

**BONNER COUNTY PLANNING DEPARTMENT
BOARD OF COUNTY COMMISSIONERS
STAFF REPORT FOR JUNE 4, 2026**



Project Name: Woolshire Woolen Mills LLC, Zone Change

File Number, Type: ZC0018-25: Zone Change

Request: The applicant is requesting a zone change from Rural-5 to Commercial

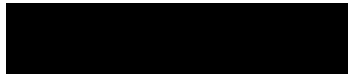
Legal Description: 2-56N-2W COUNTRY COVE LOT 2

Location: 90 Sherwoods Road, Sagle

Parcel Number(s): RP025010000020A

Parcel Size: 3.48 acres

Applicant: The Woolshire Woolen Mills, LLC
Chase & Sierra Hill



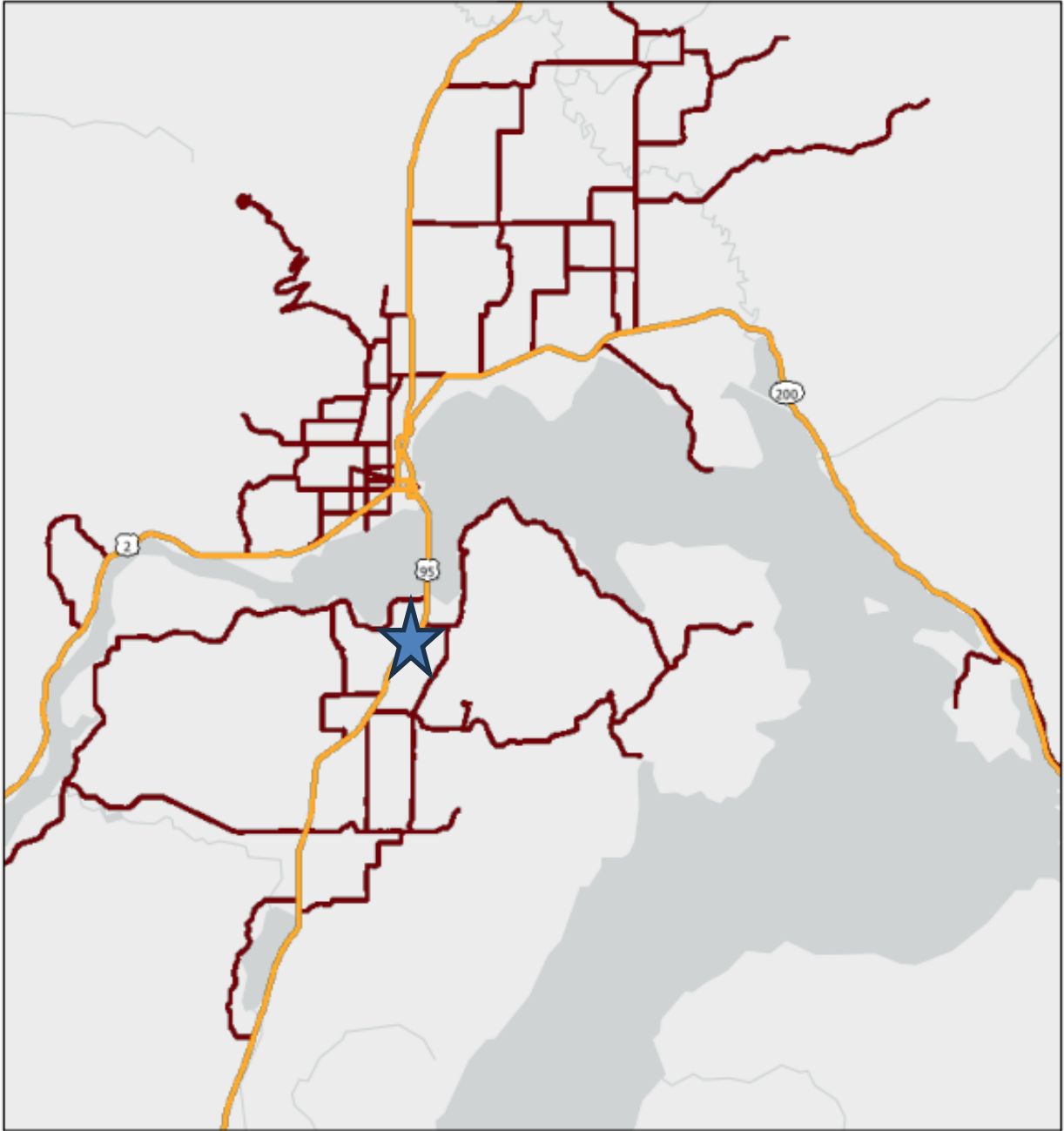
Project Representative: N/A

Application filed: October 27, 2025

Notice provided: Mail: April 28, 2026
Site Posting: April 28, 2026
Published in newspaper: April 28, 2026

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

ArcGIS Web Map



Bonner County provides the data "as is" with no claim as to its accuracy.

4/17/2026, 1:41:12 PM

1:293,784



Project summary:

The applicant is requesting a zone change from Rural-5 to Commercial for the purpose of expanding an existing business. The lot is located off Sherwoods Road in Sagle. The lot is ±3.48 acres. The comprehensive plan land use designation is Transition which allows for Commercial zoning. The lot is generally located in Section 2, Township 56 North, Range 2 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 12-215, Application for 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 – Rural District
- BCRC 12-325 – Commercial District
- BCRC 12-800 et seq., Definitions

Background:

A. Site data:

- Platted
- Size: 3.48 acres
- Zone: Rural-5
- Land Use: Transition

B. Access:

- Access is Sherwoods Road, a Bonner County owned and maintained gravel right of way.

C. Environmental factors:

- Site does contain mapped slopes of 0-≥30% grade. (USGS)
- Site does not contain any mapped wetlands. (USFWS)
- Site does not contain any mapped bodies of water. (NHD)
- Lot is within SFHA Zone X, per FIRM Panel 16017C0950E, Effective Date 11/18/2009.
- Soils:
 - Description: Mission Silt Loam, 0 to 2 percent
 - Drainage: Somewhat poorly drained
 - Classification: Prime farmland if drained

 - Description: Pend Oreille silt loam, 5 to 45 percent
 - Drainage: Well drained
 - Classification: Not prime farmland

D. Services:

- Water: Individual well
- Sewage: Individual septic system
- Fire: Sagle Fire District
- Power: Avista Utilities
- School District: Lake Pend Orielle School District #84

E. Comprehensive Plan, Zoning and Current Land Use

Compass	Comp Plan	Zoning	Current Land Use & Density
Site	Transition	Rural-5	Commercial Improvments- 3.48--acres
North	Transition	Rural-5	Residential- 0.24-7.27 acres
East	Transition	Commercial	Commercial Improvements- 9.42 acres
South	Transition	Commercial	Church-3.66 acres
West	Transition	Rural-5	Residential- 2.46 acres

F. Agency Review:

Agencies and taxing districts were notified of this application on April 28, 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:

- Idaho Department of Water Resources
- Idaho Transportation Department
- Panhandle Health District
- Bonner County Road & Bridge Department

The following agencies replied "No Comment":

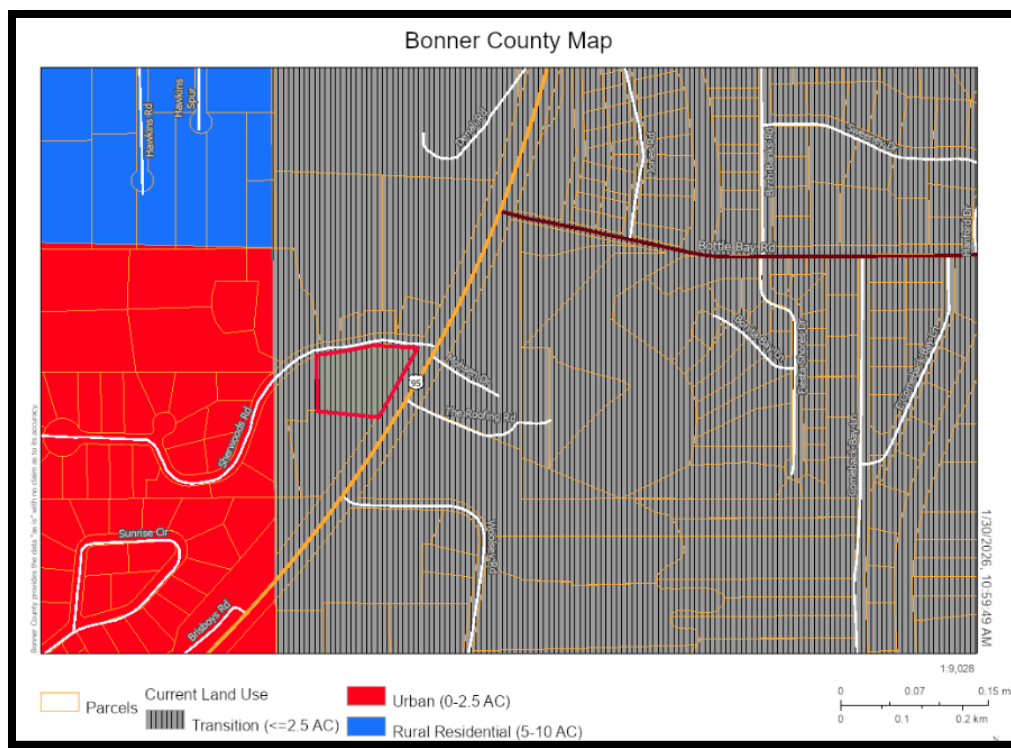
- Kootenai Ponderay Sewer District
- Idaho Department of Environmental Quality
- Idaho Department of Fish and Game
- TC Energy

All other agencies did not reply.

