

**BONNER COUNTY PLANNING DEPARTMENT
BOARD OF COUNTY COMMISSIONERS
STAFF REPORT FOR MARCH 25, 2026**



Project Name: Hatcher, Zone Change

File Number, Type: ZC0002-25: Zone Change

Request: The applicant is requesting a zone change from Rural 5 to Suburban on two parcels.

Legal Description: 5-55N-2W W 315.32FT OF E2SWNW LESS S 630FT
5-55N-2W TAX 76 CPWRS

Location: Hatcher Road, Cocolalla

Parcel Number(s): RP55N02W053640A (Parcel #1)
RP55N02W053592A (Parcel #2)

Parcel Size: 5 acres (Parcel #1)
6.56 acres (Parcel #2)

Applicant: Kevin & Lorena Hatcher
134 Hatcher RD
Cocolalla, ID 83813

Shaun & Ann Hatcher
PO Box 35
Cocolalla, ID 83813

Project Representative: Dan Provolt
Provolt Land Surveying
PO Box 580
Ponderay, ID 83852

Application filed: February 11, 2025
Reconsideration February 5, 2026

Notice provided: Mail: March 3, 2026
Site Posting: March 3, 2026
Published in newspaper: March 3, 2026

Appendices

Appendix A- Notice of Public Hearing Record of Mailing
Appendix B- Agency Comment
Appendix C- BOCC Decision Letter



Project summary:

The applicants are proposing a zone change on two parcels from Rural-5 to Suburban to align the zoning with the adjacent parcels and the comprehensive plan designation of Transition. The parcels are located off Cocolalla Loop, on Hatcher Road. The parcels are 5-acres and 6.56-acres in size. The current comprehensive plan designation is Transition.

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 12-263- Reconsideration
- 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 12-324 – Suburban District
- BCRC 12-800 et seq., Definitions

Background:**A. Site data:**

- Use: Single family dwelling with outbuildings (Parcel#1) and an existing auto repair business (Parcel#2)
- Unplatted
- Size: 5 & 6.56 acres

- Zone: Rural-5
- Land Use: Transition

B. Access:

- The parcels are accessed on Hatcher Road, a privately owned and maintained gravel road, via Cocolalla Loop, a Bonner County owned and maintained paved public right-of-way.

C. Environmental factors:

- The parcels do contain mapped slopes of 0-≥30% grade. (USGS)
- The parcels do not contain mapped wetlands. (USFWS)
- The parcels do not contain any mapped waterfront or streams. (NHD)
- Parcel is within SFHA Zone X, per FIRM Panel 16017C0950E, Effective Date 11/18/2009.
- Soil Types:
 - Description: Treble gravelly sandy loam 5 to 20 percent slopes
 - Type: Consociation
 - Drainage: Well Drained
 - Classification: All areas are prime farmland
- Description: Bonner gravelly ashy silt loam, 0 to 4 percent slopes
- Type: Consociation
- Drainage: Well Drained
- Classification: All areas are prime farmland

D. Services:

- Water: Individual wells
- Sewage: Individual septic systems
- Fire: Sagle Fire District
- Power: Avista Utilities
- School District: Lake Pend Oreille School District #84

E. Comprehensive Plan, Zoning and Current Land Use

RP55N02W053640A Parcel #1

Compass	Comp Plan	Zoning	Current Land Use & Density
Site	Transition	Rural-5	Residential- 9.23 acres
North	Transition	Suburban	Residential-6.72 acres
East	Transition	Suburban	Residential- 2.5 acres
South	Transition	Suburban	Residential- 5.36 acres

RP55N02W053592A Parcel #2

Compass	Comp Plan	Zoning	Current Land Use & Density
Site	Transition	Rural-5	Business-6.56 acres
North	Transition	Rural-5	Residential-9.24 acres
East	Transition	Rural-5/ Rural Service Center (split zoned) Rural-5	Residential- 5 acres Railroad- N/A acres
South	Transition	Suburban Rural-5/ Rural Service Center (split zoned)	Residential- 6.72 acres Residential- 5 acres
West	Transition	Rural-5 Suburban	Residential – 9.53 acres Residential 6.72

F. Agency Review:

Agencies and taxing districts were notified of this application on March 3, 2026. A full list of the public agencies can be found in the attached Appendix A. Agency comments can be found in the attached Appendix B.

The following agencies provided comment:

- No agencies replied with comments on the reconsideration request

The following agencies replied "No Comment":

- Idaho Department of Fish and Game

All other agencies did not reply.

G. Public Notice & Comments

As of the date of this staff report, public comment was received on the request.

Standards Review and Staff Analysis:

- **BCRC 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.
- **BCRC 12-215:** Applications for Zone Changes and Comprehensive Plan Map Amendments, Contents:

- The application was submitted on February 11, 2025, and agencies were noticed on July 15, 2025, accordingly. Agencies were notified of the reconsideration request for comment on March 3, 2026.
- **BCRC 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 not in conflict with the policies of the comprehensive plan, as found in the adopted Implementation 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:** Northern Lights Inc. did not indicate that this request would adversely impact their ability to serve the area. Agencies that provide water services did not comment on any impact on their service. The Panhandle Health District, that permits sewage disposal indicated that the current system may need to be upgraded if there will be a change of use. Applicants can pursue privately maintained water supply and distribution systems and sewage collection systems. Bonner County has several solid waste facilities throughout the county.

- **BCRC 12-263: Reconsideration:**

A. Reconsideration: Every applicant or affected person seeking judicial review of the Board's final decision must first file with the Board a motion for reconsideration of the Board's decision, specifying deficiencies in the decision within fourteen (14) days of the date of the decision, along with the applicable fee. A failure to seek reconsideration is also a failure to exhaust administrative remedies.

B. Initial Decision: The Board may consider the reconsideration motion as scheduled on an open business meeting agenda and determine whether to grant or deny the request. If the Board grants reconsideration in whole or in part, a hearing before the Board will be scheduled to address the specific deficiencies identified by the applicant or affected person and to allow interested persons to have an opportunity to be heard. If the Board denies the request for reconsideration, it shall promptly notify the parties in writing.

Staff: The Board of County Commissioners held a public hearing on November 4, 2025. The written decision of the Board was sent to the applicant on January 30, 2026. A reconsideration request was filed with the Planning Department on February 5, 2026, and fees paid on February 9, 2026. The Board of County Commissioners granted the request on February 18, 2026.

C. Public Notice On Hearing: Notice of the public hearing on the reconsideration, identifying the specific deficiencies alleged in the reconsideration request, will be provided as follows, including:

1. Notice To Agencies and Political Subdivisions: At least fifteen (15) days prior to the public hearing, the Director shall send notice to all political subdivisions providing services with the planning jurisdiction, including school districts and the manager or person in charge of the local public airport.

Staff: Notice was sent on March 3, 2026 to agencies and political subdivisions.

2. Legal Notice: At least fifteen (15) days prior to the public hearing, the Director shall publish a notice of the time and place in the official newspaper or paper of general circulation in the County.

Staff: Notice of the hearing was published in the Daily Bee on March 3, 2026.

3. Radius Notice: Will be provided in the same manner as originally provided on the application.

Staff: Property owners within 300 feet of the property boundaries of the request were notified by mail on March 3, 2026.

- **BCRC 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.
- **BCRC 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.
- **BCRC 12-821 Urban Services:**
 - Publicly or privately maintained water supply and distribution systems; sewage collection, treatment and disposal systems (not to include individual septic tanks and drainfield systems or community septic tanks and drainfield systems, unless subject to an approved sewer management agreement); electric power and

telephone utilities; and hard surfaced roads constructed to the standards set forth in title 2 of this code.

Deficiencies listed by the applicant for reconsideration:

1. Interpretation of Urban service requirements.

Staff: Definition of Urban Service as found in Title 12 Chapter 8 of the Bonner County Revised Code:

○ **BCRC 12-821 Urban Services:**

Publicly or privately maintained water supply and distribution systems; sewage collection, treatment and disposal systems (not to include individual septic tanks and drainfield systems or community septic tanks and drainfield systems, unless subject to an approved sewer management agreement); electric power and telephone utilities; and hard surfaced roads constructed to the standards set forth in title 2 of this code.

