

**BONNER COUNTY PLANNING DEPARTMENT
ZONING COMMISSION
STAFF REPORT FOR OCTOBER 22, 2026**



Project Name: **Bruner, Zone Change**

File Number, Type: **ZC0007-25: Zone Change**

Request: The applicant is requesting to change current zoning from Agricultural/forestry 20 to Agricultural/forestry 10.

Legal Description: 27-58N-1W E2SWSW LESS S 660 Ft

Location: Jacobson Rd, Sandpoint, ID

Parcel Number(s): RP58N01W276000A

Parcel Size: 10.00-acres

Applicant: Steve Bruner

Project Representative: Jeremy Grimm
Whiskey Rock Planning + Consulting

Application filed: April 14, 2025

Notice provided: Mail: September 15, 2026
Site Posting: September 15, 2026
Published in newspaper: September 15, 2026

Appendices: Appendix A: Notice of Public Hearing Record of Mailing
Appendix B: Agency Comments

Site Plan

Site Plan ZC0007-25



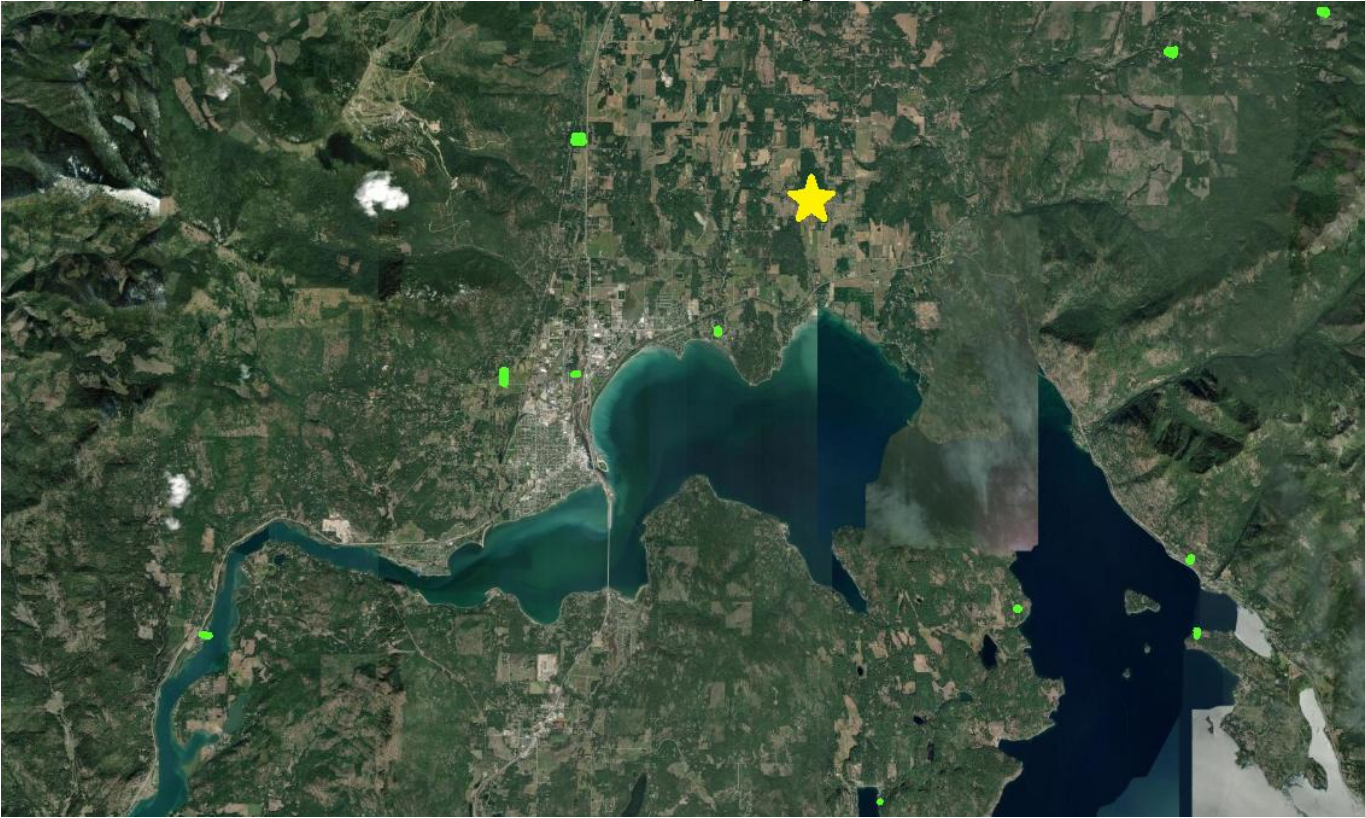
Mixed
Forest

SCALE

+/- 675'

Field

Vicinity Map



Project summary:

The applicant is requesting a Zone Change from Agricultural/forestry 20 to Agricultural/forestry 10. The 10-acre property is zoned Agricultural/forestry 20. The project site is located off Jacobson Road in Section 27, Township 58 North, Range 01 West, Boise-Meridian. The comprehensive plan designation for the site is Ag/Forest Land (10-20).

Applicable Laws:

The following sections of BCRC, Title 12, apply to this project:

- BCRC 12-210 et seq, - Title Amendments, Comprehensive Plan Amendments and Zone Changes
- BCRC 12-320.1 – Zoning districts and map designation, purpose
- BCRC 12-320.2 – Zoning districts and map designations established
- BCRC 12-322 – Agricultural/Forestry Rural District
- BCRC 12-800 et seq., Definitions

Background:

A. Site data:

- Use: Vacant
- Unplatted
- Size: 10-acres
- Zone: Agricultural/Forestry 20
- Land Use: Ag/Forest Land

B. Access:

- The parcel is accessed off Jacobson Road, a Bonner County owned and maintained, paved public right-of-way.

C. Environmental factors:

- Site does contain minimal mapped slopes of 0-30+%. (USGS)
- Site does contain mapped wetlands. (USFWS)
- Site contains an intermittent stream. (NHD)
- Parcel is within SFHA Zone X per FIRM Panel Number 16017C0730E Effective Date 11/18/2009.
- Soil Types:
 - Mission silt loam, 2 to 12 percent slopes: Farmland of statewide importance, if drained

D. Services:

- Water: Application states that the parcel is within the Oden Water service area. Staff is unable to confirm this; county records do not show the parcel within a mapped water system.
- Sewage: None
- Fire: Northside Fire District
- Power: Avista Utilities (per application)
- School District: Lake Pend Oreille School District #84

E. Comprehensive Plan, Zoning and Current Land Use

Compass	Comp Plan	Zoning	Current Land Use & Density
Site	Ag/Forest Land (10-20 AC)	Agricultural/forestry 20	Vacant, 10-acres
North	Ag/Forest Land (10-20 AC)	Agricultural/forestry 20	Vacant, 20-acres
East	Ag/Forest Land (10-20 AC)	Agricultural/forestry 20	Residential. 20-acres
South	Ag/Forest Land (10-20 AC)	Agricultural/forestry 20	Vacant, 9.878-acres
West	Ag/Forest Land (10-20 AC)	Agricultural/forestry 20	Residential, 19.122-acres/3 dwellings

F. Agency Review:

Agencies were notified of this application on September 15, 2026. A full list of agencies and taxing districts notified of this file can be found in the attached Appendix A.

