



Bonner County

Board of Commissioners

Asia Williams

Ron Korn

Brian Domke

April 22, 2026

The Ranch Club LLC
PO Box 430
Priest River, ID 83856

Subj: File ZC0017-25 – Zone Change – Suburban to Commercial

Attached:

Appendix A: Land Use Decision Making Worksheet

Appendix B: ZC0017-25 Staff Report

Appendix C: Ordinance #736

Dear John,

The Bonner County Commissioners at the February 5, 2026 public hearing **approved** the referenced application.

MOTION TO APPROVE: Commissioner Korn moved to approve this project, FILE ZC0017-25, requesting a zone change from Suburban to Commercial, finding that it is not in conflict with the 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 **was** found to be in compliance.

Conclusion 3

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

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

Commissioner Williams seconded the motion.

Roll Call Vote:

Commissioner Korn	Aye
Commissioner Williams	Aye
Commissioner Domke	Aye

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

Zone Change Ordinance Motion: Roll Call Vote

Commissioner Korn moved to approve an Ordinance of Bonner County, Idaho, the number to be assigned, citing its authority, and providing for the amendment of the Official Zoning Map of Bonner County by the classification of lands located in Section 22, Township 56 North, Range 5 West, Boise Meridian, Bonner County, Idaho to Commercial, and providing for an effective date.

Commissioner Williams seconded the motion

Roll Call Vote:

Commissioner Korn	Aye
Commissioner Williams	Aye
Commissioner Domke	Aye

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

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

Appendix A – 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 SUBURBAN TO COMMERCIAL

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.
The Board agreed that this proposal is not in conflict with the policies of the comprehensive plan and adopted the analysis found in the Staff Report.		
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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The Board agreed that this proposal met this standard and adopted the analysis found in the Staff Report.

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.
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YES	NO	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
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The Board found that this proposal is not in conflict with the policies of the comprehensive plan and adopted the analysis found in the Staff Report.

The Neighborhood Commercial designation within the Comprehensive Plan discusses urban services but greater clarity about services is sought when obtaining permits to construct the use. With those requirements outlined in other sections of code this proposal is not in conflict with the policies of the Comprehensive Plan.

BCRC 12-324	Whether the parcel in question meets the requirements for the Suburban zoning district.
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YES	NO	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
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The Board found that this proposal does not meet the requirements of the Suburban zoning district since it does not align with the Comprehensive Plan land use designation of Neighborhood Commercial and the board further adopted the analysis found in the staff report.

BCRC 12-325	Whether the parcel in question meets the requirements for the Commercial zoning district.
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YES	NO	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
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The Board agreed that this proposal met the requirements of the commercial zoning district as the record showed ITD did not identify any negative impacts the proposal would have with the safety and function of the highway and the adequate public service requirement can be addressed during the time of development through the normal county permitting process and further adopted the analysis found in the Staff Report.

Appendix B – ZC0017-25 Staff Report

**BONNER COUNTY PLANNING DEPARTMENT
BOARD OF COUNTY COMMISSIONERS
STAFF REPORT FOR FEBRUARY 5, 2026**



Project Name: The Ranch Club LLC, Zone Change

File Number, Type: ZC0017-25: Zone Change

Request: The applicant is requesting to change current zoning from Suburban to Commercial

Legal Description: 22-56N-5W SWSE LESS TAX 4 RANCH CLUB GOLF COURSE

Location: US Highway 2, Priest River

Parcel Number(s): RP56N05W229301A

Parcel Size: 35.06 acres

Applicant: The Ranch Club LLC
PO Box 430
Priest River, ID 83856-

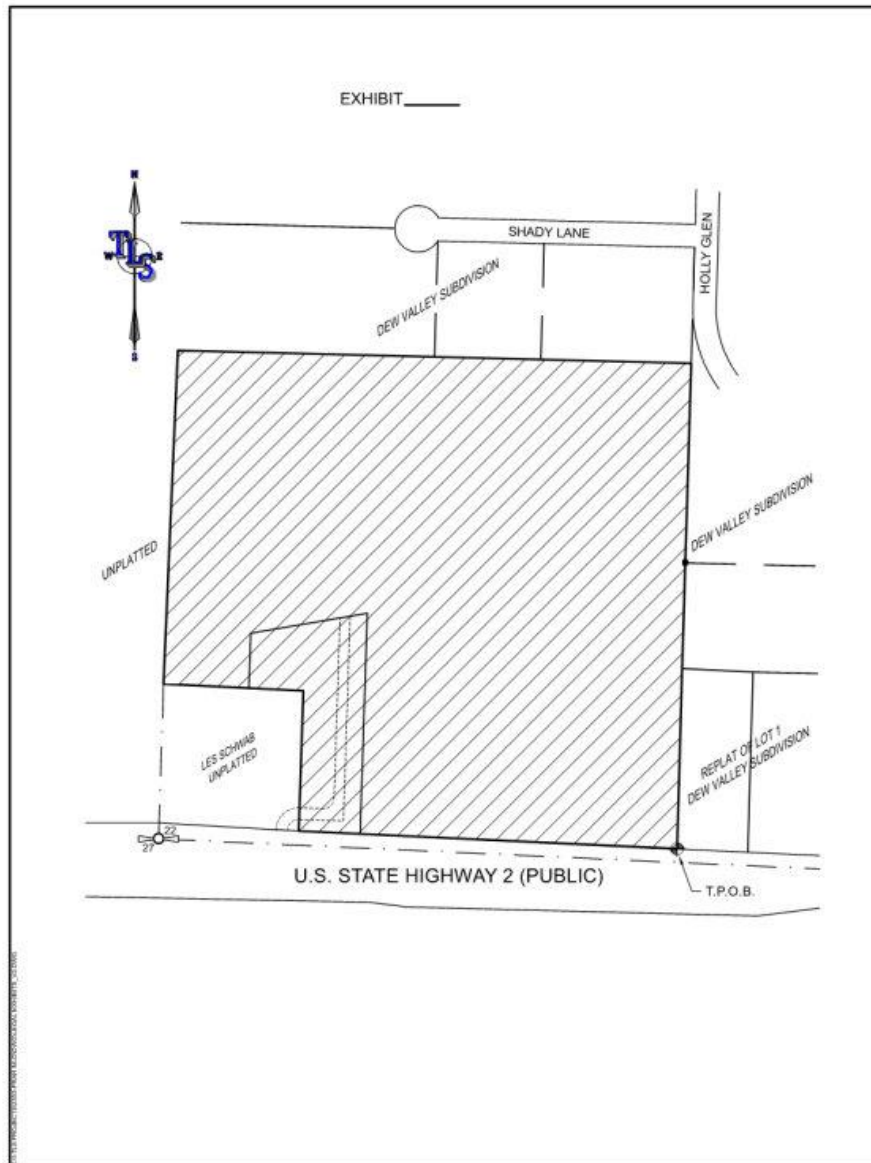
Project Representative: Reid Weber
North Root Architecture
412 Pine Street
Sandpoint, ID 83864

