comment":**

Idaho Transportation Department  
Panhandle Health District  
USDA Forest Service  
Idaho Department of Fish and Game  
Idaho Department of Environmental Quality  
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.

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## **Staff Analysis:**

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

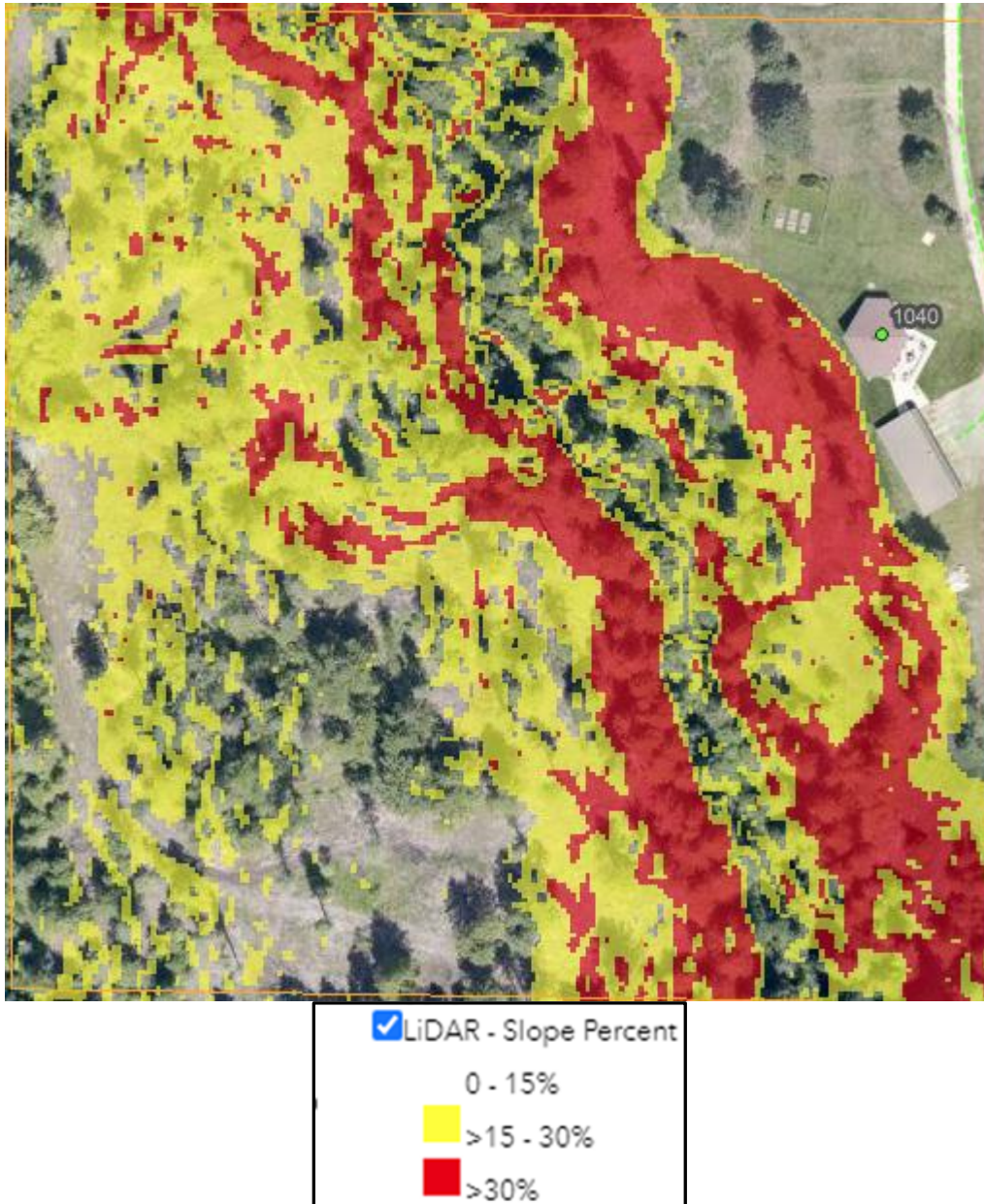
<b>Rural-10 Standards</b>	<b>Rural-5 Standards</b>
<ul style="list-style-type: none"><li>• Characterized by slopes steeper than 30%</li><li>• Located within critical wildlife habitat</li><li>• Contain prime agricultural soils</li><li>• Served by a network of public/ private roads</li><li>• Within the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

## **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 along the intermittent stream running north/south through the property 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 Pend Oreille silt loam, 5 to 45 percent slopes. This soil type is not listed in the Bonner County Comprehensive Plan, Natural Resources component, as Prime Farmland Soils or Farmland of Statewide Importance, and falls under:

*Section 3.4 -Not Prime Farmland:* All other soil types not classified as Prime Farmland or Farmland of Statewide Importance are classified as Not-Prime Farmland.

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

Access to the parcel is by a combination of Bonner County owned and maintained roads and State of Idaho owned and maintained roads; Helen Thompson Road, via Wrenco Loop, via Highway 2. Both Bonner County Road and Bridge and Idaho Transportation Department did not provide comment on how the proposed Zone Change may affect their respective rights-of-way.



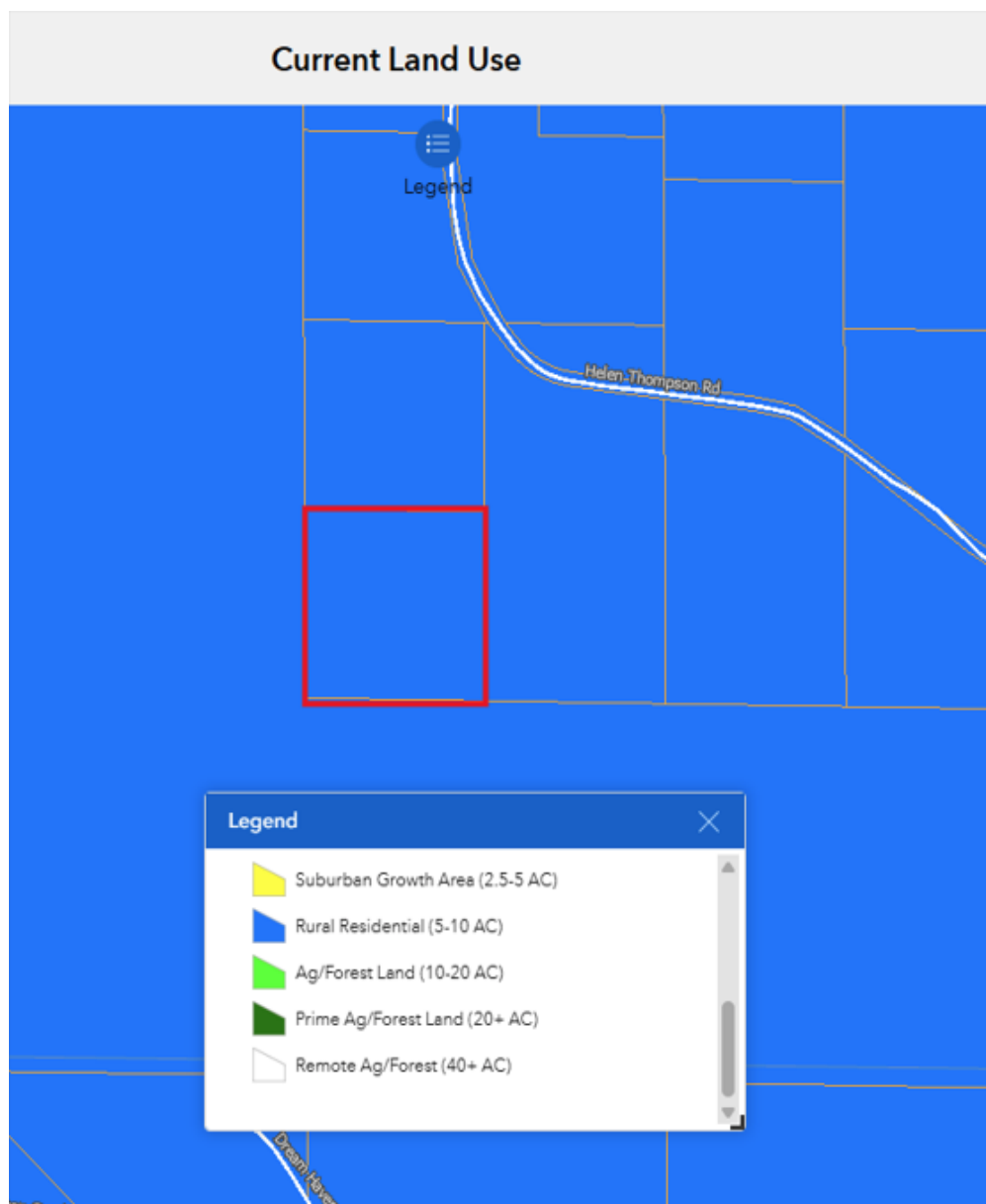
### **Within the Floodway:**

The risk of flooding of the parcel is minimal as the parcel is not within a mapped floodplain or floodway, per FEMA FIRM Panel 16017C0925E.