G. Public Notice & Comments

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

Comprehensive Plan Analysis:



Existing Comprehensive Plan Designation:

Transition:

The Transition classification 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.

Implementation Policies:

Property Rights

Policies:

1. Follow the attorney general's checklist, prescribed 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 is 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. 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.

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. The proposal is not within an Area of Impact. Based on the growth of the county there is increased traffic and other county services. However this request is not intended to increase housing in the county.

School Facilities and 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.

Staff: Lake Pend Oreille School District #84 and School Transportation that serves the properties, were notified of the 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 district general fund.

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.

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 applicant is currently operating a small-scale agricultural wool processing business on site.

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.

Staff: The lot is currently within the Transition Land Use designation of the comprehensive plan, which allows properties to have commercial endeavors. Due to the intensity of uses, properties are required to have access to primary transportation routes. This lot is adjacent to Highway 95 and other properties that have commercial uses. This proposal is not intended to create additional residential lots.

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.

Staff: Bonner County has adopted and implemented regulations that protect waterways and wetlands from pollution, erosion and sedimentation. These measures also protect Bull Trout which is the only mapped critical wildlife in Bonner County. The closest mapped critical wildlife habitat area for the Bull Trout is approximately half mile northeast across Highway 95 from the proposal. The lot has not historically been used for productive farmland, timberland or mining.

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.

Staff: The subject lot is not located within a mapped floodway or flood hazard zone. The parcel does contain mapped slopes of 0-≥30% grade, though the mapped slopes appear to be the result of ditching work on the lot. According to the Avalanche Hazards map found in the Hazardous Component (p.7) this area is mapped as "low" avalanche danger. Furthermore, emergency services are provided to this parcel by the Sagle Fire District and Bonner County Sheriff's Department.

Public Services, Facilities and 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.

Staff: This proposal is not for residential development. The request to allow for the opportunity to expand an existing business. The request is not expected to have negative impact on any existing water or sewer district, as the lot is not within boundary of one. Furthermore, the property is afforded emergency services provided by Bonner County EMS, Bonner County Sheriff's Department, and Sagle Fire District. These agencies were notified of this proposal and did not comment on any impact this request would have on their ability to provide services.

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.

Staff: The parcel adjacent to Highway 95 and Sherwoods Road. Highway 95 is a State of Idaho owned and maintained paved right of way. Sherwoods Road is a Bonner County owned and maintained right of way. No new roads are being proposed for public use or dedication. Both agencies have long-term transportation plans in place. Idaho Transportation Department indicated the property has approved encroachment for a farm field/ SFD for ingress and egress. Bonner County Road & Bridge indicated in an agency comment that the lot has an approved commercial encroachment permit. However, the department has concerns about safety in that section of Highway 95.

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.

Staff: The lot is not adjacent to public lands or provides access to public lands for recreational purposes. Current recreational opportunities for the public that are available in Bonner County are expected to be unaffected by this request.

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.

Staff: Bonner County has not developed or adopted a map that identifies pre-historic or historic sites. There are adopted scenic byways in the county, however this proposal is not adjacent to one. No agency that was notified of this request indicated any historical structures or sites on this parcel.

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.

Staff: The current land use designation, Transition, allows for higher density. However, the request, if granted, will allow the property owner to expand an existing wool production business not to increase 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.

Staff: The proposal is within a platted subdivision. Within half a mile of the proposal, there are more than a dozen subdivisions that range in density from 4 to 23 lots. Comprehensive plan land use designation within the same radius is Urban, Transition and Rural Residential. Zoning is mixed with commercial, recreation and suburban. In addition, there is a church, motel, and retail business.

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 not historically been used for agricultural uses. However, the current wool production business indirectly supports agriculture pursuits.

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**

- The application was submitted on October 27, 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.

- **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.

Existing Zoning:

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.

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-scale 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.

Rural-5	Commercial
<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

Staff Analysis

Comprehensive Plan Designation:

The lot is currently zoned Rural-5 with a comprehensive plan land use designation of Transition. According to BCRC 12-323(B)(2) Rural-5 zoning is appropriate for lands that are comprehensively planned Rural Residential and developed at or near one dwelling unit per five-acre density. According to BCRC 12-325(B) commercial zoning is appropriate in areas designated as Transition by the comprehensive plan.

Roads:

The Rural District is envisioned to be served by a network of public and/ or private roads that generally do not meet applicable roadway standards set forth in Title 2 (public roads) or Appendix A (private roads).

The commercial District requires access to primary transportation routes and a system of hard-surfaced roads are expected and consideration is given to potential public transportation access.

The lot has an approved encroachment on Sherwoods Road which is a Bonner County owned and maintained gravel right-of-way. The lot is adjacent to Highway 95, which is an Idaho State owned and maintained paved right-of-way. The State of Idaho indicated on February 17, 2026, that this lot has an encroachment permit from Highway 95 for a farm field and single-family dwelling access. If the property owner is to use Highway 95 for commercial access, then the owner will need to obtain an encroachment for commercial use. BCRC 12-325(B) “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”. Bonner County Road & Bridge commented that from the years 2020-2024 there have been 17 vehicle accidents, however there is no mention of how many vehicles have passed through that section of Highway 95 to determine that 17 is a high number. Bonner County Road & Bridge has requested that a Trip Generation and Distribution Letter be submitted by the applicant. The State of Idaho did not comment on potential impact on Highway 95.

Water and Sewage Services:

The Rural District does not have water and sewage disposal criteria. The Commercial district zoning is appropriate when at the time of development property is served by adequate sewage disposal services, water supply and public facilities and services. Currently the lot is served by an approved commercial facility septic system from Panhandle Health District (permit #24-09-08281). Water is provided by an individual well. Any expansion of water usage above and beyond what is allowed by Idaho Code 42-111, Idaho

Department of Water Resources recommends the applicant contact the them to discuss available options for additional water.

Public Services:

The Rural District indicated that land within the district has limited access to public services. The Commercial District is appropriate in areas that have access to public services at the time of development.

The lot is currently developed. Avista Utilities serves the lot with electricity; the provider was notified of this request and did not indicate what effect this request would have on their area of services. The lot is within the Sagle Fire District. Bonner County Sheriff provides law enforcement. Both agencies were notified of this request and neither agency provided comments.

Soils:

Two soil types have been identified on this lot. Mission silt loam and Pend Oreille silt loam. Mission silt loam is classified as prime farmland if drained and Pend Oreille silt loam is classified as not prime farmland.

Critical Wildlife Habitat

Bull Trout is the only mapped critical wildlife habitat that has been identified in Bonner County. This proposal is approximately half mile from that habitat. Idaho department of Fish & Game had no comment on this request. All other agencies that regulate wildlife did not comment on the request.

Floodway:

The lot is not within a mapped floodplain or floodway. The lot is within SFHA Zone X per FIRM Panel Number 16017C0950E Effective Date 11/18/2009. No further floodplain review is required on this proposal.

Planner’s Initials: DB

Date: May 29, 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.

Zoning Commission voted to recommend denial. Vote: 4-0

Zone Change - Motion by the Governing Body:

BOARD OF COUNTY COMMISSIONERS

MOTION TO APPROVE: I, Commissioner (*insert name*) move to approve this project, FILE ZC0018-25, requesting a zone change from Rural-5 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. 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 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 02, Township 56 North, Range 02 West, Boise Meridian, Bonner County, Idaho to Commercial, and providing for an effective date.

BOARD OF COUNTY COMMISSIONERS

MOTION TO DENY: I, Commissioner (*insert name*) move to deny this project, FILE ZC0018-25, requesting a zone change from Rural-5 to Commercial, 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 **was/was not** found to be in compliance.

Conclusion 3

The proposal **is/is not** 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. 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. 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 **ZC0018-25**

Record of Mailing Approved By: D.Britt

Hearing Date: **6.4.26**

I hereby certify that a true and correct copy of the "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this **28^h** day of **April 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 **ZC0018-25**

Record of Mailing Approved By: D.Britt

Hearing Date: **6.4.26**

I hereby certify that a true and correct copy of the "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this **28^h** day of **April 2026**.



Jeannie Welter, Systems Technician

PIN	Owner1	Owner Street	Owner City	Owner State	Owner Zip
RP007690000010A	May, Matthew J & Dawna J	232 Sherwoods Rd	Sagle	ID	83860
RP025010000010A	Bucher, Travis D & Angela L	120 Sherwoods Rd	Sagle	ID	83860
RP025010000020A	Woolshire Woolen Mills Llc	236 Bird Creek Ln	Sagle	ID	83860
RP56N02W024125A	Cox Trust Cox, Ronald L & Elizabeth Ar Trustees	99 Sherwoods Road	Sagle	ID	83860
RP56N02W025401A	Brown, Darwin W & Carolyn Steinway Trust Steinway, Gary R & Carol G	747 S Sagle Rd	Sagle	ID	83860
RP56N02W025625A	Trustees	Po Box 38 320 E Coeur D Alene Lake	Sandpoint Coeur D	ID	83864
RP56N02W025800A	Mountain West Sagle 1 Llc	Dr	Alene	ID	83814
RP56N02W025510A	Elvester, Jesse	11 Sherwoods Rd	Sagle	ID	83860
RP56N02W025650A	A&r Worldwide Rei Llc	311 W Prospect Ave	Danville	CA	94526
RP025920000040A	Kab Holdings Llc	Po Box 1982	Sandpoint	ID	83864
RP0076900000200A	Paddock, Jennifer L & Anthony Steinway Trust Steinway, Gary R & Carol G	207 Sherwoods Rd	Sagle	ID	83860
RP56N02W025576A	Trustees	Po Box 38	Sandpoint	ID	83864
RP56N02W025605A	-				29501-
RP56N02W025202A	Nellis, Jason & Michelle	3357 Lakeshore Dr	Florence	SC	8232
Project Rep	Chase Hill	236 Bird Creek	Sagle	ID	83860