Application filed: October 16, 2025

Notice provided: Mail: December 30, 2025
Site Posting: January 22, 2026
Published in newspaper: December 30, 2025

Appendices: Appendix A- Agency Noticing
Appendix B- Agency Comment
Appendix C- Zoning Commission Recommendation Letter

SITE PLAN



Page 2 of 2
11358 N Government Way, Hayden, Idaho 83835
208-667-1044

Project summary:

The applicant is requesting a zone change from Suburban to Commercial for the purpose of dividing the property to allow the Priest River Animal Rescue (PRAR) to move locations. The lot is located off United States Highway 2. The lot is ≈35-acres. The lot has a comprehensive plan land use designation of Neighborhood Commercial. The lot is generally located in Section 22, Township 56 North, Range 5 West, Boise Meridian Bonner County, Idaho.

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 12-324 – Suburban District
- BCRC 12-325 – Commercial District
- BCRC 12-800 et seq., Definitions

Background:

A. Site data:

- Use: Golf Course
- Unplatted
- Size: ≈35-acres
- Zone: Suburban
- Land Use: Neighborhood Commercial

B. Access:

- United States Highway 2, an Idaho Department of Transportation owned and maintained public highway.

C. Environmental factors:

- Site does contain mapped slopes of 0-≥30% grade. (USGS)
- Site does not contain mapped wetlands. (USFWS)
- Site does not contain any mapped waterfront or streams. (NHD)
- Soil:
 - Description: Bonner gravelly ashy silt loam, 0 to 4 percent slopes
 - Drainage: Well drained
 - Classification: All areas are prime farmland

D. Services:

- Water: Individual Well
- Sewage: Individual septic system
- Fire: West Pend Oreille Fire District
- Power: Information not provided in application
- School District: West Bonner County School District #83

E. Comprehensive Plan, Zoning and Current Land Use

Compass	Comp Plan	Zoning	Current Land Use & Density
Site	Neighborhood Commercial	Suburban	Golf Course- 35 acres
North	Neighborhood Commercial	Suburban	Residential- 1.8 acres to 4.98 acres
East	Neighborhood Commercial	Suburban	Residential- 2.5 acres
South	Rural Residential	Rural 5	Residential- 1.5 to 17.83 acres
West	Rural Residential and Neighborhood Commercial	Rural 5 and Commercial	Vacant- 25.850 acres and Les Schwab -2.58 acres

Agency Review:

Agencies and taxing districts were notified of this application on December 30, 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 Water Resources (11/21/25)
- Idaho Transportation Department (11/18/25)

The following agencies replied "No Comment":

- Idaho Department of Fish and Game (12/4/25 and 1/27/26)
- Idaho Department of Environmental Quality (12/4/25 and 1/8/26)
- West Pend Oreille Fire District (12/31/25)
- TC Energy (12/16/25)
- Panhandle Health District (12/31/25)
- Kootenai-Ponderay Sewer District (12/31/25)

All other agencies did not reply.

F. Public Notice & Comments

As of the date of this staff report, public comments were received on this request.

Standards Review and Staff Analysis:

