

BONNER COUNTY PLANNING DEPARTMENT PLANNING COMMISSION STAFF REPORT FOR OCTOBER 20, 2026



Project Name: **Dover De-annexed Properties**

File Number, Type: **AM0001-26/ZC0016-25:**

Request: To establish comprehensive plan designations and zoning districts on properties being deannexed from the City of Dover.

Legal Description: Generally located in Section 19/30 Township 57 North Range 2 West, Boise Meridian, Idaho

Location: Generally located North/ Northeast of City of Dover; north of Hwy 2 and off of West Pine Street.

Parcel Number(s): See Appendix C

Parcel Size: ±264 acres, individual sizes in Appendix C

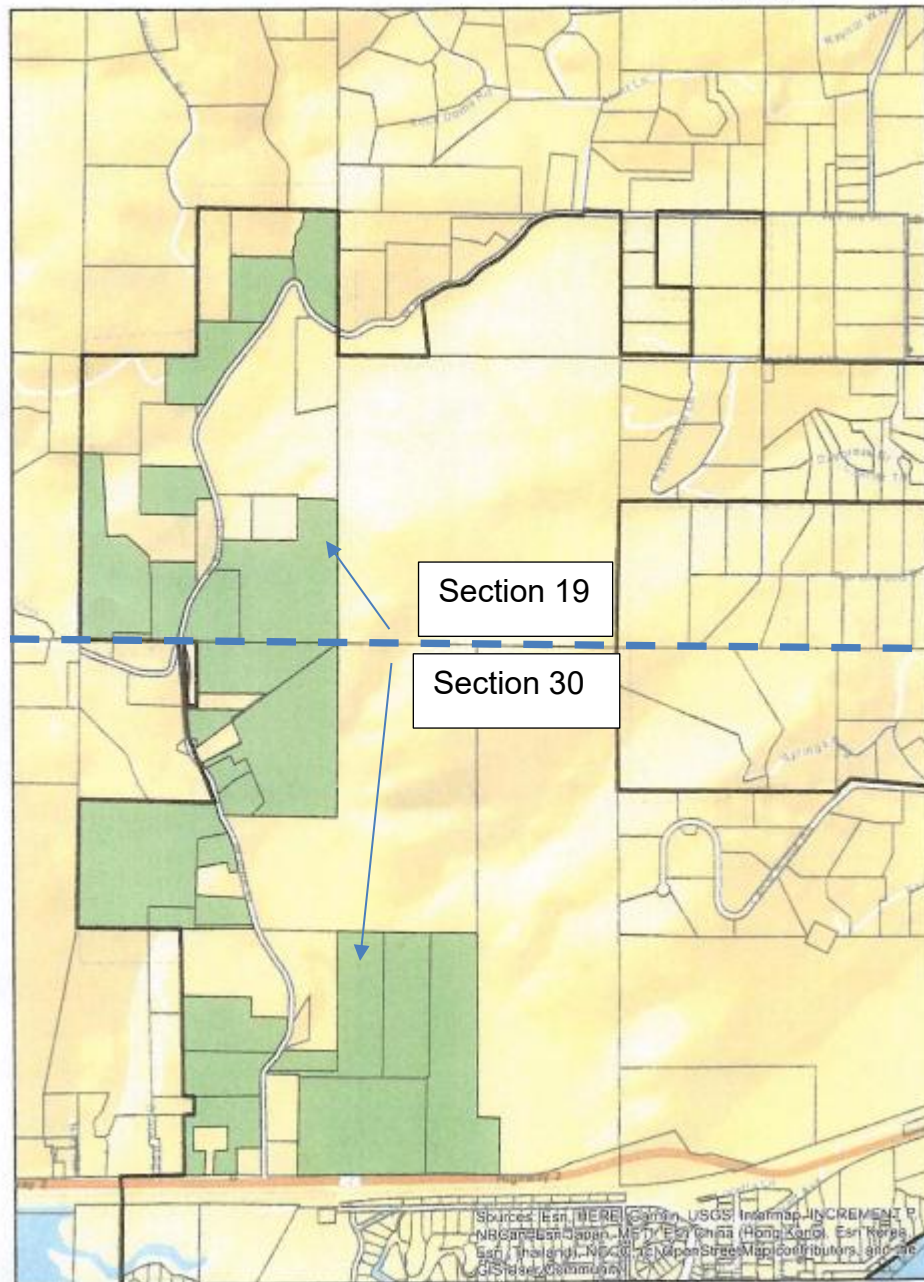
Applicant: Bonner County
1500 Highway 2
Sandpoint, ID 83864