The following agencies provided comment:

Bonner County Planning – Floodplain Review
Bonner County GIS – Legal Description Review

The following agencies replied “No Comment”:

Idaho Department of Environmental Quality
Idaho Department of Fish and Game
Idaho Department of Water Resources
Kootenai/Ponderay Sewer District
Northern Lights Inc.
Panhandle Health District

All other agencies did not reply.

G. Public Notice & Comments

As of the date of this Staff Report, no public comments have been received.

Standards Review and Staff Analysis:

- **12-215:** Applications for Zone Changes and Comprehensive Plan Map Amendments, Contents
 - All required documents were submitted, and this application was considered complete on July 21, 2026 and routed to agencies accordingly.
- **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. (Ord. 501, 11-18-2008)

Existing Comprehensive Plan Designation:

Ag/Forest Land: The Ag/Forest Land designation recognizes areas where steeper slopes prevail (30% or greater) and transportation is provided by private roads or U.S. Forest Service or state roads. Urban services are not available and residential development challenges are present due to slope, poor soil conditions, hazard areas and lack of police or fire services.

Comprehensive Plan Analysis:

Property Rights

Policies:

1. Bonner County should follow the attorney general's checklist, proscribed at Idaho Code §67-8003 and provided in the "Property Rights" component of the county's comprehensive plan, for all land use decisions.
2. For all land use decisions, findings of fact and conclusions of law should be adopted that reflect the justifications for exactions, conditions and restrictions and should confirm that a taking of private property has not occurred.
3. The property rights of the applicant, adjoining and nearby landowners and future generations should be considered, as well as the short-term and long-term consequences of decisions.
4. Bonner County should review all rezoning requests (down-zoning and up-zoning) pursuant to the Idaho State Code, Title 67, Chapter 65 – Local Land Use Planning Act. The approval of conditional rezoning or denial of a request for rezoning may be subject to the regulatory taking analysis provided for by Idaho Code Section 67-8003.

Staff: The application was routed to neighbors 300' from the property line, informing neighbors of the proposed zone change. As of the date of this staff report, Bonner County has not received public comments. This proposal has been reviewed for compliance with Bonner County Revised Code and findings of fact will be adopted with the decision and recommendation of this project. This proposal does not appear to be in conflict with the policies of this component.

Population

Policies:

1. Population projections should be analyzed regularly 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. Population forecasts and census data should be used to evaluate housing and school needs, and impacts to the transportation system and other county services.

3. Bonner County should cooperate with its incorporated cities and neighboring counties to address growth challenges within the ACI areas and coordinate planning efforts whenever possible.

Staff: Bonner County, according to 2025 population estimates census data, has seen a 15.52% increase in population since the 2020 census was performed; increasing from 47,110 to an estimated 54,420. With the increase in the population, there is upward pressure on housing needs in Bonner County, both in the unincorporated portion of the County, and in the incorporated cities. This proposal is not within any Areas of Impact. This proposal does not appear to be in conflict with the policies of this component.

School Facilities & Transportation

Policies:

1. Current data regarding school capacity and transportation issues as provided by the School Districts will be included in the assessment of all land use proposals.

2. Bonner County should examine the impacts of land use proposals to the school system and should seek mitigation from developers such as providing facilities, safety features, fees or other measures as permitted by Idaho Code, to address the impact of the proposals.

Staff: The Lake Pend Oreille School District #84 and the Lake Pend Oreille School Transportation Department was notified of the proposed zone change and did not comment as to how an increase in density and development would or would not adversely impact the district's ability to provide adequate school services (and facilities) for new and existing students. This project does not appear to conflict with this component.

Economic Development

Policies:

1. Small scale cottage businesses and home occupations should be allowed in all areas of the county. Reasonable conditions on such uses should be set 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 Bonner 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. Review and update land use regulations for employee housing to support the goal of enabling this use in proximity to commercial, industrial and agricultural uses.

Staff: This proposal does not appear to be in conflict with the policies of the economic development component. All uses for Agricultural/Forestry 20 zoning districts are the same within the Agricultural/Forestry 10 zoning district. Economic opportunities and agricultural pursuits remain viable.

Land Use

Policies:

1. Commercial and industrial uses, in areas identified in the Comprehensive plan suitable for such development, should be unconditionally permitted. 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.

2. 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.

Staff: The proposed zone change from Agricultural/Forestry 20 to Agricultural/Forestry 10 does not appear to conflict with the policies of this component. The Agricultural/Forestry District does allow for some commercial and industrial uses, either permitted for conditionally permitted, per BCRC 12-3.3. This proposal does not change these uses.

Natural Resources

Policies:

1. Watershed standards should be employed in land use codes to protect water quality.

2. Best management practices for waterway setbacks should be instituted to reduce erosion and sedimentation into waterways.

3. Development standards should be designed to encourage clustered development resulting in the preservation of open space and wildlife habitat.

4. Bonner County should recognize its critical wildlife habitat and create development standards to protect these areas and mitigate development impacts to these habitats.

5. Protect water quality by creating standards for development in close proximity to shorelines.

6. Productive farmland, timberland and mining lands should be identified and protected from adverse effects of adjoining developments.

Staff: Impacts to natural resources were not identified by any agency. Furthermore, Bonner County Revised Code has regulations to protect natural resources. This project does not appear to be in conflict with the policies of this component.

Hazardous Areas

Policies:

1. Flood mitigation standards should be adopted that meet or exceed the National Flood Insurance Program minimum requirements.
2. Residential, commercial or industrial development within the floodway should be discouraged.
3. Fill within the floodplain should be discouraged.
4. The county's wildland fire, urban/wildland interface policies and plans should be integrated into development standards.
5. Excessive slopes should be identified and development discouraged by providing lower densities within these areas.
6. Multiple points of ingress/egress should be considered for large developments
7. Development should be avoided in avalanche zones.

Staff: The subject property is not located in a mapped floodplain. Based on GIS LiDAR data, the property appears to be made up primarily of 0-15% slopes, however, this appears to only be following the intermittent stream on the property. Furthermore, the property is within the Northside Fire District, and afforded emergency services. The risk of avalanches in this area is low per the Avalanche Risk Assessment Model and map in the Hazardous Areas component of the Comp Plan. The proposal does not appear to be in conflict with these policies.

Public Services, Facilities & Utilities

Policies:

1. Encourage high-density development to take place within the boundaries of existing sewer and water areas.
2. Bonner County should seek comment 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. Bonner County should 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.

