



BONNER COUNTY PLANNING DEPARTMENT

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ZONE CHANGE APPLICATION

FOR OFFICE USE ONLY:

FILE #

ZC0018-25

RECEIVED:

October 27, 2025

PROPOSED ZONE CHANGE:

Current zoning: Rural Residential

Proposed zoning: Commercial

APPLICANT INFORMATION:

Landowner's name: The Woolshire Woolen Mills LLC / Chase and Sierra Hill

Mailing address: 236 Bird Creek Ln

City: Sagle

State: ID

Zip code: 83860

Telephone: 208-568-0368

Fax:

E-mail: chase@thewoolshire.com

REPRESENTATIVE'S INFORMATION:

Representative's name:

Company name:

Mailing address:

City:

State:

Zip code:

Telephone:

Fax:

E-mail:

ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project:

Company name:

Mailing address:

City:

State:

Zip code:

Telephone:

Fax:

E-mail:

PARCEL INFORMATION:

Section #: 2

Township: 56N

Range: 2W

Parcel acreage: 3.48

Parcel # (s): RP025010000020A

Legal description:
Country Cove Lot 2, Section 2, Township 56 North, Range 2 West, Bonner County, Idaho

Current zoning: Rural Residential

Current use: Agricultural and small-scale wool processing (manufacturing of wool pillows and bedding).

What zoning districts border the project site?

North: Rural Residential

East: Highway frontage and Commercial

South: COMMERCIAL

West: Rural Residential

Comprehensive plan designation: Transition

Uses of the surrounding land (describe lot sizes, structures, uses):

North: Various treed lots ranging from .24 acres to 7 acres - homes, residential use

South: 3.66 acre lot, Country Inn Motel - Commercial building with RV Park

East: Highway 95 Frontage - Across is 9.44 acre lot, Zoned Commercial serving various businesses including Fry Creek Animal Clinic

West: 2.46 Acre treed lot, Rural residential; home.

Nearest city: Sandpoint

Distance to the nearest city: 3 miles

Detailed directions to site:

From Highway 95 turn onto Sherwoods Rd. 90 Sherwoods Rd, Sagle, ID 83860

ADDITIONAL PROJECT DETAILS:

Explain in detail why the zone change is necessary (include additional pages, if necessary):
The base operation of this business on this parcel is currently producing wool goods; however, commercial zoning allows for potential expansion of the business into related services, such as wholesale wool processing, retail sales, expanded industrial processing of wool, etc. The current zoning handicaps the potential to expand the business.

Is the comprehensive plan map designation for this site consistent with the proposed zoning?

☒ Yes ☐ No

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

The proposed zone change is consistent with the Comprehensive Plan's 'Transition' designation and supports Bonner County's economic development and land-use goals by fostering small-scale, low-impact industry and retail opportunities along Highway 95. The property's design and operation maintain a semi-pastoral character, ensuring compatibility with nearby residential properties.

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

There are no immediate or foreseeable changes to business operations from the proposed zone change. In general, all work is completed indoors with small scale industrial equipment such as sewing machines. There will be no increase of noise, light, odor, fumes, vibrations, etc.

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

The appropriate setbacks have been used for the construction of the building and the permitted access is suitable and safe for the proposed use. The proposed lighting for the building is relatively non-obtrusive, utilizing downward facing lights, very warm colored and low brightness bulbs. There will be year round tree screening between the building and the two closest neighbors such that potential disturbance is minimized and privacy and peacefulness is maintained. ~~A natural looking,~~
CR

What extensions of water or sewer lines, roads or other public or private services would be necessary if this zone change were approved?

There are no services that will need to be changed due to a zone change now or in the foreseeable future.

ACCESS INFORMATION:

Please check the appropriate boxes:

☐ Private Easement ☐ Existing ☐ Proposed

Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and easement width. Include recorded instrument number for existing easements & name, if existing:

☒ Public Road ☒ Existing ☐ Proposed

Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade right-of-way width and name, if existing: Sherwoods Road - paved - to gravel entrance to 90 sherwoods rd.

☐ Combination of Public Road/Private Easement ☐ Existing ☐ Proposed

Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and right-of-way/easement width and road name, if existing:

SITE INFORMATION:

Please provide a detailed description of the following land features:

Topography (lay of the land), including estimated maximum slope, rock outcroppings, benches, etc:

The site features a gentle uniform slope (~3–5%) descending toward the highway frontage. The landform is primarily open and cleared, with mixed grasses and a few coniferous trees. No notable rock outcrops, benches, or steep slopes exist on the parcel.