Appendix B- Agency Comment



Janna Brown <janna.brown@bonnercountyid.gov>

Re: [EXT SENDER] Re: Bonner County Planning File ZC0018-25 Staff Report & Comments

1 message

Matt Mulder <matt.mulder@bonnercountyid.gov>

Tue, Mar 24, 2026 at 9:56 AM

To: The Woolshire <chase@thewoolshire.com>

Cc: Bonner County Planning Department <planning@bonnercountyid.gov>, "jason.topp@bonnercountyid.gov"

<jason.topp@bonnercountyid.gov>, "roads@bonnercountyid.gov" <roads@bonnercountyid.gov>, Daniel Britt <daniel.britt@bonnercountyid.gov>, Janna Brown <janna.brown@bonnercountyid.gov>

Chase,

The provided TG&D is rejected on the basis that the method you used in determining the number of vehicle trips does not follow the requirements, "*Trip Generation should be determined based upon the methodologies of the most current, Institute of Transportation Engineers (ITE) Trip Generation Manual.*" The 1 trip per employee in the AM and PM that you have stated does not follow the required methodology. There are several methods available within the ITE Trip Generation Manual that may be applicable for you to select from, based on the manufacturing category or other applicable categories.

-Matt Mulder, PE
Staff Engineer
Bonner County Road & Bridge
208-255-5681 ext 1

On Fri, Mar 20, 2026 at 10:37 AM The Woolshire <chase@thewoolshire.com> wrote:

Bonner County Planning Dept and Road & Bridge Dept,

Please see our attached documents (Trip Generation and Distribution Letter)

We were not made aware of the comments of Road and Bridge. We are responding now with documentation. The hearing is set for March 26th, so apologies for the short notice. Please respond when you can.

Thank you!

Chase Hill
The Woolshire Woolen Mills
90 Sherwoods Rd
Sagle, ID 83860
208-568-0368

On 03/20/2026 9:58 AM PDT Bonner County Planning Department <planning@bonnercountyid.gov> wrote:

Please see attached document for your records. Please contact staff planner Daniel Britt if you have any questions.

Thank you,

Jeannie Welter
Bonner County Planning Department
Systems Technician
208-265-1458

**Re: Bonner County Planning - ZC0018-25 Agency Review - Zone Change – Rural to Commercial**

1 message

Matt Mulder <matt.mulder@bonnercountyid.gov>
To: Bonner County Planning <planning@bonnercountyid.gov>
Cc: Jason Topp <jason.topp@bonnercountyid.gov>

Wed, Mar 18, 2026 at 11:59 AM

The Bonner County Road & Bridge Department has the following comments:

- The parcel is currently served by a permitted commercial approach off of Sherwoods Road, near the Highway 95 intersection.
- This section of the Highway 95 corridor between Woolsey Road and Sherwoods Road has a high number of vehicle accidents (17) over the 2020-2024 time span of available crash data and does present potential safety concerns adding additional traffic to the Sherwood Rd - Highway 95 intersection. The Applicant has not submitted a Trip Generation and Distribution Letter (TG&D) for the project. This is required, per Ordinance 472 which adopts the Bonner County Road Standards Manual (BCRSM). Section 9 of the BCRSM - Traffic Impact Study Guidelines - states that, "An applicant wishing to pursue a land use action within Bonner County shall first submit a trip generation and distribution letter to the County for review. The Road and Bridge Department will use this letter to help determine whether a traffic impact study should be required for the proposed land use action/project. A trip generation and distribution (TG&D) letter shall be required of all applicants wishing to pursue land use actions within Bonner County. This includes actions for both new and redevelopment land use actions. The purpose of the TG&D letter is intended to help the Road and Bridge Department determine whether a traffic impact study will be required for the development. The letter should be submitted shortly following pre-application discussions/interviews, as to provide the applicant sufficient time to develop a traffic impact study, if required by the Road and Bridge Department, prior to project approval." Based on this requirement which has not been met, we recommend that approvals for this project be delayed until the required TG&D letter has been provided to Bonner County for analysis.

-Matt Mulder, PE
Staff Engineer
Bonner County Road & Bridge
208-255-5681 ext 1

On Tue, Feb 17, 2026 at 12:02 PM Bonner County Planning <planning@bonnercountyid.gov> wrote:

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

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.

Fast & easy application process
Track your permit status in real time
Upload documents directly

Visit <https://bonnercountyid-energovweb.tylerhost.net/apps/selfservice#/home> to get started today!

Online Application Guide

Effective July 1, 2025, all Building Location Permits must be applied for through the online citizen portal and we will no longer be accepting applications sent via email or printed paper applications. Have questions? Call 208-265-1458, our team is ready to help.
Build smarter. Apply online.



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - ZC0018-25 Agency Review - Zone Change – Rural to Commercial

1 message

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

Thu, Feb 19, 2026 at 2:04 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:** Tuesday, February 17, 2026 12:02 PM**To:** Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Amber Burgess <clerk@ebsewerdistrict.com>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; 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>; 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@spiritlakefire.com>; 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 Oldtown <cityofoldtown@hotmail.com>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spiritlakeid.gov; Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>; Craig Hill <craighill@hillsresort.com>; D1Permits <D1Permits@itd.idaho.gov>; dbrown@idl.idaho.gov; Dan Scholz <dan.scholz@nli.coop>; Dave Schuck <dave.schuck@bonnercountyid.gov>; David LaTourette <coolinfirechief@gmail.com>; David LaTourette <Coolinfdchief@gmail.com>; Dean Davis <deandavis@sd83.org>; 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>; Jake Gabell <jgabell@priestriver-id.gov>; 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>; Bates, Luke <Luke.Bates@idwr.idaho.gov>; Matt Diel <matt.diel@lposd.org>; Midas Water <midaswatercorp@gmail.com>; Mike Ahmer <mahmer@idl.idaho.gov>; Mike Schacht <firedept@clarkforkidaho.gov>; Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>; Navy - Glynis Casey <glynis.casey@navy.mil>; North of the Narrows Fire District <northofthenarrowsfire@gmail.com>; Northern Info <northerninfo@idwr.idaho.gov>; 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>; Rob Serrill <rob.sherrill@avistacorp.com>; 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>; 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>; Tammy Miller <tmiller@selkirkfire.com>; Tammy Miller <tmiller@selkirkfire.us>; 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 <ep1fdchief@gmail.com>; US Fish & Wildlife Services <fw1idahoconsultationrequests@fws.gov>; meagan <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>

Cc: Daniel Britt <daniel.britt@bonnercountyid.gov>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>

Subject: Bonner County Planning - ZC0018-25 Agency Review - Zone Change – Rural to Commercial

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

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Build smarter. Apply online.



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - ZC0018-25 Agency Review - Zone Change – Rural to Commercial

1 message

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

Fri, Mar 6, 2026 at 2:56 PM

Hi Janna,

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 <planning@bonnercountyid.gov>**Sent:** Tuesday, February 17, 2026 12:02 PM**To:** Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Amber Burgess <clerk@ebsewerdistrict.com>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; 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>; 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@spiritlakefire.com>; 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 Oldtown <cityofoldtown@hotmail.com>;

City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spiritleakeid.gov; Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>; Craig Hill <craighill@hillsresort.com>; D1Permits <D1Permits@itd.idaho.gov>; dbrown@idl.idaho.gov; Dan Scholz <dan.scholz@nli.coop>; Dave Schuck <dave.schuck@bonnercountyid.gov>; David LaTourette <coolinfirechief@gmail.com>; David LaTourette <Coolinfdchief@gmail.com>; Dean Davis <deandavis@sd83.org>; 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>; Jake Gabell <jgabell@priestriver-id.gov>; 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>; Bates, Luke <Luke.Bates@idwr.idaho.gov>; Matt Diel <matt.diel@lposd.org>; Midas Water <midaswatercorp@gmail.com>; Mike Ahmer <mahmer@idl.idaho.gov>; Mike Schacht <firedept@clarkforkidaho.gov>; Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>; Navy - Glynis Casey <glynis.casey@navy.mil>; North of the Narrows Fire District <northofthenarrowsfire@gmail.com>; Northern Info <northerninfo@idwr.idaho.gov>; 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>; Rob Serrill <rob.sherrill@avistacorp.com>; 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>; 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; Tammy Miller <tmiller@selkirkfire.com>; Tammy Miller <tmiller@selkirkfire.us>; 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 <epofdchief@gmail.com>; US Fish & Wildlife Services <fw1idahoconsultationrequests@fws.gov>; meagan <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>

Cc: Daniel Britt <daniel.britt@bonnercountyid.gov>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>

Subject: Bonner County Planning - ZC0018-25 Agency Review - Zone Change – Rural to Commercial

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Thank you,

Janna Brown, Administrative Assistant III

Bonner County Planning Department

208-265-1458 ext - 1252

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Upload documents directly

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Build smarter. Apply online.



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - ZC0018-25 Agency Review - Zone Change – Rural to Commercial

1 message

Bates, Luke <Luke.Bates@idwr.idaho.gov>
To: Bonner County Planning <planning@bonnercountyid.gov>
Cc: "chase@thewoolshire.com" <chase@thewoolshire.com>

Thu, Feb 19, 2026 at 1:53 PM

REF: MOD0009-25

TO: Bonner County Planning Department

The Woolshire Woolen Mills LLC / Chase and Sierra Hill – Applicant(s)

Good morning,

The proposed project declares individual private ground water well under the Services section. Idaho's water law has provisions which authorize parcel owners to construct and/or utilize a private well without obtaining recorded water rights as described in the first bullet comment below.