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

Application filed: AM0001-26 July 28, 2026
ZC0016-25 September 11, 2025

Notice provided: Mail: September 8, 2026
Site Posting: September 8, 2026
Published in newspaper: September 10, 2026

Appendices: Appendix A- Agency Noticing
Appendix B- Agency Comment
Appendix C- Parcel List



Parcels in GREEN are the subject lands for proposed designations

Project summary:

Idaho Statute requires that counties establish zoning and land use designations on all properties within its jurisdiction. Bonner County is establishing comprehensive plan designations and zoning districts on the subject area as shown on the map above, (the

properties are highlighted in green). This area has been de-annexed from the City of Dover, leaving it without identified designations and districts. At the Planning Commission workshop held on April 21, 2026, the Commission agreed that the proposed choices for the subject areas are the Ag/Forest Land designation and Agricultural/Forestry District for Section 30 and Rural Residential designation and Rural District for Section 19. The project has been reviewed for compliance with all Land Use designations and Zoning District designations in the Bonner County Comprehensive Plan and Bonner County Revised Code, respectively.

The subject area is ±264 acres. The subject area is generally located in Section 19/30, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho.

Applicable Laws:

The following sections of Idaho Code apply to this project:

- IC § 67-6508 Planning Duties
- IC § 67-6509 Recommendation and adoption, amendment, and repeal of the plan

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 12-322, Agricultural/Forestry District
- BCRC 12-323, Rural District
- BCRC 12-800 et seq., Definitions

Background:

A. Site data:

- Use: Generally Residential, with some small-scale farming operations.
- Size: ±264 acres;

B. Access:

- Access is West Pine Street, an Independent Highway District maintained gravel right of way, via Highway 2, an Idaho State-owned and maintained public right-of-way, and Pine Street, an Independent Highway District and City of Sandpoint-owned and maintained public right-of-way.

C. Environmental factors:

- Subject area does contain mapped slopes of 0-≥30% grade. (USGS)
- Subject area does contain mapped wetlands. (USFWS)
- Site does contain mapped streams. (NHD)
- Soil:
 - Description:(31) Mission Silt Loam, 0 to 2 percent
 - Drainage: Somewhat poorly drained
 - Classification: Prime farmland if drained
 - Acreage: ~50-acres.
- Description: (9) Colburn very fine sand loam, 0 to 4 percent slopes
- Drainage: Somewhat poorly drained

- Classification: All areas are prime farmland
- Acreage: ~12.4-acres
- Description: (48) Selle fine sandy loam, 0 to 8 percent slopes
- Drainage: Well drained
- Classification: All areas are prime farmland
- Acreage: ~14-acres
- Description: (15) Hoodoo silt loam, 0 to 1 percent slopes
- Drainage: Poorly drained
- Classification: Prime farmland if drained
- Acreage: ~10-acres
- Description: (35) Pend Oreille silt loam, 5 to 45 percent slopes
- Drainage: Well drained
- Classification: Not prime farmland
- Acreage: ~149-acres
- Description: (55) Treble-Rock outcrop association, 20 to 65 percent slopes
- Drainage: Well drained
- Classification: Not prime farmland
- Acreage: ~14.2-acres
- Description: (37) Pend Oreille-Rock outcrop complex, 5 to 45 percent slopes
- Drainage: Well drained
- Classification: Not prime farmland
- Acreage: ~4.6-acres
- Description: (11) Dufort-Rock outcrop complex, 5 to 45 percent slopes
- Drainage: Well drained
- Classification: Not prime farmland
- Acreage: ~4.25-acres

D. Services:

- Water: Individual wells
- Sewage: Individual septic systems
- Fire: Westside Fire District
- Power: Avista Utilities / Northern Lights Inc
- School District: Lake Pend Orielle School District #84

E. Agency Review:

Agencies and taxing districts were notified of this application on September 10, 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:

- No agencies replied with comments

The following agencies replied "No Comment":

- Bonneville Power Administration

- Idaho Department of Water Resources
- Idaho Transportation Department
- Kootenai Ponderay Sewer District
- Panhandle Health District
- TC Energy
- Bonner County Historical Society
- Idaho Department of Environmental Quality
- Idaho Department of Fish & Game

All other agencies did not reply.

F. Public Notice & Comments

As of the date of this staff report, public comments were received on this request, and have been provided to the governing body for review prior to the hearing.

Standards Review and Staff Analysis for Comprehensive Map Designation:

Idaho Code § 67-6508 Planning Duties:

Staff: IC § 67-6508 charges the Planning Commission with creating and amending the Comprehensive Plan and its respective components, which have been evaluated under BCRC 12-216. Additionally, the statute requires the Planning Commission evaluate the potential impact that the amendment could have on groundwater quality, quantity, and sources.