### **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:**

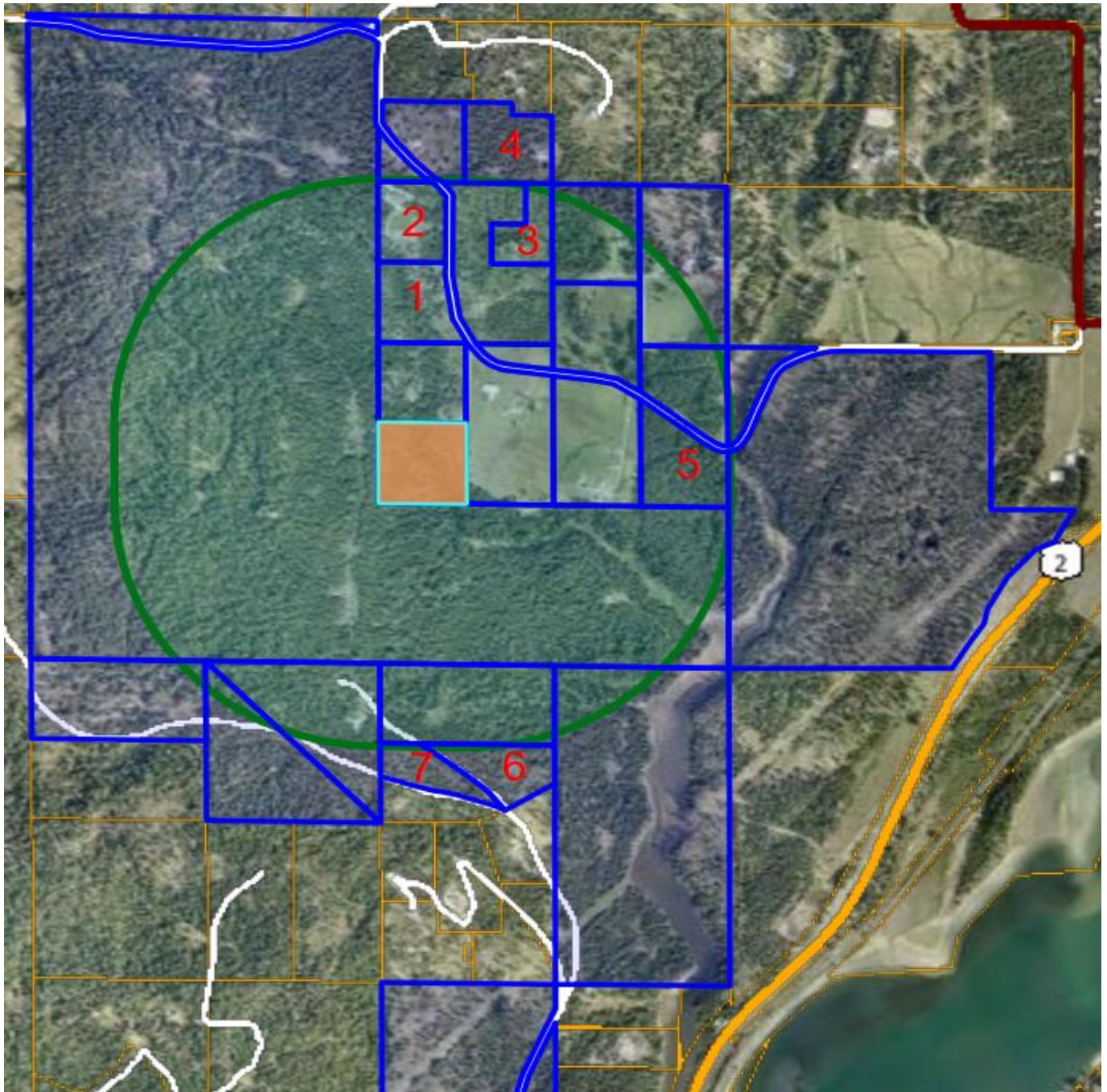


### **Comprehensive Plan Designation of Rural Residential:**

Currently, this 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:**

It appears most surrounding properties in the immediate area are developed at 10+ acres. There are seven (7) parcels within 2,000 feet of this project that are developed with one dwelling unit per 5 acres or are below 10-acres.



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: June 2, 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.**

**Zoning Commission recommendation: APPROVE**

**Date: April 17, 2025**

**VOTE: 3-0**

**Note: This is only a recommendation. 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.**

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**Zone Change Findings of Fact**

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1. The parcel does contain some mapped slopes that range from 15-29% grade, and some slopes that are 30% or greater. The parcel is not characterized by slopes steeper than 30%.
2. The parcel is in a transition between flat areas and sloped areas.
3. The parcel is characterized as a relatively flat property with some slopes and an intermittent stream running through it.
4. The parcel is not within critical wildlife habitat as identified by federal, state, or local agencies.
5. The parcel contains the soil type, Pend Oreille Silt Loam, which is considered "Not Prime Farmland", per the Bonner County GIS mapping, this soil type is not listed in the Comprehensive Plan.
6. The parcel is accessed via a network of public roads. Helen Thompson Road, and Wrenco Loop are Bonner County owned and maintained roads, connecting the parcel to US HWY 2, owned and maintained by Idaho Transportation Department.
7. The parcel is not within a floodplain or floodway.
8. According to the application, fire protection is provided by West Side Fire District.
9. Power is provided by Northern Lights Inc.
10. The parcel has an individual well and septic system.

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**Zone Change - Motion by the Governing Body:**

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## BOARD OF COUNTY COMMISSIONERS

**MOTION TO APPROVE:** I move to approve this project, FILE ZC0001-25, 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 is in accord with 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.

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### **Zone Change Ordinance Motion: Roll Call Vote**

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I move to approve an Ordinance of Bonner County, Idaho, the number to be assigned, citing its authority, and providing for the amendment of the Official Zoning Map of Bonner County by the classification of lands located in Section 5, Township 56 North, Range 3 West, Boise Meridian, Bonner County, Idaho to Rural-5, and providing for an effective date.

## BOARD OF COUNTY COMMISSIONERS

**MOTION TO DENY:** I move to deny this project, FILE ZC0001-25, requesting a zone change from Rural-10 to Rural-5, based upon the following conclusions of law:

### 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 action that could be taken, if any, to obtain the zone change is to:

- 1) File a new application with the Planning Department and meet the standards required by Bonner County Revised Code; or
- 2) Pursue such remedies as may be applicable at Title 67, Chapter 65, Idaho Code.

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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](http://www.bonnercountyid.gov) Bonner County Revised Code (BCRC) is available at the Planning Department or online.


## **APPENDIX A-Complete List of Agencies Noticed**

## **RECORD OF MAILING**

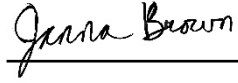
**Page 1 of 1**

**File No.: ZC0001-25**

**Record of Mailing Approved By:**



I hereby certify that a true and correct copy of the "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this **13th** day of **May 2025**.



Janna Brown, Administrative Assistant III

Assessor - Email	Avista Utilities - Email
Bay Drive Recreation District - Email	Bayview Water & Sewer - Email
Bonner County Airport Manager - Email	BONNER COUNTY DAILY BEE - U.S. Mail
Bonner County EMS - Email	Bonner County Floodplain Review - Email
Bonner County Road & Bridge - Email	Bonner County Sheriff - Email
Bottle Bay Water & Sewer District - Email	City of Clark Fork - Email
City of Dover - Email	City of East Hope - Email
City of Hope - Email	City of Kootenai - Email
City of Oldtown - Email	City of Ponderay - Email
City of Priest River - Email	City of Sandpoint - Email
City of Spirit Lake - Email	Coolin Sewer District - Email
Coolin-Cavanaugh Bay Fire District - Email	Drainage District #7 - Email
East Bonner Library - Email	East Priest Lake Fire District - Email
Ellisport Bay Sewer - Email	Garfield Bay Water & Sewer District - Email
GEM STATE MINER - U.S. Mail	Granite Reeder Water & Sewer District - Email
Idaho Department of Environmental Quality (DEQ) - Email	Idaho Department of Fish & Game - Email
Idaho Department of Lands - CDA - U.S. Mail	Idaho Department of Lands - Coolin - Email
Idaho Department of Lands - Navigable Waters & Mining - Email	Idaho Department of Lands - Sandpoint - Email
Idaho Department of Water Resources - IDWR - Email	Idaho Transportation Department (Aeronautics) - U.S. Mail
Idaho Transportation Department- District I - Email	Independent Highway District - Email
Kalispel Bay Sewer & Water - U.S. Mail	Kootenai-Ponderay Sewer District - Email
KPBX-FM 91 SPOKANE PUBLIC RADIO - U.S. Mail	KSPT-KPND-KIBR RADIO - U.S. Mail
Laclede Water District - Email	Lake Pend Oreille School District, #84 (Admin Office) - Email
Lake Pend Oreille School District, #84 (Transportation) - Email	Lakeland Joint School District, #272 - Email
Little Blacktail Ranch Water Association - U.S. Mail	North of the Narrows Fire District - Email
Northern Lights, Inc. - Email	Northland/Vyve Cable Television - Email
Northside Fire District - Email	Outlet Bay Sewer District - Email
Panhandle Health District - Email	Pend Oreille Hospital District - Email
Priest Lake Public Library District - Email	Priest Lake Translator District - Email
Sagle Valley Water & Sewer - Email	Sam Owen Fire District - Email
Schweitzer Fire District - Email	SELKIRK ASSOCIATION OF REALTORS - U.S. Mail
Selkirk Fire, Rescue & EMS - Email	Selkirk Recreation District -Email
Southside Water & Sewer District - Email	Spirit Lake Fire District - Email
Spokesman-Review - U.S. Mail	State Historical Society - Email
Swan Shores Sewer District - U.S. Mail	Syringa Heights Water Association - Email
Tamarack Village Water & Sewer - U.S. Mail	Timber Lake Fire District - Email
Trestle Creek Sewer District - Email	U.S. Army Corps of Engineers - Email
U.S. Fish & Wildlife Service - Email	U.S. Forest Service - U.S. Mail
West Bonner County Cemetery District - Email	West Bonner County School District, #83 - Email
West Bonner Library - Email	West Bonner Water & Sewer District - Email
West Pend Oreille Fire District - Email	West Priest Lake Fire District - Email

## **Appendix B – Agency Comments**





Janna Brown &lt;janna.brown@bonnercountyid.gov&gt;

**[EXT SENDER] Re: Bonner County Planning - ZC0001-25 Agency Review - Zone Change - Rural 10 to Rural 5**

1 message

**Bonner County History Museum** <hannah@bonnercountyhistory.org>

Mon, M

To: Bonner County Planning &lt;planning@bonnercountyid.gov&gt;

This site is not adversely impacting 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

On Tue, May 13, 2025 at 10:34 AM Bonner County Planning <planning@bonnercountyid.gov> wrote:

The above-named application has been submitted to the Bonner County Planning Department for processing.