Staff: Current services on this property include Bonner County EMS & Sheriff, and Northside Fire District. Per the applicant, power will be supplied by Avista, and the property is within the Oden Bay Water District. The Oden Bay Water District is not a taxing district, so the service area is unknown, and no will serve letter, or comments were received from them to suggest otherwise. When the site is developed, an individual septic system is proposed. All the above-mentioned agencies were routed for comment and did not respond as to how this zone change could affect their ability to provide services. This proposal does not appear to be in conflict with the policies of this component.

Transportation

Policies:

1. A long-term transportation system plan should be developed and regularly updated 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. Development in areas that are not served by county standard roads or where transportation is inadequate should be discouraged.
3. Bike and pedestrian trails should be considered in development proposals to connect the communities with existing and planned bike and walking paths wherever possible.

Staff: This proposal does not appear to be in conflict with the policies of this component. The parcel is accessed by Jacobson Road, a Bonner County owned and maintained, asphalt road. Bonner County Road and Bridge did not comment on this proposal.

Recreation

Policies:

1. Bonner County is encouraged to develop a waterways and park 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. A plan for a system of green belts and pathways (bike and pedestrian) should be considered as areas develop, so that a connected system can be developed and preserved.
3. Under no circumstances, will Bonner County require access easements on private property as a condition of development. This policy does not preclude providing voluntary incentives to developers in return for access easements.

Staff: The parcel is not adjacent to public lands or provides access to public lands. Current recreational opportunities for the public that are available in Bonner County are anticipated to remain the same with this zone change. There does not appear to be any waterway or park access effected, and private recreational uses such as hunting, will remain the same. Any use provision related to recreation would not change, as the use tables do not differentiate between Agricultural/Forestry 20 and Agricultural/Forestry 10 zoning. This proposal does not appear to be in conflict with the policies of this component.

Special Areas or Sites

Policies:

1. A generalized map of the known pre-historic and historic sites should be developed 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. Bonner County should implement road side development standards for recognized scenic byways to protect the view sheds.
3. Special areas should be recognized and addressed when development is proposed in these areas.

Staff: No special areas or areas of historical significance were identified by any agency. This parcel is not located roadside, and Jacobson Road is not designated as a scenic byway. This proposal does not appear to be in conflict with the policies of this component.

Housing

Policies:

1. Encourage development of a variety of housing options including mobile home parks, tiny home communities and recreational vehicle parks located in areas that are compatible with their density.
2. Work with municipalities and private parties to find solutions for all types of housing projects and developments.
3. Clustering of housing in developments to save on infrastructure and transportation costs should be encouraged through mechanisms such as density bonuses.
4. Bonner County recognizes opportunities should be made for assisted living and group shelters.
5. Enable workforce housing in direct proximity to agricultural, commercial and industrial uses.

Staff: This proposed rezone may result in more opportunities for a variety of housing options in Bonner County. The housing opportunities on Agricultural/Forestry 20 and Agricultural/Forestry 10 are the same, however the smaller parcel size associated with the zone change will increase the density, allowing additional opportunity; therefore, it does not appear to be in conflict with the policies of this component.

Community Design

Policies:

1. To promote and preserve the natural features and rural atmosphere of the community, the county should enact development standards that address development within scenic byways and design standards that account for waterfront setbacks, wildlife corridors, 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 waterfront and mountaintop developments which may differ from standard design objectives.

Staff: This proposal does not appear to be in conflict with the policies of this component. The site is not waterfront or mountaintop. The site is 10-acres and has A/F 10 zoning within two parcels to the west, and 3 parcels to the east. The area or community of 36 parcels bounded by Selle, Hickey, Jacobson, and East Shingle Mill Roads contain 24 parcels below 20 acres. This proposal appears to preserve that rural atmosphere and does not appear to be in conflict with the policies of this component.

Agriculture:

Policies:

1. Residential uses should continue being permitted in Agricultural zoning districts.
2. Protect agricultural uses and activities from land use conflicts or interference created by residential, commercial or industrial development.
3. Land use regulations should support home occupations, cottage industries and farm-based family businesses on agricultural parcels. Examples include farm stands and other agri-business pursuits.
4. Bonner County acknowledges the provisions of Idaho State's Right to Farm Act. Those shall be considered in the land use decisions.

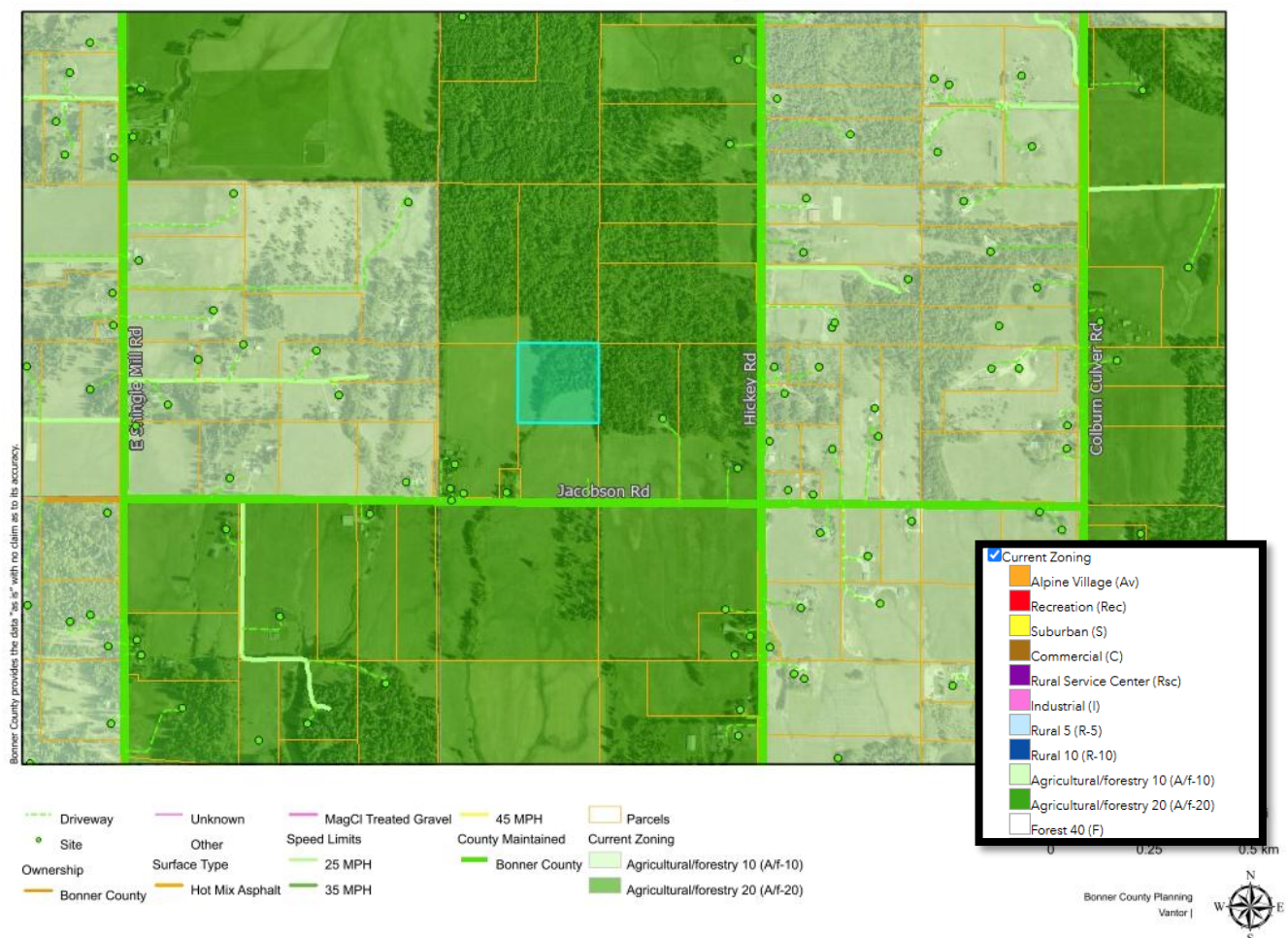
Staff: This proposal does not appear to be in conflict with the policies of this component as farming and agricultural pursuits will remain with the