No information has been provided on the quality or source of groundwater in this area. However, Idaho Department of Water Resources well logs show that the wells in the area, at the time of drilling, produce 1.5 to 111 gallons per minute, and static levels from 16 to 170 feet. The wells in the area appear to produce an average of 15-20 gallons per minute.

Additionally, the statute requires all components be reviewed. Bonner County has adopted the Components listed from 67-6508 (A-O, Q), not P

"P" is "National Interest Electric Transmission Corridors". Bonner County has not adopted this component into their comprehensive plan. There have been no identified "National Interest Electric Transmission Corridors" in the County, and is therefore not applicable to these applications.

"Q" is Public Airport Facilities. The Implementation Component, and the Public Airport Facilities component state that there are no objectives, goals, or policies associated with this component. Therefore, this component is not reviewed under BCRC 12-216. There does not appear to be any conflict with this component. The closest airport is located in Sandpoint, and is approximately 3.75-miles away (9 minute travel time) the next closest being the Priest River airport at approximately 13.5-miles away (31 minute travel time). Each of the listed airports are located within the boundaries of their respective incorporated cities. There have been no proposals for additional airport facilities in the County.

Idaho Code § 67-6509 Recommendation and adoption, amendment, and repeal of the plan:

Staff: This statute provides the procedure in which the Comprehensive Plan is recommended, adopted, amended, or repealed. This is one of two hearings that will be conducted on this file. The Planning Commission gives a recommendation to the Board of County Commissioners and the Board of County Commissioners subsequently reviews and establishes the Land Use designations and the Zoning Districts, in this case, by resolution and ordinance, respectively.

This file has been deemed legislative action due to the size of the area being established. Rather than the Zoning Commission hear the Zoning establishment, it is appropriate for the Planning Commission to hear and establish the Zoning on this file, as the quasi-legislative body.

The file was noticed in excess of this statute, as required by BCRC 12-268. Notices were sent to the adjoining properties and agencies within Bonner County and provided an allotted time to provide input on the project.

BCRC 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. These are Bonner County Planning Department initiated applications.

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.

Staff: The legislative bodies may evaluate the extent to which the proposed designations and zoning classifications regulate the use of private property, including whether they impose limitations that could affect the reasonable use of the properties. The applicability of the checklist should be considered in conjunction with the specific regulatory implications of the proposed designations and zoning classifications. The extent to which this policy is satisfied will depend on the consideration and documentation of applicable property rights issues as part of the decision-making process.

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.

Staff: The proposed establishment of comprehensive plan designations and zoning classifications following deannexation is a legislative action rather than a quasi-judicial decision. Accordingly, the policy's specific requirement for reasoned statements and conclusions of law for quasi-judicial decisions does not directly apply in the same manner to the legislative designation process. However, consideration of potential regulatory takings, the justification for land use restrictions, and the effects of the proposed designations on private property rights remains relevant to the overall decision-making process. Any subsequent quasi-judicial applications involving the properties would be subject to the applicable statutory requirements.

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.

Staff: The proposed designations will establish the land use framework governing the subject properties following their transition from municipal to county jurisdiction. The selected comprehensive plan designations and zoning classifications may affect

the range, intensity, and location of uses permitted on the properties, as well as the development expectations of surrounding landowners.

The properties are situated within an area characterized by a combination of agricultural and forest land, rural residential uses, and areas identified for suburban growth. The consideration of these existing and planned land use patterns provides context for evaluating potential effects on surrounding properties and the longer-term development of the area. The availability of public services, including the existing road network and water and wastewater infrastructure, may also influence the practical implications of the proposed designations. The extent to which the selected designations balance private property rights with neighboring land use considerations and longer-term community planning objectives will depend on the specific designations and zoning classifications adopted.

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: This policy requires rezoning requests, including both down-zoning and up-zoning, to be reviewed pursuant to the Local Land Use Planning Act and requires consideration of regulatory takings under Idaho Code § 67-8003 in connection with conditional rezoning approvals or rezoning denials. The proposed action involves establishing comprehensive plan designations and zoning classifications for properties returning to county jurisdiction following deannexation. The establishment of county zoning classifications will determine the regulatory framework applicable to future development and land use activities on the subject properties.

The legislative bodies should consider the relationship between the proposed zoning classifications and the applicable comprehensive plan designations, as well as the potential effects of the selected classifications on existing and reasonably anticipated property uses. Where the action constitutes a rezoning or otherwise triggers applicable statutory requirements, the relevant provisions of the Local Land Use Planning Act and regulatory takings considerations should be addressed. The extent to which this policy is satisfied will depend on the specific classifications adopted and the manner in which the legislative bodies evaluate the applicable statutory requirements and potential effects on private 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.