2. Interpretation of Suburban District standards.**BCRC 12-324: Suburban District**

A. The suburban district is established to promote the development of residential uses located on the edges of the incorporated cities or other developed communities or areas, where urban sewer and water services are either available or have the potential to become available in the near future by reason of their inclusion in service districts, city service areas, or are adjacent to those areas or areas of city impact. Access to primary transportation routes and a system of hard surfaced roads are expected. The purpose can be accomplished by:

1. Providing for single-family detached dwelling units and other compatible housing forms, with a variety of densities in locations appropriate for urban densities.

2. Allowing only those accessory and complementary nonresidential uses that are compatible with urban residential communities.

3. Establishing density designations to facilitate advanced areawide planning for public facilities and services, and to protect environmentally sensitive sites from over development.

4. Encouraging conservation development configurations that create permanent open space, protect sensitive environmental features, reduce infrastructure costs and/or enhance recreational opportunities.

5. Requiring conservation development configurations in areas where all urban services are not available to provide the opportunity in the future to subdivide the land at urban densities.

C. Use of this zone is appropriate in areas designated by the comprehensive plan as transition, urban growth area, resort community or suburban growth area in the

comprehensive plan where a network of hard surfaced roads provides good access to primary transportation routes or potential public transportation systems. Urban services may not be available immediately but are capable of being extended or constructed in the area.

Staff: Staff analysis has not changed since the staff report dated October 28, 2025 for the reconsideration request interpretation of the Suburban District.

3. Hard surfaced road surface interpretation.

Staff: The code does not have a definition of hard surfaced roads. However, the code does define street:

Street:

BCRC12-819:

A roadway - excepting driveways and trails (as defined in BCRC 12-820) - which provides, or is intended to provide, vehicular access to adjacent properties.

Suburban:

BCRC 12-324(B): Use of this zone is appropriate in areas designated by the comprehensive plan as transition, urban growth area, resort community or suburban growth area in the comprehensive plan where a network of hard surfaced roads provides good access to primary transportation routes or potential public transportation systems. Urban services may not be available immediately but are capable of being extended or constructed in the area.

4. Authority to reopen public testimony.

Staff: The code section below addresses the reconsideration request to reopen public testimony.

BCRC 12-267: Public Hearings:

11. At the close of the discussion, the Chairperson shall entertain any motions relevant to the proposal under consideration. Motions may include, but are not limited to:
 - a. Motions for recommendation, approval or denial as appropriate;
 - b. Motions to continue the public hearing to a future certain date, pending the receipt of additional information or the modification of the proposal;
 - c. *Motions to reopen the public testimony portion of the public hearing, if new information has been introduced or become available;* or**
 - d. Motions to close the public hearing and/or continue discussion on the proposal until a future certain date.

5. Continued reliance upon R-5 zoning compatibility.

Staff:

BCRC 12-320.1: 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.

The purposes statement and current designation of these properties is Rural-5.

BCRC 12-323: Rural District:

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.

RECOMMENDATION BY THE ZONING COMMISSION:

On June 26, 2026, the Bonner County Zoning Commission voted unanimously to approve this zone change. The commission found that:

1. The proposal is not in conflict with the policies of the Bonner County Comprehensive Plan.
2. This proposal was reviewed for compliance with Title 12, Bonner County Revised Code, and is found to be in compliance.
3. The proposal is in accord with the purpose of the Suburban zoning designation, provided at Chapter 3, Title 12, Bonner County Revised Code.

BOARD OF COUNTY COMMISSIONERS:

On November 4, 2025, the Board of County Commissioners voted 2-1 to deny the request for a zone change from Rural-5 to Suburban.

Planner's Initials: DB

Date: March 18, 2026

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.

Zone Change - Motion by the Governing Body:

BOARD OF COUNTY COMMISSIONERS

MOTION TO REVERSE: I commissioner (*insert name*) move to reverse the Board's previous decision and approve this project, FILE ZC0002-25, requesting a zone change from Rural-5 to Suburban, on 5 & 6.56 acres, generally located in Section 5, Township 55 North, Range 2 West, Boise Meridian, Bonner County, Idaho, finding that it is not in conflict with policies of the Bonner County Comprehensive Plan and Bonner County Revised Code as enumerated in the following conclusions of law,

Conclusion 1

The proposal **is not** in conflict with the policies of the Bonner County Comprehensive Plan.

Conclusion 2

This proposal was reviewed for compliance with Title 12, Bonner County Revised Code, and **is** found to be in compliance.

Conclusion 3

The proposal **is** in accord with the purpose of the Suburban zoning designation, provided at Chapter 3, Title 12, Bonner County Revised Code.

This is based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at this hearing. I further move to adopt the reasoned statement as discussed in deliberation at this hearing and the analysis as set forth in the Staff Report (or as amended during this hearing) and conclusions of law and direct planning staff to draft the reasoned statement to reflect this motion as set forth in Idaho Code section 67-6535, have the Chair sign, and transmit to all interested parties. This action does not result in a taking of private property.

BOARD OF COUNTY COMMISSIONERS

MOTION TO UPHOLD: I commissioner (*insert name*) move to uphold the Board's previous decision and deny this project, FILE ZC0002-25, requesting a zone change from Rural-5 to Suburban, on approximately 5 & 6.56 acres, generally located in Section 5, Township 55 North, Range 2 West, Boise Meridian, Bonner County, Idaho, based upon the following conclusions:

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 **is/is not** found to be in compliance.

Conclusion 3

The proposal **is/ is not** in accord with the purpose of the Suburban zoning designation, 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 conclusions of law and direct planning staff to draft the reasoned statement to reflect this motion as set forth in Idaho Code section 67-6535, have the Chair sign, and transmit to all interested parties. This action does not result in a taking of private property. 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.

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 Bonner County Revised Code (BCRC) is available at the Planning Department or online.

Appendix A- Agency Noticing

RECORD OF MAILING

Page 1 of 1

File Number: File **ZC0002-25**

Record of Mailing Approved By: D.Britt

Hearing Date: **3.25.26**

I hereby certify that a true and correct copy of the "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this **3rd** day of **March 2026**.



Jeannie Welter, Systems Technician

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

Record of Mailing
Property Owners within 300 Feet

Page 1 of 1

File Number: File **ZC0002-25**

Record of Mailing Approved By: D.Britt

Hearing Date: **3.25.26**

I hereby certify that a true and correct copy of the "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this **3rd** day of **March 2026**.

Jeannie L Welter

Jeannie Welter, Systems Technician

PIN	Owner1	Owner Street	Owner City	Owner State	Owner Zip
RP0171600003A0A	Frazier, James Scott & Deana J	Po Box 105	Cocolalla	ID	83813
RP55N02W054050A	Hatcher, Jeffrey & Cynthia	108 Hatcher Rd	Cocolalla	ID	83813-9511
RP55N02W054060A	Hatcher, Derek J & Olivia K	55 Hatcher Rd	Cocolalla	ID	83813-83813
RP017270000050A	Greenfield, Jeremiah Clark, Danna A	385 Haughey Dr	Cocolalla	ID	4402
RP55N02W053592A	Hatcher, Shaun M & Anna	Po Box 35	Cocolalla	ID	83813
RP55N02W054501A	Hoye, Nicole C	Po Box 5	Cocolalla	ID	83813
RP55N02W053640A	Hatcher, Kevin M & Lorena	Po Box 12	Cocolalla	ID	83813
RP017530000010A	Hatcher, Janet Living Trust Bradshaw, Patrick	Po Box 9	Cocolalla	ID	83813
	H	218 Cocolalla			
RP017530000020A	Baugh, Joseph Clary & Deanna M	Loop	Cocolalla	ID	83813
RP0171600102A0A	Culver-Dwyer Trust Culver, Lynn E	Po Box 601	Cocolalla	ID	83813
RP55N02W053051A	Hatcher, Edgar L Jr & Stacy M	Po Box 154	Cocolalla	ID	83813
RP0171600104A0A	Montgomery, Jeremy Greg & Jessica Nicole	Po Box 614	Cocolalla	ID	83813
Project Rep	Dan Provolt	PO Box 580	Ponderay	ID	83852

Appendix B- Agency Comment



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - File ZC0002-25 - Hearing Notice

1 message

Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>
To: Bonner County Planning Department <planning@bonnercountyid.gov>

Fri, Mar 13, 2026 at 2:50 PM

Hi Jeannie,

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**From:** Bonner County Planning Department <planning@bonnercountyid.gov>**Sent:** Tuesday, March 03, 2026 10:15 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@lpsd.org>; Bill Berg <billb@bbsewer.org>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <DIRECTOR@bonnercountyhistory.org>; Bonner County Solid Waste <solidwaste@bonnercountyid.gov>; Bonnie Schademan <bonnies@inlandpower.com>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Carrol Stejer <CASTEJER@gmail.com>; charityhinshaw@sd83.org; Chief Debbie Carpenter <chief@spirittlakefire.com>; City of Clark Fork <city@clarkforkidaho.gov>; City of Clark Fork <CityClerk1@clarkforkidaho.gov>; City of Dover <cityclerk@cityofdoveridaho.org>; City of East Hope Franck <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; City of Kootenai <cityclerk@cityofkootenai.org>; City of Oldtown <cityfoldtown@hotmail.com>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>;

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Cc: Daniel Britt <daniel.britt@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; provoltlandsurveying@gmail.com; khatcher40@yahoo.com
Subject: Bonner County Planning - File ZC0002-25 - Hearing Notice

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,

Jeannie Welter

Bonner County Planning Department

Systems Technician

208-265-1458

Now Live: Apply for Your Building Location Permit Online!