Agricultural/Forestry District, and the current parcel size will not be changing. This zone change will allow for residential uses to be permitted on this property.

- **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. (Ord. 501, 11-18-2008)
- **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:

ZC0007-25: Zoning



12-322: AGRICULTURAL/FORESTRY DISTRICT: (B-1)(A/F 20)

A. The agricultural/forestry district is established to provide for agricultural and forestry pursuits, including livestock production, forestry, horticulture, floriculture, viticulture, and necessary accessory uses for treating, storing and processing agricultural products. The purpose of the A/F district is to preserve, protect and maintain areas that are rural in character and the integrity of the forest/woodland areas where viable agricultural pursuits can be feasible and to avoid fragmentation of forests and farms. These purposes are accomplished by:

1. Establishing residential density limits and conservation development standards to retain areas sized for efficient farming.

2. Allowing for uses related to agricultural production and limiting non-agricultural uses to those compatible with agriculture, or requiring close proximity for the support of agriculture.

B. Use of this zone is appropriate in areas designated by the comprehensive plan as follows:

1. A/F-20 in all areas designated as prime ag/forest land in the comprehensive plan. The A/F-20 zone is also appropriate in areas designated ag/forest land in the comprehensive plan that also feature:

- a. Prime agricultural soils.

- b. Are characterized by agricultural or forestry uses.

- c. Areas where one or more of the following apply: limited services; characterized by slopes steeper than thirty percent (30%); where access may be absent or limited to substandard road systems or where large tracts of land may be devoted to ag/forest production.

Proposed Zoning:

12-322: AGRICULTURAL/FORESTRY DISTRICT: (B-2)(A/F 10)

A. The agricultural/forestry district is established to provide for agricultural and forestry pursuits, including livestock production, forestry, horticulture, floriculture, viticulture, and necessary accessory uses for treating, storing and processing agricultural products. The purpose of the A/F district is to preserve, protect and maintain areas that are rural in character and the integrity of the forest/woodland areas where viable agricultural pursuits can be feasible and to avoid fragmentation of forests and farms. These purposes are accomplished by:

1. Establishing residential density limits and conservation development standards to retain areas sized for efficient farming.

2. Allowing for uses related to agricultural production and limiting non-agricultural uses to those compatible with agriculture, or requiring close proximity for the support of agriculture.

B. Use of this zone is appropriate in areas designated by the comprehensive plan as follows:

2. A/F-10 in areas designated as ag/forest land in the comprehensive plan that do not feature prime agricultural soils, but where agricultural and forestry pursuits remain viable. These areas may be within or adjacent to areas of city impact or where lands are afforded fire protection, access to standard roads and other services.

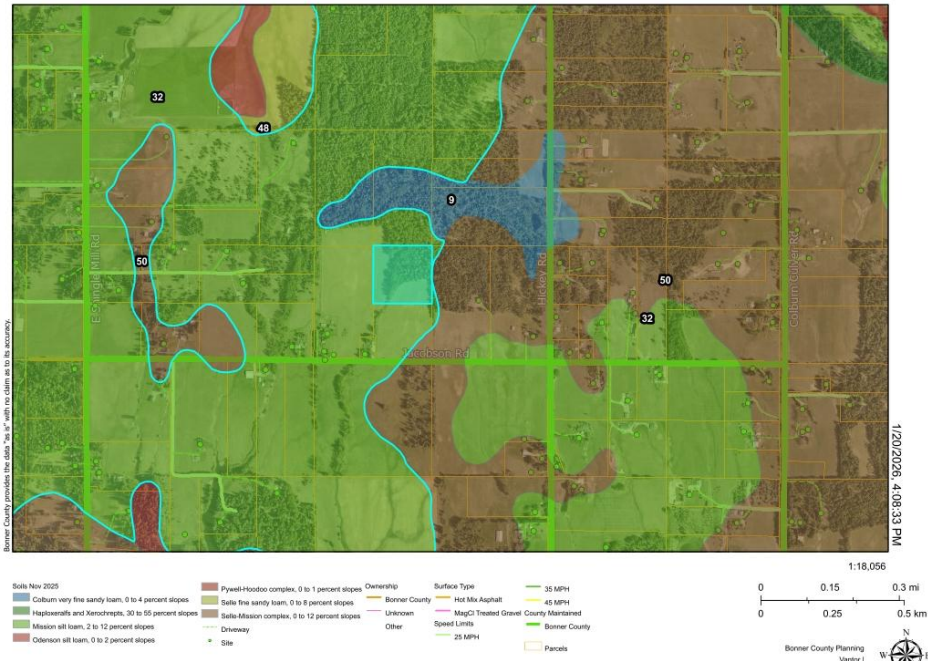
Comparisons of the Agricultural/Forestry-20 and Agricultural/Forestry-10 for the parcel.

Agricultural/Forestry-20 Standards	Agricultural/Forestry-10 Standards
- All areas designated as Prime Ag/Forest Land - Areas designated as Ag/Forest Land that also feature: - Prime agricultural soils, AND - Are characterized by agricultural or forestry uses, AND have one or more of the following: - Limited services, OR - Characterized by slopes steeper than 30%, OR - Access is absent or limited to substandard road systems, OR - Where large tracts of land are devoted to Ag/Forest production	- Areas designated as Ag/Forest Land - Do not contain prime agricultural soils - Where Agricultural and Forestry pursuits remain viable - May be within or adjacent to areas of city impact, OR - Where lands are afforded fire protection, access to standard roads and other services

Prime Agricultural Soils:

The parcel is made up entirely of Mission Silt Loam, 2 to 12 percent slopes. This falls under the designation of “Farmland of statewide importance, **if drained**”. Per the Natural Resources Component, this designation is required by the Farmland Protection Policy Act, to be designated by the State Government, and as noted in the Component, evidence of a formal designation of soils as “Farmland of statewide importance” does not exist, and it is not evident that the Idaho State Department of Agriculture or any other higher office of the state has designated the “Farmland of Statewide Importance” for the State of Idaho. The Natural Resources Component does not designate a land capability classification for this soil type.