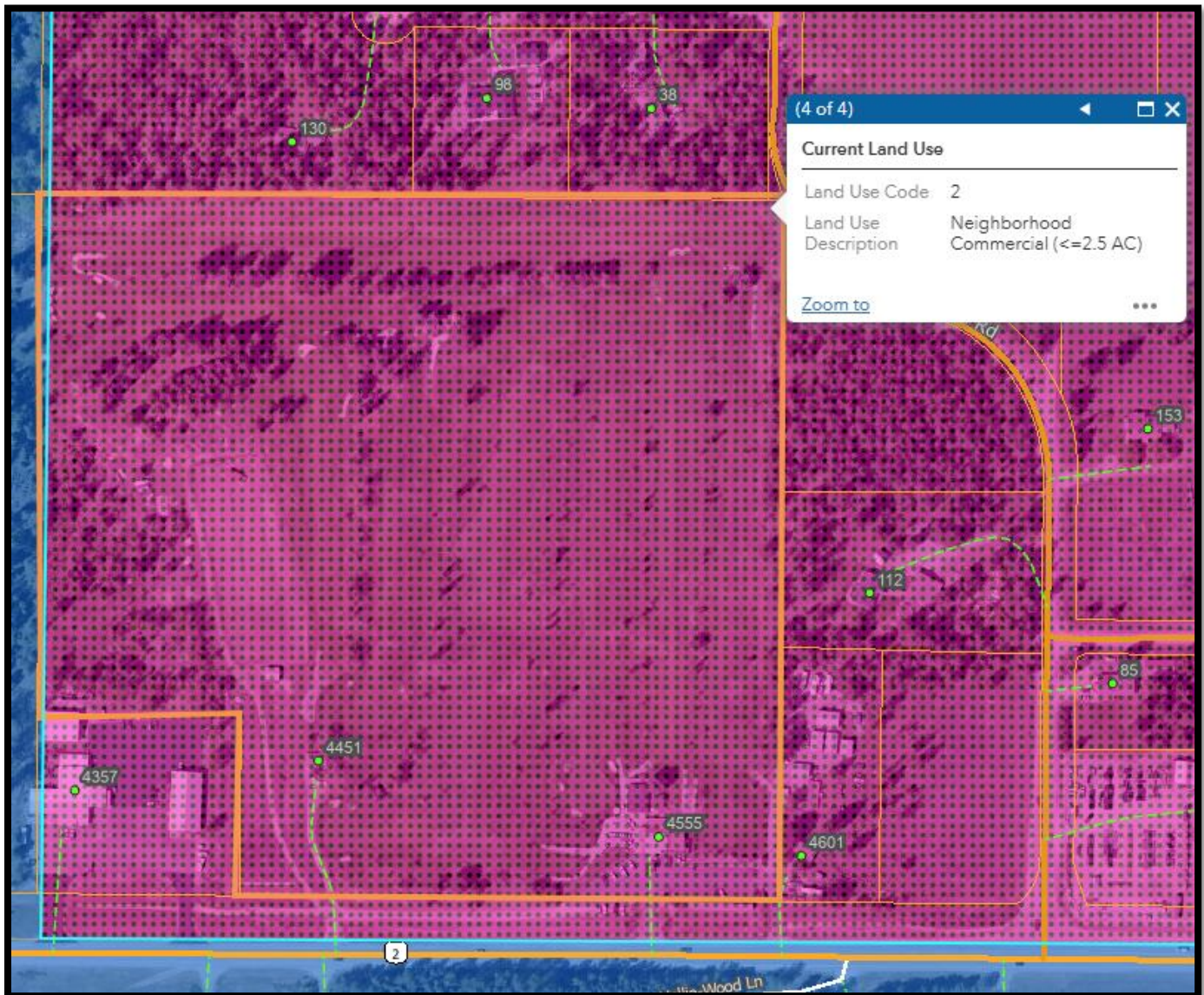
- **12-111: PURPOSE**

The zoning regulations and districts for the unincorporated areas of Bonner County, as herein established, have been made in accordance with a comprehensive plan and Idaho Code for the purpose of promoting the health, safety and general welfare of the people of Bonner County.

- **12-215: Applications for Zone Changes and Comprehensive Plan Map Amendments, Contents**
 - Application was received on October 16, 2025 with the required documentation.

- **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.

Existing Comprehensive Plan Designation:



Neighborhood Commercial:

The Neighborhood Commercial area is designed to provide light commercial uses to serve the needs of the rural communities and tourist trade without adversely affecting residential neighborhoods. Urban services and primary transportation systems, such as the state highways or major/minor collector roads are required.

Comprehensive Plan Analysis:

Property Rights

Policies:

1. 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. Adopt a reasoned statement and conclusions of law, in accordance with Idaho Code 67-6535, for all quasi-judicial land use decisions that reflect the justifications for exactions, conditions and restrictions and confirm that a taking of private property has not occurred.
3. In all land use decisions, consider the property rights of the applicant, adjoining and nearby landowners and future generations, as well as the short-term and long-term consequences of decisions.
4. 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.

Applicant: The proposed zone change would not adversely affect the neighboring properties in terms of public nuisance or property value. The property zone would be in alignment with the comprehensive plan's land use and eventual development would meet the County codes and would be similar in size and shape to surrounding lots.

Staff: The above policies allow the governing body to make informed, fair, and legally sound land use decisions that protect property rights. This proposal does not appear to be in conflict with the policies of this component.

Population

Policies:

1. Regularly analyze population projections 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. Use population forecasts and census data to evaluate housing and impacts to the transportation system and other county services.
3. Cooperate with incorporated cities and neighboring counties to address growth challenges within the Areas of Impact and coordinate planning efforts to the extent possible.

Applicant: The current and proposed development would contribute to population services with the region. Specifically, the golf course and clubhouse amenities to the current population. The animal rescue and retail would provide retail services and support a community need for the animal rescue.

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. Consider the impacts of land use proposals on the school service and seek mitigation from developers such as providing facilities, safety features, or other measures as permitted by Idaho Code, to address the impacts of the proposals.
3. Encourage school districts to proactively review development applications to determine particular school needs and concerns.
4. Encourage construction of trails and bicycle paths to allow safe passage of students to and from schools.
5. Consider the long-term consequences of land use proposals, including the adequacy of existing school facilities, transportation services, and the siting of future schools.

Applicant: The current and proposed development will not adversely affect the local school district and their ability to provide adequate school facilities and transportation services.