We're making building easier! You can now apply for your **Building Location Permit** quickly and securely through our **new citizen online portal**, available 24/7 from the comfort of your home or office. You can also apply on one of the kiosks provided in the Planning Department office, located in the County Administrative Building, Suite 208.

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Appendix C- BOCC Decision Letter



Bonner County

Board of Commissioners

Brian Domke

Ron Korn

Asia Williams

January 30, 2026

Kevin & Lorena Hatcher
134 Hatcher RD
Cocolalla, ID 83813

Shaun & Ann Hatcher
PO Box 35
Cocolalla, ID 83813

Project Representative:

Dan Provolt
Provolt Land Surveying
PO Box 580
Ponderay, ID 83852

Subj: File ZC002-25 – Zone Change – Hatcher

Encl: (1) Reasoned Statement

Dear Landowners,

The Bonner County Commissioners at the November 4, 2025, public hearing denied the referenced application.

MOTION TO DENY: Commissioner Williams moved to deny this project, FILE ZC0002-25, requesting a zone change from Rural-5 to Suburban, on approximately 5 & 6.56 acres, generally located in Section 5, Township 55 North, Range 2 West, Boise Meridian, Bonner County, Idaho, based upon the following conclusions:

Conclusion 1

The proposal **is** 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 **is not** found to be in compliance.

Conclusion 3

The proposal **is not** in accord with the purpose of the Suburban zoning designation, 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 67-6536, have the Chair sign, and transmit to all interested parties. This action does not result in a taking of private property.

Commissioner Domke seconded the motion.

Roll Call Vote:

Commissioner Domke	Aye
Commissioner Williams	Aye
Commissioner Korn	Nay

VOTED upon and the Chair declared the motion carried, 2-1.

NOTE: Following any final decision concerning a site-specific land use request, the petitioner has a right to request a regulatory taking analysis pursuant to Section 67-8003, Idaho Code (*Idaho Code §67-6535(3)*).

Please contact the Bonner County Planning Department if you have any questions.

Sincerely,



Brian Domke, Chair
Board of County Commissioners

c: Dan Provolt, Project Representative



Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone (208) 265-1458 - Fax (208) 265-1463

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

LAND USE DECISION-MAKING WORKSHEET ZONE CHANGE RURAL 5 TO SUBURBAN

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:

IC §67-6511	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.
Public Services- THE PROPERTY IS NOT WITHIN A WATER OR SEWER DISTRICT SO THE IMPACT IS UNKNOWN AT THIS TIME AND IS NOT A PROPOSAL FOR HIGH DENSITY.	
BCRC 12-215	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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Accepting the conclusions of the staff report the application was deemed complete.

BCRC 12-216 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 record that supports your conclusion and the rationale for the conclusion.

Public Services- The proposal lacks a water and sewer district.

BCRC 12-323 (B.2) Whether the parcel in question meets the requirements for the Rural 5 zoning district.

YES NO List the evidence from the record that supports your conclusion and the rationale for the conclusion.

Meets the requirements of Rual-5 for the following reasons:

- 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.**

BCRC 12-324 (B) Whether the parcel in question meets the requirements for the Suburban zoning district.

YES **NO** List the evidence from the record that supports your conclusion and the rationale for the conclusion.

The proposal is not served by urban water and sewer, there is not a water and sewer district, no evidence in the record that urban services can be provided in the near future. Hatcher road is gravel and does not meet the criteria for hard surfaced roads.



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**BONNER COUNTY PLANNING DEPARTMENT
ZONING COMMISSION
STAFF REPORT FOR JUNE 26, 2025**



Project Name: Hatcher, Zone Change

File Number, Type: ZC0002-25: Zone Change

Request: The applicant is requesting to change current zoning from Rural 5 to Suburban.

Legal Description: 5-55N-2W W 315.32FT OF E2SWNW LESS S 630FT
5-55N-2W TAX 76 CPWRS

Location: Hatcher Road, Cocolalla

Parcel Number(s): RP55N02W053640A (Parcel #1)
RP55N02W053592A (Parcel #2)

Parcel Size: 5 acres (Parcel #1)
6.56 acres (Parcel #2)

Applicant: Kevin & Lorena Hatcher
134 Hatcher RD
Cocolalla, ID 83813

Shaun & Ann Hatcher
PO Box 35
Cocolalla, ID 83813

Project Representative: Dan Provolt
Provolt Land Surveying
PO Box 580
Ponderay, ID 83852

Application filed: February 11, 2025

Notice provided: Mail: May 27, 2025
Site Posting: June 6, 2025
Published in newspaper: May 27, 2025



Project summary:

The applicants are proposing a zone change from Rural-5 to Suburban to align the zoning with the adjacent parcels and the comprehensive plan designation of Transition. The parcels are located off Cocolalla Loop, on Hatcher Road. The parcels are 5-acres and 6.56-acres in size. The current comprehensive plan designation is Transition.

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 12-324 – Suburban District
- BCRC 12-800 et seq., Definitions

Background:

A. Site data:

- Use: Single family dwelling with outbuildings (#P1) and an existing auto repair business (#P2)
- Unplatted
- Size: 5 & 6.56 acres
- Zone: Rural-5
- Land Use: Transition

B. Access:

- The parcels are accessed on Hatcher Road, a privately owned and maintained gravel road, via Cocolalla Loop, a Bonner County owned and maintained paved public right-of-way.

C. Environmental factors:

- The parcels do contain mapped slopes of 0-≥30% grade. (USGS)
- The parcels do not contain mapped wetlands. (USFWS)
- The parcels do not contain any mapped waterfront or streams. (NHD)
- Parcel is within SFHA Zone X, per FIRM Panel 16017C0950E, Effective Date 11/18/2009.
- Soil Types:
 - Description: Treble gravelly sandy loam 5 to 20 percent slopes
 - Type: Consociation
 - Drainage: Well Drained
 - Classification: All areas are prime farmland
- Description: Bonner gravelly ashy silt loam, 0 to 4 percent slopes
- Type: Consociation
- Drainage: Well Drained
- Classification: All areas are prime farmland

D. Services:

- Water: Individual wells
- Sewage: Individual septic systems
- Fire: Sagle Fire District
- Power: Avista Utilities
- School District: Lake Pend Oreille School District #84

E. Comprehensive Plan, Zoning and Current Land Use

RP55N02W053640A Parcel #1

Compass	Comp Plan	Zoning	Current Land Use & Density
Site	Transition	Rural-5	Residential- 9.23 acres
North	Transition	Suburban	Residential-6.72 acres
East	Transition	Suburban	Residential- 2.5 acres
South	Transition	Suburban	Residential- 5.36 acres
West	Transition	Rural-5 Suburban/ Rural-5 (split zoned)	Residential – 9.53 acres Residential- 7.29 acres

RP55N02W053592A Parcel #2

Compass	Comp Plan	Zoning	Current Land Use & Density
Site	Transition	Rural-5	Business-6.56 acres
North	Transition	Rural-5	Residential-9.24 acres
East	Transition	Rural-5/ Rural Service Center (split zoned)	Residential- 5 acres
		Rural-5	Railroad- N/A acres
South	Transition	Suburban Rural-5/ Rural Service Center (split zoned)	Residential- 6.72 acres
			Residential- 5 acres
West	Transition	Rural-5	Residential – 9.53 acres
		Suburban	Residential 6.72

F. Agency Review:

Agencies and taxing districts were notified of this application on May 27, 2025. A full list of the public agencies can be found in the attached Appendix A. Agency comments can be found in the attached Appendix B.