Idaho Department of Water Resources (IDWR) – Northern Regional Office offers the following comments:

- Any water uses from an existing ground water well(s) that do not have established water rights, which shall exceed water uses authorized in Idaho Code §42-111 following project completion: a new Application for Permit is required prior to the diversion of water, and I recommend the property owner contact IDWR to discuss water right requirements and to discuss the merits of recording water use from the ground water well and whether the water use(s) may necessitate a water right filing.
- IDWR doesn't have any requirements that would impede zone change approval by the County as it isn't within IDWR's jurisdiction.

Thank you for the opportunity to comment,

Luke Bates – Sr Water Resource Agent

Idaho Department of Water Resources

Northern Regional Office

7600 N Mineral Dr Suite 100 Coeur D Alene ID 83815-7763

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

Sent: Tuesday, February 17, 2026 12:02 PM

To: Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Amber Burgess <clerk@ebsewerdistrict.com>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; 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>; 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@spiritlakefire.com>; 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 Oldtown <cityofoldtown@hotmail.com>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spiritlakeid.gov; Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>; Craig Hill <craighill@hillsresort.com>; D1Permits <D1Permits@itd.idaho.gov>; dbrown@idl.idaho.gov; Dan Scholz <dan.scholz@nli.coop>; Dave Schuck <dave.schuck@bonnercountyid.gov>; David LaTourette <coolinfirechief@gmail.com>; David LaTourette <Coolinfdchief@gmail.com>; Dean Davis <deandavis@sd83.org>; 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>; Jake Gabell <jgabell@priestriver-id.gov>; 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 Hoodenpile <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>; Bates, Luke <Luke.Bates@idwr.idaho.gov>; Matt Diel <matt.diel@lposd.org>; Midas Water <midaswatercorp@gmail.com>; Mike Ahmer <mahmer@idl.idaho.gov>; Mike Schacht <firedept@clarkforkidaho.gov>; Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>; Navy - Glynis Casey <glynis.casey@navy.mil>; North of the Narrows Fire District <northofthenarrowsfire@gmail.com>; Northern Info <northerninfo@idwr.idaho.gov>; 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>; Rob Serrill <rob.sherrill@avistacorp.com>; 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>; 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; Tammy Miller <tmiller@selkirkfire.com>; Tammy Miller <tmiller@selkirkfire.us>; 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>; meagan <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>

Cc: Daniel Britt <daniel.britt@bonnercountyid.gov>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>

Subject: Bonner County Planning - ZC0018-25 Agency Review - Zone Change – Rural to Commercial

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Thank you,

Janna Brown, Administrative Assistant III

Bonner County Planning Department

208-265-1458 ext - 1252

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2/20/26, 9:44 AM

Bonner County Mail - [EXT SENDER] RE: Bonner County Planning - ZC0018-25 Agency Review - Zone Change – Rural to Comme...

Build smarter. Apply online.



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] Re: Bonner County Planning - ZC0018-25 Agency Review - Zone Change – Rural to Commercial

1 message

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

The approach to US-95 is only approved for a Farm Field/SFR approach. If the applicant is proposing to use the approach for commercial purposes, they will need to apply for a change i

Thank you,

Symone Legg | Project Coordinator
Idaho Transportation Department | D1 Traffic
Work: 208-772-8073 | 208.772.1297
Email: symone.legg@itd.idaho.gov | itd.idaho.gov

Enhancing quality of life through transportation

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

Sent: Tuesday, February 17, 2026 12:02 PM

To: Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Amber Burgess <clerk@ebsewerdistrict.com>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Be <billb@bbsewer.org>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <DIRECTOR@bonnercountyid.gov>; <solidwaste@bonnercountyid.gov>; Bonnie Schademan <bonnies@inlandpower.com>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@hinshaw.com>; Charith Hinshaw <CharithHinshaw@sd83.org>; Chief Debbie Carpenter <chief@spiritlakefire.com>; City of Clark Fork <CityClerk1@clarkforkidaho.gov>; City of Dover <cityclerk@cityofdo.com>; City of Easthope <cityofeasthope@gmail.com>; City of Hope <hopecityclerk@gmail.com>; City of Oldtown <cityofoldtown@hotmail.com>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; <cityclerk@spiritlakeid.gov>; Colleen Johnson <C.Johnson@kootenaiponderaysewerdistrict.org>; Craig Hill <craighill@hillsresort.com>; D1Permits <D1Permits@itd.idaho.gov>; <dan.scholz@nli.coop>; Dave Schuck <dave.schuck@bonnercountyid.gov>; David LaTourette <coolinfirechief@gmail.com>; David LaTourette <Coolinfidchief@gmail.com>; Dea <Amanda@ebonnerlibrary.org>; East Priest Lake Fire District <eastpriestlakefd@gmail.com>; Erik Sjoquist <esjoquist@idl.idaho.gov>; Federal Aviation Administration <Heather.J.Broschet@outletbaysewer@gmail.com>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Horsn Society - Dan Everhart <dan.everhart@ishs.idaho.gov>; Idaho Department of Environmental Quality <deqcomments@deq.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihtdclerk@robert.beachler@itd.idaho.gov>; Stacy Simkins <Stacy.Simkins@itd.idaho.gov>; Jack Schenck <Jack.schenck@vvyvebb.com>; Jake Gabell <jgabell@priestriver-id.gov>; Janice <jason.johnson@bonnercountyid.gov>; Jason Kimberling <Jason.Kimberling@itd.idaho.gov>; Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Jessie Roe <BWSD637@gmail.com>; <coolinsewer@gmail.com>; KayLeigh Miller <kmiller@ponderay.org>; kbsd sewer <kbsdpl@hotmail.com>; Ken Flint <ken_flint@tcenergy.com>; Kenny Huston <kenny.huston@spacek.com>; <kimspacek@sd83.org>; Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>; Laclede Water District <info@lacledewaterdistrict.org>; Lakeland Joint School District #272 <hr@ebonnerlibrary.org>; Luke Bates <luke.bates@idwr.idaho.gov>; Matt Diel <matt.diel@iposd.org>; Midas Water <midaswatercorp@gmail.com>; Mike Ahmer <mahmer@idwr.idaho.gov>; Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>; Navy - Glynis Casey <glynis.casey@navy.mil>; North of the Narrows Fire District <northofthenarrows@northerninfo@idwr.idaho.gov>; Northern Lights <kristin.mettke@nli.coop>; Northern Lights - Clint Brewing <clint.brewington@nli.coop>; Northside Water and Syringa Heights Water Association - Carla Poelstra <odenwater@gmail.com>; Pend Oreille Hospital District <kim.kichenmaster@bonnergeneral.org>; PHD <EHApplications@phd1.idaho.gov>; Priest Lake <Rich.hash2022@gmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Rob Serrill <rob.sherrill@avistacorp.com>; Ryan Zandhuisen <rzandhuisen@saglewatersewer@gmail.com>; Sagle Valley Water & Sewer District <mark@smartplugs.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; Sam Ross <sgilmore@sandpointidaho.gov>; School District 84 Transportation - James Koehler <james.koehler@iposd.org>; SCHWEITZER FIRE DISTRICT <SchweitzerFireDistrict@gmail.com>; Selkirk Recreation District <elgar@whoi.edu>; Sheryl Austin <granitereeder@gmail.com>; SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>; Southside Steve Elgar <selgar@mac.com>; Superintendent School Dist 84 <kelly.fisher@iposd.org>; Symone Legg <Symone.Legg@itd.idaho.gov>; Tammy Miller <tmiller@selkirkfire.com>; <US_crossings@tcenergy.com>; Teresa Decker <Huckleberryhoa@gmail.com>; Teresa Decker <huckbayutilities01@gmail.com>; Teresa Zamora <utilities@stoneridgeidaho.com>; <chventresswplvfd@hotmail.com>; Timberlake Fire District <Kwright@timberlakefire.com>; Tom Renzi <epfildchief@gmail.com>; US Fish & Wildlife Services <fw1idahoconsultant@meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofid1@gmail.com>

Cc: Daniel Britt <daniel.britt@bonnercountyid.gov>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>

Subject: Bonner County Planning - ZC0018-25 Agency Review - Zone Change – Rural to Commercial

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Janna Brown <janna.brown@bonnercountyid.gov>

RE: Bonner County Planning - ZC0018-25 Agency Review - Zone Change – Rural to Commercial

1 message

'KPSD Clerk' via Mail-Planning <planning@bonnercountyid.gov>
Reply-To: KPSD Clerk <clerk@kootenaiponderaysewerdistrict.org>
To: planning@bonnercountyid.gov

Tue, Feb 17, 2026 at 1:32 PM

Attached is the District's response to the above-named file.

Beate Pryor



Clerk - Administrative Assistant
Kootenai-Ponderay Sewer District
511 Whiskey Jack Road Sandpoint, ID 83864
Office Hours: 8:30 am – 5:00 pm, Monday through Thursday
Phone: 208.263.0229

From: Colleen Johnson <C.Johnson@kootenaiponderaysewerdistrict.org>
Sent: Tuesday, February 17, 2026 12:56 PM
To: KPSD Clerk <clerk@kootenaiponderaysewerdistrict.org>
Subject: FW: Bonner County Planning - ZC0018-25 Agency Review - Zone Change – Rural to Commercial

NOTICE OF CHANGE IN HOURS: THE OFFICE WILL BE CLOSED ON FRIDAYS. WE WILL BE OPEN NORMAL HOURS MONDAY THRU THURSDAY.