Staff: West Pend Oreille School District #83 and West Pend Oreille School Transportation that serves the property, were notified of the proposed zone change. West Pend Oreille School District did not comment on 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. Allow small scale cottage businesses and home occupations in all areas of the county. Set reasonable conditions on such uses 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 the 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. Mitigate the potential impacts of economic development activities that cause adverse factors such as noise, light glare, odors, fumes and vibrations on the surrounding community.
5. Support local economic development by increasing support for outdoor recreation in the county. Encourage and protect public access to public lands and water, while protecting the surrounding areas from adverse impacts through mitigation and standards.
6. Allow for campgrounds and recreational uses while protecting the surrounding areas from adverse impacts through mitigation and standards.
7. Support local businesses by enabling development of workforce housing in proximity to commercial, industrial, agricultural, and recreational uses, through review and updating of land use regulations.

Applicant: The current golf course and clubhouse contribute to the economy currently, support outdoor recreation and create jobs. The proposed development of the animal rescue would create additional jobs, support the local economy and offer retail services to the population.

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. This proposal does not appear to be in conflict with the policies of this component.

Land Use

Policies:

1. Develop and maintain a Future Land Use Map and Land Use Regulations that acknowledge and preserve the County's agricultural, timber and mining lands, water and wildlife resources, and identify and avoid hazard areas. Provide areas for economic growth, encourage affordable housing and center growth in areas where adequate public and private services can be provided.
2. Encourage clustered development for medium and large scale commercial and industrial uses.
3. Commercial and industrial uses should be located and operated in a manner to ensure the protection of our natural resources including clean air and water, dark skies, and overall environmental quality and rural character of the county.
4. Reflect in the use tables that commercial and industrial uses should be unconditionally permitted in areas identified by the Comprehensive Plan as suitable and zoned for those uses. 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.

5. Reflect in the use tables that 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.
6. Based upon the land use analysis completed in 2025, a sufficient number of residential parcels exist or could be created within current zoning density. Therefore, modification of zoning to provide increased density should be rare.
7. Land use applications should be supported by a review, evaluation, or approval by the applicable state agency for sanitary services.
8. Consider avenues to create incentives for land conservation through zoning and subdivision laws to preserve various significant archaeological, ecological, historical, wildlife, and scenic sites that have been recognized in the county as unique and important to preserve.
9. Minimize the creation of lots that cannot receive the appropriate sanitary services.
10. Maintain the Alpine Village zoning district to provide adequate design and development standards for the high-density recreational community with steep slopes and heavy snowfall at elevations above 3500’.
11. Urban development is better suited in urban areas. Idaho Code 67-6502 (a through m) promotes the health, safety and general welfare of the people of the state. Subsection (f) encourages urban and urban type development within incorporated cities. All nine cities within the county provide or are associated with urban water and sewer systems which allow and depend on higher density to make the services fiscally feasible and sustainable.
12. Due to the wildfire threat in the county, consider evacuation routes when making land use decisions and updating land use code.
13. The mapping of land use designations should have homogeneity with the surrounding area. Areas have specific, individual land use designations which results in homogeneity across the landscape. Islands of different land use designations defy the sense of rural context, especially if the land uses are markedly dissimilar.
14. The land uses describe the general uses and characteristics of each of the map designations. Since the Comprehensive Plan Map covers approximately 1.1 million acres, the map is general in nature, and it is recognized that some areas may have or may lack features and characteristics that cause them to differ somewhat from what is in their land use description. It is not reasonable to expect that every parcel within a land use designation will conform to every detail of the geographic characteristics of the area as a whole.

Applicant: The current and proposed development would align with the Comprehensive Plan's land use designation of Neighborhood Commercial.

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. Institute best management practices for waterway setbacks to reduce erosion and sedimentation into waterways.
2. Design development standards that encourage clustered development resulting in the preservation of open space and wildlife habitat.
3. Recognize critical wildlife habitats, as identified by US Fish and Wildlife, and create development standards to protect these areas and mitigate development impacts to these habitats.
4. Protect water quality by creating standards for development in close proximity to shorelines.
5. Provide a copy (physical copy or digital link) of the Lake Assist Guidebook to property owners or their representatives applying for a building location permit on shoreline properties. Make a digital link to the Guidebook available via the Planning Department web page.
6. Implement shoreline development land use regulations that address those areas where the County can enforce such regulations effectively.
7. To the extent of the County's jurisdiction, and consistent with the Clean Water Act, protect delineated wetlands.
8. Identify and protect productive farmland, timberland and mining lands from adverse effects of adjoining developments.

Applicant: The current golf course and club house continue to not be in conflict with the goals and objectives of natural resources. The golf course's open space contributes to this goal. The County's natural resources will not be adversely affected by the continued use of the golf course or the proposed addition of the animal rescue and retail. Much of the land for the proposed development is currently pasture-land or undeveloped field. There are no bodies of water within the property. There is a portion of floodplain that overlaps with the northwest corner of the property where no change is occurring relative to this zone change.

Staff: Bonner County has adopted and implemented regulations that protect waterways from pollution, erosion and sedimentation. Additionally, no regulatory agency identified any wildlife habitat on this proposal. This project does not appear to be in conflict with the policies of this component.

Hazardous Areas

Policies:

1. Adopt flood mitigation standards that meet or exceed the National Flood Insurance Program minimum requirements.
2. Discourage residential, commercial or industrial development within floodways.
3. Discourage fill within the floodplain.
4. Integrate the county's wildland fire policies and plans into development standards.
5. Identify and discourage developments on excessive slopes with lower density zoning in these areas.
6. Establish regulation and development densities of new development in floodplains. Regulate the location and density of new development in floodplains to reduce the potential for the loss of lives and property in those areas.
7. Land divisions should be designed to reduce exposure to wildland fire and to provide for adequate ingress and egress routes as determined by the applicable Fire Authority Having Jurisdiction.
8. Discourage the issuance of building location permits within areas of excessive slopes, unstable areas and avalanche zones.