ZC0007-25: Soils (Mission silt loam)



Agricultural and forestry pursuits/ Small-scale farming and forestry activities:

Both the current and proposed zoning districts encourage agricultural/ forestry activities. These permitted uses are listed in BCRC 12-300 Subchapter 3.3 in the use tables. According to the Bonner County Assessor's records this lot does not have an agricultural/forestry exemption.

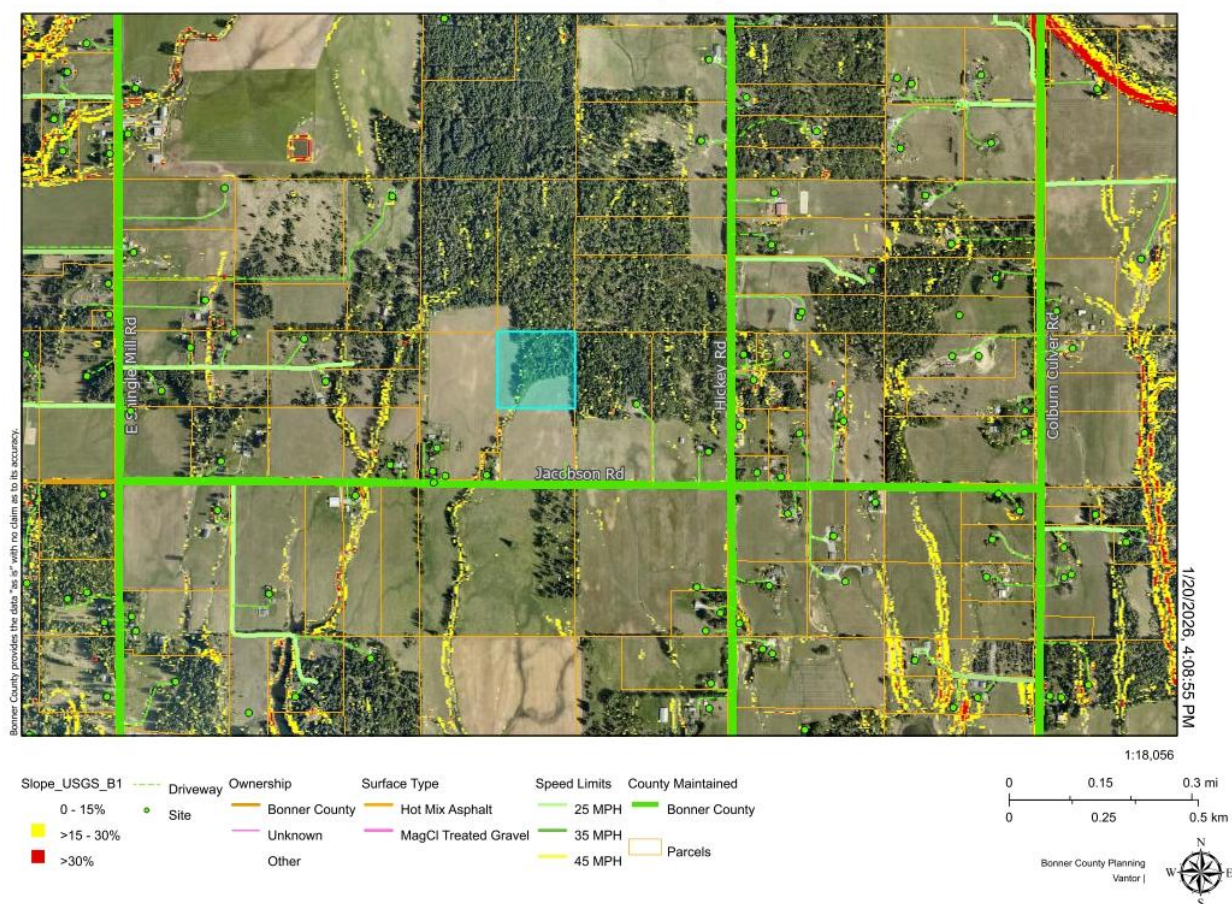
Within or adjacent to Area of City Impact:

This proposal is not within or adjacent to an area of city impact. The nearest area of city impact is the City of Kootenai's, which is ±2.95 miles away from the subject property.

Slopes:

This lot contains mapped slopes of 0-15%, but does not appear to be characterized by slopes steeper than 30% for the A/F 20 zoning.

ZC0007-25: Steep slopes



Access to Standard Roads:

Access to the site is currently provided by a driveway easement connecting directly to Jacobson Road, a Bonner County owned and maintained, paved, and public right-of-way. This site does not have limited access or substandard roadways for the A/F 20 zoning.

Within the Floodway:

The subject parcel is not located within a mapped floodway or floodplain, and is within SFHA Zone X, per FIRM Panel Number 16017C0730E, effective date 11/18/2009.

Contains Access to Public Services:

The subject parcel has access to public services. Public services that are available to this property include: Northside Fire District, Bonner County EMS & Sherriff, Avista Utilities, and Oden Bay Water, per applicant. Oden Bay Water service is unverified, however urban water service is not a requirement of any zoning designation.

Planner's Initials: DE

Date: October 15, 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.

Zone Change - Motion by the Governing Body:

ZONING COMMISSION

MOTION TO RECOMMEND APPROVAL: I move to recommend approval of this project to the Board of County Commissioners, FILE ZC0007-25, requesting a zone change from Agricultural/forestry 20 to Agricultural/forestry 10, 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 Agricultural/forestry 10 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.

ZONING COMMISSION

MOTION TO RECCOMEND DENIAL: I move to recommend denial of this project to the Board of County Commissioners, FILE ZC0007-25, requesting a zone change from Agricultural/forestry 20 to Agricultural/forestry 10, 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 Agricultural/forestry 10 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.

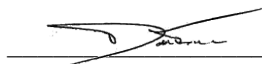
The complete file is available for review in the Planning Department, 1500 Highway 2, Suite #208, Sandpoint, ID. Staff reports are available online prior to the scheduled hearing at www.bonnercountyid.gov Bonner County Revised Code (BCRC) is available at the Planning Department or online.

Appendix A – Complete List of Agencies Noticed

RECORD OF MAILING

Page 1 of 1

File Number: File ZC0007-25

Record of Mailing Approved By: 

Hearing Date: 10.22.26

I hereby certify that a true and correct copy of the "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this **15th** day of **September 2026**.