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.

**Thank you,**  
**Janna Brown, Administrative Assistant III**  
**Bonner County Planning Department**  
**208-265-1458 ext - 1252**



Janna Brown &lt;janna.brown@bonnercountyid.gov&gt;

## [EXT SENDER] RE: Bonner County Planning - ZC0001-25 Agency Review - Zone Change - Rural 10 to Rural 5

1 message

**DEQ Comments** <deqcomments@deq.idaho.gov>  
 To: Bonner County Planning <planning@bonnercountyid.gov>

Thu, May 15, 2025 at 2:23 PM

Good Afternoon,

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](http://www.deq.idaho.gov)

**Our mission:** To protect human health and the quality of Idaho's air, land, and water.

**From:** Bonner County Planning <planning@bonnercountyid.gov>

**Sent:** Tuesday, May 13, 2025 10:34 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>; Bell, Chace <Chace.Bell@idwr.idaho.gov>; Chief Debbie Carpenter <chief@spirittlakefire.com>; City of Clark Fork <city@clarkforkidaho.org>; City of Dover <cityclerk@cityofdoverydaho.org>; City of East Hope Franck <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; 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>; Dean Davis <deandavis@sd83.org>;

Kristie May <[Kristie.May@deq.idaho.gov](mailto:Kristie.May@deq.idaho.gov)>; East Bonner Library <[Amanda@ebonnerlibrary.org](mailto:Amanda@ebonnerlibrary.org)>; East Priest Lake Fire District <[eastpriestlakefd@gmail.com](mailto:eastpriestlakefd@gmail.com)>; Erik Sjoquist <[esjoquist@idl.idaho.gov](mailto:esjoquist@idl.idaho.gov)>; Federal Aviation Administration <[Heather.pate@faa.gov](mailto:Heather.pate@faa.gov)>; Frankie Dunn <[Frankiejduhn@hotmail.com](mailto:Frankiejduhn@hotmail.com)>; Fritz Broschet <[outletbaysewer@gmail.com](mailto:outletbaysewer@gmail.com)>; Garfield Bay Water and Sewer District Clerk <[garfieldbaywsd@hotmail.com](mailto:garfieldbaywsd@hotmail.com)>; Gavin Gilcrease <[ggilcrease@sandpointidaho.gov](mailto:ggilcrease@sandpointidaho.gov)>; Horsmon, Merritt <[merritt.horsmon@idfg.idaho.gov](mailto:merritt.horsmon@idfg.idaho.gov)>; Dan Everhart <[Dan.Everhart@ishs.idaho.gov](mailto:Dan.Everhart@ishs.idaho.gov)>; DEQ Comments <[deqcomments@deq.idaho.gov](mailto:deqcomments@deq.idaho.gov)>; Independent Hwy Dist - Julie Bishop <[ihdclerk@gmail.com](mailto:ihdclerk@gmail.com)>; Robert Beachler <[robert.beachler@itd.idaho.gov](mailto:robert.beachler@itd.idaho.gov)>; ITD - Stacy Simkins <[stacy.simkins@itd.idaho.gov](mailto:stacy.simkins@itd.idaho.gov)>; Jack Schenck <[Jack.schenck@vyvebb.com](mailto:Jack.schenck@vyvebb.com)>; Jamie Brown <[jamieb@inlandpower.com](mailto:jamieb@inlandpower.com)>; Janice Best <[janicesb@televar.com](mailto:janicesb@televar.com)>; Jason Johnson <[jason.johnson@bonnercountyid.gov](mailto:jason.johnson@bonnercountyid.gov)>; Jason Kimberling <[jason.kimberling@itd.idaho.gov](mailto:jason.kimberling@itd.idaho.gov)>; Jeff Lindsey <[jeff.lindsey@bonnercountyid.gov](mailto:jeff.lindsey@bonnercountyid.gov)>; Jessie Roe <[BWSD637@gmail.com](mailto:BWSD637@gmail.com)>; joekren@sd83.org; Jordan Brooks <[coolinsewer@gmail.com](mailto:coolinsewer@gmail.com)>; Kayleigh Miller <[klmiller@ponderay.org](mailto:klmiller@ponderay.org)>; kbsd sewer <[kbsdpl@hotmail.com](mailto:kbsdpl@hotmail.com)>; Ken Flint <[ken\\_flint@tcenergy.com](mailto:ken_flint@tcenergy.com)>; Kenny Huston <[kenny.huston@oer.idaho.gov](mailto:kenny.huston@oer.idaho.gov)>; Kim Hoodenpyle <[kjh5345@gmail.com](mailto:kjh5345@gmail.com)>; Kim Spacek <[kimspacek@sd83.org](mailto:kimspacek@sd83.org)>; Kimberly Hobson <[Kimberly.Hobson@itd.idaho.gov](mailto:Kimberly.Hobson@itd.idaho.gov)>; Laclede Water District <[info@lacedewaterdistrict.org](mailto:info@lacedewaterdistrict.org)>; Lakeland Joint School District #272 <[cpursley@lakeland272.org](mailto:cpursley@lakeland272.org)>; Lisa Rosa <[hr@ebonnerlibrary.org](mailto:hr@ebonnerlibrary.org)>; Matt Diel <[matt.diel@lposd.org](mailto:matt.diel@lposd.org)>; Midas Water <[midaswatercorp@gmail.com](mailto:midaswatercorp@gmail.com)>; Mike Ahmer <[mahmer@idl.idaho.gov](mailto:mahmer@idl.idaho.gov)>; Mike Schacht <[firedept@clarkforkidaho.org](mailto:firedept@clarkforkidaho.org)>; Natural Resource Conservation Service - Greg Becker <[greg.becker@id.usda.gov](mailto:greg.becker@id.usda.gov)>; Navy - Glynis Casey <[glynis.casey@navy.mil](mailto:glynis.casey@navy.mil)>; North of the Narrows Fire District <[Huckbay2501@gmail.com](mailto:Huckbay2501@gmail.com)>; Northern Lights <[kristin.mettke@nli.coop](mailto:kristin.mettke@nli.coop)>; Northern Lights - Clint Brewing <[clint.brewington@nli.coop](mailto:clint.brewington@nli.coop)>; Northside Water and Syringa Heights Water Association <[allwater49@outlook.com](mailto:allwater49@outlook.com)>; Oden Water Association - Carla Poelstra <[odenwater@gmail.com](mailto:odenwater@gmail.com)>; Pend Oreille Hospital District <[kim.kichenmaster@bonnergeneral.org](mailto:kim.kichenmaster@bonnergeneral.org)>; PHD <[EApplications@phd1.idaho.gov](mailto:EApplications@phd1.idaho.gov)>; Priest Lake Public Library District <[plplibrary@hotmail.com](mailto:plplibrary@hotmail.com)>; Richard Hash <[Rich.hash2022@gmail.com](mailto:Rich.hash2022@gmail.com)>; Road & Bridge - Matt Mulder <[matt.mulder@bonnercountyid.gov](mailto:matt.mulder@bonnercountyid.gov)>; Ryan Zandhuisen <[rzandhuisen@idl.idaho.gov](mailto:rzandhuisen@idl.idaho.gov)>; Sagle Valley Water and Sewer District <[saglewatersewer@gmail.com](mailto:saglewatersewer@gmail.com)>; Sagle Valley Water & Sewer District <[markc@smartplugs.com](mailto:markc@smartplugs.com)>; Sam Owen Fire Rescue Sam Owen Fire Rescue <[sofd@wow-tel.net](mailto:sofd@wow-tel.net)>; Sam Ross <[sam.ross@nli.coop](mailto:sam.ross@nli.coop)>; sandpointairport@gmail.com; Sarah Gilmore <[sgilmore@sandpointidaho.gov](mailto:sgilmore@sandpointidaho.gov)>; School District 84 Transportation - James Koehler <[james.koehler@lposd.org](mailto:james.koehler@lposd.org)>; SCHWEITZER FIRE DISTRICT <[SchweitzerFireDistrict@gmail.com](mailto:SchweitzerFireDistrict@gmail.com)>; Selkirk Association of Realtors <[danielle@selkirkaor.com](mailto:danielle@selkirkaor.com)>; Selkirk Recreation District <[elgar@whoi.edu](mailto:elgar@whoi.edu)>; Sheryl Austin <[granitereeder@gmail.com](mailto:granitereeder@gmail.com)>; SOURDOUGH POINT OWNERS ASSOCIATION <[sourdoughpoint@hotmail.com](mailto:sourdoughpoint@hotmail.com)>; Southside Water and Sewer <[southsidewaterandsewer@swsdidaho.org](mailto:southsidewaterandsewer@swsdidaho.org)>; Steve Elgar <[selgar@mac.com](mailto:selgar@mac.com)>; Superintendent School Dist 84 <[kelly.fisher@lposd.org](mailto:kelly.fisher@lposd.org)>; Symone.legg@itd.idaho.gov; TC Energy / TransCanada <[US\\_crossings@tcenergy.com](mailto:US_crossings@tcenergy.com)>; Teresa Decker <[Huckleberryhoa@gmail.com](mailto:Huckleberryhoa@gmail.com)>; Teresa Decker <[huckbayutilities01@gmail.com](mailto:huckbayutilities01@gmail.com)>; Teresa Zamora <[utilities@stoneridgeidaho.com](mailto:utilities@stoneridgeidaho.com)>; Theresa Wheat <[theresa@kootenai.org](mailto:theresa@kootenai.org)>; Tim Ventress <[chventresswplvfd@hotmail.com](mailto:chventresswplvfd@hotmail.com)>; Timberlake Fire District <[Kwright@timberlakefire.com](mailto:Kwright@timberlakefire.com)>; Tom Renzi <[epfldchief@gmail.com](mailto:epfldchief@gmail.com)>; US Fish & Wildlife Services <[fw1idahoconsultationrequests@fws.gov](mailto:fw1idahoconsultationrequests@fws.gov)>; West Bonner Library <[meagan@westbonnerlibrary.org](mailto:meagan@westbonnerlibrary.org)>; West Pend Oreille Fire District <[wpofd1@gmail.com](mailto:wpofd1@gmail.com)>  
**Cc:** David Fisher <[david.fisher@bonnercountyid.gov](mailto:david.fisher@bonnercountyid.gov)>; Alexander Feyen <[alexander.feyen@bonnercountyid.gov](mailto:alexander.feyen@bonnercountyid.gov)>; Jacob Gabell <[jake.gabell@bonnercountyid.gov](mailto:jake.gabell@bonnercountyid.gov)>; Jeannie Welter <[jeannie.welter@bonnercountyid.gov](mailto:jeannie.welter@bonnercountyid.gov)>  
**Subject:** Bonner County Planning - ZC0001-25 Agency Review - Zone Change - Rural 10 to Rural 5

**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.

The above-named application has been submitted to the Bonner County Planning Department for processing.