Applicant: The lots for the current and proposed development would not be built within flood ways or floodplains. The proposed development has been preliminarily reviewed by the fire district to meet standards for fire apparatus access. Slopes are minimal on the property where development will occur.

Staff: The subject parcel is not located within a mapped floodway or flood hazard zone. The lot does contain few mapped slopes. According to the Avalanche Hazards map found in the Hazardous Component (p.7) this area is low avalanche danger. Furthermore, the property is in the jurisdiction of West Pend Oreille Fire District and the Bonner County Sheriff's Department.

Public Services, Facilities & Utilities

Policies:

1. Encourage high-density development to take place within the boundaries of existing sewer and water districts with adequate capacity.
2. Seek comments 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. 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.
4. New development should be adequately served by fire protection, roads, sanitary services, schools, law enforcement, ambulance, power and emergency services, and other public services as determined by the relevant service provider.
5. Require developers to provide infrastructure, utilities or financial support to offset the capital costs of expansion of services required by the proposed development.
6. Require adequate provisions for future utility services in areas of commercial, industrial, residential or other similar uses.

Applicant: The current golf course and club house will continue to utilize utilities without adverse affect on the providers. The proposed development has been preliminarily reviewed by PHD with a recommended path forward for the eventual permit. The property has direct highway access for any needed transportation services. Water service will be provided by a well and has been preliminary reviewed for well locations, meeting the State of Idaho's location standards.

Staff: This proposal is not for high density residential development. The proposed use for the property is a golf course and a commercial animal rescue. The parcel has services available such as Bonner County Sheriff and EMS. The subject parcel also borders U.S. Highway 2. This proposal does not appear to be in conflict with the policies of this component.

Transportation

Policies:

1. Develop and regularly update a long-term County highway system plan 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. Discourage development in areas that are not served by county standard roads or where transportation is inadequate.
3. Future development should not adversely impact the existing County highway system by significantly reducing the quality or level of service or creating hazards or congestion.
4. Roads are encouraged to be built to County Standards and at the expense of the developer.
5. Roads within new development should provide adequate access for fire and emergency vehicles as well as routes of escape.
6. Future access roads should be designed and built to integrate with the State and County systems of roads without overburdening the County highway system.

7. Encourage cluster development to reduce transportation costs, road building and environmental impacts.
8. The county intends for certain intense land use developments to provide hard surfaced roads.
9. Consider bike ways and pedestrian paths in development plans to provide an integrated community County highway system wherever possible.
10. To communicate and work cooperatively with other jurisdictions within the county to ensure the best possible flow of traffic county-wide.

Applicant: The current and proposed developments have and will continue to have direct access via Highway 2. Any new approaches will meet ITD's standards.

Staff: The property is adjacent to Highway 2 a Idaho State owned and maintained paved right-of-way. Currently, Bonner County does not have an adopted tails plan. This proposal does not appear to be in conflict with the policies of this component.

Recreation

Policies:

1. Develop a waterways and public land 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. Protect and encourage public and private recreational opportunities as an important asset that supports a key segment of the County's economy.
3. Consider a plan for a system of green belts and pathways (bike and pedestrian) as areas developed, so that a connected system can be developed and preserved. Under no circumstances will the County require recreational access easements on private property as a condition of development. This policy does not preclude providing voluntary incentives to developers in return for recreational access easements.
4. Ensure the public's legal recreational accesses and amenities are not obstructed or adversely impacted by future development.
5. Adverse impacts of recreational development on adjacent neighborhoods should be mitigated.

Applicant: The golf course and clubhouse will continue to support recreation within the region. The animal rescue and retail space will not adversely affect recreation within the area.

Staff: The parcel is not adjacent to public lands or provides access to public lands. Current recreational opportunities for the public that are available in Bonner County are anticipated to remain the same with this zone change.

Special Areas or Sites

Policies:

1. Develop a generalized map of the known pre-historic and historic sites 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. Implement roadside development standards for recognized scenic byways to protect the view sheds.
3. Recognize and address Special areas when development is proposed in these areas.
4. Confirm if historical structures or sites exist within a land use application area, and if identified coordinate with the applicable agency.

Applicant: No special areas or sites have been identified on this property and thus the existing and proposed development will not have an adverse effect on those sites.

Staff: Bonner County has not adopted a map that identifies historic or pre-historic sites. The state has designated scenic byways in Bonner County. This proposal does not appear to be in conflict with the policies of this component.

Housing

Policies:

1. Enable development of a variety of housing options including manufactured home parks, and tiny home communities located in areas that are compatible with their density.
2. Coordinate with municipalities and private parties to explore solutions for various types of housing projects and developments in areas appropriate for their level of density.
3. Encourage clustering of housing in developments to save on infrastructure and transportation costs through mechanisms such as density bonuses.
4. Provide opportunities for assisted living and group shelters.
5. Enable temporary and seasonal employee labor housing in direct proximity to agricultural, commercial, recreational, and industrial uses or where infrastructure and emergency services support those uses.

Applicant: The existing and proposed development, while not contributing to additional housing, will not adversely affect the development of such housing elsewhere.

Staff: This proposal is not for housing and is unlikely to affect housing in Bonner County.

Community Design

Policies:

1. To promote and preserve the natural features and rural atmosphere of the community, enact development standards that address development within scenic byways and design standards that account for waterfront setbacks, 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 the unique environmental conditions of waterfront and mountaintop developments which may differ from standard design objectives.
4. Locate new development in areas with similar densities and compatible uses.
5. The adverse impacts of new development on adjacent areas should be minimized.
6. Consider the protection of natural resources, rural features and surrounding uses of the community in the design and location of new development.