Maya Johnson, Administrative Assistant III

Assessor - Email	Avista Utilities - Email
Bay Drive Recreation District - Email	Bayview Water & Sewer - Email
Bonner County Airport Manager - Email	BONNER COUNTY DAILY BEE - U.S. Mail
Bonner County EMS - Email	Bonner County Floodplain Review - Email
Bonner County Road & Bridge - Email	Bonner County Sheriff - Email
Bottle Bay Water & Sewer District - Email	City of Clark Fork - Email
City of Dover - Email	City of East Hope - Email
City of Hope - Email	City of Kootenai - Email
City of Oldtown - Email	City of Ponderay - Email
City of Priest River - Email	City of Sandpoint - Email
City of Spirit Lake - Email	Coolin Sewer District - Email
Coolin-Cavanaugh Bay Fire District - Email	Drainage District #7 - Email
East Bonner Library - Email	East Priest Lake Fire District - Email
Ellisport Bay Sewer - Email	Garfield Bay Water & Sewer District - Email
GEM STATE MINER - U.S. Mail	Granite Reeder Water & Sewer District - Email
Idaho Department of Environmental Quality (DEQ) - Email	Idaho Department of Fish & Game - Email
Idaho Department of Lands - CDA - U.S. Mail	Idaho Department of Lands - Coolin - Email
Idaho Department of Lands - Navigable Waters & Mining - Email	Idaho Department of Lands - Sandpoint - Email
Idaho Department of Water Resources - IDWR - Email	Idaho Transportation Department (Aeronautics) - U.S. Mail
Idaho Transportation Department- District I - Email	Independent Highway District - Email
Kalispel Bay Sewer & Water - U.S. Mail	Kootenai-Ponderay Sewer District - Email
KPBX-FM 91 SPOKANE PUBLIC RADIO - U.S. Mail	KSPT-KPND-KIBR RADIO - U.S. Mail
Laclede Water District - Email	Lake Pend Oreille School District, #84 (Admin Office) - Email
Lake Pend Oreille School District, #84 (Transportation) - Email	Lakeland Joint School District, #272 - Email
Little Blacktail Ranch Water Association - U.S. Mail	North of the Narrows Fire District - Email
Northern Lights, Inc. - Email	Northland/Vyve Cable Television - Email
Northside Fire District - Email	Outlet Bay Sewer District - Email
Panhandle Health District - Email	Pend Oreille Hospital District - Email
Priest Lake Public Library District - Email	Priest Lake Translator District - Email
Sagle Valley Water & Sewer - Email	Sam Owen Fire District - Email
Schweitzer Fire District - Email	SELKIRK ASSOCIATION OF REALTORS - U.S. Mail
Selkirk Fire, Rescue & EMS - Email	Selkirk Recreation District -Email
Southside Water & Sewer District - Email	Spirit Lake Fire District - Email
Spokesman-Review - U.S. Mail	Historical Society - Email
Swan Shores Sewer District - U.S. Mail	Syringa Heights Water Association - Email
Tamarack Village Water & Sewer - U.S. Mail	Timber Lake Fire District - Email
Trestle Creek Sewer District - Email	U.S. Army Corps of Engineers - Email
U.S. Fish & Wildlife Service - Email	U.S. Forest Service - U.S. Mail
West Bonner County Cemetery District - Email	West Bonner County School District, #83 - Email
West Bonner Library - Email	West Bonner Water & Sewer District - Email
West Pend Oreille Fire District - Email	West Priest Lake Fire District - Email

Appendix B – Agency Comments

Janna Brown

From: DEQ Comments <deqcomments@deq.idaho.gov>
Sent: Thursday, October 1, 2026 1:41 PM
To: Planning
Subject: RE: Request for Agency Review & Comment – Due by October 8, 2026 – File ZC0007-25 – Bonner County Planning

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: Planning <Planning@bonnercountyid.gov>
Sent: Tuesday, September 15, 2026 9:26 AM
To: Planning <Planning@bonnercountyid.gov>
Cc: Janna Brown <janna.brown@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>
Subject: Request for Agency Review & Comment – Due by October 8, 2026 – File ZC0007-25 – Bonner County Planning

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.

You are invited to comment on this application, your comments must be received by the Bonner County Planning Department by **5 p.m. October 8, 2026**. 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.

Have a wonderful day!

Maya Johnson

Administrative Assistant III

Bonner County Planning Department
1500 Highway 2, Suite 208
Sandpoint, Idaho 83856
Phone: (208) 265-1458 ext. 1277

RE: Request for Agency Review & Comment – Due by October 8, 2026 – File ZC0007-25 – Bonner County Planning

From Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>

Date Mon 10/5/2026 3:09 PM

To Planning <Planning@bonnercountyid.gov>

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: Planning <Planning@bonnercountyid.gov>

Sent: Tuesday, September 15, 2026 9:26 AM

To: Planning <Planning@bonnercountyid.gov>

Cc: Janna Brown <janna.brown@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>

Subject: Request for Agency Review & Comment – Due by October 8, 2026 – File ZC0007-25 – Bonner County Planning

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Please see attached for details.

Have a wonderful day!

Maya Johnson

Administrative Assistant III
Bonner County Planning Department
1500 Highway 2, Suite 208
Sandpoint, Idaho 83856
Phone: (208) 265-1458 ext. 1277

Maya Johnson

From: Bates, Luke <Luke.Bates@idwr.idaho.gov>
Sent: Friday, September 18, 2026 3:27 PM
To: Planning
Cc: Janna Brown; Jeannie Welter
Subject: RE: Request for Agency Review & Comment – Due by October 8, 2026 – File ZC0007-25 – Bonner County Planning

REF: ZC0007-25

TO: Bonner County Planning Department

Good afternoon,

Idaho Department of Water Resources (IDWR) – Northern Regional Office has no comments on the proposed zone change which isn't within IDWR's jurisdiction, but offers the following information as educational reference to the Applicants related to private ground water well usage & surface water usage if applicable:

- 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.
- Any water use development that contemplates diversion of surface water source(s) (River, Stream, Spring), if developed after 5/20/1971, requires an approved water Permit prior to the diversion of water in accordance with Idaho Code §42-351.

Thank you for the opportunity to comment,



Luke Bates – Sr Water Resource Agent
Idaho Department of Water Resources
Northern Regional Office
208-762-2817
7600 N Mineral Dr Suite 100 Coeur D Alene ID 83815-7763

From: Planning <Planning@bonnercountyid.gov>
Sent: Tuesday, September 15, 2026 9:26 AM
To: Planning <Planning@bonnercountyid.gov>
Cc: Janna Brown <janna.brown@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>
Subject: Request for Agency Review & Comment – Due by October 8, 2026 – File ZC0007-25 – Bonner County Planning

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.

You are invited to comment on this application, your comments must be received by the Bonner County Planning Department by **5 p.m. October 8, 2026**. 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.

Have a wonderful day!