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.

**Thank you,**

**Janna Brown, Administrative Assistant III**

**Bonner County Planning Department**

**208-265-1458 ext - 1252**





Janna Brown &lt;janna.brown@bonnercountyid.gov&gt;

**[EXT SENDER] RE: Notice of Public Hearing - File ZC0001-25 - Rural 10 to Rural 5**

1 message

**DEQ Comments** <deqcomments@deq.idaho.gov>

Fri, Mar 21, 2025 at 11:16 AM

To: Bonner County Planning Department &lt;planning@bonnercountyid.gov&gt;

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](http://www.deq.idaho.gov)

**Our mission:** To protect human health and the quality of Idaho's air, land, and water.

**From:** Bonner County Planning Department <planning@bonnercountyid.gov>**Sent:** Tuesday, March 18, 2025 11:01 AM

**To:** Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Assessors Office Group <assessorsgroup@bonnercountyid.gov>; Avista Copr - Jay West <jay.west@avistacorp.com>; Bay Drive Recreation District <kirbymc45@gmail.com>; Bayview Water & Sewer <bwsd637@gmail.com>; BC Airport Manager Dave Schuck <dave.schuck@bonnercountyid.gov>; BC EMS Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Bonner Sheriff <bonnersheriff@bonnerso.org>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; City of Clark Fork <city@clarkforkidaho.org>; City of Dover <cityclerk@cityofdoveridaho.org>; City of East Hope <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; City of Kootenai - Ronda Whittaker <cityclerk@cityofkootenai.org>; City of Oldtown <cityofoldtown@hotmail.com>; City of Ponderay KayLeigh Miller <klmiller@ponderay.org>; City of Priest River <layers@priestriver-id.gov>; City of Sandpoint <cityplanning@sandpointidaho.gov>; cityclerk@spirittlakeid.gov; Coolin Sewer <coolinsewer@gmail.com>; Coolin-Cavanaugh Bay Fire District <coolinfirechief@gmail.com>; DEQ Comments <deqcomments@deq.idaho.gov>; Drainage District #7 Kim Hoodenpyle <kjh5345@gmail.com>; East Bonner Library <vanessa@ebonnerlibrary.org>; East Priest Lake Fire Chief Tom Renzi <epfldchief@gmail.com>; Ellisport Bay Sewer District <clerk@ebsewerdistrict.com>; Facilities Director LPOSD #84 <matt.diel@lposd.org>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Granite Reeder Sewer District <granitereeder@gmail.com>; Dan Everhart <Dan.Everhart@ishs.idaho.gov>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>; Mike Ahmer <mahmer@idl.idaho.gov>; IDL - Nav. Waters Ryan Zandhuisen <RZandhuisen@idl.idaho.gov>; IDL - Pend Oreille Lake Supervisory <esjoquist@idl.idaho.gov>; dbrown@idl.idaho.gov; IDWR Chase Bell <chase.bell@idwr.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; ITD <D1Permits@itd.idaho.gov>; Jack Schenck Vyve/Northland Cable <Jack.schenck@vyvebb.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Kenny Huston <kenny.huston@oer.idaho.gov>; Kootenai Ponderay Sewer District <CJohnson@kootenaiponderaysewerdistrict.org>; Laclede Water District <LWDdistrict@frontier.com>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lakeland Joint School District #272 Jessica Grantham

<jessica.grantham@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; North of the Narrows Fire Dept <Huckbay2501@gmail.com>; Northern Lights - Kristin Mettke <kristin.mettke@nli.coop>; Northside Fire District - Karen Quenell <kquenell@northsidefire.org>; Outlet Bay Sewer District <outletbaysewer@gmail.com>; Pend Orielle Hospital District <kim.kichenmaster@bonnergeneral.org>; PHD <EHapplications@phd1.idaho.gov>; Priest Lake Public Library District <plplibrary@hotmail.com>; Priest Lake Translator District - Frankie Dunn <Frankiejduhn@hotmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Ruen Yeager <planning@ruenyeager.com>; Sagle Valley Water & Sewer District <saglewatersewer@gmail.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; joekren@sd83.org; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; Schweitzer Fire, Spencer Newton <firedistrict@msn.com>; Selkirk Association of Realtors Danielle <danielle@selkirkaor.com>; Selkirk Fire Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Selkirk Recreation District <selgar@mac.com>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Spirit Lake Fire Dept. (Debbie Carpenter) <chief@spiritlakefire.com>; Superintendent No. 84 Becky Meyer <becky.meyer@lposd.org>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Syringa Heights Water <allwater49@outlook.com>; Timberlake Fire <kwright@timberlakefire.com>; Trestle Creek Sewer District Janice Best <janicesb@televar.com>; US Fish & Wildlife Services - Christy Johnson Hughes <FW1idahoconsultationrequests@fws.gov>; West Bonner Library <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>; West Priest Lake Fire Josh Gilbert <WPLFD.Chief@gmail.com>

**Subject:** Notice of Public Hearing - File ZC0001-25 - Rural 10 to Rural 5

**CAUTION:** This email originated outside the State of Idaho network. Verifv 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.

Dear Agencies,

The referenced application has been submitted to the Bonner County Planning Department for processing. We kindly ask that you review the application in relation to your agency's expertise and provide any recommended conditions of approval along with the relevant supporting code sections. For additional details, please refer to the attached documents.

Thank you for your attention to this matter.

Best regards,



**BONNER COUNTY**  
**IDAHO**

**Jessica Montgomery, M.S.**  
Hearing Coordinator, Department of Planning  
jessica.montgomery@bonnercountyid.gov  
(208) 265-1458 ext. 1277



Janna Brown &lt;janna.brown@bonnercountyid.gov&gt;

## [EXT SENDER] RE: Notice of Public Hearing - File ZC0001-25 - Rural 10 to Rural 5

1 message

Horsmon, Merritt &lt;merritt.horsmon@idfg.idaho.gov&gt;

Wed, Apr 2, 2025 at 9:51 AM

To: Bonner County Planning Department &lt;planning@bonnercountyid.gov&gt;

Hi Jessica,

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](mailto:merritt.horsmon@idfg.idaho.gov)**From:** Bonner County Planning Department <[planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov)>**Sent:** Tuesday, March 18, 2025 11:01 AM

**To:** Army Corps of Engineers <[CENWW-RD-CDA@usace.army.mil](mailto:CENWW-RD-CDA@usace.army.mil)>; Assessors Office Group <[assessorsgroup@bonnercountyid.gov](mailto:assessorsgroup@bonnercountyid.gov)>; Avista Copr - Jay West <[jay.west@avistacorp.com](mailto:jay.west@avistacorp.com)>; Bay Drive Recreation District <[kirbymc45@gmail.com](mailto:kirbymc45@gmail.com)>; Bayview Water & Sewer <[bwsd637@gmail.com](mailto:bwsd637@gmail.com)>; BC Airport Manager Dave Schuck <[dave.schuck@bonnercountyid.gov](mailto:dave.schuck@bonnercountyid.gov)>; BC EMS Jeff Lindsey <[jeff.lindsey@bonnercountyid.gov](mailto:jeff.lindsey@bonnercountyid.gov)>; Bonner Sheriff <[bonnersheriff@bonnerso.org](mailto:bonnersheriff@bonnerso.org)>; Brenna Garro <[Brenna.Garro@oer.idaho.gov](mailto:Brenna.Garro@oer.idaho.gov)>; Bryan Quayle <[quaylelanduseconsulting@gmail.com](mailto:quaylelanduseconsulting@gmail.com)>; City of Clark Fork <[city@clarkforkidaho.org](mailto:city@clarkforkidaho.org)>; City of Dover <[cityclerk@cityofdoveridaho.org](mailto:cityclerk@cityofdoveridaho.org)>; City of East Hope <[easthope.city@gmail.com](mailto:easthope.city@gmail.com)>; City of Hope <[hopecityclerk@gmail.com](mailto:hopecityclerk@gmail.com)>; City of Kootenai - Ronda Whittaker <[cityclerk@cityofkootenai.org](mailto:cityclerk@cityofkootenai.org)>; City of Oldtown <[cityofoldtown@hotmail.com](mailto:cityofoldtown@hotmail.com)>; City of Ponderay KayLeigh Miller <[kimiller@ponderay.org](mailto:kimiller@ponderay.org)>; City of Priest River <[layers@priestriver-id.gov](mailto:layers@priestriver-id.gov)>; City of Sandpoint <[cityplanning@sandpointidaho.gov](mailto:cityplanning@sandpointidaho.gov)>; cityclerk@spiritlakeid.gov; Coolin Sewer <[coolinsewer@gmail.com](mailto:coolinsewer@gmail.com)>; Coolin-Cavanaugh Bay Fire District <[coolinfirechief@gmail.com](mailto:coolinfirechief@gmail.com)>; DEQ Comments <[deqcomments@deq.idaho.gov](mailto:deqcomments@deq.idaho.gov)>; Drainage District #7 Kim Hoodenpyle <[kjh5345@gmail.com](mailto:kjh5345@gmail.com)>; East Bonner Library <[vanessa@ebonnerlibrary.org](mailto:vanessa@ebonnerlibrary.org)>; East Priest Lake Fire Chief Tom Renzi