Staff: Current Census Bureau estimates indicate continued population growth in Bonner County, with an estimated increase of approximately 7,306 residents between the revised April 2020 estimate base and July 2025.

The proposed deannexation and subsequent establishment of county land use designations provide an opportunity to evaluate the subject properties in the context of these population trends. The selected designations and zoning classifications will establish the range and intensity of development that may occur, subject to applicable regulations. However, countywide population growth alone does not establish the need for a particular designation or zoning classification on the subject properties. The appropriateness of the proposed classifications should also be evaluated in relation to the properties' location, surrounding land uses, existing development patterns, and available infrastructure.

The proposed action does not, by itself, appear to necessitate an amendment to the Comprehensive Plan's population-related goals, objectives, or policies. Whether changes to the Comprehensive Plan or Zoning Ordinance are warranted is a broader planning consideration that may be informed by continued monitoring of population projections and development trends.

2. Use population forecasts and census data to evaluate housing and impacts to the transportation system and other county services.

Staff: The U.S. Census Bureau reports that Bonner County had an estimated 27,494 housing units as of July 1, 2025, and an average household size of 2.49 persons based on 2020–2024 estimates. The county's mean travel time to work was 24.2 minutes during the same five-year period. These indicators provide general context for housing and transportation planning but do not establish the specific housing demand, traffic generation, or service requirements associated with the subject properties.

The subject properties are accessed by West Pine Street/Pine Street, a public gravel roadway maintained by the Independent Highway District, and are connected to the surrounding public road network. The area also contains private roads of varying or unverified construction status. Water and wastewater services in the area are primarily provided through individual wells and septic systems, with proximity to the Syringa Heights Water District potentially relevant to future service considerations.

The proposed designations and zoning classifications should be considered in relation to the potential development intensity they would allow and the resulting demands on road infrastructure, water supply, wastewater disposal, emergency response, and other county services. Bonner County Sheriff and emergency medical services serve the area. The degree of additional demand, if any, will depend on the development potential associated with the selected classifications and the extent to which future development occurs. Countywide population data provide useful background for this evaluation but cannot independently establish the capacity of existing infrastructure or the suitability of a particular designation.

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 deannexed areas are directly adjacent to the City limits of Dover; approximately 2.3-miles to the city limits of Sandpoint, by way of Highway 2, and 2.16-miles by way of West Pine/Pine Street.

The proposed deannexation involves the transition of the subject properties from municipal to county jurisdiction. The properties' future land use designations and zoning classifications will therefore be established through Bonner County's planning and land use processes. Coordination between the City of Dover and Bonner County is relevant to understanding the existing development context, surrounding land use patterns, transportation connections, and potential implications of the jurisdictional change.

The deannexation arises from a settlement and mediation process associated with the provision of municipal services. Under the agreement described for this matter, the City of Dover may not seek to annex the properties involved in the action for a minimum period of 50 years. The agreement does not, as described, prohibit the City from including areas in its comprehensive planning. However, the extent to which the subject properties could be included within an Area of Impact, or whether such inclusion would be feasible under the circumstances, should not be presumed without further review of the agreement and applicable law.

The proposed action establishes county land use designations and zoning classifications rather than resolving all future coordination issues between the jurisdictions. Consideration of the relationship between the subject properties and existing municipal development, public road connections, and surrounding county land uses provides relevant context for the designation decision. Coordination with the City of Dover and applicable service providers may also remain relevant to future infrastructure and development decisions.

School Facilities & Transportation

Policies:

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

Staff: The Lake Pend Oreille School District and their Transportation department were

notified of the proposed action. The School District did not comment as to how this amendment would or would not adversely impact the district's ability to provide adequate school services (and facilities) for new and existing students. This amendment does not appear to have conflict with this component.

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.

Staff: The proposed comprehensive plan designations and zoning classifications will influence the types of residential and nonresidential activities that may occur on the subject properties. Depending on the classifications selected, cottage businesses and home occupations may provide opportunities for residents to conduct small-scale commercial activities while maintaining the general character of the surrounding area. The appropriateness of these activities would be governed by the applicable county zoning regulations and any associated operating standards.

The policy does not require all areas to accommodate unrestricted commercial activity. Rather, it contemplates allowing small-scale businesses while managing potential effects on neighboring properties. The extent to which the proposed designations support this policy will depend on the uses permitted within the selected zoning districts and the standards applicable to those uses.

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.

Staff: The surrounding area includes agricultural and forest land, rural residential uses, and suburban growth areas. These existing land use patterns provide context for considering opportunities for agricultural activities and related enterprises on the subject properties. Depending on the proposed designations and zoning classifications, agricultural production and certain associated activities may be permitted or conditionally allowed.