Water courses (lakes, streams, rivers & other bodies of water):

There are no lakes, streams, rivers, or other surface water features located on or immediately adjacent to the parcel, other than a small seasonal pond.

Is site within a floodplain? ☐ Yes ☒ No Firm Panel #: Map designation:

Springs & wells:

There is a 400' deep drilled well at 48.228118, -116.544893

Existing structures (size & use):

40x80 shop for the processing of wool and manufacturing of bedding items.

Land cover (timber, pastures, etc):

Primarily open grassland and pasture with scattered mature coniferous trees. The developed area includes a gravel drive, parking, and landscaping near the main structure.

Are wetlands present on site? ☐ Yes ☒ No

Source of information: Bonner County GIS / U.S. Fish & Wildlife National Wetlands Inventory

Other pertinent information (attach additional pages if needed):

Rezoning this property to Commercial supports small business growth and job creation in Bonner County. It preserves the agricultural heritage of the area and enables thoughtful, low-impact commercial expansion compatible with the surrounding rural community.

SERVICES:

Sewage disposal will be provided by:

☐ Existing Community System - List name of sewer district or provider and type of system:

☐ Proposed Community System - List type & proposed ownership:

☒ Individual system - List type: Septic

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details:

Water will be supplied by:

☐ Existing public or community system - List name of provider:

☐ Proposed Community System - List type & proposed ownership:

☒ Individual well

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details:

Private well producing 10gpm. Water is stored and distributed directly through standard pressure tank systems. Regular well maintenance and water quality testing are performed as needed to ensure reliable operation. No community water connections or extensions are required or proposed.

Distance (in miles) to the nearest:

Public/community sewer system: 8

Solid waste collection facility: 5

Public/community water system: 8

Fire station: 2

Elementary school: 2.5	Secondary schools: 4.5
County road: 0	County road name: Sherwoods Road
Which fire district will serve the project site? Sagle	
Which power company will serve the project site? Avista	

How is the proposed zone change not in conflict with the policies of the Comprehensive Plan?:

Property Rights:

Respects private property rights; no adverse impacts on neighboring parcels.

Population:

No population increase; existing workforce only.

School Facilities & Transportation:

No effect on schools or student transportation.

Economic Development:

Supports local small business and value-added agriculture.

Land Use:

Consistent with Transition area and surrounding rural character.

Natural Resources:

Low-impact operation; no effect on soil, water, or wildlife.

Hazardous Areas:

Not located in any mapped hazardous area.

Public Services:

No additional public services required.

Transportation:

Access via existing paved public road (Sherwoods Rd).

Recreation:

No impact on recreational areas or access.

Special Areas or Sites:

No special or historic sites affected.

Housing:

No change in housing or residential density.

Community Design:

Maintains rural, semi-pastoral aesthetic along Highway 95 corridor.

Implementation: (Not required to complete this element)

I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post the property or review the premises relative to the processing of this application.

Landowner's signature: C. J. Hill ^{The Woodbine} _{Wooden Mills LLC} Date: 10/27/25

Landowner's signature: Glenn Hill Date: 10/27/25



0005709723

**STATE OF IDAHO****Office of the secretary of state, Phil McGrane
CERTIFICATE OF ORGANIZATION LIMITED
LIABILITY COMPANY**

Idaho Secretary of State
PO Box 83720
Boise, ID 83720-0080
(208) 334-2301
Filing Fee: \$100.00

For Office Use Only

-FILED-

File #: 0005709723

Date Filed: 5/1/2024 2:35:16 PM

Certificate of Organization Limited Liability Company

Select one: Standard, Expedited or Same Day Service (see descriptions below) Expedited (+\$40; filing fee \$140)

1. Limited Liability Company Name

Type of Limited Liability Company

Limited Liability Company

Entity name

The Woolshire Woolen Mills LLC

2. The complete street address of the principal office is:

Principal Office Address

236 BIRD CREEK
SAGLE, ID 83860

3. The mailing address of the principal office is:

Mailing Address

236 BIRD CREEK LN
SAGLE, ID 83860-9314

4. Registered Agent Name and Address

Registered Agent

Registered Agent
Chase Hill
Physical Address:
236 BIRD CREEK LN
SAGLE, ID 83860
Mailing Address:
236 BIRD CREEK LN
SAGLE, ID 83860-9314

☒ I affirm that the registered agent appointed has consented to serve as registered agent for this entity.

5. Governors

Name	Address
CHASE HILL	236 BIRD CREEK LN SAGLE, ID 83860

Signature of Organizer:

*Chase Hill**05/01/2024*

Sign Here

Date

B0905-9300 05/01/2024 2:36 PM Received by Office of the Idaho Secretary of State