<epifdchief@gmail.com>; Ellisport Bay Sewer District <clerk@ebsewerdistrict.com>; Facilities Director LPOSD #84 <matt.diel@lposd.org>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Granite Reeder Sewer District <granitereeder@gmail.com>; Dan Everhart <Dan.Everhart@ishs.idaho.gov>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>; Mike Ahmer <mahmer@idl.idaho.gov>; IDL - Nav. Waters Ryan Zandhuisen <RZandhuisen@idl.idaho.gov>; IDL - Pend Oreille Lake Supervisory <esjoquist@idl.idaho.gov>; dbrown@idl.idaho.gov; IDWR Chase Bell <chase.bell@idwr.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; ITD <D1Permits@itd.idaho.gov>; Jack Schenck Vyve/Northland Cable <Jack.schenck@vyvebb.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Kenny Huston <kenny.huston@oer.idaho.gov>; Kootenai Ponderay Sewer District <CJohnson@kootenaiponderaysewerdistrict.org>; Laclede Water District <LWdistrict@frontier.com>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lakeland Joint School District #272 Jessica Grantham <jessica.grantham@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; North of the Narrows Fire Dept <Huckbay2501@gmail.com>; Northern Lights - Kristin Mettke <kristin.mettke@nli.coop>; Northside Fire District - Karen Quenell <kquenell@northsidefire.org>; Outlet Bay Sewer District <outletbaysewer@gmail.com>; Pend Orielle Hospital District <kim.kichenmaster@bonnergeneral.org>; PHD <EHapplications@phd1.idaho.gov>; Priest Lake Public Library District <plplibrary@hotmail.com>; Priest Lake Translator District - Frankie Dunn <Frankiejdund@hotmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Ruen Yeager <planning@ruenyeager.com>; Sagle Valley Water & Sewer District <saglewatersewer@gmail.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; joekren@sd83.org; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; Schweitzer Fire, Spencer Newton <firedistrict@msn.com>; Selkirk Association of Realtors Danielle <danielle@selkirkaor.com>; Selkirk Fire Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Selkirk Recreation District <selgar@mac.com>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Spirit Lake Fire Dept. (Debbie Carpenter) <chief@spirittlakefire.com>; Superintendent No. 84 Becky Meyer <becky.meyer@lposd.org>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Syringa Heights Water <allwater49@outlook.com>; Timberlake Fire <kwright@timberlakefire.com>; Trestle Creek Sewer District Janice Best <janicesb@televar.com>; US Fish & Wildlife Services - Christy Johnson Hughes <FW1idahoconsultationrequests@fws.gov>; West Bonner Library <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>; West Priest Lake Fire Josh Gilbert <WPLFD.Chief@gmail.com>

**Subject:** Notice of Public Hearing - File ZC0001-25 - Rural 10 to Rural 5

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Dear Agencies,

The referenced application has been submitted to the Bonner County Planning Department for processing. We kindly ask that you review the application in relation to your agency's expertise and provide any recommended conditions of approval along with the relevant supporting code sections. For additional details, please refer to the attached documents.

Thank you for your attention to this matter.

Best regards,



**BONNER COUNTY**  
**IDAHO**

**Jessica Montgomery, M.S.**  
Hearing Coordinator, Department of Planning  
jessica.montgomery@bonnercountyid.gov  
(208) 265-1458 ext. 1277



Janna Brown &lt;janna.brown@bonnercountyid.gov&gt;

**[EXT SENDER] RE: Bonner County Planning - ZC0001-25 Agency Review - Zone Change - Rural 10 to Rural 5**

1 message

**Robert Beachler** <Robert.Beachler@itd.idaho.gov>  
To: Bonner County Planning <planning@bonnercountyid.gov>

Tue, May 13, 2025 at 10:37 AM

No Comment from the Idaho Transportation Department.

Robert Beachler  
District 1 Planning Program Manager  
Idaho Transportation Department  
600 W. Prairie Ave  
Coeur d'Alene, ID 83815  
[robert.beachler@itd.idaho.gov](mailto:robert.beachler@itd.idaho.gov)  
(208) 772-1216  
Office Hours M-TH 6-4:30

**From:** Bonner County Planning <[planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov)>

**Sent:** Tuesday, May 13, 2025 10:34 AM

**To:** Alan Brinkmeier <[alan.brinkmeier@bonnercountyid.gov](mailto:alan.brinkmeier@bonnercountyid.gov)>; Amber Burgess <[clerk@ebsewerdistrict.com](mailto:clerk@ebsewerdistrict.com)>; Army Corps of Engineers <[CENWW-RD-CDA@usace.army.mil](mailto:CENWW-RD-CDA@usace.army.mil)>; Avista Copr - Jay West <[jay.west@avistacorp.com](mailto:jay.west@avistacorp.com)>; Avista Corp - Peggy George <[peggy.george@avistacorp.com](mailto:peggy.george@avistacorp.com)>; Becky Meyer <[becky.meyer@lposd.org](mailto:becky.meyer@lposd.org)>; Bill Berg <[billb@bbsewer.org](mailto:billb@bbsewer.org)>; Bonner County Assessors <[assessorsgroup@bonnercountyid.gov](mailto:assessorsgroup@bonnercountyid.gov)>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <[DIRECTOR@bonnercountyhistory.org](mailto:DIRECTOR@bonnercountyhistory.org)>; Brenna Garro <[Brenna.Garro@oer.idaho.gov](mailto:Brenna.Garro@oer.idaho.gov)>; Bryan Quayle <[quaylelanduseconsulting@gmail.com](mailto:quaylelanduseconsulting@gmail.com)>; Chace Bell <[chace.bell@idwr.idaho.gov](mailto:chace.bell@idwr.idaho.gov)>; Chief Debbie Carpenter <[chief@spiritlakefire.com](mailto:chief@spiritlakefire.com)>; City of Clark Fork <[city@clarkforkidaho.org](mailto:city@clarkforkidaho.org)>; City of Dover <[cityclerk@cityofdoveridaho.org](mailto:cityclerk@cityofdoveridaho.org)>; City of East Hope Franck <[easthope.city@gmail.com](mailto:easthope.city@gmail.com)>; City of Hope <[hopecityclerk@gmail.com](mailto:hopecityclerk@gmail.com)>; City of Oldtown <[cityofoldtown@hotmail.com](mailto:cityofoldtown@hotmail.com)>; City of Priest River <[layers@priestriver-id.gov](mailto:layers@priestriver-id.gov)>; City of Sandpoint Planning <[cityplanning@sandpointidaho.gov](mailto:cityplanning@sandpointidaho.gov)>; [cityclerk@spiritlakeid.gov](mailto:cityclerk@spiritlakeid.gov); Colleen Johnson <[C.Johnson@kootenaiponderaysewerdistrict.org](mailto:C.Johnson@kootenaiponderaysewerdistrict.org)>; Coolin-Cavanaugh Bay Fire Protection District <[coolinfirechief@gmail.com](mailto:coolinfirechief@gmail.com)>; Craig Hill <[craighill@hillsresort.com](mailto:craighill@hillsresort.com)>; D1Permits <[D1Permits@itd.idaho.gov](mailto:D1Permits@itd.idaho.gov)>; Dan Brown <[dbrown@idl.idaho.gov](mailto:dbrown@idl.idaho.gov)>; Dan McCracken <[Dan.McCracken@deq.idaho.gov](mailto:Dan.McCracken@deq.idaho.gov)>; Dan Scholz <[dan.scholz@nli.coop](mailto:dan.scholz@nli.coop)>; Dean Davis <[deandavis@sd83.org](mailto:deandavis@sd83.org)>; DEQ - Kristie McEnroe <[kristie.mcenroe@deq.idaho.gov](mailto:kristie.mcenroe@deq.idaho.gov)>; East Bonner Library <[Amanda@ebonnerlibrary.org](mailto:Amanda@ebonnerlibrary.org)>; East Priest Lake Fire District <[eastpriestlakefd@gmail.com](mailto:eastpriestlakefd@gmail.com)>; Erik Sjoquist <[esjoquist@idl.idaho.gov](mailto:esjoquist@idl.idaho.gov)>; Federal Aviation Administration <[Heather.pate@faa.gov](mailto:Heather.pate@faa.gov)>; Frankie Dunn <[Frankiejdunn@hotmail.com](mailto:Frankiejdunn@hotmail.com)>; Fritz Broschet <[outletbaysewer@gmail.com](mailto:outletbaysewer@gmail.com)>; Garfield Bay Water and Sewer District Clerk <[garfieldbaywsd@hotmail.com](mailto:garfieldbaywsd@hotmail.com)>; Gavin Gilcrease <[ggilcrease@sandpointidaho.gov](mailto:ggilcrease@sandpointidaho.gov)>; Horsmon, Merritt <[merritt.horsmon@idfg.idaho.gov](mailto:merritt.horsmon@idfg.idaho.gov)>; ID State Historical Society - Dan Everhart <[dan.everhart@ishs.idaho.gov](mailto:dan.everhart@ishs.idaho.gov)>; Idaho Department of Environmental Quality <[deqcomments@deq.idaho.gov](mailto:deqcomments@deq.idaho.gov)>; Independent Hwy Dist - Julie Bishop <[ihdclerk@gmail.com](mailto:ihdclerk@gmail.com)>; Robert Beachler <[Robert.Beachler@itd.idaho.gov](mailto:Robert.Beachler@itd.idaho.gov)>; Stacy Simkins <[Stacy.Simkins@itd.idaho.gov](mailto:Stacy.Simkins@itd.idaho.gov)>; Jack Schenck <[Jack.schenck@vyvebb.com](mailto:Jack.schenck@vyvebb.com)>; Jamie Brown <[jamieb@inlandpower.com](mailto:jamieb@inlandpower.com)>; Janice Best <[janicesb@televar.com](mailto:janicesb@televar.com)>; Jason Johnson <[jason.johnson@bonnercountyid.gov](mailto:jason.johnson@bonnercountyid.gov)>; Jason Kimberling <[Jason.Kimberling@itd.idaho.gov](mailto:Jason.Kimberling@itd.idaho.gov)>; Jeff Lindsey <[jeff.lindsey@bonnercountyid.gov](mailto:jeff.lindsey@bonnercountyid.gov)>; Jessie Roe <[BWSD637@gmail.com](mailto:BWSD637@gmail.com)>;



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**Cc:** David Fisher <[david.fisher@bonnercountyid.gov](mailto:david.fisher@bonnercountyid.gov)>; Alexander Feyen <[alexander.feyen@bonnercountyid.gov](mailto:alexander.feyen@bonnercountyid.gov)>; Jacob Gabell <[jake.gabell@bonnercountyid.gov](mailto:jake.gabell@bonnercountyid.gov)>; Jeannie Welter <[jeannie.welter@bonnercountyid.gov](mailto:jeannie.welter@bonnercountyid.gov)>

**Subject:** Bonner County Planning - ZC0001-25 Agency Review - Zone Change - Rural 10 to Rural 5

**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.

The above-named application has been submitted to the Bonner County Planning Department for processing.