The policy also recognizes that agricultural economic development can extend beyond traditional farming to include educational, distribution, and small-scale retail activities. The extent to which these opportunities may be accommodated will depend on the uses authorized under the applicable county regulations. Consideration of the relationship between agricultural activities, surrounding residential uses, road access, and available infrastructure may be relevant when evaluating the compatibility of such uses.

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.

Staff: The proposed designations and zoning classifications will establish the regulatory framework for determining whether commercial or industrial activities may occur on the subject properties and, if so, under what conditions. The surrounding area's combination of agricultural and forest land, rural residential uses, and suburban growth areas is relevant to evaluating the compatibility of different development types.

Site access, road conditions, existing development patterns, and the availability of water and wastewater infrastructure may affect the suitability of commercial or industrial uses. Where such uses are permitted, applicable development standards may address building placement, setbacks, landscaping, buffering, access, and other site design considerations.

The policy does not establish that commercial or industrial development must be accommodated on every property. Rather, it calls for regulations that account for the surrounding community and provide for appropriate development while protecting environmental resources. The extent to which the proposed classifications support this policy will depend on the range of uses permitted and the standards applicable to those uses.

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.

Staff: The potential for these impacts to occur on the subject properties will depend on the uses permitted under the selected zoning classifications and the intensity of future development. Residential, agricultural, commercial, and industrial uses can have different operational characteristics and may affect nearby properties in different ways.

The surrounding land use pattern includes rural residential uses and agricultural and forest land, making the relationship between potentially intensive uses and neighboring properties relevant to this policy. Applicable county regulations may address potential impacts through setbacks, buffering, screening, operating conditions, and other mitigation measures, where authorized.

The designation process establishes the general land use framework but does not determine the precise impacts of future individual development proposals. The extent to which this policy is addressed will depend on the permitted uses, applicable development standards, and any additional review required for future projects.

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.

Staff: The subject properties are located within a broader area that includes agricultural and forest land and rural residential development. Outdoor recreation may contribute to the local economy through visitor activity and associated demand

for goods and services. However, the extent to which the subject properties themselves are suitable for recreational development depends on their specific characteristics, access, surrounding uses, and applicable land use regulations.

The available information identifies access through a public roadway network, but it does not establish that the subject properties contain public recreational facilities, public waterfront access, or direct access to public lands or water. Accordingly, the policy's public-access objectives should not be interpreted as establishing an existing public access opportunity on the subject properties.

The extent to which the proposed designations support this policy will depend on whether they accommodate appropriate recreational uses and whether future proposals can address traffic, parking, noise, environmental protection, and other potential impacts through applicable standards.

6. Allow for campgrounds and recreational uses while protecting the surrounding areas from adverse impacts through mitigation and standards.

Staff: The proposed designations and zoning classifications will determine whether campgrounds and other recreational uses may be established on the subject properties. The appropriateness of these uses depends on the applicable zoning regulations, the intensity of the proposed activity, the character of surrounding development, and the capacity of existing infrastructure.

Potential considerations include road access, traffic generation, emergency service access, water supply, wastewater disposal, noise, lighting, and the relationship between recreational activities and nearby residential properties. The area's reliance primarily on individual wells and septic systems makes site-specific infrastructure capacity a relevant consideration for certain types of recreational development.

The policy supports accommodating recreational uses where appropriate but does not require that every property be designated or zoned to permit campgrounds. The degree of consistency will depend on the selected classifications and the standards applicable to future recreational proposals.

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: The proposed comprehensive plan designations and zoning classifications will influence the types of housing and employment-related uses that may occur on the subject properties. Depending on the classifications selected, the properties may provide opportunities for residential development, agricultural activities, or certain commercial and recreational uses. The extent to which those opportunities may occur together or in proximity will depend on the applicable county regulations and the characteristics of the surrounding area.

The area's existing mixture of agricultural and forest land, rural residential uses, and suburban growth areas provides context for considering the relationship between potential housing and employment activities. Access to transportation and

the availability of water and wastewater infrastructure may also influence the feasibility and location of future development.

The policy does not independently establish a requirement for workforce housing on the subject properties. Rather, it encourages land use regulations that facilitate housing opportunities in locations that can serve employment needs. The extent to which the proposed designations support this policy will depend on the range of housing types permitted and their relationship to potential employment-generating uses.

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.

Staff: The proposed action will establish comprehensive plan designations and zoning classifications applicable to the subject properties following deannexation. The properties' location within an area containing agricultural and forest land, rural residential uses, and suburban growth areas provides context for determining which designations are compatible with the surrounding landscape and anticipated development patterns.