The following agencies provided comment:

- Idaho Department of Transportation
- Idaho Department of Environmental Quality
- Northern Lights Inc.
- Panhandle Health District

The following agencies replied “No Comment”:

All other agencies did not reply.

G. Public Notice & Comments

As of the date of this staff report, no public comments were received on the request.

Standards Review and Staff Analysis:

- **BCRC 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.

- **BCRC 12-215:** Applications for Zone Changes and Comprehensive Plan Map Amendments, Contents:
 - The application was considered complete and routed to agencies accordingly.
- **BCRC 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 not in conflict with the policies of the comprehensive plan, as found in the adopted Implementation Component.

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: Upholding property rights and complying with Idaho state law the above policies allows the governing body to make informed, fair, and legally sound land use decisions that protect property rights.

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: The 2020 census placed Bonner County’s population at 47,110. Bonner County, established in 1907, now has over 100 years of population data. The county grew by fewer than 2,000 people over the first 60 years of its existence. Between 1990 and 2000, Bonner County increased in population by 38.4 percent, but by the 2010 census, the growth slowed

to an 11 percent increase over 10 years. From 2010 to 2020 the population grew by 13 percent and the estimated increase from 2020 to 2021 was 3.4 percent or 49,491.

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: Lake Pend Oreille School District #84 and Lake Pend Oreille School Transportation that serves the properties, were notified of the proposed zone change. Lake Pend Oreille School District did not comment as to how an increase in density and development could impact on the district's ability to provide adequate school services (and facilities) for new and existing students. The Transportation department did not provide a comment. Bonner County currently assesses property taxes; a portion of that revenue goes to the school's general fund. This project does not appear to be in conflict with these policies.

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: Bonner County's land use regulations provide a comprehensive framework that supports small-scale businesses, preserves agricultural heritage, promotes sustainable development, and facilitates the integration of employee housing with commercial, industrial, and agricultural uses. The county's approach balances the needs of diverse land uses while addressing potential impacts on the community and environment, fostering a vibrant and sustainable future for its residents.

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: Bonner County's land use policies for commercial and industrial development reflect a balanced approach that seeks to accommodate growth while preserving the county's rural character and environmental resources. By designating suitable areas for unconditional development and allowing for conditional permitting elsewhere, the county provides flexibility to meet economic needs without compromising community values. Ongoing community engagement ensures that land use decisions continue to align with the aspirations of Bonner County residents.

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: Bonner County has adopted and implemented regulations that protect waterways from pollution, erosion and sedimentation. These measures help to protect the Bull Trout, the only mapped critical wildlife in Bonner County. The proposal is approximately 8 miles away from that mapped area. Furthermore, no regulatory agency identified any wildlife habitat on 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 within a mapped floodway or flood hazard zone. The parcel does contain mapped slopes of $\leq 15\%$ grade, however according to the Avalanche Hazards map found in the Hazardous Component (p.7) this area is low avalanche danger. Furthermore, the properties are afforded emergency services.

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: Northern Lights Inc. did not indicate that this request would adversely impact their ability to serve the area. Agencies that provide water services did not comment on any impact on their service. The Panhandle Health District, that permits sewage disposal indicated that the current system may need to be upgraded if there will be a change of use. Applicants can pursue privately maintained water supply and distribution systems and sewage collection systems. Bonner County has several solid waste facilities throughout the county.

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: State of Idaho is currently in the design phase of a realignment of Highway 95 and Bonner County does not currently have an adopted trails plan to encourage pedestrian or bike trails.

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: The parcels are not adjacent to public lands or provides access to public lands. Current recreational opportunities for the general public that are available in Bonner County are anticipated to remain the same with this zone change. The 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: There are protected scenic byways in Bonner County. No agency has identified any prehistoric sites or historic sites in Bonner County that could be adversely affected. Bonner County has not adopted a map that indicates any historic or pre-historic sites.

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 land use designation of Transition envisions higher density development. The proposed zone change could result in more housing opportunities. This component recognizes that the county has a need for housing for the labor force.

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.

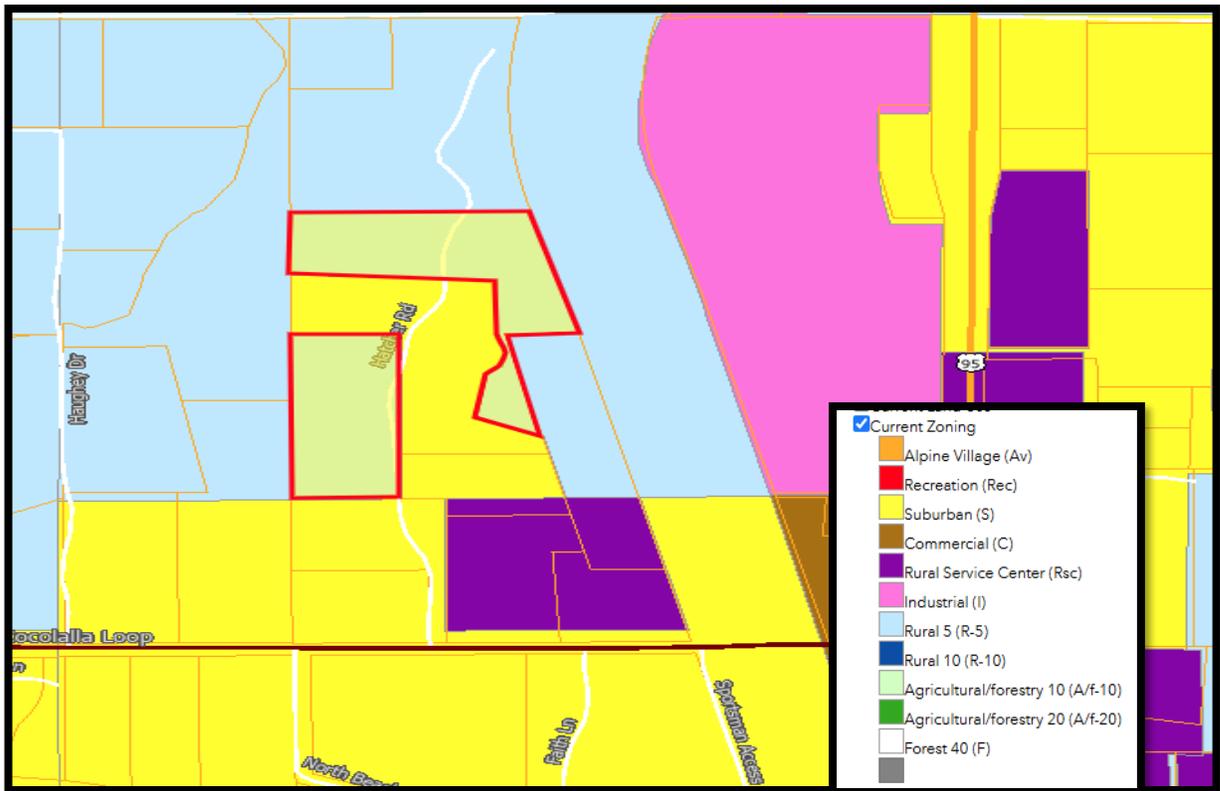
Staff: Transition designation encourages development. Rezoning the property may result in increased development, the general area currently zoned either Suburban, Rural Service Center, Commercial and Industrial. Additionally, the properties are in the Transition land use designation which encourages higher densities development. The request does not appear to be in conflict with these policies.

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: These policies appear to be unaffected with the current and proposed zoning. Both zoning districts can support home occupation and cottage type business. Agricultural pursuits do not currently exist on either parcel, but the Bonner County Revised Code encourages agricultural pursuits in all its zoning districts. Currently operating within the proposal is a vehicle repair business.



- **BCRC 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.

- **BCRC 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.

- **BCRC 12-821 Urban Services:**
 - Publicly or privately maintained water supply and distribution systems; sewage collection, treatment and disposal systems (not to include individual septic tanks and drainfield systems or community septic tanks and drainfield systems, unless subject to an approved sewer management agreement); electric power and telephone utilities; and hard surfaced roads constructed to the standards set forth in title 2 of this code.