Colleen Johnson

Business Office Manager

Kootenai-Ponderay Sewer District

208-263-0229 Fax – 208-265-5326 Mobile: 208-304-5820

511 Whiskey Jack Road Sandpoint, Idaho 83864

P.O. Box 562, Kootenai, ID 83840

“Dance with Life”



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

Sent: Tuesday, February 17, 2026 12:02 PM

To: Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Amber Burgess <clerk@ebsewerdistrict.com>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; 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>; 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>; Charity Hinshaw <Charityhinshaw@sd83.org>; Chief Debbie Carpenter <chief@spiritlakefire.com>; 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 Oldtown <cityofoldtown@hotmail.com>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spiritlakeid.gov; Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>; Craig Hill <craighill@hillsresort.com>; D1Permits <D1Permits@itd.idaho.gov>; Dan Brown <dbrown@idl.idaho.gov>; Dan Scholz <dan.scholz@nli.coop>; Dave Schuck <dave.schuck@bonnercountyid.gov>; David LaTourette <coolinfirechief@gmail.com>; David LaTourette <Coolinfidchief@gmail.com>; Dean Davis <deandavis@sd83.org>; 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>; ITD - Robert Beachler <robert.beachler@itd.idaho.gov>; ITD - Stacy Simkins <stacy.simkins@itd.idaho.gov>; Jack Schenck <Jack.schenck@vyvebb.com>; Jake Gabell <jgabell@priestriver-id.gov>; 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@lactedewaterdistrict.org>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; Luke Bates <luke.bates@idwr.idaho.gov>; Matt Diel <matt.diel@lposd.org>; Midas Water <midaswatercorp@gmail.com>; Mike Ahmer <mahmer@idl.idaho.gov>; Mike Schacht <firedept@clarkforkidaho.gov>; Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>; Navy - Glynis Casey <glynis.casey@navy.mil>; North of the Narrows Fire District <northofthenarrowsfire@gmail.com>; Northern Info <northerninfo@idwr.idaho.gov>; 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>; Rob Serrill <rob.sherrill@avistacorp.com>; 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>; 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; Tammy Miller <tmiller@selkirkfire.com>; Tammy Miller <tmiller@selkirkfire.us>; 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>
Cc: Daniel Britt <daniel.britt@bonnercountyid.gov>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>
Subject: Bonner County Planning - ZC0018-25 Agency Review - Zone Change – Rural to Commercial

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

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.

Fast & easy application process

Track your permit status in real time

Upload documents directly

Visit <https://bonnercountyid-energovweb.tylerhost.net/apps/selfservice#/home> to get started today!

Online Application Guide

Effective July 1, 2025, all Building Location Permits must be applied for through the online citizen portal and we will no longer be accepting applications sent via email or printed paper applications. Have questions? Call 208-265-1458, our team is ready to help.

Build smarter. Apply online.



2026_02_ZC0018-25 Zone Change.pdf
216K

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 17th day of **February 2026**.

Jeanne L Welter
Jeanne Welter, Systems Technician

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Tuesday, February 17, 2026**.

NOTICE IS HEREBY GIVEN that the Zoning Commission will hold a public hearing at **5:30 pm** on **Thursday, March 26, 2026** in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following request:

File ZC0018-25 – Zone Change – Rural to Commercial: The applicants are requesting a zone change from Rural-5 to Commercial on ±3.48 acres. The property is zoned Rural-5. The project is located off Sherwood Road in Section 2 Township 56 North, Range 2 West, Boise-Meridian. The project site is within Sagle Fire District.

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 body 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.

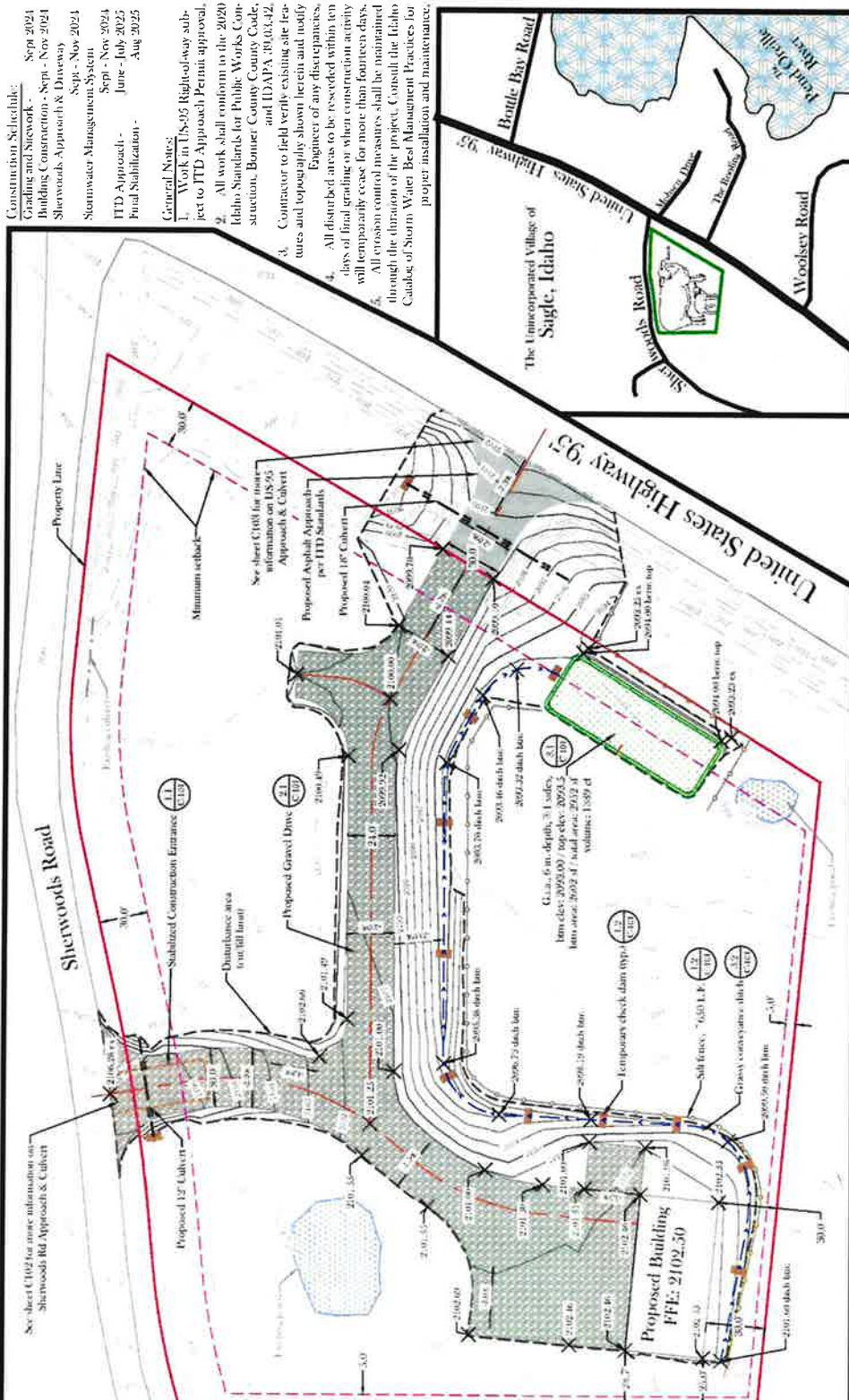
NO COMMENT *Kootenai - Ponderay Sewer District* *2/17/2026*
Name Date
Out of boundaries

The Woolshire Manufactory

Site, Grading, Stormwater, and Erosion Control Plan

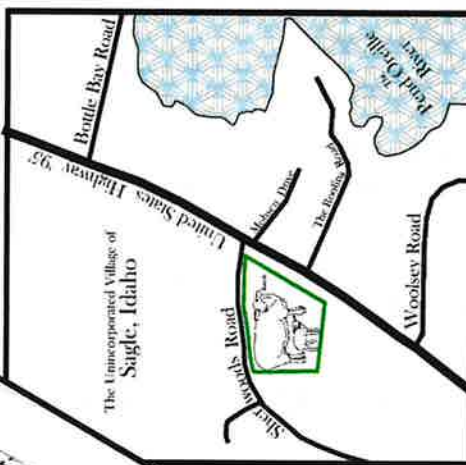
September 12th, 2024

90 Sherwoods Road
 RP02501000020A



Construction Schedule:
 Grading and Sitework - Sept - Nov 2024
 Building Construction - Sept - Nov 2024
 Sherwoods Approach & Driveway - Sept - Nov 2024
 Stormwater Management System - Sept - Nov 2024
 ITD Approach - June - July 2025
 Final Stabilization - Aug 2025

General Notes:
 1. Work in US-95 Right-of-Way subject to ITD Approach Permit approval.
 2. All work shall conform to the 2020 Idaho Standards for Public Works Construction, Bonner County Code, and IDAPA 30.03.02.
 3. Contractor to field verify existing site features and topography shown herein and notify Engineer of any discrepancies.
 4. All disturbed areas to be reseeded within ten days of final grading or when construction activity will temporarily cease for more than fourteen days.
 5. All erosion control measures shall be maintained through the duration of the project. Consult the Idaho Catalog of Storm Water Best Management Practices for project installation and maintenance.



1.2 Vicinity Map (Not to scale)



*Please call 811 for emergencies
 Disclaimer

The Woolshire Manufactory
 in Sage, Idaho
 Project Title

Drawing Date
 September 12th, 2024



Prepared by
 Jedediah Sachse, PE.

