



412 Pine St.
Sandpoint, ID 83864
208 255 8041

9/11/25

ATTN: Bonner County Planning Department

Zone Change Application

On behalf of The Ranch Club LLC & Priest River Animal Rescue

Parcel Number RP56N05W229301A

Additional Project Details:

Explain in detail why the zone change is necessary:

The property, currently zoned suburban, has had the commercial use of the Ranch Club Golf course since 1922, the Ranch Club is working with the Priest River Animal Rescue (PRAR) to subdivide their property and allow them to move locations to where they can build a larger and up-to-date animal rescue facility as well as a retail store component to financially support the rescue. The Comprehensive Plan's land use map designates this lot as Neighborhood Commercial which supports low-impact commercial services for rural communities without affecting residential neighborhoods, adequate utilities for services and access to primary transportation systems. The current golf course and club house have been in alignment with this designated land use, offered commercial services in the form of recreation and a restaurant, and the development of PRAR will provide retail services and animal rescue services. The property has direct access to Highway 2 and would not impact roads adjacent to residences. To align the property with the comprehensive plan's land use, the property will need to be rezoned to Commercial. This zone change would then allow for a Conditional Use for PRAR, and the retail component would be in conformance with the Commercial Zone.

How does the proposal meet the specific criteria of the proposed zoning district? (BCRC 12-321 through 12-329)

The project would meet the criteria of 12-325 Commercial District. The current golf course and club house improve upon the character of the area, and development is minimal within the rural area, leaving large open spaces undeveloped adjacent to residences. The proposed additional use of the animal rescue and retail would be medium scale development. The development would be along the southern edge of the property, closest to the highway access, with a buffer between the new project and existing residences of the golf course of over 700'. With the project being accessed via the highway, there would be no transportation conflicts with residential neighborhoods.

Explain how the proposed zone change will affect elements such as noise, light glare, odor, fumes and vibrations on adjoining property:

The current use of the golf course and clubhouse will continue to not be in conflict with the Comprehensive Plan in regards to noise, light glare, odor, fumes and vibrations. The added use of the animal rescue and retail would have



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no additional light glare, odor, fumes and vibrations on adjoining properties. The distance of PRAR from surrounding uses and the natural topography will create an adequate buffer from noise.

How has the proposal been designed to be compatible with the adjoining land uses?

The existing use of the golf course and clubhouse will continue to be compatible with the surrounding land uses of single family residential and forestry land to the east, north and south. The highway to the south provides an additional buffer to the single family residences. The animal rescue and retail would be located adjacent to the existing commercial lot of Les Schwab, and surrounded by the Ranch Club property. The large 700' buffer would allow for compatibility with the adjoining land uses to the north of residential. The project would be compatible with the forested land to the east.