Applicant: The current golf course and club house have contributed to the design standard of this area. The proposed retail and animal rescue will be compatible with the surrounding uses of the club house and Les Schwab and maintain the character of the community.

Staff: This request is unlikely to affect the community negatively as this property is adjacent to properties that are currently zoned commercial on Highway 2. The use on the property as a golf course predates any zoning that has existed in Bonner County. Furthermore, the suburban and commercial zoning have the same density allotments. This proposal does not appear to be in conflict with the policies of this component.

Agriculture:

Policies:

1. Continue allowing residential uses consistent with the allowable density in Agricultural zoning districts.
2. Protect agricultural uses and activities from land use conflicts or interference created by residential, commercial or industrial development.
3. Enable farm-based family businesses on agricultural parcels with land use regulations. Examples include farm stands and other agri-business pursuits.
4. The County acknowledges the provisions of Idaho State's Right to Farm Act. Those shall be considered in the land use decisions.
5. Support the local economy by encouraging production, distribution, and retail sales

of locally grown food and other agricultural products.

6. Protect environmental quality so that agriculture continues to be a viable use in the County.

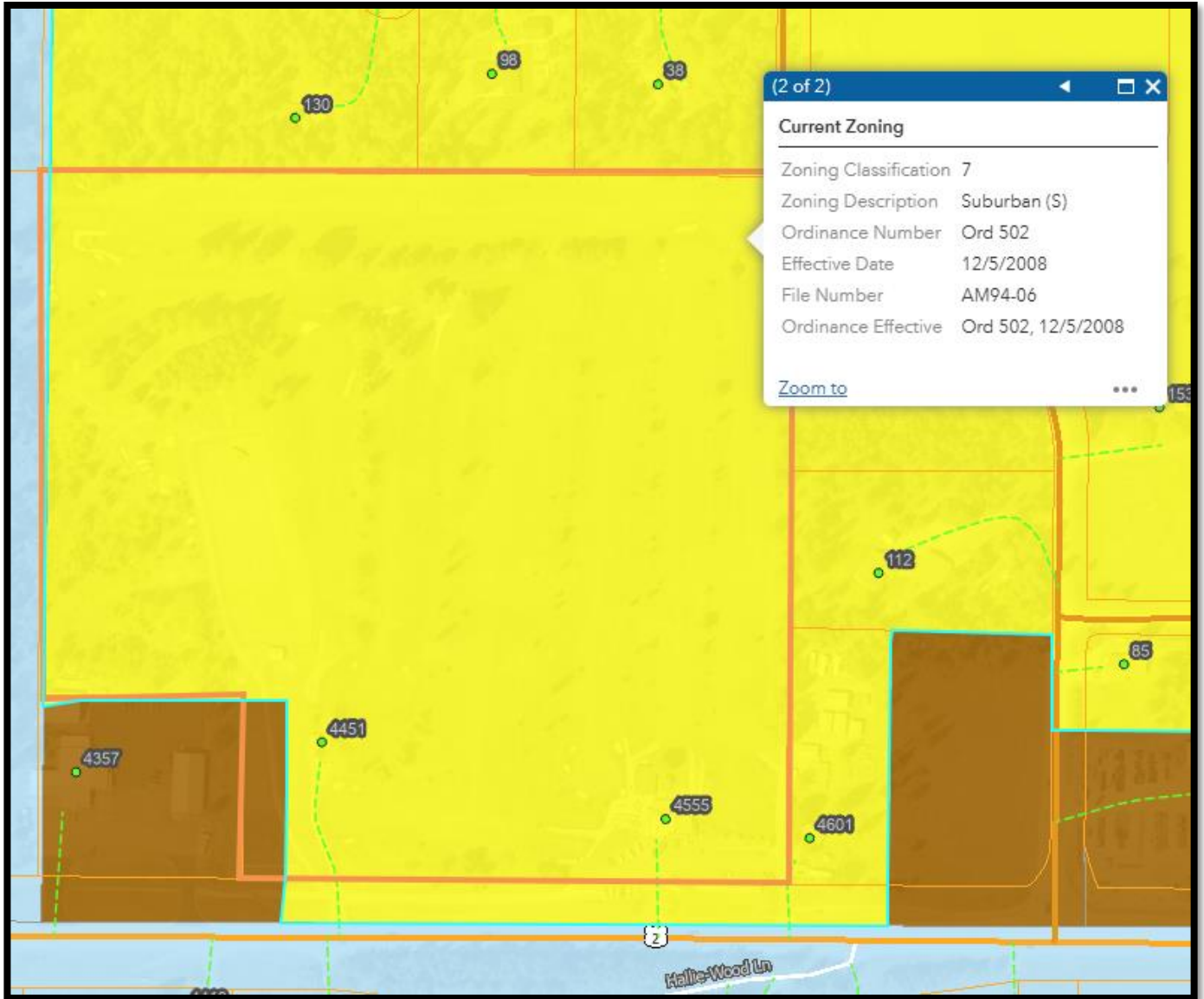
Staff: The property has historically been used for recreational purposes as a golf course. Golf courses inherently provide open space which contribute to the rural character of the county. Although unlikely the property will be used for agriculture pursuits in the future, the requested zoning still permits agriculture uses by right.

- **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.
- **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.