Available mapping identifies wetlands and waterways in portions of the area, as well as varying slope conditions. No mapped floodplains or floodways have been identified, and the available avalanche mapping indicates a low level of risk. The mapped slopes range from relatively level areas to slopes of 30 percent or greater; however, the available information does not indicate that steep slopes are necessarily the prevailing characteristic of the subject properties. These conditions may warrant consideration during future site-specific development review.

The availability of public services is also relevant. The properties rely primarily on individual wells and septic systems, and the existing roadway serving the area is gravel. These circumstances are relevant to evaluating the intensity and type of development that may be appropriate under the selected classifications. The extent to which the proposed designations support this policy will depend on their relationship to the surrounding land use pattern, resource protection considerations, and the availability of services appropriate to the development they would allow.

2. Encourage clustered development for medium and large scale commercial and industrial uses.

Staff: The proposed comprehensive plan designations and zoning classifications will determine whether commercial or industrial uses may be established on the subject properties. The surrounding area includes agricultural and forest land, rural residential uses, and suburban growth areas. The relationship between potential commercial or

industrial development and these surrounding uses is relevant to determining whether such activities would be compatible with the established land use pattern.

Clustering commercial and industrial uses can concentrate development in designated locations rather than distributing potentially intensive activities across areas primarily characterized by rural or residential uses. However, the policy does not require the subject properties to accommodate commercial or industrial development. The extent to which the proposed designations support this policy will depend on whether they allow such uses and how the selected classifications relate to the County's broader land use pattern.

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.

Staff: The surrounding land use pattern provides context for evaluating the compatibility of potentially intensive uses. The presence of agricultural and forest land, rural residential properties, mapped wetlands, and waterways may be relevant to determining the appropriate location and intensity of future development.

The policy does not prohibit commercial or industrial activity but emphasizes the importance of locating and operating such uses in a manner that minimizes adverse environmental and community impacts. Applicable zoning and development standards may address setbacks, lighting, buffering, noise, stormwater management, and other impacts, as appropriate to the proposed use.

The extent to which the proposed designations support this policy will depend on the uses permitted under the selected classifications and the regulatory standards applicable to future development.

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.

Staff: The subject properties are served by a public gravel roadway maintained by the Independent Highway District, which is considered a hard-surfaced public road. Water and wastewater services are primarily provided through individual wells and septic systems. These existing conditions are relevant to evaluating the suitability of the properties for commercial or industrial uses that may require higher levels of infrastructure or access.

The properties' proximity to the Syringa Heights Water District may also be relevant to future service considerations, although proximity alone does not establish that district service is available or that sufficient capacity exists. The selection of comprehensive plan designations and zoning classifications should account for these conditions when determining whether the properties are suitable for commercial or industrial development.

The extent to which this policy applies will depend on whether the selected comprehensive plan designations identify the properties as suitable for such uses and whether the applicable zoning classifications permit them. The policy does not independently establish that commercial or industrial uses are appropriate on the subject properties.

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.

Staff: The policy provides a mechanism for evaluating certain uses that may not otherwise be contemplated by the property's comprehensive plan designation. The potential appropriateness of such uses on the subject properties would depend on the nature and intensity of the proposed activity, the surrounding land use pattern, available access and infrastructure, and the ability to mitigate potential impacts.

The existing rural and residential context, gravel road access, and reliance on individual wells and septic systems are relevant considerations in evaluating whether a proposed use could be accommodated without adversely affecting surrounding properties. The policy does not establish that any particular commercial or industrial use should be approved; rather, it contemplates a case-specific evaluation where conditional permitting is authorized by the applicable regulations. The proposed designation and zoning action will establish the regulatory framework within which any future applications would be evaluated.

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.

Staff: The proposed action involves the establishment of county comprehensive plan designations and zoning classifications for properties returning to county jurisdiction. The selected classifications may affect the number, size, and configuration of residential lots that could be created through future land division, subject to applicable regulations.

The policy provides relevant context for considering whether the proposed classifications would increase residential development potential beyond what is contemplated under existing county zoning patterns. However, the 2025 analysis, as described in the policy, addresses the availability of residential parcels countywide and does not necessarily establish the appropriate density for the subject properties.

The extent to which this policy is addressed will depend on the proposed zoning classifications and their associated density standards. Consideration of the properties' location, infrastructure, and surrounding development patterns may also be relevant to evaluating the suitability of the proposed residential densities.

7. Land use applications should be supported by a review, evaluation, or approval by the applicable state agency for sanitary services.