Existing Zoning: Rural-5

BCRC 12-323: Rural District:

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.

Proposed Zoning: Suburban

BCRC 12-324: Suburban District

A. The suburban district is established to promote the development of residential uses located on the edges of the incorporated cities or other developed communities or areas, where urban sewer and water services are either available or have the potential to become available in the near future by reason of their inclusion in service districts, city service areas, or are adjacent to those areas or areas of city impact. Access to primary transportation routes and a system of hard surfaced roads are expected. The purpose can be accomplished by:

1. Providing for single-family detached dwelling units and other compatible housing forms, with a variety of densities in locations appropriate for urban densities.
2. Allowing only those accessory and complementary nonresidential uses that are compatible with urban residential communities.
3. Establishing density designations to facilitate advanced areawide planning for public facilities and services, and to protect environmentally sensitive sites from over development.
4. Encouraging conservation development configurations that create permanent open space, protect sensitive environmental features, reduce infrastructure costs and/or enhance recreational opportunities.
5. Requiring conservation development configurations in areas where all urban services are not available to provide the opportunity in the future to subdivide the land at urban densities.

B. Use of this zone is appropriate in areas designated by the comprehensive plan as transition, urban growth area, resort community or suburban growth area in the comprehensive plan where a network of hard surfaced roads provides good access to

primary transportation routes or potential public transportation systems. Urban services may not be available immediately but are capable of being extended or constructed in the area.

Current zoning and proposed zoning of the Rural-5 and Suburban for the parcels.

Rural-5	Suburban
<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> Designated Transition per the comprehensive plan Served by a network of hard surfaced roads Urban service capability Variety of housing types and densities Allowing those accessory and complementary nonresidential uses that are compatible Encouraging conservation development

Rural 5:

Developed at or near the one dwelling unit per five (5) acres:

BCRC 12-323(2), Rural-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.

In December of 2008 the Rural District was established in Bonner County under the current code. Two property classifications were included within this district, Rural- 10 and Rural- 5. A determination was made in 2008 that these properties met the criteria for the Rural-5 classification. The Transition designation was assigned to these properties in 2005.

Suburban:

Designation by the Comprehensive Plan:

This proposal currently has a comprehensive plan designation of Transition. This designation is reserved for those areas of the County where a mixture of land uses can occur which may include higher density residential uses, commercial, industrial and light industrial uses. Due to the intensity of land use, these areas require primary transportation routes, urbanlike water and sewer services, fire and police services. The current zoning assigned to these parcels do not align with the comprehensive plan designation on the properties.

Served by a network of hard surface roads:

This proposal is within a network of hard surface rights-of-way.

- Highway 95 is Idaho State owned and maintained paved right-of-way that is ±0.5 miles away.
- Cocolalla Loop road is a Bonner County owned and maintained paved right-of-way and is ±0.15 miles away.
- Hatcher Road is a privately owned and maintained gravel right-of-way.

Urban Services Capability:

This area of the county has most "Urban Services" as defined in BCRC 12-821; however, the general area lacks a publicly maintained water distribution system or sewage collection. BCRC 12-324(B) recognizes when any of the urban services are not immediately available but are capable of being extended or constructed in the area, then Suburban zoning may be appropriate. Each parcel in this proposal has an individual well and septic system. The proposal is served by public electricity, a telephone system and has access to hard surface roads.

Variety of Housing Types and Densities:

A variety of housing types can be identified within a quarter mile of the proposal that align with BCRC 12-332, Table 3-2, Residential Use Table, such as single-family dwellings, multi-family, RV dwellings and vacation rentals.

A variety of densities can be identified within a quarter of a mile that meet the standard of BCRC 12-412, Table 4-1 & BCRC 12-411, Table 4-2, Density and Dimensional Standards Tables. Most lots/parcels are developed with at least one dwelling unit. Lots/parcels range in size from 0.15 to 31 acres.

Allowing Those Accessory and Complementary Nonresidential Uses That Are Compatible with Urban Residential Communities:

Uses that are complimentary to the existing housing in the area are service stations, restaurants, storage facilities, RV parks, recreational activities/businesses, post office and one of Bonner County's largest employers. These uses can be found BCRC 12-330, Subchapter 3.3 Use Provisions-et. seq.

Encouraging Conservation Development:

Though the Bonner County Revised Code does not require the creation of conservation developments in any district, the code encourages conservation developments in all zoning districts. For those developing in the county BCRC 12-630, Conservation Subdivisions, guides property owners on how to develop a conservation subdivision. Conservation subdivisions encourage clustering to help reduce infrastructure costs and dedicate open space.

Rural-5 to Suburban, on 5 & 6.56 acres, generally located in Section 5, Township 55 North, Range 2 West, Boise Meridian, Bonner County, Idaho, finding that it is not in conflict with policies of the Bonner County Comprehensive Plan and Bonner County Revised Code as enumerated in the following conclusions of law,

Conclusion 1

The proposal **is not** in conflict with the policies of the Bonner County Comprehensive Plan.

Conclusion 2

This proposal was reviewed for compliance with Title 12, Bonner County Revised Code, and **is** found to be in compliance.

Conclusion 3

The proposal **is** in accord with the purpose of the Suburban zoning designation, provided at Chapter 3, Title 12, Bonner County Revised Code.

This recommendation is based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at this hearing. I further move to adopt the reasoned statement as discussed in deliberation at this hearing and the analysis as set forth in the Staff Report (or as amended during this hearing) and 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.

ZONING COMMISSION

MOTION TO RECCOMEND DENIAL: I move to recommend denial to the Board of County Commissioners this project, FILE ZC0002-25, requesting a zone change from Rural-5 to Suburban, on approximately 5 & 6.56 acres, generally locate in Section 5, Township 55 North, Range 2 West, Boise Meridian, Bonner County, Idaho, based upon the following conclusions:

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 **is/is not** found to be in compliance.

Conclusion 3

The proposal **is/ is not** in accord with the purpose of the Suburban zoning designation, provided at Chapter 3, Title 12, Bonner County Revised Code.

This recommendation is based upon the evidence submitted up to the time the Staff Report was prepared, and testimony received at this hearing. I further move to adopt the reasoned statement as discussed in deliberation at this hearing and the analysis as set forth in the Staff Report (or as amended during this hearing) and direct planning staff to draft the reasoned statement to reflect this motion as set forth in Idaho Code

section 67-6536, have the Chair sign, and transmit to all interested parties. This action does not result in a taking of private property.

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 Bonner County Revised Code (BCRC) is available at the Planning Department or online.

Appendix A- Agency Noticing

RECORD OF MAILING

Page 1 of 1

File No.: ZC0002-25

Record of Mailing Approved By: **D.Britt**

I hereby certify that a true and correct copy of the "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this **27th** 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-Cavanaugh Bay Fire District - Email
Coolin Sewer District - 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

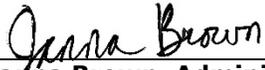
Record of Mailing
Property Owners within 300 Feet

Page 1 of 1

File Number: ZC0002-25

Record of Mailing Approved By: D.Britt_____

I hereby certify that a true and correct copy of the "Notice of Agency Review" was digitally transmitted or mailed (postage prepaid) on this 27th day of May 2025.