Grading, Stormwater,
 &
 Erosion Control Plan
 Sheet Title

"C-100"
 Sheet (1 of 3)




Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] ZC0018-25-ZONE CHANGE-RURAL TO COMMERCIAL

1 message

Denis Twohig <dtwohig@phd1.idaho.gov>
To: Bonner County Planning <planning@bonnercountyid.gov>

Wed, Feb 25, 2026 at 1:39 PM

 <p>Public Health Prevent. Promote. Protect. Panhandle Health District</p>	<p>Denis Twohig Technical Records Specialist 1 2101 W Pine St. Sandpoint, ID 83864 P: 208.265.6384 E: ehapplications@phd1.idaho.gov W: Panhandlehealthdistrict.org</p>
--	---

IMPORTANT: The information contained in this email may be privileged, confidential or otherwise protected from disclosure.

All persons are advised that they may face penalties under state and federal law for sharing this information with unauthorized individuals.

If you received this email in error, please reply to the sender that you received this information in error.

Also, please delete this email after replying to the sender.

 **ZC0018-25-ZONE CHANGE-RURAL TO COMMERCIAL.pdf**
2616K

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 **17th** day of **February 2026**.

Jeanne L Welter
Jeanne Welter, Systems Technician

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If you have no comment or response, you may indicate below and return this form to the Planning Department.

NO COMMENT *See attached PHD comment* *2/25/26*
Name Date

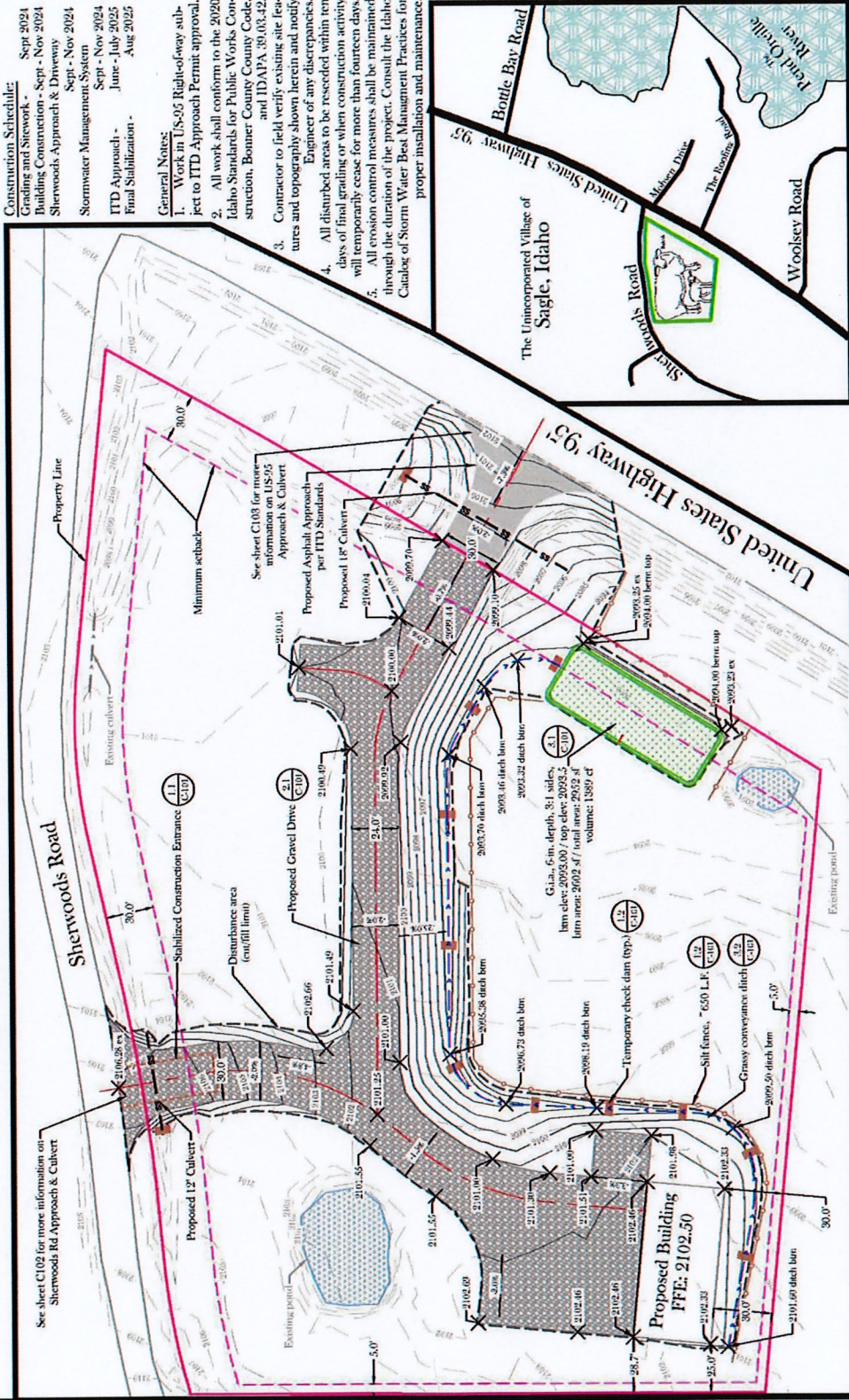
The Woolshire Manufactory

Site, Grading, Stormwater, and Erosion Control Plan

90 Sherwoods Road
 RP02501000020A

September 12th, 2024

See sheet C102 for more information on Sherwoods Rd Approach & Culvert

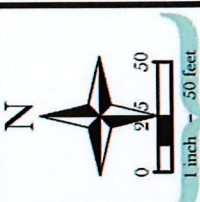


1.1 Grading, Stormwater, and Erosion Control Plan

Construction Schedule:
 Grading and Sitework - Sept 2024
 Building Construction - Sept - Nov 2024
 Stormwater Management System - Sept - Nov 2024
 ITD Approach - Sept - Nov 2024
 Final Stabilization - June - July 2025
 Aug 2025

General Notes:

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3. Contractor to field verify existing site features and topography shown herein and notify Engineer of any discrepancies.
4. All disturbed areas to be reseeded within ten days of final grading or when construction activity will temporarily cease for more than fourteen days.
5. All erosion control measures shall be maintained through the duration of the project. Consult the Idaho Catalog of Storm Water Best Management Practices for proper installation and maintenance.



Prior to diggings,



*Please call 911 for emergencies
 Disclaimer

The Woolshire Manufactory
 Project Title
 In Sagle, Idaho

Drawing Date
 September 12th, 2024



Jeddiah Sackett, PE
 By Hypond

Grading, Stormwater, & Erosion Control Plan
 Sheet Title

"C-100"
 Sheet (1 of 5)



Panhandle Health District

Healthy People in Healthy Communities

Public Health
Prevent. Promote. Protect.
Panhandle Health District



2/25/2026

Jeannie Welter

Bonner County Planning Dept

1500 Highway 2, Suite 208

Sandpoint, ID 83864

RE: ZC0018-25 Rural to Commercial

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

A review of PHD records indicates that parcel associated with this Zone Change application has been served by an Individual Sewage Disposal System (24-09-08281) approved to serve one commercial facility "Pillow Factory" and one Single Family Dwelling w/2bdrms. Any proposed Change-of-Use requires a wastewater disposal system capable of meeting all current standards as established by the Idaho Subsurface Disposal Rules IDAPA 58.01.03.

NOTE: Upon review of the stormwater plan provided with the application, the 'grey conveyance ditch' does not appear to meet setbacks to septic. The applicant may need to reconsider the location of this ditch to retain compliance with IDAPA 58.01.03.008.01(d) for both the septic tank and drainfield.

Best regards,

Sarah Tonyan, EHS

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



Janna Brown <janna.brown@bonnercountyid.gov>

Re: [EXTERNAL] Bonner County Planning - ZC0018-25 Agency Review - Zone Change – Rural to Commercial