Staff: This policy requires land use applications to be supported by review, evaluation, or approval by the applicable state agency for sanitary services. The subject properties rely primarily on individual wells and septic systems. The availability and suitability of sanitary services are therefore relevant considerations in determining the extent and intensity of future development that may be accommodated.

The proposed action establishes comprehensive plan designations and zoning classifications rather than approving a specific subdivision, building proposal, or wastewater system. Accordingly, the detailed sanitary review associated with an individual development application may occur during subsequent review, as required by applicable regulations.

The extent to which this policy is addressed will depend on whether future applications receive the applicable agency review, evaluation, or approval. The proposed designations should be considered in the context of the sanitary services reasonably available to support the development they would allow.

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.

Staff: Available environmental mapping identifies wetlands and waterways within portions of the area. Such features may be relevant to future site-specific development review and potential conservation measures. The available information does not identify a specific designated archaeological, historical, or scenic resource on the subject properties. Similarly, the information provided does not identify mapped critical wildlife habitat within the area.

The absence of identified resources in the available information does not establish that no resources are present. The extent to which conservation incentives may be applicable will depend on the characteristics of the individual properties and the presence of resources recognized under the County's applicable plans and regulations.

The proposed comprehensive plan designations and zoning classifications may influence future opportunities for conservation through lot configuration, setbacks, density, or other regulatory mechanisms where authorized. However, this policy does not independently require the designation of the subject properties for conservation purposes.

9. Minimize the creation of lots that cannot receive the appropriate sanitary services.

Staff: The subject properties rely primarily on individual wells and septic systems. The suitability of these systems for future development will depend on site-specific conditions, including available space, soil characteristics, drainage, and applicable regulatory requirements.

Available soil mapping identifies several soil types in the area, including Mission silt loam, Colburn very fine sandy loam, Selle fine sandy loam, and Pend Oreille silt

loam. These soils have differing drainage characteristics and slope ranges. Although some mapped soils are identified as prime farmland under certain conditions, agricultural soil classifications do not, by themselves, establish whether a parcel is suitable for an individual septic system.

The proposed action does not approve a specific land division or sanitary system. Nevertheless, the selected zoning classifications will affect potential lot sizes and residential density, which may influence the ability of future parcels to accommodate appropriate sanitary services. The extent to which this policy is addressed will depend on the relationship between the proposed classifications, applicable minimum lot standards, and the sanitary requirements imposed during subsequent development review.

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'.

Staff: The subject properties are associated with the former City of Dover and are located within an area characterized by agricultural and forest land, rural residential uses, and suburban growth areas. The available information does not establish that the properties are located at elevations above 3,500 feet or that they exhibit the combination of steep slopes, heavy snowfall, and high-density recreational development contemplated by this policy.

Although slope mapping identifies some areas with slopes of 30 percent or greater, the available information does not indicate that such slopes are the prevailing site characteristic. The policy's specific geographic and development context therefore does not appear to directly correspond to the subject properties based on the information currently available.

The extent to which this policy is applicable would depend on verified elevation, topographic, and land use conditions. The policy does not independently support applying the Alpine Village zoning district to the subject properties; this designation is intended for the Schweitzer area.

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.

Staff: The subject properties are transitioning from municipal to county jurisdiction. The surrounding area includes suburban growth areas, rural residential uses, and agricultural and forest land. The properties rely primarily on individual wells and septic systems, and their existing road access is provided by a public roadway.

These conditions are relevant to evaluating whether urban-type densities and development patterns would be appropriate under county jurisdiction. The availability of urban water and sewer services is a material consideration because higher-density development may require infrastructure beyond that provided by individual wells and septic systems.

The policy emphasizes the relationship between urban development, municipal services, and the sustainability of infrastructure systems. The extent to which the proposed designations support this policy will depend on the density and types of development permitted and the availability of services sufficient to support that development.

12. Due to the wildfire threat in the county, consider evacuation routes when making land use decisions and updating land use code.

Staff: The subject properties are located within a broader area containing agricultural and forest land, rural residential uses, and other developed areas. The existing public road network provides access through West Pine Street/Pine Street, while private roads are also present in the area. The condition and capacity of these routes may be relevant to evaluating access and evacuation considerations associated with future development.

The available information does not establish a site-specific wildfire hazard rating or identify the evacuation capacity of the existing road network. Accordingly, the potential implications of wildfire risk should be evaluated using applicable hazard mapping and access information rather than inferred solely from the surrounding land use pattern.

The proposed designations and zoning classifications will influence the potential intensity of future development and, consequently, the number of people who may need to access evacuation routes. The extent to which this policy is addressed will depend on consideration of wildfire exposure, road connectivity, access limitations, and applicable development standards.

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.