Jana Brown, Administrative Assistant III

PIN	OWNER	ADDRESS	CITY	STATE	ZIP
RP0171600003A0A	Frazier, James Scott & Deana J	Po Box 105	Cocolalla	ID	83813
RP55N02W054501A	Hoye, Nicole C	Po Box 5	Cocolalla	ID	83813
RP0171600102A0A	Culver-Dwyer Trust Culver, Lynn E Dwyer, Kristy A	Po Box 601	Cocolalla	ID	83813
RP55N02W054120A	Shepard Trust Shepard, Joseph Shepard, Russell A & Mary A Trustee	Po Box 585	Cocolalla	ID	83813
RP017530000020A	Baugh, Joseph Clary & Deanna M	218 Cocolalla Loop	Cocolalla	ID	83813
RP017270000050A	Greenfield, Jeremiah Clark, Danna A	385 Haughey Dr	Cocolalla	ID	83813-4402
RP55N02W053640A	Hatcher, Kevin M & Lorena	Po Box 12	Cocolalla	ID	83813
RP0171600104A0A	Montgomery, Jeremy Greg & Jessica Nicole	Po Box 614	Cocolalla	ID	83813
RP55N02W053592A	Hatcher, Shaun M & Anna	Po Box 35	Cocolalla	ID	83813
RP55N02W054050A	Hatcher, Jeffrey & Cynthia	108 Hatcher Rd	Cocolalla	ID	83813-9511
RP55N02W054060A	Hatcher, Derek J & Olivia K	55 Hatcher Rd	Cocolalla	ID	83813
RP55N02W053051A	Hatcher, Edgar L Jr & Stacy M	Po Box 154	Cocolalla	ID	83813
RP017530000010A	Hatcher, Janet M Bradshaw, Patrick H	229 Hatcher Rd	Cocolalla	ID	83813-9608
Project Rep	Dan Provolt	PO Box 580	Ponderay	ID	83852

Appendix B- Agency Comment



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - ZC0002-25 Agency Review - Zone Change - Rural 5 to Suburban

1 message

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

Thu, May 29, 2025 at 2:16 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

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

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

Sent: Wednesday, May 28, 2025 11:38 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@spiritleakefire.com>; City of Clark Fork <city@clarkforkidaho.org>; City of Dover <cityclerk@cityofdoveridaho.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@spiritleakeid.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>; East Bonner Library <Amanda@ebonnerlibrary.org>; East Priest Lake Fire District <eastpriestlakefd@gmail.com>; Erik Sjoquist <esjoquist@idl.idaho.gov>; Federal Aviation Administration <Heather.pate@faa.gov>; Frankie Dunn <Frankiejdunn@hotmail.com>; Fritz Broschet <outletbaysewer@gmail.com>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>; Dan Everhart <Dan.Everhart@ishs.idaho.gov>; DEQ Comments <deqcomments@deq.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; Robert Beachler <robert.beachler@itd.idaho.gov>; ITD - Stacy Simkins <stacy.simkins@itd.idaho.gov>; Jack Schenck <Jack.schenck@vyvebb.com>; Jamie Brown <jamiieb@inlandpower.com>; Janice Best <janicesb@televar.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Jason Kimberling <jason.kimberling@itd.idaho.gov>; Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Jessie Roe <BWSD637@gmail.com>; joekren@sd83.org; Jordan Brooks <coolinsewer@gmail.com>; KayLeigh Miller <klmiller@ponderay.org>; kbsd sewer <kbsdpl@hotmail.com>; Ken Flint <ken_flint@tcenergy.com>; Kenny Huston <kenny.huston@oer.idaho.gov>; Kim Hoodenpyle <kjh5345@gmail.com>; Kim Spacek <kimspacek@sd83.org>; Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>; Laclede Water District <info@lacedewaterdistrict.org>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; Matt Diel <matt.diel@lposd.org>; Midas Water <midaswatercorp@gmail.com>; Mike Ahmer <mahmer@idl.idaho.gov>; Mike Schacht <firedept@clarkforkidaho.org>; Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>; Navy - Glynis Casey <glynis.casey@navy.mil>; North of the Narrows Fire District <Huckbay2501@gmail.com>; Northern Lights <kristin.mettke@nli.coop>; Northern Lights - Clint Brewing <clint.brewington@nli.coop>; Northside Water and Syringa Heights Water Association <allwater49@outlook.com>; Oden Water Association - Carla Poelstra <odenwater@gmail.com>; Pend Oreille Hospital District <kim.kichenmaster@bonnergeneral.org>; PHD <EHapplications@phd1.idaho.gov>; Priest Lake Public Library District <plplibrary@hotmail.com>; Richard Hash <Rich.hash2022@gmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Ryan Zandhuisen <rzandhuisen@idl.idaho.gov>; Sagle Valley Water and Sewer District <saglewatersewer@gmail.com>; Sagle Valley Water & Sewer District <markc@smartplugs.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; Sam Ross <sam.ross@nli.coop>; sandpointairport@gmail.com; Sarah Gilmore <sgilmore@sandpointidaho.gov>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; SCHWEITZER FIRE DISTRICT <SchweitzerFireDistrict@gmail.com>; Selkirk Association of Realtors <danielle@selkirkaor.com>; Selkirk Recreation District <elgar@whoi.edu>; Sheryl Austin <granitereeder@gmail.com>; SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Steve Elgar <selgar@mac.com>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Symone.legg@itd.idaho.gov; TC Energy / TransCanada <US_crossings@tcenergy.com>; Teresa Decker <Huckleberryhoa@gmail.com>; Teresa Decker <huckbayutilities01@gmail.com>; Teresa Zamora <utilities@stoneridgeidaho.com>; Theresa Wheat <theresa@kootenai.org>; Tim Ventress <chventresswplvfd@hotmail.com>; Timberlake Fire District <Kwright@timberlakefire.com>; Tom Renzi <epfldchief@gmail.com>; US Fish & Wildlife Services <fw1idahoconsultationrequests@fws.gov>; West Bonner Library <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>
Subject: Bonner County Planning - ZC0002-25 Agency Review - Zone Change - Rural 5 to Suburban

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 <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - ZC0002-25 Agency Review - Zone Change - Rural 5 to Suburban

1 message

D1Permits <D1Permits@itd.idaho.gov>
To: Bonner County Planning <planning@bonnercountyid.gov>

Wed, May 28, 2025 at 2:32 PM

ITD has no comment.

Have a nice day!



Kimberly Hobson

Project Coordinator

Innovation Steward

District 1

Work: 208.772.8079

Email: kimberly.hobson@itd.idaho.gov

Website: itd.idaho.gov

Work schedule: M-W-Th-F 6AM- 4:30 PM

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

Sent: Wednesday, May 28, 2025 11:38 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>; Chace Bell <chace.bell@idwr.idaho.gov>; Chief Debbie Carpenter <chief@spirittlakefire.com>; City of Clark Fork <cityofclarkforkidaho.org>; City of Dover <cityclerk@cityofdoveridaho.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>; Dan Brown <dbrown@idl.idaho.gov>; Dan McCracken <Dan.McCracken@deq.idaho.gov>; Dan Scholz <dan.scholz@nli.coop>; Dean Davis <deandavis@sd83.org>; DEQ - Kristie McEnroe

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

Subject: Bonner County Planning - ZC0002-25 Agency Review - Zone Change - Rural 5 to Suburban

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Thank you,

Janna Brown, Administrative Assistant III

Bonner County Planning Department

208-265-1458 ext - 1252



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - ZC0002-25 Agency Review - Zone Change - Rural 5 to Suburban

1 message

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

Thu, May 29, 2025 at 6:31 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

(208) 772-1216

Office Hours M-TH 6-4:30

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

Sent: Wednesday, May 28, 2025 11:38 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>; Chace Bell <chace.bell@idwr.idaho.gov>; Chief Debbie Carpenter <chief@spiritlakefire.com>; City of Clark Fork <city@clarkforkidaho.org>; City of Dover <cityclerk@cityofdoveridaho.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@spiritlakeid.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>; Dan Brown <dbrown@idl.idaho.gov>; Dan McCracken <Dan.McCracken@deq.idaho.gov>; Dan Scholz <dan.scholz@nli.coop>; Dean Davis <deandavis@sd83.org>; DEQ - Kristie McEnroe <kristie.mcenroe@deq.idaho.gov>; East Bonner Library <Amanda@ebonnerlibrary.org>; East Priest Lake Fire District <eastpriestlakefd@gmail.com>; Erik Sjoquist <esjoquist@idl.idaho.gov>; Federal Aviation Administration <Heather.pate@faa.gov>; Frankie Dunn <Frankiejdunn@hotmail.com>; Fritz Broschet