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.

Thank you,

Janna Brown, Administrative Assistant III

Bonner County Planning Department

208-265-1458 ext - 1252



Janna Brown &lt;janna.brown@bonnercountyid.gov&gt;

**[EXT SENDER] RE: Notice of Public Hearing - File ZC0001-25 - Rural 10 to Rural 5**

1 message

**Symone Legg** <Symone.Legg@itd.idaho.gov>

Tue, Mar 18, 2025 at 12:15 PM

To: Bonner County Planning Department &lt;planning@bonnercountyid.gov&gt;

Cc: Kimberly Hobson &lt;Kimberly.Hobson@itd.idaho.gov&gt;

ITD Permits has no comment.

Thank you,

**Symone Legg** | Project Coordinator**Idaho Transportation Department** | D1 Traffic/Permits

Ext: 208.772.8073 Dept: 208.772.1297

Email: [symone.legg@itd.idaho.gov](mailto:symone.legg@itd.idaho.gov) | [itd.idaho.gov](http://itd.idaho.gov)*Enhancing quality of life through transportation*

Work schedule: Monday - Friday 7AM- 4PM

**From:** Bonner County Planning Department <[planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov)>**Sent:** Tuesday, March 18, 2025 11:01 AM

**To:** Army Corps of Engineers <[CENWW-RD-CDA@usace.army.mil](mailto:CENWW-RD-CDA@usace.army.mil)>; Assessors Office Group <[assessorsgroup@bonnercountyid.gov](mailto:assessorsgroup@bonnercountyid.gov)>; Avista Copr - Jay West <[jay.west@avistacorp.com](mailto:jay.west@avistacorp.com)>; Bay Drive Recreation District <[kirbymc45@gmail.com](mailto:kirbymc45@gmail.com)>; Bayview Water & Sewer <[bwds637@gmail.com](mailto:bwds637@gmail.com)>; BC Airport Manager Dave Schuck <[dave.schuck@bonnercountyid.gov](mailto:dave.schuck@bonnercountyid.gov)>; BC EMS Jeff Lindsey <[jeff.lindsey@bonnercountyid.gov](mailto:jeff.lindsey@bonnercountyid.gov)>; Bonner Sheriff <[bonnersheriff@bonnerso.org](mailto:bonnersheriff@bonnerso.org)>; Brenna Garro <[Brenna.Garro@oer.idaho.gov](mailto:Brenna.Garro@oer.idaho.gov)>; Bryan Quayle <[quaylelanduseconsulting@gmail.com](mailto:quaylelanduseconsulting@gmail.com)>; City of Clark Fork <[city@clarkforkidaho.org](mailto:city@clarkforkidaho.org)>; City of Dover <[cityclerk@cityofdoveridaho.org](mailto:cityclerk@cityofdoveridaho.org)>; City of East Hope <[easthope.city@gmail.com](mailto:easthope.city@gmail.com)>; City of Hope <[hopecityclerk@gmail.com](mailto:hopecityclerk@gmail.com)>; Manda Corbett <[cityclerk@cityofkootenai.org](mailto:cityclerk@cityofkootenai.org)>; City of Oldtown <[cityofoldtown@hotmail.com](mailto:cityofoldtown@hotmail.com)>; City of Ponderay KayLeigh Miller <[klmiller@ponderay.org](mailto:klmiller@ponderay.org)>; City of Priest River <[layers@priestriver-id.gov](mailto:layers@priestriver-id.gov)>; City of Sandpoint <[cityplanning@sandpointidaho.gov](mailto:cityplanning@sandpointidaho.gov)>; City of Spirit Lake <[cityclerk@spiritlakeid.gov](mailto:cityclerk@spiritlakeid.gov)>; Coolin Sewer <[coolinsewer@gmail.com](mailto:coolinsewer@gmail.com)>; Coolin-Cavanaugh Bay Fire District <[coolinfirechief@gmail.com](mailto:coolinfirechief@gmail.com)>; DEQ <[deqcomments@deq.idaho.gov](mailto:deqcomments@deq.idaho.gov)>; Drainage District #7 Kim Hoodenpyle <[kjh5345@gmail.com](mailto:kjh5345@gmail.com)>; East Bonner Library <[vanessa@ebonnerlibrary.org](mailto:vanessa@ebonnerlibrary.org)>; East Priest Lake Fire Chief Tom Renzi <[ep1fdchief@gmail.com](mailto:ep1fdchief@gmail.com)>; Ellisport Bay Sewer District <[clerk@ebsewerdistrict.com](mailto:clerk@ebsewerdistrict.com)>; Facilities Director LPOSD #84 <[matt.diel@lposd.org](mailto:matt.diel@lposd.org)>; Garfield Bay Water and Sewer District Clerk <[garfieldbaywsd@hotmail.com](mailto:garfieldbaywsd@hotmail.com)>; Granite Reeder Sewer District <[granitereeder@gmail.com](mailto:granitereeder@gmail.com)>; ID State Historical Society - Dave Everhart <[dan.everhart@ishs.idaho.gov](mailto:dan.everhart@ishs.idaho.gov)>; Idaho Department of Fish & Game <[meritt.horsmon@idfg.idaho.gov](mailto:meritt.horsmon@idfg.idaho.gov)>; IDL - Mike Ahmer <[mahmer@idl.idaho.gov](mailto:mahmer@idl.idaho.gov)>; IDL - Nav. Waters Ryan Zandhuisen <[RZandhuisen@idl.idaho.gov](mailto:RZandhuisen@idl.idaho.gov)>; IDL - Pend Oreille Lake Supervisory <[esjoquist@idl.idaho.gov](mailto:esjoquist@idl.idaho.gov)>; IDL - Priest Lake Supervisory Area <[dbrown@idl.idaho.gov](mailto:dbrown@idl.idaho.gov)>; IDWR Chase Bell <[chase.bell@idwr.idaho.gov](mailto:chase.bell@idwr.idaho.gov)>; Independent Hwy Dist - Julie Bishop <[ihdclerk@gmail.com](mailto:ihdclerk@gmail.com)>; D1Permits <[D1Permits@itd.idaho.gov](mailto:D1Permits@itd.idaho.gov)>; Jack Schenck Vyve/Northland Cable <[Jack.schenck@vyvebb.com](mailto:Jack.schenck@vyvebb.com)>; Jason Johnson <[jason.johnson@bonnercountyid.gov](mailto:jason.johnson@bonnercountyid.gov)>; Kenny Huston <[kenny.huston@oer.idaho.gov](mailto:kenny.huston@oer.idaho.gov)>; Kootenai Ponderay Sewer District <[CJohnson@kootenaiponderaysewerdistrict.org](mailto:CJohnson@kootenaiponderaysewerdistrict.org)>; Laclede Water District <[LWdistrict@frontier.com](mailto:LWdistrict@frontier.com)>; Lakeland Joint School District #272 <[cpursley@lakeland272.org](mailto:cpursley@lakeland272.org)>; Lakeland Joint School District #272 Jessica Grantham <[jessica.grantham@lakeland272.org](mailto:jessica.grantham@lakeland272.org)>; Lisa Rosa <[hr@ebonnerlibrary.org](mailto:hr@ebonnerlibrary.org)>; North of the Narrows Fire Dept <[Huckbay2501@gmail.com](mailto:Huckbay2501@gmail.com)>; Northern Lights - Kristin Mettke <[kristin.mettke@nli.coop](mailto:kristin.mettke@nli.coop)>; Northside Fire District - Karen Quenell <[kquenell@northsidefire.org](mailto:kquenell@northsidefire.org)>; Outlet Bay Sewer District <[outletbaysewer@gmail.com](mailto:outletbaysewer@gmail.com)>; Pend Orielle Hospital District <[kim.kichenmaster@bonnergeneral.org](mailto:kim.kichenmaster@bonnergeneral.org)>; PHD <[EHApplications@phd1.idaho.gov](mailto:EHApplications@phd1.idaho.gov)>; Priest Lake Public Library District <[plplibrary@hotmail.com](mailto:plplibrary@hotmail.com)>; Priest Lake Translator District - Frankie Dunn <[Frankiejduhn@hotmail.com](mailto:Frankiejduhn@hotmail.com)>; Road & Bridge - Matt Mulder <[matt.mulder@bonnercountyid.gov](mailto:matt.mulder@bonnercountyid.gov)>; Ruen Yeager <[planning@ruenyeager.com](mailto:planning@ruenyeager.com)>; Sagle Valley Water & Sewer District <[saglewatersewer@gmail.com](mailto:saglewatersewer@gmail.com)>; Sam Owen Fire Rescue Sam Owen Fire Rescue <[sofd@wow-tel.net](mailto:sofd@wow-tel.net)>; School District #83 - Joseph Kren <[joekren@sd83.org](mailto:joekren@sd83.org)>; School District 84 Transportation - James Koehler <[james.koehler@lposd.org](mailto:james.koehler@lposd.org)>; Schweitzer Fire, Spencer Newton <[fredistrict@msn.com](mailto:fredistrict@msn.com)>; Selkirk Association of Realtors Danielle <[danielle@selkirkaor.com](mailto:danielle@selkirkaor.com)>; Selkirk Fire Gavin Gilcrease <[ggilcrease@sandpointidaho.gov](mailto:ggilcrease@sandpointidaho.gov)>; Selkirk Recreation District <[selgar@mac.com](mailto:selgar@mac.com)>; Southside Water and Sewer <[southsidewaterandsewer@swsdidaho.org](mailto:southsidewaterandsewer@swsdidaho.org)>; Spirit Lake Fire Dept. (Debbie Carpenter) <[chief@spiritlakefire.com](mailto:chief@spiritlakefire.com)>; Superintendent No. 84 Becky Meyer <[becky.meyer@lposd.org](mailto:becky.meyer@lposd.org)>; Superintendent School Dist 84 <[kelly.fisher@lposd.org](mailto:kelly.fisher@lposd.org)>; Syringa Heights Water <[allwater49@outlook.com](mailto:allwater49@outlook.com)>; Timberlake Fire <[kwright@timberlakefire.com](mailto:kwright@timberlakefire.com)>; Trestle Creek Sewer District Janice Best <[janicesb@televar.com](mailto:janicesb@televar.com)>; US Fish & Wildlife Services - Christy Johnson Hughes <[FW1idahoconsultationrequests@fws.gov](mailto:FW1idahoconsultationrequests@fws.gov)>; West