Maya Johnson

Administrative Assistant III
Bonner County Planning Department
1500 Highway 2, Suite 208
Sandpoint, Idaho 83856
Phone: (208) 265-1458 ext. 1277

Janna Brown

From: KPSD Clerk <clerk@kootenaiponderaysewerdistrict.org>
Sent: Thursday, September 17, 2026 8:29 AM
To: Planning
Subject: RE: Request for Agency Review & Comment - Due by October 8, 2026 - File ZC0007-25
- Bonner County Planning
Attachments: Notice of Public Hearing ZC 10.22.26.pdf

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



Beate Pryor

District Clerk
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 <CJohnson@kootenaiponderaysewerdistrict.org>
Sent: Tuesday, September 15, 2026 9:33 AM
To: KPSD Clerk <clerk@kootenaiponderaysewerdistrict.org>
Subject: FW: Request for Agency Review & Comment - Due by October 8, 2026 - File ZC0007-25 - Bonner County Planning

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: Planning <Planning@bonnercountyid.gov>
Sent: Tuesday, September 15, 2026 9:26 AM
To: Planning <Planning@bonnercountyid.gov>

Cc: Janna Brown <janna.brown@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>

Subject: Request for Agency Review & Comment – Due by October 8, 2026 – File ZC0007-25 – Bonner County Planning

You are invited to comment on this application, your comments must be received by the Bonner County Planning Department by **5 p.m. October 8, 2026**. 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.

Have a wonderful day!

Maya Johnson

Administrative Assistant III
Bonner County Planning Department
1500 Highway 2, Suite 208
Sandpoint, Idaho 83856
Phone: (208) 265-1458 ext. 1277

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 **15th** day of **September 2026**.


Maya Johnson, Administrative Assistant III

This notice was mailed to political subdivisions, property owners within 2800 feet of the subject property, and the media on **Tuesday, September 15, 2026**.

NOTICE IS HEREBY GIVEN that the Bonner County Zoning Commission will hold a public hearing at **5:30 pm** on **Thursday, October 22, 2026**, in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following requests:

File ZC0007-25 - Zone Change – Ag/Forestry 20 to Ag/Forestry 10: Request for a Zone Change from Ag/Forestry 20 to Ag/Forestry 10. The 10-acre property is located off Jacobson Road in Section 27, Township 58 North, Range 1 West, Boise-Meridian.

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 October 8, 2026, at 5:00 p.m. 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.

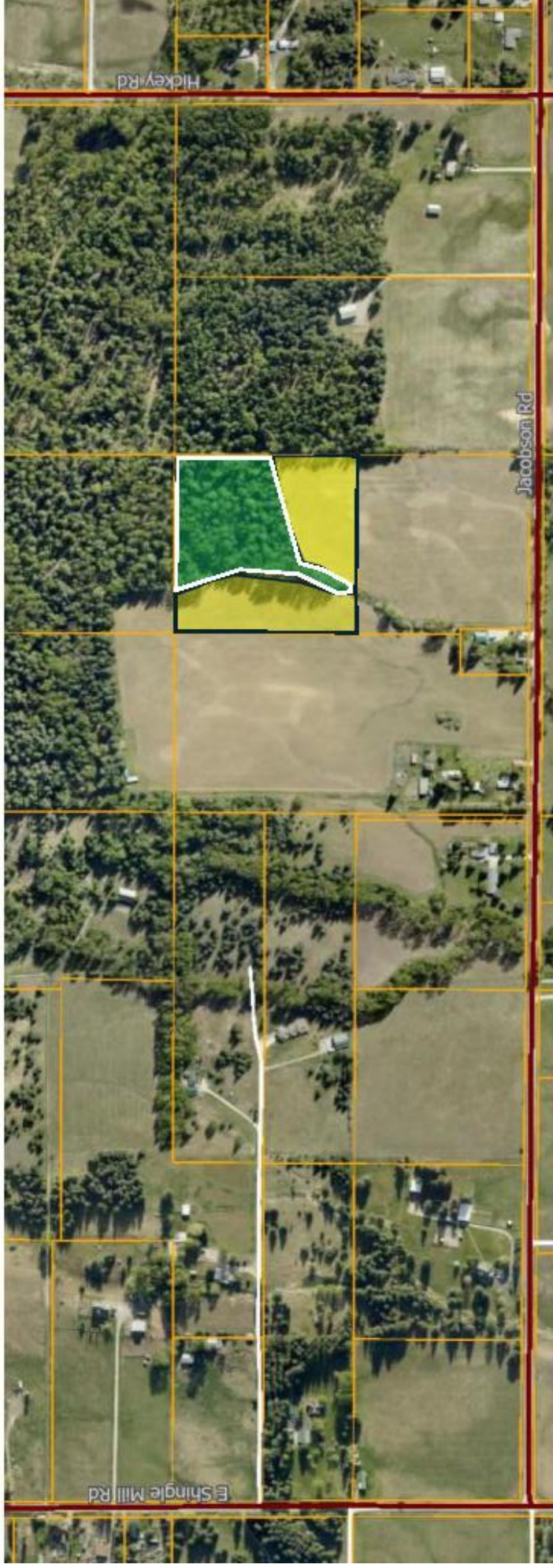
If you have no comment or response, you may indicate below and return this form to the Planning Department.

NO COMMENT Kootenai-Ponderay Sewer District
Name

9/17/2026
Date

Out of boundaries.

Site Plan ZC0007-25



SCALE

+/- 675'

Mixed
Forest

Field

Janna Brown

From: Sam Ross <sam.ross@nli.coop>
Sent: Wednesday, September 16, 2026 10:29 AM
To: Planning
Cc: Janna Brown; Jeannie Welter; Dan Scholz
Subject: Re: Request for Agency Review & Comment – Due by October 8, 2026 – File ZC0007-25 – Bonner County Planning

NLI **does not** have a comment regarding ZC0007-25.

That parcel lies in Avista's service area.

Thank you for the opportunity to review and comment--sincerely,

Samuel Ross

Engineering Assistant II
[Northern Lights, INC.](#)
Email: Sam.ross@nli.coop
Office: 208.255.7183
Cell: 208.946.7787

NWPPA Certified Staking Technician

  <i>The power of local service</i> SINCE 1935    	ADDRESSES  HEADQUARTERS 421 Chevy St Sagle, ID 83860  MAILING ADDRESS PO Box 269 Sagle, ID 83860	PHONE NUMBERS  MAIN OFFICE (208) 263-5141  TOLL-FREE (800) 326-9594
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From: Planning <Planning@bonnercountyid.gov>
Sent: Tuesday, September 15, 2026 9:26 AM
To: Planning <Planning@bonnercountyid.gov>
Cc: Janna Brown <janna.brown@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>
Subject: Request for Agency Review & Comment – Due by October 8, 2026 – File ZC0007-25 – Bonner County Planning

You are invited to comment on this application, your comments must be received by the Bonner County Planning Department by **5 p.m. October 8, 2026**. 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.

Have a wonderful day!