<outletbaysewer@gmail.com>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>; ID State Historical Society - Dan Everhart <dan.everhart@ishs.idaho.gov>; Idaho Department of Environmental Quality <deqcomments@deq.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; Robert Beachler <Robert.Beachler@itd.idaho.gov>; Stacy Simkins <Stacy.Simkins@itd.idaho.gov>; Jack Schenck <Jack.schenck@vyvebb.com>; Jamie Brown <jamieb@inlandpower.com>; Janice Best <janicesb@televar.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Jason Kimberling <Jason.Kimberling@itd.idaho.gov>; Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Jessie Roe <BWSD637@gmail.com>; Joe Kren <joeKren@sd83.org>; Jordan Brooks <coolinsewer@gmail.com>; Kayleigh Miller <klmiller@ponderay.org>; kbsd sewer <kbsdpl@hotmail.com>; Ken Flint <ken_flint@tcenergy.com>; Kenny Huston <kenny.huston@oer.idaho.gov>; Kim Hoodenpyle <kjh5345@gmail.com>; Kim Spacek <kimspacek@sd83.org>; Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>; Laclede Water District <info@lacledewaterdistrict.org>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; Matt Diel <matt.diel@lposd.org>; Midas Water <midaswatercorp@gmail.com>; Mike Ahmer <mahmer@idl.idaho.gov>; Mike Schacht <firedept@clarkforkidaho.org>; Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>; Navy - Glynis Casey <glynis.casey@navy.mil>; North of the Narrows Fire District <Huckbay2501@gmail.com>; Northern Lights <kristin.mettke@nli.coop>; Northern Lights - Clint Brewing <clint.brewington@nli.coop>; Northside Water and Syringa Heights Water Association <allwater49@outlook.com>; Oden Water Association - Carla Poelstra <odenwater@gmail.com>; Pend Oreille Hospital District <kim.kichenmaster@bonnergeneral.org>; PHD <EHApplications@phd1.idaho.gov>; Priest Lake Public Library District <plplibrary@hotmail.com>; Richard Hash <Rich.hash2022@gmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Ryan Zandhuisen <rzandhuisen@idl.idaho.gov>; Sagle Valley Water and Sewer District <saglewatersewer@gmail.com>; Sagle Valley Water & Sewer District <markc@smartplugs.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; Sam Ross <sam.ross@nli.coop>; sandpointairport@gmail.com; Sarah Gilmore <sgilmore@sandpointidaho.gov>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; SCHWEITZER FIRE DISTRICT <SchweitzerFireDistrict@gmail.com>; Selkirk Association of Realtors <danielle@selkirkaor.com>; Selkirk Recreation District <elgar@whoi.edu>; Sheryl Austin <granitereeder@gmail.com>; SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Steve Elgar <selgar@mac.com>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Symone Legg <Symone.Legg@itd.idaho.gov>; TC Energy / TransCanada <US_crossings@tcenergy.com>; Teresa Decker <Huckleberryhoa@gmail.com>; Teresa Decker <huckbayutilities01@gmail.com>; Teresa Zamora <utilities@stoneridgeidaho.com>; Theresa Wheat <theresa@kootenai.org>; Tim Ventress <chventresswplvfd@hotmail.com>; Timberlake Fire District <Kwright@timberlakefire.com>; Tom Renzi <epfldchief@gmail.com>; US Fish & Wildlife Services <fw1idahoconsultationrequests@fws.gov>; West Bonner Library <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>

Subject: Bonner County Planning - ZC0002-25 Agency Review - Zone Change - Rural 5 to Suburban

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Thank you,

Janna Brown, Administrative Assistant III

Bonner County Planning Department

208-265-1458 ext - 1252



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - ZC0002-25 Agency Review - Zone Change - Rural 5 to Suburban

1 message

Symone Legg <Symone.Legg@itd.idaho.gov>
 To: Bonner County Planning <planning@bonnercountyid.gov>
 Cc: Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>

Wed, May 28, 2025 at 3:06 PM

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 | itd.idaho.gov

Enhancing quality of life through transportation

Work schedule: Monday - Thursday 6AM- 4:30PM

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

Sent: Wednesday, May 28, 2025 11:38 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@lpsd.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>; Chace Bell <chace.bell@idwr.idaho.gov>; Chief Debbie Carpenter <chief@spirittlakefire.com>; City of Clark Fork <city@clarkforkidaho.org>; City of Dover <cityclerk@cityofdoveridaho.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>; Dan Brown <dbrown@idl.idaho.gov>; Dan McCracken <Dan.McCracken@deq.idaho.gov>; Dan Scholz <dan.scholz@nli.coop>; Dean Davis <deandavis@sd83.org>; DEQ - Kristie McEnroe <kristie.mcenroe@deq.idaho.gov>; East Bonner Library <Amanda@ebonnerlibrary.org>; East Priest Lake Fire District <eastpriestlakefd@gmail.com>; Erik Sjoquist <esjoquist@idl.idaho.gov>; Federal Aviation Administration <Heather.pate@faa.gov>; Frankie Dunn <Frankiejdunn@hotmail.com>; Fritz Broschet <outletbaysewer@gmail.com>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>; ID State Historical Society - Dan Everhart <dan.everhart@ishs.idaho.gov>; Idaho Department of Environmental Quality <deqcomments@deq.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; Robert Beachler <Robert.Beachler@itd.idaho.gov>; Stacy Simkins <Stacy.Simkins@itd.idaho.gov>; Jack Schenck <Jack.schenck@vyvebb.com>; Jamie Brown <jamieb@inlandpower.com>; Janice Best <janicesb@televar.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Jason Kimberling <Jason.Kimberling@itd.idaho.gov>; Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Jessie Roe <BWSD637@gmail.com>; Joe Kren <joekren@sd83.org>; Jordan Brooks <coolinsewer@gmail.com>; KayLeigh Miller <klmiller@ponderay.org>; kbsd sewer <kbsdpl@hotmail.com>; Ken Flint <ken_flint@tcenergy.com>; Kenny Huston

<kenny.huston@oer.idaho.gov>; Kim Hoodenpyle <kjh5345@gmail.com>; Kim Spacek <kimspacek@sd83.org>; Kimberly Hobson <Kimberly.Hobson@jtd.idaho.gov>; Laclede Water District <info@lacledewaterdistrict.org>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; Matt Diel <matt.diel@lposd.org>; Midas Water <midaswatercorp@gmail.com>; Mike Ahmer <mahmer@idl.idaho.gov>; Mike Schacht <firedept@clarkforkidaho.org>; Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>; Navy - Glynis Casey <glynis.casey@navy.mil>; North of the Narrows Fire District <Huckbay2501@gmail.com>; Northern Lights <kristin.mettke@nli.coop>; Northern Lights - Clint Brewing <clint.brewington@nli.coop>; Northside Water and Syringa Heights Water Association <allwater49@outlook.com>; Oden Water Association - Carla Poelstra <odenwater@gmail.com>; Pend Oreille Hospital District <kim.kichenmaster@bonnergeneral.org>; PHD <EHapplications@phd1.idaho.gov>; Priest Lake Public Library District <plplibrary@hotmail.com>; Richard Hash <Rich.hash2022@gmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Ryan Zandhuisen <rzandhuisen@idl.idaho.gov>; Sagle Valley Water and Sewer District <saglewatersewer@gmail.com>; Sagle Valley Water & Sewer District <markc@smartplugs.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; Sam Ross <sam.ross@nli.coop>; sandpointairport@gmail.com; Sarah Gilmore <sgilmore@sandpointidaho.gov>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; SCHWEITZER FIRE DISTRICT <SchweitzerFireDistrict@gmail.com>; Selkirk Association of Realtors <danielle@selkirkaor.com>; Selkirk Recreation District <elgar@whoi.edu>; Sheryl Austin <granitereeder@gmail.com>; SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Steve Elgar <selgar@mac.com>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Symone Legg <Symone.Legg@itd.idaho.gov>; TC Energy / TransCanada <US_crossings@tcenergy.com>; Teresa Decker <Huckleberryhoa@gmail.com>; Teresa Decker <huckbayutilities01@gmail.com>; Teresa Zamora <utilities@stoneridgeidaho.com>; Theresa Wheat <theresa@kootenai.org>; Tim Ventress <chventresswplvfd@hotmail.com>; Timberlake Fire District <Kwright@timberlakefire.com>; Tom Renzi <epfldchief@gmail.com>; US Fish & Wildlife Services <fw1idahoconsultationrequests@fws.gov>; West Bonner Library <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>

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Thank you,

Janna Brown, Administrative Assistant III

Bonner County Planning Department

208-265-1458 ext - 1252



Re: Bonner County Planning - ZC0002-25 Agency Review - Zone Change - Rural 5 to Suburban

1 message

'Sam Ross' via Mail-Planning <planning@bonnercountyid.gov>
Reply-To: Sam Ross <sam.ross@nli.coop>
To: Bonner County Planning <planning@bonnercountyid.gov>

NLI is not opposed to the proposed zone change.
NLI provides electrical services to those lots along Hatcher Rd.