Bonner Library <[meagan@westbonnerlibrary.org](mailto:meagan@westbonnerlibrary.org)>; West Pend Oreille Fire District <[wpofd1@gmail.com](mailto:wpofd1@gmail.com)>; West Priest Lake Fire Josh Gilbert <[WPLFD.Chief@gmail.com](mailto:WPLFD.Chief@gmail.com)>

**Subject:** Notice of Public Hearing - File ZC0001-25 - Rural 10 to Rural 5

**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.

Dear Agencies,

The referenced application has been submitted to the Bonner County Planning Department for processing. We kindly ask that you review the application in relation to your agency's expertise and provide any recommended conditions of approval along with the relevant supporting code sections. For additional details, please refer to the attached documents.

Thank you for your attention to this matter.

Best regards,



**BONNER COUNTY**  
**IDAHO**

**Jessica Montgomery, M.S.**  
Hearing Coordinator, Department of Planning  
[jessica.montgomery@bonnercountyid.gov](mailto:jessica.montgomery@bonnercountyid.gov)  
(208) 265-1458 ext. 1277



Janna Brown &lt;janna.brown@bonnercountyid.gov&gt;

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**File ZC0001-25 Zone Change**

1 message

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**'Colleen Johnson' via Mail-Planning** <planning@bonnercountyid.gov>  
Reply-To: Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>  
To: Bonner County Planning <planning@bonnercountyid.gov>

Wed, Apr 9, 2025 at 2:56 PM

Good Afternoon:

Attached is the District's response to the above named file.

**NOTICE OF CHANGE IN HOURS: THE OFFICE WILL BE CLOSED ON FRIDAYS. WE WILL BE OPEN NORMAL HOURS MONDAY THRU THURSDAY.**

**Colleen Johnson**

**Business Office Manager**

**Kootenai-Ponderay Sewer District**

**208-263-0229 Fax – 208-265-5326 Mobile: 208-304-5820**


**511 Whiskey Jack Road Sandpoint, Idaho 83864**

**P.O. Box 562, Kootenai, ID 83840**

**“Dance with Life”**



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91K

# 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 **18th** day of **March 2025**.

*Jessica Montgomery*

Jessica Montgomery, Hearing Coordinator

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Tuesday, March 18, 2025**.

**NOTICE IS HEREBY GIVEN** that the Bonner County Zoning Commission will hold a public hearing at **5:30 pm on Thursday, April 17, 2025** in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following request:

## **File ZC0001-25 - 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. The project site is located off Helen Thompson Road in Section 5, Township 56 North, Range 3 West, Boise-Meridian. *(off Wrenes Loop)*

For details regarding this application, Zoom teleconference, or YouTube livestream, visit the Planning Department web site at [www.bonnercountyid.gov/departments/Planning](http://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](mailto: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

*Kootenai-Ponderosa Silver District* *4/7/25*  
*Out of District Boundaries*





Janna Brown &lt;janna.brown@bonnercountyid.gov&gt;

**Re: Bonner County Planning - ZC0001-25 Agency Review - Zone Change - Rural 10 to Rural 5**

1 message

**'Sam Ross' via Mail-Planning** <planning@bonnercountyid.gov>

Reply-To: Sam Ross &lt;sam.ross@nli.coop&gt;

To: Bonner County Planning &lt;planning@bonnercountyid.gov&gt;

Cc: Kristin Burge &lt;kristin.burge@nli.coop&gt;, Dan Scholz &lt;Dan.Scholz@nli.coop&gt;

Good afternoon,

NLI is **not opposed** to the proposed zone change.

NLI maintains an electrical line and service on the applicant's parcel addressed at 1040 Helen Thompson Road.

Upon [application for a new service](#), NLI may extend the line to "Lot 2" (shown on the applicant's site plan) and provide a new electrical service for a residence.

Thank you for the opportunity to review and comment on the project--sincerely,

**Samuel Ross**

Engineering Assistant I













Northern Lights, INC.

Email: [Sam.ross@nli.coop](mailto:Sam.ross@nli.coop)

Office: 208.255.7183

Cell: 208.946.7787

**NWPPA Certified Staking Technician**

  <i>The power of local service</i> <b>SINCE 1935</b>    	<b>ADDRESSES</b>  <b>HEADQUARTERS</b> 421 Chevy St Sagle, ID 83860	<b>PHONE NUMBERS</b>  <b>MAIN OFFICE</b> (208) 263-5141	<b>REPORT AN OUTAGE</b>  <b>OUTAGE HOTLINE</b> (866) 665-4837
	 <b>MAILING ADDRESS</b> PO Box 269 Sagle, ID 83860	 <b>TOLL-FREE</b> (800) 326-9594	<b>CALL BEFORE YOU DIG</b>  <b>Know what's below.</b> <b>Call before you dig.</b>

**From:** Bonner County Planning <[planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov)>

**Sent:** Tuesday, May 13, 2025 10:34 AM

**To:** Alan Brinkmeier <[alan.brinkmeier@bonnercountyid.gov](mailto:alan.brinkmeier@bonnercountyid.gov)>; Amber Burgess <[clerk@ebsewerdistrict.com](mailto:clerk@ebsewerdistrict.com)>; Army Corps of Engineers <[CENWW-RD-CDA@usace.army.mil](mailto:CENWW-RD-CDA@usace.army.mil)>; Av Peggy George <[peggy.george@avistacorp.com](mailto:peggy.george@avistacorp.com)>; Becky Meyer <[becky.meyer@lposd.org](mailto:becky.meyer@lposd.org)>; Bill Berg <[billb@bbsewer.org](mailto:billb@bbsewer.org)>; Bonner County Assessors <[assessorsgroup@bonnercountyid.gov](mailto:assessorsgroup@bonnercountyid.gov)>; Bonner County Museum <[DIRECTOR@bonnercountyhistory.org](mailto:DIRECTOR@bonnercountyhistory.org)>; Brenna Garro <[Brenna.Garro@oer.idaho.gov](mailto:Brenna.Garro@oer.idaho.gov)>; Bryan Quayle <[quaylelanduseconsulting@gmail.com](mailto:quaylelanduseconsulting@gmail.com)>; Chace Bell <[chace.bell@cityofclarkforkidaho.org](mailto:chace.bell@cityofclarkforkidaho.org)>; City of Clark Fork <[city@clarkforkidaho.org](mailto:city@clarkforkidaho.org)>; City of Dover <[cityclerk@cityofdoveridaho.org](mailto:cityclerk@cityofdoveridaho.org)>; City of East Hope Franck <[easthope.city@gmail.com](mailto:easthope.city@gmail.com)>; City of Foldtown <[cityofoldtown@hotmail.com](mailto:cityofoldtown@hotmail.com)>; City of Priest River <[layers@priestriver-id.gov](mailto:layers@priestriver-id.gov)>; City of Sandpoint Planning <[cityplanning@sandpointidaho.gov](mailto:cityplanning@sandpointidaho.gov)>; City Clerk <[cityclerk@spiritlakeid.gov](mailto:cityclerk@spiritlakeid.gov)>; City of Kootenai Ponderay Sewer District <[kootenaiponderaysewerdistrict.org](mailto:kootenaiponderaysewerdistrict.org)>; Coolin-Cavanaugh Bay Fire Protection District <[coolinfirechief@gmail.com](mailto:coolinfirechief@gmail.com)>; Craig Hill <[craighill@hillsresort.com](mailto:craighill@hillsresort.com)>; D1 Permits <[D1Permits@McCracken.deq.idaho.gov](mailto:D1Permits@McCracken.deq.idaho.gov)>; Dan McCracken <[Dan.McCracken@deq.idaho.gov](mailto:Dan.McCracken@deq.idaho.gov)>; Dan Scholz <[Dan.Scholz@nli.coop](mailto:Dan.Scholz@nli.coop)>; Dean Davis <[deandavis@sd83.org](mailto:deandavis@sd83.org)>; DEQ - Kristie McEnroe <[kristie.mcenroe@deq.idaho.gov](mailto:kristie.mcenroe@deq.idaho.gov)>; Priest Lake Fire District <[eastpriestlakefd@gmail.com](mailto:eastpriestlakefd@gmail.com)>; Erik Sjoquist <[esjoquist@jdl.idaho.gov](mailto:esjoquist@jdl.idaho.gov)>; Federal Aviation Administration <[Heather.pate@faa.gov](mailto:Heather.pate@faa.gov)>; Frankie Dunn <[Frankie.Dunn@outletbaysewer@gmail.com](mailto:Frankie.Dunn@outletbaysewer@gmail.com)>; Garfield Bay Water and Sewer District Clerk <[garfieldbaywsd@hotmail.com](mailto:garfieldbaywsd@hotmail.com)>; Gavin Gilcrease <[ggilcrease@sandpointidaho.gov](mailto:ggilcrease@sandpointidaho.gov)>; Horsmon, Merritt <[dan.everhart@ishs.idaho.gov](mailto:dan.everhart@ishs.idaho.gov)>; Idaho Department of Environmental Quality <[deqcomments@deq.idaho.gov](mailto:deqcomments@deq.idaho.gov)>; Independent Hwy Dist - Julie Bishop <[ihdclerk@gmail.com](mailto:ihdclerk@gmail.com)>; ITD - Stacy Simkins <[stacy.simkins@itd.idaho.gov](mailto:stacy.simkins@itd.idaho.gov)>; Jack Schenck <[Jack.schenck@vyvebb.com](mailto:Jack.schenck@vyvebb.com)>; Jamie Brown <[jamiieb@inlandpower.com](mailto:jamiieb@inlandpower.com)>; Janice Best <[janicesb@televar.com](mailto:janicesb@televar.com)>; Kimberling <[jason.kimberling@itd.idaho.gov](mailto:jason.kimberling@itd.idaho.gov)>; Jeff Lindsey <[jeff.lindsey@bonnercountyid.gov](mailto:jeff.lindsey@bonnercountyid.gov)>; Jessie Roe <[BWSD637@gmail.com](mailto:BWSD637@gmail.com)>; Joe Kren <[joekren@sd83.org](mailto:joekren@sd83.org)>; Jordan Brink <[kimiller@ponderay.org](mailto:kimiller@ponderay.org)>; kbsd sewer <[kbsdpl@hotmail.com](mailto:kbsdpl@hotmail.com)>; Ken Flint <[ken\\_flint@tcenergy.com](mailto:ken_flint@tcenergy.com)>; Kenny Huston <[kenny.huston@oer.idaho.gov](mailto:kenny.huston@oer.idaho.gov)>; Kim Hoodenpyle <[kjh5345@hobson.com](mailto:kjh5345@hobson.com)>; Kimberly Hobson <[Kimberly.Hobson@itd.idaho.gov](mailto:Kimberly.Hobson@itd.idaho.gov)>; 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**Cc:** David Fisher <[david.fisher@bonnercountyid.gov](mailto:david.fisher@bonnercountyid.gov)>; Alexander Feyen <[alexander.feyen@bonnercountyid.gov](mailto:alexander.feyen@bonnercountyid.gov)>; Jacob Gabell <[jake.gabell@bonnercountyid.gov](mailto:jake.gabell@bonnercountyid.gov)>; Jeannie Wel