1 message

'Ken Flint' via Mail-Planning <planning@bonnercountyid.gov>

Reply-To: Ken Flint <ken_flint@tcenergy.com>

To: Bonner County Planning <planning@bonnercountyid.gov>, Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>, Amber Burgess <clerk@ebsewerdistrict.com>, Army Corps of Engineer <becky.meyer@posd.org>, Bill Berg <billb@bbsewer.org>, Bonner County Assessors <assessorsgroup@bonnercountyid.gov>, BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <D <solidwaste@bonnercountyid.gov>, Bonnie Schademan <bonnies@inlandpower.com>, Brenna Garro <Brenna.Garro@oer.idaho.gov>, Bryan Quayle <quaylelanduseconsulting@gmail.com>, C <Charityhinshaw@sd83.org>, Chief Debbie Carpenter <chief@spirittlakefire.com>, City of Clark Fork <CityClerk1@clarkforkidaho.gov>, City of Dover <cityclerk@cityofdoveridaho.org>, City of E <hopecityclerk@gmail.com>, City of Oldtown <cityofoldtown@hotmail.com>, City of Sandpoint Planning <cityplanning@sandpointidaho.gov>, "cityclerk@spirittlakeid.gov" <cityclerk@spirittlakeid <CJohnson@kootenaiponderaysewerdistrict.org>, Craig Hill <craighill@hillsresort.com>, D1Permits <D1Permits@itd.idaho.gov>, Dan Brown <dbrown@idl.idaho.gov>, Dan Scholz <dan.scholz LaTourette <coolinfrechief@gmail.com>, David LaTourette <Coolinfdchief@gmail.com>, Dean Davis <deandavis@sd83.org>, East Bonner Library <Amanda@ebonnerlibrary.org>, East Priest I <esjoquist@idl.idaho.gov>, Federal Aviation Administration <Heather.pate@faa.gov>, Frankie Dunn <frankiejdunn@hotmail.com>, Fritz Broschet <outletbaysewer@gmail.com>, Garfield Bay W Gilcrease <ggilcrease@sandpointidaho.gov>, "Horsmon,Merritt" <merritt.horsmon@idf.idaho.gov>, ID State Historical Society - Dan Everhart <dan.everhart@ishs.idaho.gov>, Idaho Department Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>, ITD - Robert Beachler <robert.beachler@itd.idaho.gov>, ITD - Stacy Simkins <stacy.simkins@itd.idaho.gov>, Jack Schenck <Jack. Janice Best <janicesb@televar.com>, Jason Johnson <jason.johnson@bonnercountyid.gov>, Jason Kimberling <jason.kimberling@itd.idaho.gov>, Jeff Lindsey <jeff.lindsey@bonnercountyid.g <joeckren@sd83.org>, Jordan Brooks <coolinsewer@gmail.com>, KayLeigh Miller <klmiller@ponderay.org>, kbsd sewer <kbsdpl@hotmail.com>, Kenny Huston <kenny.huston@oer.idaho.gov> <kimspacex@sd83.org>, Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>, Laclede Water District <info@lacledewaterdistrict.org>, Lakeland Joint School District #272 <cpursley@lakeland. <luke.bates@idwr.idaho.gov>, Matt Diel <matt.diel@posd.org>, Midas Water <midaswatercorp@gmail.com>, Mike Ahmer <mahmer@idl.idaho.gov>, Mike Schacht <fireddept@clarkforkidaho.g <greg.becker@id.usda.gov>, Navy - Glynis Casey <glynis.casey@navy.mil>, North of the Narrows Fire District <northofthenarrowsfire@gmail.com>, Northern Info <northerninfo@idwr.idaho.g Brewing <clint.brewington@nli.coop>, Northside Water and Syringa Heights Water Association <allwater49@outlook.com>, Oden Water Association - Carla Poelstra <odenwater@gmail.com>, PHD <EApplications@phd1.idaho.gov>, Priest Lake Public Library District <plplibrary@hotmail.com>, Richard Hash <Rich.hash2022@gmail.com>, Road & Bridge - Matt Mulder <matt.mulder Zandhuisen <rzandhuisen@idl.idaho.gov>, Sagle Valley Water and Sewer District <saglewatersewer@gmail.com>, Sagle Valley Water & Sewer District <markc@smartplugs.com>, Sam Owen <sam.ross@nli.coop>, Sarah Gilmore <sgilmore@sandpointidaho.gov>, School District 84 Transportation - James Koehler <james.koehler@posd.org>, SCHWEITZER FIRE DISTRICT <Schw <danielle@selkirkaor.com>, Selkirk Recreation District <elgar@whoi.edu>, Sheryl Austin <granitereeder@gmail.com>, SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hoth <southsidewaterandsewer@swsvidaho.org>, Steve Elgar <selgar@mac.com>, Superintendent School Dist 84 <kelly.fisher@posd.org>, "Symone.legg@itd.idaho.gov" <Symone.legg@itd.idaho <tmiller@selkirkfire.us>, US Crossings <us_crossings@tcenergy.com>, Teresa Decker <Huckleberryhoa@gmail.com>, Teresa Decker <huckbayutilities01@gmail.com>, Teresa Zamora <utilities Ventress <chventresswplvfd@hotmail.com>, Timberlake Fire District <Kwright@timberlakefire.com>, Tom Renzi <epifdchief@gmail.com>, US Fish & Wildlife Services <fw1idahoconsultationrec <meagan@westbonnerlibrary.org>, West Pend Oreille Fire District <wpofd1@gmail.com>

Cc: Daniel Britt <daniel.britt@bonnercountyid.gov>, Alexander Feyen <alexander.feyen@bonnercountyid.gov>, Jeannie Welter <jeannie.welter@bonnercountyid.gov>

No comment from TC Energy - Not near pipeline.

Ken Flint

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

Sent: Tuesday, February 17, 2026 12:02 PM

To: Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Amber Burgess <clerk@ebsewerdistrict.com>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Be <billb@bbsewer.org>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <DIRECTOR@bonnercountyhi: <solidwaste@bonnercountyid.gov>; Bonnie Schademan <bonnies@inlandpower.com>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting Hinshaw <Charityhinshaw@sd83.org>; Chief Debbie Carpenter <chief@spirittlakefire.com>; City of Clark Fork <CityClerk1@clarkforkidaho.gov>; City of Dover <cityclerk@cityofc <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; City of Oldtown <cityofoldtown@hotmail.com>; City of Sandpoint Planning <cityplanning@sandpointid: <cityclerk@spirittlakeid.gov>; Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>; Craig Hill <craighill@hillsresort.com>; D1Permits <D1Permits@itd.idaho.gov: <dan.scholz@nli.coop>; Dave Schuck <dave.schuck@bonnercountyid.gov>; David LaTourette <coolinfrechief@gmail.com>; David LaTourette <Coolinfdchief@gmail.com>; Dea <Amanda@ebonnerlibrary.org>; East Priest Lake Fire District <eastpriestlakefd@gmail.com>; Erik Sjoquist <esjoquist@idl.idaho.gov>; Federal Aviation Administration <Heather.J Broschet <outletbaysewer@gmail.com>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Horsn Society - Dan Everhart <dan.everhart@ishs.idaho.gov>; Idaho Department of Environmental Quality <deqcomments@deq.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdcl <robert.beachler@itd.idaho.gov>; ITD - Stacy Simkins <stacy.simkins@itd.idaho.gov>; Jack Schenck <Jack.schenck@vyyebb.com>; Jake Gabell <jgabell@priestriver-id.gov>; Ja <jason.johnson@bonnercountyid.gov>; Jason Kimberling <jason.kimberling@itd.idaho.gov>; Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Jessie Roe <BWSD637@gmail.c <coolinsewer@gmail.com>; KayLeigh Miller <klmiller@ponderay.org>; kbsd sewer <kbsdpl@hotmail.com>; Ken Flint <ken_flint@tcenergy.com>; Kenny Huston <kenny.huston@ <hr@ebonnerlibrary.org>; Luke Bates <luke.bates@idwr.idaho.gov>; Matt Diel <matt.diel@posd.org>; Midas Water <midaswatercorp@gmail.com>; Mike Ahmer <mahmer@id Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>; Navy - Glynis Casey <glynis.casey@navy.mil>; North of the Narrows Fire District <northofthenar <northerninfo@idwr.idaho.gov>; Northern Lights <kristin.mettk@nli.coop>; Northern Lights - Clint Brewing <clint.brewington@nli.coop>; Northside Water and Syringa Heights W Association - Carla Poelstra <odenwater@gmail.com>; Pend Oreille Hospital District <kim.kichenmaster@bonnergeneral.org>; PHD <EApplications@phd1.idaho.gov>; Priest L: <Rich.hash2022@gmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Rob Serrill <rob.sherrill@avistacorp.com>; Ryan Zandhuisen <rzandhuisen@ <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 < <sgilmore@sandpointidaho.gov>; School District 84 Transportation - James Koehler <james.koehler@posd.org>; SCHWEITZER FIRE DISTRICT <SchweitzerFireDistrict@gmail.cor Selkirk Recreation District <elgar@whoi.edu>; Sheryl Austin <granitereeder@gmail.com>; SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>; Southsid Steve Elgar <selgar@mac.com>; Superintendent School Dist 84 <kelly.fisher@posd.org>; Symone.legg@itd.idaho.gov <Symone.legg@itd.idaho.gov>; Tammy Miller <tmiller@ Crossings <us_crossings@tcenergy.com>; Teresa Decker <Huckleberryhoa@gmail.com>; Teresa Decker <huckbayutilities01@gmail.com>; Teresa Zamora <utilities@stoneridge Ventress <chventresswplvfd@hotmail.com>; Timberlake Fire District <Kwright@timberlakefire.com>; Tom Renzi <epifdchief@gmail.com>; US Fish & Wildlife Services <fw1idaho <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>

Cc: Daniel Britt <daniel.britt@bonnercountyid.gov>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>

Subject: [EXTERNAL] Bonner County Planning - ZC0018-25 Agency Review - Zone Change – Rural to Commercial

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Bonner County Planning Department
208-265-1458 ext - 1252

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Daniel Britt <daniel.britt@bonnercountyid.gov>

Bonner County Planning - ZC0018-25 Agency Review - Zone Change – Rural to Commercial