Maya Johnson

Administrative Assistant III
Bonner County Planning Department
1500 Highway 2, Suite 208
Sandpoint, Idaho 83856
Phone: (208) 265-1458 ext. 1277

[CAUTION: This email originated from outside of Northern Lights Inc. Do not click links or open attachments unless you recognize the sender and know the content is safe]

Janna Brown

From: Denis Twohig <dtwohig@phd1.idaho.gov>
Sent: Thursday, September 17, 2026 8:12 AM
To: Planning
Subject: FILE ZC0007-25-ZONE CHANGE-AG-FORESTRY 20 TO AG-FORESTRY 10 +25-09-11709
SS0017-26-SHORT SUBDIVISION-BEAVER CREEK
Attachments: FILE ZC0007-25-ZONE CHANGE-AG-FORESTRY 20 TO AG-FORESTRY 10.pdf;
25-09-11709 SS0017-26-SHORT SUBDIVISION-BEAVER CREEK.pdf
Importance: High



Public Health
Prevent. Promote. Protect.
Panhandle Health District

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

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.



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 **15th** day of **September 2026**.

Maya Johnson
Maya Johnson, Administrative Assistant III

This notice was mailed to political subdivisions, property owners within 2800 feet of the subject property, and the media on **Tuesday, September 15, 2026**.

NOTICE IS HEREBY GIVEN that the Bonner County Zoning Commission will hold a public hearing at **5:30 pm on Thursday, October 22, 2026**, in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following requests:

File ZC0007-25 - Zone Change – Ag/Forestry 20 to Ag/Forestry 10: Request for a Zone Change from Ag/Forestry 20 to Ag/Forestry 10. The 10-acre property is located off Jacobson Road in Section 27, Township 58 North, Range 1 West, Boise-Meridian.

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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

Name

Date

P.H.D. T.H.

9/16/26



Panhandle Health District

Healthy People in Healthy Communities

Public Health
Prevent. Promote. Protect.

Panhandle Health District

September 16, 2026

Bonner County Planning Department
1500 Highway 2, Suite 208
Sandpoint, ID 83864

Re: File SS0017-26-Short Subdivision-Beaver Creek

Bonner County Planning Department,

Thank you for the opportunity to comment on the above named Short Subdivision Application. At this time, no Land Division Application for the project has been submitted to Panhandle Health District (PHD). A Septic Permit was issued for the subject parcel with PHD Permit #25-09-11709, however, the system has not been installed yet.

If the County is requiring approval of PHD for the final plat, the applicant shall submit the required Land Division Application and applicable fees, along with potentially having field work completed to show that each proposed lot is potentially suitable for Subsurface Sewage Disposal.

Thank you,

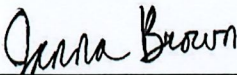
Tim French | Bonner and Boundary County Sewage Coordinator
2101 W. Pine Street, Sandpoint, ID 83864
P: 208-265-6384

Sandpoint – Bonner County
2101 W. Pine St.
Sandpoint, ID 83864
208.263.5159

NOTICE OF ADMINISTRATIVE PLAT REVIEW



I hereby certify that a true and correct copy of this "Notice of Administrative Plat Review" was digitally transmitted or mailed (postage prepaid) on this **11th** day of **September 2026**.



Jenna Brown, Administrative Assistant III

This notice was mailed to political subdivisions, property owners within 2800 feet of the subject property, and the media on **Friday, September 11, 2026**.

File SS0017-26 – Short Subdivision – Beaver Creek: Request to subdivide a 20-acre parcel into two (2) 9.97-acre lots. The property is zoned Agricultural/Forestry 10. The project is located off Beaver Creek Road in Section 16 Township 59 North, Range 1 West, Boise-Meridian.

To review this application, go to the Planning Department web site at bonnercountyid.gov/current-projects. If you experience difficulties visiting the project web page, try an alternative browser (Mozilla Firefox or Google Chrome) for access. If you prefer to receive hard copies of the application or have any difficulties reaching this web site, please contact the planning department as soon as possible.

Please review the application relative to your agency's area of expertise and include any recommended conditions of approval and supporting code sections by **October 13, 2026, at 5 p.m.** If your agency requires any additional information from the applicant, please advise the planning department in writing allowing ample time for applicant response. All comments will be forwarded to the applicant and representatives. If no response is provided, staff will conclude your agency has no objections to the project or recommended conditions.

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

NO COMMENT _____
Name

Date

PRELIMINARY PLAT BEAVER CREEK

LYING IN THE

EAST OF THE NW 1/4 OF THE NW 1/4 OF
SECTION 16,
TOWNSHIP 58 NORTH, RANGE 1 WEST,
B.M. BONNER COUNTY, IDAHO

DAN MCGUIRE

LEGEND

- EXTERNAL CORNER, PLAIN OR SET AS NOTED
- EXTERNAL CORNER, CALCULATED POSITION, NOTING PLAIN, NORMAN SET

- PLAIN 3/4" IRON AND ONE, SET 1/2" FROM CORNER AS NOTED
- PLAIN 3/4" IRON AND ONE, SET 1/2" FROM CORNER AS NOTED
- SET 3/4" X 3/4" IRON AND ONE, SET 1/2" FROM CORNER AS NOTED
- CALCULATED POINT, NOTING PLAIN, SETTING SET

BEAVER CREEK, AUGUST 1960 FOR 1/2 PLAT

REFERENCE

- (1) 1/2" IRON AND ONE, SET 1/2" FROM CORNER AS NOTED
- (2) 1/2" IRON AND ONE, SET 1/2" FROM CORNER AS NOTED
- (3) 1/2" IRON AND ONE, SET 1/2" FROM CORNER AS NOTED
- (4) 1/2" IRON AND ONE, SET 1/2" FROM CORNER AS NOTED

EXPLANATIONS

PLAINS TO PLAT AND BEAVER CREEK IN THE
PLAINS TO PLAT AND BEAVER CREEK IN THE
PLAINS TO PLAT AND BEAVER CREEK IN THE
PLAINS TO PLAT AND BEAVER CREEK IN THE

NOTES

BEAVER CREEK, AUGUST 1960 FOR 1/2 PLAT
BEAVER CREEK, AUGUST 1960 FOR 1/2 PLAT
BEAVER CREEK, AUGUST 1960 FOR 1/2 PLAT
BEAVER CREEK, AUGUST 1960 FOR 1/2 PLAT

EXPLANATIONS

PLAINS TO PLAT AND BEAVER CREEK IN THE
PLAINS TO PLAT AND BEAVER CREEK IN THE
PLAINS TO PLAT AND BEAVER CREEK IN THE
PLAINS TO PLAT AND BEAVER CREEK IN THE



HIGHLAND
SURVEYING

1960

DATE	11-25-60	BY	DAN MCGUIRE
DATE	11-25-60	BY	DAN MCGUIRE
DATE	11-25-60	BY	DAN MCGUIRE
DATE	11-25-60	BY	DAN MCGUIRE

