



Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

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

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

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.

Zone Change Findings of Fact

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.

Zone Change Conclusions of Law:

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,



Jacob Marble, Chair
Bonner County Zoning Commission