Comprehensive Plan Designation:

The subject parcel is within the Neighborhood Commercial comprehensive plan designation. The current zone of the property (Suburban) is appropriate in areas designated by the comprehensive plan as transition, urban growth area, resort community, or suburban growth area. The proposed zone (Commercial) is appropriate in areas designated as neighborhood commercial, urban growth area or transition as found in BCRC 12-324 and BCRC 12-325.

Existing Zoning:



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.

Staff: The current zoning of the subject parcel (Suburban) does not align with the current Comprehensive Land Use designation of the subject parcel which is Neighborhood Commercial.

Proposed Zoning:

BCRC 12-325 Commercial District:

A. The commercial district is established to promote a range of commercial uses to serve the needs of the immediate area, surrounding rural communities and visitors without adversely affecting adjacent residential neighborhoods. The commercial district is also intended to provide opportunities for a variety of affordable housing types that are within walking distance of commercial services. Intensive large scale commercial development is not appropriate due to the limited density of surrounding unincorporated areas. Access to primary transportation routes and a system of hard surfaced roads are expected and consideration is given to the potential public transportation access. These purposes are accomplished by:

1. Providing for a wide range of small to medium scaled retail, professional, governmental and personal service uses.

2. Allowing for mixed use buildings (housing over office or retail) and a range of housing types, including cottage housing, townhouses, apartments and mobile home parks where sufficient services are provided.

3. Allowing for light industrial uses where activities are conducted primarily indoors and impacts to adjacent uses can be mitigated.

4. Excluding commercial uses with extensive outdoor storage.

5. Excluding large scale commercial uses that would be more effectively located in incorporated cities.

6. Applying simple design standards that enhance pedestrian access and improve the character of the area.

B. Use of this zone is appropriate in areas designated as neighborhood commercial, urban growth area or transition by the comprehensive plan and community plans and that are served at the time of development by adequate sewage disposal services, water supply, roads and other needed public facilities and services. Expansion of existing commercial districts or the creation of new commercial districts may be considered only if the expansion will not negatively impact the safety and function of a state highway or other roadway.

Staff: The subject property currently has the Comprehensive Land Use designation of Neighborhood Commercial.

Suburban Standards	Commercial Standards
<ul style="list-style-type: none"> • Network of hard surfaced roads that provide 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. 	<ul style="list-style-type: none"> • Served at the time of development by adequate sewage disposal services, water supply, roads and other needed public facilities and services. • Expansion of existing commercial districts or the creation of new commercial districts may be considered only if the expansion will not negatively impact the safety and function of a state highway or other roadway.

BCRC 12-324: Suburban District

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

Staff: The subject property currently has a comprehensive land use designation of Neighborhood Commercial.

- A network of hard surfaced roads that provide good access to primary transportation routes or potential public transportation systems.

Staff: The subject property is adjacent to U.S. Highway 2, an Idaho State owned and maintained paved right of way.

- Urban services may not be available immediately but are capable of being extended or constructed in the area.

Staff: The subject property is not within a taxing district for sewer or water services. The golf course is currently served by an individual well and septic system.

BCRC 12-235: Commercial District:

- Use of this zone is appropriate in areas designated as neighborhood commercial, urban growth area or transition by the comprehensive plan and community plans.

Staff: The subject property currently has a comprehensive land use designation of Neighborhood Commercial.

- Served at the time of development by adequate sewage disposal services, water supply, roads and other needed public facilities and services.

Staff: The golf course is currently served by an individual well and septic system. Per the application, the applicants intend to increase the water supply via a new well being drilled in the Southwest corner of the property. Other public facilities and services include power served by Avista Utilities, public roads owned and maintained by the state of Idaho, and fire protection is West Pend Oreille Fire.

- Expansion of existing commercial districts or the creation of new commercial districts may be considered only if the expansion will not negatively impact the safety and function of a state highway or other roadway.

Staff: Idaho Transportation Department submitted an agency comment stating, "ITD has been in contact with PRAR about this subdivision. ITD has no objection to this subdivision with the provision that the PRAR applies for a permit application within the 360' spacing requirements".

In ITD's comment PRAR refers to the Priest River Animal Rescue. Additionally, the "subdivision" being referenced in the comment refers to a Minor Land Division, File MLD0043-24, that is being run concurrently with this zone change request.

Planner's Initials: <u>KS</u>	Date: <u>January 29, 2026</u>
<u>Zoning Commission recommendation: Approve</u>	
Date: December 18, 2025	VOTE: 5-0
Note: This is only a recommendation. The final decision rests with the governing body after the completion of the public hearing and consideration of all relevant oral and written testimony and evidence.	

Zone Change - Motion by the Governing Body:

BOARD OF COUNTY COMMISSIONERS

MOTION TO APPROVE: I, Commissioner (insert name), move to approve this project, FILE ZC0017-25, requesting a zone change from Suburban to Commercial, finding that it is not in conflict with the 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 elements 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 Commercial District 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 67-6535, have the Chair sign, and transmit to all interested parties. This action does not result in a taking of private property.

Zone Change Ordinance Motion: Roll Call Vote

I, Commissioner (insert name), move to approve an Ordinance of Bonner County, Idaho, the number to be assigned, citing its authority, and providing for the amendment of the Official Zoning Map of Bonner County by the classification of lands located in Section 22, Township 65 North, Range 05 West, Boise Meridian, Bonner County, Idaho to Commercial, and providing an effective date.

BOARD OF COUNTY COMMISSIONERS

MOTION TO DENY: I Commissioner (insert name), move to deny this project, FILE ZC0017-25, requesting a zone change from Suburban to Commercial, based upon the following conclusions:

Conclusion 1

The proposal **is/is not** in accord with the elements of the Bonner County Comprehensive Plan.