3 messages

Bonner County Planning <planning@bonnercountyid.gov>

To: Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>, Amber Burgess <clerk@ebsewerdistrict.com>, Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>, Becky Meyer <be.assessors@assessorsgroup@bonnercountyid.gov>, BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <DIRECTOR@bonnercountyhistory.org>, Bonner County Solid Waste <solidw@bonnies@inlandpower.com>, Brenna Garro <Brenna.Garro@oer.idaho.gov>, Bryan Quayle <quaylelanduseconsulting@gmail.com>, Carrol Stejer <CASTEJER@gmail.com>, Charity Hinshav <chief@spirittlakefire.com>, City of Clark Fork <CityClerk1@clarkforkidaho.gov>, City of Dover <cityclerk@cityofdoveridaho.org>, City of East Hope Franck <easthope.city@gmail.com>, City of <cityofoldtown@hotmail.com>, City of Sandpoint Planning <cityplanning@sandpointidaho.gov>, "cityclerk@spirittlakeid.gov" <cityclerk@spirittlakeid.gov>, Colleen Johnson <CJohnson@kootenai: D1Permits <D1Permits@itd.idaho.gov>, Dan Brown <dbrown@id.idaho.gov>, Dan Scholz <dan.scholz@nli.coop>, Dave Schuck <dave.schuck@bonnercountyid.gov>, David LaTourette <coolid: Dean Davis <deandavis@sd83.org>, East Bonner Library <Amanda@ebonnerlibrary.org>, East Priest Lake Fire District <eastpriestlakefd@gmail.com>, Erik Sjoquist <esjoquist@id.idaho.gov> <frankiejunn@hotmail.com>, Fritz Broschet <outletbaysewer@gmail.com>, Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>, Gavin Gilcrease <ggilcrease@sandp: State Historical Society - Dan Everhart <dan.everhart@ishs.idaho.gov>, Idaho Department of Environmental Quality <deqcomments@deq.idaho.gov>, Independent Hwy Dist - Julie Bishop <ihc <robert.beachler@itd.idaho.gov>, ITD - Stacy Simkins <stacy.simkins@itd.idaho.gov>, Jack Schenck <Jack.schenck@vyvebb.com>, Jake Gabell <jgabell@priestriver-id.gov>, Janice Best <jan <jason.johnson@bonnercountyid.gov>, Jason Kimberling <jason.kimberling@itd.idaho.gov>, Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>, Jessie Roe <BWSD637@gmail.com>, Joe Kren < KayLeigh Miller <klmiller@ponderay.org>, kbsd sewer <kbsdpl@hotmail.com>, Ken Flint <ken_flint@icenergy.com>, Kenny Huston <kenny.huston@oer.idaho.gov>, Kim Hoodenpyle <kjh5345@ <Kimberly.Hobson@itd.idaho.gov>, Laclede Water District <info@lacledewaterdistrict.org>, Lakeland Joint School District #272 <cpursley@lakeland272.org>, Lisa Rosa <hr@ebonnerlibrary.or: <matt.diel@lposd.org>, Midas Water <midaswatercorp@gmail.com>, Mike Ahmer <mahmer@id.idaho.gov>, Mike Schacht <firedept@clarkforkidaho.gov>, Natural Resource Conservation Sen <glynis.casey@navy.mil>, North of the Narrows Fire District <northofthenarrowsfire@gmail.com>, Northern Info <northerninfo@idwr.idaho.gov>, Northern Lights <kristin.mettk@nli.coop>, Nori and Syringa Heights Water Association <allwater49@outlook.com>, Oden Water Association - Carla Poelstra <odenwater@gmail.com>, Pend Oreille Hospital District <kim.kichenmaster@bon: Public Library District <plplibrary@hotmail.com>, Richard Hash <Rich.hash2022@gmail.com>, Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>, Rob Serrill <rob.sherrill@avis: Valley Water and Sewer District <saglewatersewer@gmail.com>, Sagle Valley Water & Sewer District <mark@smartplugs.com>, Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow <sgilmore@sandpointidaho.gov>, School District 84 Transportation - James Koehler <james.koehler@lposd.org>, SCHWEITZER FIRE DISTRICT <SchweitzerFireDistrict@gmail.com>, Selkirk District <elgar@whoi.edu>, Sheryl Austin <granitereeder@gmail.com>, SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>, Southside Water and Sewer <souths: Superintendent School Dist 84 <kelly.fisher@lposd.org>, "Symone.legg@itd.idaho.gov" <Symone.legg@itd.idaho.gov>, Tammy Miller <tmiller@selkirkfire.com>, Tammy Miller <tmiller@selkirkfi: Teresa Decker <Huckleberryhoa@gmail.com>, Teresa Decker <huckbayutilities01@gmail.com>, Teresa Zamora <utilities@stoneridgeidaho.com>, Theresa Wheat <theresa@kootenai.org>, Tin <Kwright@timberlakefire.com>, Tom Renzi <epfdchief@gmail.com>, US Fish & Wildlife Services <fw1idahoconsultationrequests@fws.gov>, West Bonner Library <meagan@westbonnerlibrary: Cc: Daniel Britt <daniel.britt@bonnercountyid.gov>, Alexander Feyen <alexander.feyen@bonnercountyid.gov>, Jeannie Welter <jeannie.welter@bonnercountyid.gov>

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Thank you,
Janna Brown, Administrative Assistant III
Bonner County Planning Department
208-265-1458 ext - 1252

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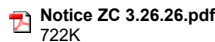
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Notice ZC 3.26.26.pdf
 722K

Janna Brown <janna.brown@bonnercountyid.gov>
 To: Daniel Britt <daniel.britt@bonnercountyid.gov>

Thank you,
Janna Brown, Administrative Assistant III
Bonner County Planning Department
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----- Forwarded message -----
 From: **The Woolshire** <chase@thewoolshire.com>

3/18/26, 8:09 AM

Bonner County Mail - Bonner County Planning - ZC0018-25 Agency Review - Zone Change – Rural to Commercial

Date: Fri, Feb 20, 2026 at 10:16 AM

Subject: [EXT SENDER] Re: [EXT SENDER] RE: Bonner County Planning - ZC0018-25 Agency Review - Zone Change – Rural to Commercial

To: Bonner County Planning <planning@bonnercountyid.gov>, Bates, Luke <Luke.Bates@idwr.idaho.gov>

Hello Mr. Bates,

Thank you for the email.

For the record, our current and projected water use is limited to restroom and handwashing with no industrial washing. We understand this remains within domestic exemption limits. If we ever appropriate water rights before increasing use. However, that is not part of our current business model.

Thank you for your time, comments, and attention to this matter.

Sincerely,

Chase Hill
The Woolshire

On 02/20/2026 9:44 AM PST Bonner County Planning <planning@bonnercountyid.gov> wrote:

This email has been received by the Planning Department.

**Thank you,
Janna Brown, Administrative Assistant III
Bonner County Planning Department
208-265-1458 ext - 1252**

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On Thu, Feb 19, 2026 at 1:53 PM Bates, Luke <Luke.Bates@idwr.idaho.gov> wrote:

REF: MOD0009-25

TO: Bonner County Planning Department

The Woolshire Woolen Mills LLC / Chase and Sierra Hill – Applicant(s)

Good morning,

The proposed project declares individual private ground water well under the Services section. Idaho's water law has provisions which authorize parcel owner recorded water rights as described in the first bullet comment below.

Idaho Department of Water Resources (IDWR) – Northern Regional Office offers the following comments:

- Any water uses from an existing ground water well(s) that do not have established water rights, which shall exceed water uses authorized in Idaho Code, require a Water Right Permit is required prior to the diversion of water, and I recommend the property owner contact IDWR to discuss water right requirements and to discuss and whether the water use(s) may necessitate a water right filing.
- IDWR doesn't have any requirements that would impede zone change approval by the County as it isn't within IDWR's jurisdiction.

Thank you for the opportunity to comment,

Luke Bates – Sr Water Resource Agent
Idaho Department of Water Resources
Northern Regional Office

[7600 N Mineral Dr Suite 100 Coeur D Alene ID 83815-7763](https://www.idwr.idaho.gov/locations/7600-N-Mineral-Dr-Suite-100-Coeur-D-Alene-ID-83815-7763)

No comment from TC Energy - Not near pipeline.

Ken Flint

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

Sent: Tuesday, February 17, 2026 12:02 PM

To: Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Amber Burgess <clerk@ebsewerdistrict.com>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; 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>; 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>; Charity Hinshaw <Charityhinshaw@sd83.org>; Chief Debbie Carpenter <chief@spiritlakefire.com>; 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 Oldtown <cityofoldtown@hotmail.com>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spiritlakeid.gov <cityclerk@spiritlakeid.gov>; Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>; Craig Hill <craighill@hillsresort.com>; D1Permits <D1Permits@itd.idaho.gov>; Dan Brown <dbrown@idl.idaho.gov>; Dan Scholz <dan.scholz@nli.coop>; Dave Schuck <dave.schuck@bonnercountyid.gov>; David LaTourette <coolinfirechief@gmail.com>; David LaTourette <Coolinfchief@gmail.com>; Dean Davis <deandavis@sd83.org>; 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 <frankiedunn@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>; ITD - Robert Beachler <robert.beachler@itd.idaho.gov>; ITD - Stacy Simkins <stacy.simkins@itd.idaho.gov>; Jack Schenck <Jack.schenck@vvyebb.com>; Jake Gabell <jgabell@priestriver-id.gov>; 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 <BWS637@gmail.com>; Joe Kren <joe.kren@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>; Luke Bates <luke.bates@idwr.idaho.gov>; Matt Diel <matt.diel@lposd.org>; Midas Water <midaswatercorp@gmail.com>; Mike Ahmer <mahmer@idl.idaho.gov>; Mike Schacht <firedept@clarkforkidaho.gov>; Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>; Navy - Glynis Casey <glynis.casey@navy.mil>; North of the Narrows Fire District <northofthenarrowsfire@gmail.com>; Northern Info <northerninfo@idwr.idaho.gov>; 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>; Rob Serrill <rob.serrill@avistacorp.com>; Ryan Zandhuisen <rzanhuisen@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>; 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 <Symone.legg@itd.idaho.gov>; Tammy Miller <tMiller@selkirkfire.com>; Tammy Miller <tMiller@selkirkfire.us>; US Crossings <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 <fw1idahiconsultationrequests@fws.gov>; West Bonner Library <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>

Cc: Daniel Britt <daniel.britt@bonnercountyid.gov>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>

Subject: [EXTERNAL] Bonner County Planning - ZC0018-25 Agency Review - Zone Change – Rural to Commercial

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Appendix C- Zoning Commission Recommendation



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



Bonner County 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:

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



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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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