**Subject:** Bonner County Planning - ZC0001-25 Agency Review - Zone Change - Rural 10 to Rural 5

The above-named application has been submitted to the Bonner County Planning Department for processing.

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.

**Thank you,**  
**Janna Brown, Administrative Assistant III**  
**Bonner County Planning Department**  
**208-265-1458 ext - 1252**

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Janna Brown &lt;janna.brown@bonnercountyid.gov&gt;

**[EXT SENDER] ZC0001-25**

1 message

**Tara Bright** <tbright@phd1.idaho.gov>

Wed, Apr 2, 2025 at 11:40 AM

To: Bonner County Planning &lt;planning@bonnercountyid.gov&gt;

Thank you!

 <b>Public Health</b> <small>Prevent. Promote. Protect.</small> <b>Panhandle Health District</b>	<b>Tara Bright   Office Services Supervisor</b> 8500 N. Atlas Rd., Hayden ID 83835  Phone: 208-415-5220 Email: <a href="mailto:tbright@phd1.idaho.gov">tbright@phd1.idaho.gov</a> Website: <a href="http://Panhandlehealthdistrict.org">Panhandlehealthdistrict.org</a>
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# Panhandle Health District

*Healthy People in Healthy Communities*

**Public Health**  
Prevent. Promote. Protect.

**Panhandle Health District**

April 2, 2025

Bonner County Planning Department  
Re: File ZC0001-25 Zone change - Cropper

Panhandle Health District (PHD) has no comment on the zone change, however, the application states there is to be individual septic provided for the new lot. PHD has no record of septic approval for the proposed lot. We recommend the applicant contact PHD to assess the septic feasibility.

Amanda J Cerise  
Registered Environmental Health Specialist  
Panhandle Health District

Sandpoint – Bonner County  
2101 W. Pine St.  
Sandpoint, ID 83864  
208.265.6384



# 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 **18th** day of **March 2025**.

*Jessica Montgomery*

Jessica Montgomery, Hearing Coordinator

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Tuesday, March 18, 2025**.

**NOTICE IS HEREBY GIVEN** that the Bonner County Zoning Commission will hold a public hearing at **5:30 pm on Thursday, April 17, 2025** in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following request:

**File ZC0001-25 - 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. The project site is located off Helen Thompson Road in Section 5, Township 56 North, Range 3 West, Boise-Meridian.

For details regarding this application, Zoom teleconference, or YouTube livestream, visit the Planning Department web site at [www.bonnercountyid.gov/departments/Planning](http://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](mailto: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

*[Signature]*

*3/25/25*

SANDPOINT RANGER DISTRICT  
Idaho Panhandle National Forests  
1602 Ontario St.  
Sandpoint, ID 83864

*11/12*



## **Appendix C – Zoning Commission Recommendation**



## 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](mailto:planning@bonnercountyid.gov) - Web site: [www.bonnercountyid.gov](http://www.bonnercountyid.gov)

April 22, 2025

From: Zoning Commission

To: Bonner County Commission

Subject: File ZC0001-25 – Zone Change - Rural-10 to Rural-5

The Zoning Commission at the April 17, 2025, public hearing recommended approval of the referenced application.

Commissioner Clark moved to recommend to the Board of County Commissioners, approval of this project, FILE ZC0001-25, requesting a zone change from Rural-10 to Rural-5, finding that it is in accord with the general and specific objectives of the Bonner County Comprehensive Plan and Bonner County Revised Code as enumerated in the following conclusions of law, and based upon the evidence submitted up to the time the Staff Report was prepared, and testimony received at this hearing. Commissioner Clark further moved to adopt the findings of fact and conclusions of law as set forth in the Staff Report (or as amended during the hearing) and directed the planning staff to draft written findings and conclusions to reflect this motion, have the Chairman sign, and transmit to all interested parties. This action does not result in a taking of private property.

Commissioner Poulson seconded the motion

### **Roll Call Vote**

Commissioner Poulson AYE

Commissioner Marble AYE

Commissioner Clark AYE

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

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### **Zone Change Findings of Fact**

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1. The parcel does contain some mapped slopes that range from 15-29% grade, and some slopes that are 30% or greater. The parcel is not characterized by slopes steeper than 30%.
2. The parcel is in a transition between flat areas and sloped areas.
3. The parcel is characterized as a relatively flat property with some slopes and an intermittent stream running through it.
4. The parcel is not within critical wildlife habitat as identified by federal, state, or local agencies.
5. The parcel contains the soil type, Pend Oreille Silt Loam, which is considered "Not Prime Farmland", per the Bonner County GIS mapping, this soil type is not listed in the Comprehensive Plan.

6. The parcel is accessed via a network of public roads. Helen Thompson Road, and Wrenco Loop are Bonner County owned and maintained roads, connecting the parcel to US HWY 2, owned and maintained by Idaho Transportation Department.
7. The parcel is not within a floodplain or floodway.
8. According to the application, fire protection is provided by West Side Fire District.
9. Power is provided by Northern Lights Inc.
10. The parcel has an individual well and septic system.

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**Zone Change Conclusions of Law:**

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**Based upon the findings of fact, the following conclusions of law are adopted:**Conclusion 1

The proposal **is** in accord 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 **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.

Please contact the Planning Department if you have any questions.

Sincerely,



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Jacob Marble, Chair  
Bonner County Zoning Commission

## **Appendix D – Reasoned Statement Worksheet**



# Bonner County Planning Department

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

*Idaho Code §67-6535 (2): The approval or denial of any application required or authorized pursuant to this chapter shall be in writing and accompanied by a reasoned statement that explains the criteria and standards considered relevant, states the relevant contested facts relied upon, and explains the rationale for the decision based on the applicable provisions of the comprehensive plan, relevant ordinance and statutory provisions, pertinent constitutional principles and factual information contained in the record.*

### STANDARDS FOR ZONE CHANGE REVIEW:

Prior to rendering a decision on a zone change, the governing body shall review the particular facts and circumstances of each proposed zone change in terms of the following standards and shall find adequate evidence showing that such use at the proposed location will:

<b>IC §67-6511</b>	The governing board shall analyze proposed changes to zoning ordinances to ensure that they are not in conflict with the policies of the adopted comprehensive plan. If the request is found by the governing board to be in conflict with the adopted plan, or would result in demonstrable adverse impacts upon the delivery of services by any political subdivision providing public services, including school districts, within the planning jurisdiction, the governing board may require the request to be submitted to the planning or planning and zoning commission or, in absence of a commission, the governing board may consider an amendment to the comprehensive plan pursuant to the notice and hearing procedures provided in section 67-6509, Idaho Code. After the plan has been amended, the zoning ordinance may then be considered for amendment pursuant to paragraph (b) of this subsection.
YES    NO	List the relevant evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
<b>BCRC 12-215</b>	Whether the application and the documentation provided by the applicant sufficiently meets the applicant contents criteria.
YES    NO	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.





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<b>BCRC 12-216</b>		Whether there is adequate evidence that the proposal is not in conflict with the policies of the comprehensive plan, as found in the adopted Implementation Component.
YES	NO	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
<b>BCRC 12-323 (B.1)</b>		Whether the parcel in question meets the requirements for the Rural 10 zoning district.
YES	NO	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
<b>BCRC 12-323 (B.2)</b>		Whether the parcel in question meets the requirements for the Rural 5 zoning district.
YES	NO	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.