Conclusion 2

This proposal was reviewed for compliance with Title 12, Bonner County Revised Code, and **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 this 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 C – Approved Ordinance

Instrument # 1057944
Bonner County, Sandpoint, Idaho
02/05/2026 11:16:40 AM No. of Pages: 3
Recorded for: BONNER COUNTY COMMISSIONERS
Michael W. Rosedale Fee: \$0.00
Ex-Officio Recorder Deputy
Index to: COUNTY ORDINANCES

BC



ORDINANCE NO. 736

ZONE CHANGE FILE NO. ZC0017-25

An ordinance of Bonner County, Idaho, citing its authority, and providing for the amendment of the official zoning map of Bonner County by the reclassification of lands generally located in Section 18, Township 54 North, Range 2 West from Suburban (S) to Commercial (C) and providing for an effective date.

WHEREAS, the Bonner County Zoning Commission did hold a public hearing on December 18, 2025 on the File ZC0017-25 request for a change in zoning designation according to the requirements for such hearings set forth at Section 67-6509, Idaho Code, and at Title 12, Bonner County Revised Code; and

WHEREAS, the Bonner County Zoning Commission did find that the zone change request File ZC0017-25 **IS NOT** in conflict with the policies of the Bonner County Comprehensive Plan and did recommend to the Board of County Commissioners that the zone change request be **APPROVED**; and

WHEREAS, the Board of County Commissioners did hold a public hearing on February 5, 2026 on the File ZC0017-25 request for a change in zoning designation according to requirements of such hearings set forth at Section 67-6509, Idaho Code and at Title 12 of the Bonner County Revised Code; and

WHEREAS, the Board of County Commissioners did find that the zone change request File ZC0017-25 is not in conflict with the policies of the Bonner County Comprehensive Plan;

NOW, THEREFORE BE IT ORDAINED, by the Board of County Commissioners that the following be and is hereby adopted as an ordinance of Bonner County, Idaho:

SECTION 1: AUTHORITY

This ordinance is adopted pursuant to authority granted to Bonner County at Chapter 65 of Title 67, Idaho Code.

SECTION 2: AMENDING THE OFFICIAL ZONING MAP

The Official Zoning Map of Bonner County, Idaho is hereby amended by the reclassification of the following described lands from Suburban (S) to Commercial (C):

That portion of the SW1/4 of the SE1/4 of Section 22, Township 56 North, Range 5 West, B.M., Bonner County, Idaho, more particularly described as follow:

Commencing at the southeast corner of Section 22 from which the southwest corner of the SE1/4 of said Section 22, marked by a 1-1/4" iron pipe bears, N87°23'18"W 2664.01 feet;

Thence from said point of commencement, along the east line of said SE1/4, N01°41'03"E 47.88 feet to a point on the northerly right-of-way line of U.S. State Highway 2;

thence along said northerly line the following five (5) courses;

- 1) N88°45'45"W 558.25 feet to a 1-1/2" Aluminum cap, illegible;
- 2) N89°00'57"W 55.51 feet to a 5/8" rebar no cap;
- 3) N87°04'14"W 285.40 feet to a 5/8" rebar with yellow plastic cap marked PLS 12210;
- 4) N87°17'53"W 243.68 feet to a 5/8" rebar with yellow plastic cap marked PLS 12210;
- 5) N87°16'54"W 182.63 feet to a 5/8" rebar with yellow plastic cap marked PLS 12210 being the TRUE POINT OF BEGINNING;

thence continuing along said northerly line, N87°16'54"W 977.58 feet to a 5/8" rebar with yellow plastic cap marked PLS 12210;

thence leaving said northerly line, N01°52'25"E 362.46 feet to a 5/8" rebar with yellow plastic cap marked PLS 12210;

thence N87°11'06"W 361.07 feet to a point on the west line of the SE1/4 of said Section 22 marked by a 1/2" rebar with yellow plastic cap marked "Keibert";

thence along said west line, N02°25'46"E 863.10 feet to the center-south 1/16th of said Section 22, marked by a 3/8" rebar in concrete;

thence leaving said west line, S88°33'44"E 1325.56 feet to a 5/8" rebar with yellow plastic cap marked PLS 12210;

thence S01°43'17"W 789.54 feet to a 3/4" Iron Pipe;

thence S01°33'54"W 466.42 feet to the TRUE POINT OF BEGINNING;

Containing 34.97 acres.

SECTION 3: EFFECTIVE DATE

This ordinance shall be in full force and effect upon its passage, approval and publication in one (1) issue of the Bonner County Daily Bee Newspaper, and upon the entry of the above described zoning reclassification upon the Official Zoning Map or a Supplemental Zoning Map in accordance with the provisions set forth at Chapter 4 of Title 12 of the Bonner County Revised Code.

Regularly considered, passed and approved as an ordinance of Bonner County, Idaho, done this 5th day of February, 2026 upon the following roll call vote:

Commissioner Asia Williams: AYE

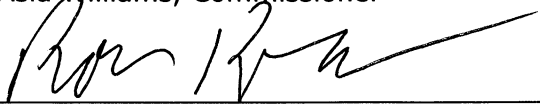
Commissioner Ron Korn: AYE

Chair Brian Domke: AYE

BONNER COUNTY BOARD OF COMMISSIONERS:



Asia Williams, Commissioner

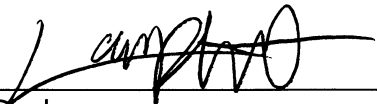


Ron Korn, Commissioner



Brian Domke, Chair

ATTEST: Michael W. Rosedale, Clerk



By Clerk

2-5-26
Date

Legal: 