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

Samuel Ross
Engineering Assistant I
Northern Lights, INC.
Email: Sam.ross@nli.coop
Office: 208.255.7183
Cell: 208.946.7787

NWPPA Certified Staking Technician

  <i>The power of local service</i> SINCE 1935    	ADDRESSES	PHONE NUMBERS	REPORT AN OUTAGE
	 HEADQUARTERS 421 Chevy St Sagle, ID 83860	 MAILING ADDRESS PO Box 269 Sagle, ID 83860	 MAIN OFFICE (208) 263-5141
		 TOLL-FREE (800) 326-9594	CALL BEFORE YOU DIG  811 Know what's below. Call before you dig.

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

Sent: Wednesday, May 28, 2025 11:37 AM

To: Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Amber Burgess <clerk@ebsewerdistrict.com>; Army Corps of Engineers <CENWWW-RD-CDA@usace.army.mil>; Av Peggy George <peggy.george@avistacorp.com>; Becky Meyer <becky.meyer@lposd.org>; Bill Berg <billb@bbsewer.org>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; DIRECTOR@bonnercountyhistory.org; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Chace Bell <chace.l.chief@spiritlakefire.com>; City of Clark Fork <city@clarkforkidaho.org>; City of Dover <cityclerk@cityofdoveridaho.org>; City of East Hope Franck <easthope.city@gmail.com>; cityofoldtown@hotmail.com; City of Priest River <layers@priestriver-id.gov>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spiritlakeid.gov <citykootenaiponderaysewerdistrict.org>; Coolin-Cavanaugh Bay Fire Protection District <coolinfirechief@gmail.com>; Craig Hill <craighill@hillsresort.com>; D1Permits <D1Permits@McCracken.com>; Dan.McCracken@deq.idaho.gov; Dan Scholz <Dan.Scholz@nli.coop>; Dean Davis <deandavis@sd83.org>; DEQ - Kristie McEnroe <kristie.mcenroe@deq.idaho.gov>; Priest Lake Fire District <eastpriestlakefd@gmail.com>; Erik Sjoquist <esjoquist@jdl.idaho.gov>; Federal Aviation Administration <Heather.pate@faa.gov>; Frankie Dunn <Frankie.outletbaysewer@gmail.com>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Horsmon, Merr Dan Everhart <dan.everhart@ishs.idaho.gov>; Idaho Department of Environmental Quality <deqcomments@deq.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gm.itd> - Stacy Simkins <stacy.simkins@itd.idaho.gov>; Jack Schenck <Jack.schenck@vyvebb.com>; Jamie Brown <jamieb@inlandpower.com>; Janice Best <janicesb@televar.com>; Kimberling <jason.kimberling@itd.idaho.gov>; Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Jessie Roe <BWSD637@gmail.com>; Joe Kren <joe.kren@sd83.org>; Jordan Brc <klmiller@ponderay.org>; kbsd sewer <kbsdpl@hotmail.com>; Ken Flint <ken_flint@tcenergy.com>; Kenny Huston <kenny.huston@oer.idaho.gov>; Kim Hoodenpyle <kjh5345@hobson.com>; Kimberly.Hobson@itd.idaho.gov; Laclede Water District <info@lacledewaterdistrict.org>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lisa Rosa <water@midaswatercorp@gmail.com>; Mike Ahmer <mahmer@idl.idaho.gov>; Mike Schacht <firedept@clarkforkidaho.org>; Natural Resource Conservation Service - Greg Becker <glynis.casey@navy.mil>; North of the Narrows Fire District <Huckbay2501@gmail.com>; Kristin Burge <kristin.burge@nli.coop>; Clint Brewington <Clint.Brewington@nli.coop>; allwater49@outlook.com; Oden Water Association - Carla Poelstra <odenwater@gmail.com>; Pend Oreille Hospital District <kim.kichenmaster@bonnergeneral.org>; PHD <EIPlibrary@hotmail.com>; Richard Hash <Rich.hash2022@gmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Ryan Zandhuisen <rzandhuisen@id.saglewatersewer@gmail.com>; Sagle Valley Water & Sewer District <marko@smartplugs.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; Sam Ross <ssandpointairport@gmail.com>; Sarah Gilmore <sgilmore@sandpointidaho.gov>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; SCHWEITZER FII Association of Realtors <danielle@selkirkaor.com>; Selkirk Recreation District <elgar@whoi.edu>; Sheryl Austin <granitereeder@gmail.com>; SOURDOUGH POINT OWNERS ASSOC Sewer <southsidewaterandsewer@swsdidaho.org>; Steve Elgar <selgar@mac.com>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Symone.legg@itd.idaho.gov <SUS_crossings@tcenergy.com>; Teresa Decker <Huckleberryhoa@gmail.com>; Teresa Decker <huckbayutilities01@gmail.com>; Teresa Zamora <utilities@stoneridgeidaho.co> <chventresswplvfd@hotmail.com>; Timberlake Fire District <Kwright@timberlakefire.com>; Tom Renzi <epfldchief@gmail.com>; US Fish & Wildlife Services <fw1idahoconsultat@meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>

Subject: Bonner County Planning - ZC0002-25 Agency Review - Zone Change - Rural 5 to Suburban

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 <janna.brown@bonnercountyid.gov>

[EXT SENDER] V0014-25-VARIANCE+ZC0002-25-ZONE CHANGE+AM0001-25-COMPREHENSIVE PLAN MAP AMENDMENT

1 message

Denis Twohig <dtwohig@phd1.idaho.gov>

Fri, Jun 6, 2025 at 4:30 PM

To: Planning Bonner County <planning@bonnercountyid.gov>



Public Health
Prevent. Promote. Protect.
Panhandle Health District

Denis Twohig | Technical Records Specialist 1
2101 W Pine St. Sandpoint, ID 83864
P: 208.265.6384
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W: Panhandlehealthdistrict.org

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3 attachments

 **ZC0002-25-ZONE CHANGE-RURAL 5 TO SUBURBAN.pdf**
1508K

 **V0014-25-VARIANCE-STREET SETBACK.pdf**
1819K

 **AM0001-25-COMPREHENSIVE PLAN MAP AMENDMENT.pdf**
1579K



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 27th day of **May 2025**.

Janna Brown

Janna Brown, Administrative Assistant III

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Tuesday, May 27, 2025**.

NOTICE IS HEREBY GIVEN that the Bonner County Zoning Commission will hold a public hearing at **5:30 pm on Thursday, June 26, 2025**, in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following request:

File ZC0002-25 - Zone Change - Rural 5 to Suburban

The applicant is requesting a zone change from Rural-5 to Suburban. The 5-acre and 6.56-acre properties are zoned Rural 5 (R-5). The project site is located off Hatcher Road in Section 5, Township 55 North, Range 2 West, Boise-Meridian. The project site is within the Sagle Fire District service area.

For details regarding this application, Zoom teleconference, or YouTube livestream, visit the Planning Department web site at 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. 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 board 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 See attached comment
Name

6/6/25
Date



Public Health
Prevent. Promote. Protect.
Panhandle Health District

Panhandle Health District

Healthy People in Healthy Communities



6/6/2025

Janna Brown, Administrative Assistant III

Bonner County Planning Dept
1500 Highway 2, Suite 208
Sandpoint, ID 83864

RE: ZC0002-25

Panhandle Health District (PHD) has reviewed the Bonner County Planning Application referenced above, and has the following comments regarding the proposed zone change:

- The applicant states that the existing plumbed structure(s) is served by an Individual Sewage Disposal System. A review of PHD records found PHD (19-09-143255) associated with parcel RP55N02W053640A.

If the proposal involves a Change-of-Use from the original use (i.e - residential to commercial or industrial) the applicant must contact PHD to discuss the feasibility of the proposal. A septic system capable of meeting all current standards as established by the Idaho Subsurface Sewage Disposal Rules IDAPA 58.01.03 would be required.

Best Regards,

Sarah Tonyan, REHS

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

Appendix C- Land Use Decision Making Worksheet



Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone (208) 265-1458 - Fax (208) 265-1463

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

LAND USE DECISION-MAKING WORKSHEET ZONE CHANGE RURAL 5 TO SUBURBAN

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:

IC §67-6511	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.
BCRC 12-215	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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BCRC 12-216		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.
BCRC 12-323 (B.2)		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.
BCRC 12-324 (B)		Whether the parcel in question meets the requirements for the Suburban zoning district.
YES	NO	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
Other arguments raised during the hearing		