



Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

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

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

April 10, 2026

From: Zoning Commission

To: Bonner County Commission

Subject: File ZC0018-25 – Zone Change

The Zoning Commission, at the March 26, 2026, public hearing, recommended denial of the referenced application.

MOTION TO RECCOMEND DENIAL: I, Commissioner Mauk, move to recommend denial of this project to the Board of County Commissioners, FILE ZC0012-25, requesting a zone change from Rural-5 to Commercial, based upon the following conclusions:

Conclusion 1

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

Conclusion 3

The proposal **is not** in accord with the purpose of the Commercial 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 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.

Commissioner Pound seconded the motion.

Commissioner Johnson - Yay

Commissioner Pound- Yay
Commissioner Blaser- Yay
Commissioner Mauk- Yay

Voted upon and the Chair declared the Motion passed; 4-0 in favor.



Brett Blaser, Vice Chair
Bonner County Zoning Commission

c: Planning Department



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LAND USE DECISION-MAKING WORKSHEET ZONE CHANGE RURAL-5 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:

<p>IC §67- 6511</p>	<p>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.</p>
<p>In conflict</p>	<p>List the relevant evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.</p>
<ul style="list-style-type: none"> • Property Rights • Population • Transportation 	
<p>BCRC 12-215</p>	<p>Whether the application and the documentation provided by the applicant sufficiently meets the applicant contents criteria.</p>



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NO	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
The applicant did not provide a Trip Generation Letter.	
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.
In Conflict	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
The proposal is in conflict with several polices of the comprehensive plan as found the Comprehensive Plan Reasoning Worksheet.	
BCRC 12-323	Whether the parcel in question meets the requirements for the Rural zoning district.
YES	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
The lot is currently meeting the standards of R-5. 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.	
BCRC 12-325	Whether the parcel in question meets the requirements for the Commercial zoning district.
NO	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
<p>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.</p> <p>A commercial operation will negatively affect the safety and function of Highway 95 and Sherwoods Road. The lot is already functioning as a commercial operation.</p>	



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