Staff: The subject properties are located within an area characterized by agricultural and forest land, rural residential uses, and suburban growth areas. These surrounding uses provide context for evaluating whether the proposed comprehensive plan designations would represent a continuation of the existing land use pattern or introduce a materially different designation.

The selection of a designation that differs from adjacent properties would not, by itself, establish inconsistency with the policy. The relevant consideration is whether the designation is reasonably related to the surrounding landscape and the anticipated pattern of development, taking into account the properties' location, access, services, and existing characteristics.

The extent to which this policy is addressed will depend on the proposed designation boundaries and their relationship to adjoining and nearby properties. Consideration of the broader landscape may help determine whether the proposed designations maintain continuity with the surrounding area or create isolated areas of dissimilar land use.

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 policy is relevant to the subject properties because the selection of a comprehensive plan designation involves consideration of both the broader land use pattern and the specific characteristics of the properties. Available mapping identifies varying slopes, wetlands, waterways, and differing soil conditions within the area. These characteristics may vary between individual parcels and do not necessarily determine the appropriate designation in isolation.

The policy recognizes that land use designations describe general patterns rather than requiring every property to exhibit all characteristics associated with a designation. Accordingly, the absence of a particular characteristic on an individual parcel would not, by itself, establish that the designation is inappropriate. Similarly, the presence of one characteristic associated with a designation would not independently establish that the designation is suitable.

The extent to which this policy is addressed will depend on whether the proposed designations reasonably reflect the broader land use pattern while accounting for relevant site-specific conditions.

Natural Resources

Policies:

1. Institute best management practices for waterway setbacks to reduce erosion and sedimentation into waterways.

Staff: Bonner County regulations establish different setback requirements for development adjacent to waterways, generally ranging from 40 to 75 feet depending on the type and classification of the waterway. Available NHD and USFWS information indicates that wetlands and/or waterways may be present on some of the subject parcels. Accordingly, future development may be subject to applicable County setback requirements and additional state and federal regulations.

The presence of a mapped waterway does not, by itself, establish its precise location or regulatory classification. Site-specific review may be necessary to determine the applicable setback and other development requirements. Proposed structures, grading, vegetation removal, and other site-disturbing activities would need to comply with the applicable regulations in effect at the time of development.

The proposed comprehensive plan designations and zoning classifications do not, by themselves, authorize development within required setbacks or exempt future development from applicable erosion and sedimentation controls. The extent to which

this policy is addressed will depend on compliance with the County's waterway setback requirements and applicable best management practices during subsequent development.

2. Design development standards that encourage clustered development resulting in the preservation of open space and wildlife habitat.

Staff: The subject properties are situated within a broader landscape that includes agricultural and forest land, rural residential development, and areas identified for suburban growth. These surrounding land uses provide context for considering the potential effects of future development on open space and habitat continuity.

The selected comprehensive plan designations and zoning classifications may influence the density, configuration, and location of future development. Where permitted by the applicable regulations, clustered development may provide opportunities to concentrate buildings and associated improvements while retaining portions of a property in open space. The effectiveness of such an approach would depend on parcel configuration, development intensity, environmental conditions, and the applicable zoning and subdivision standards.

The available information does not establish that all subject parcels contain significant wildlife habitat or that clustered development would be appropriate for every property. The extent to which this policy is addressed will depend on the selected classifications and the application of relevant development standards to future proposals.

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.

Staff: Based on the information provided, no mapped critical wildlife habitat has been identified within the subject area. The available mapping therefore does not indicate a specific critical wildlife habitat designation that would directly affect the proposed land use classifications.

The absence of mapped critical wildlife habitat does not establish that the area lacks wildlife or other ecological resources. Site-specific conditions and other applicable resource information may remain relevant during future development review.

The proposed comprehensive plan designations and zoning classifications should be considered in relation to the available habitat mapping and applicable wildlife protection requirements. Based on the information currently available, no specific mapped critical wildlife habitat constraint has been identified for the subject properties.

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

Staff: The available information identifies waterways and/or wetlands on some of the subject parcels; however, it does not establish that the subject properties contain shoreline frontage on a lake or other waterbody subject to the County's shoreline development regulations. The applicability of this policy to individual parcels therefore depends on the location and classification of any relevant waterbody and the nature of any future development.

Where shoreline regulations apply, future development would need to comply with the applicable setbacks, site development standards, and water quality protection requirements. Grading, clearing, stormwater runoff, and other site-disturbing activities may be relevant to evaluating potential effects on water quality.

The proposed designation and zoning action does not independently authorize shoreline development or eliminate applicable water quality requirements. The extent to which this policy applies will depend on the presence of regulated shoreline areas and the requirements governing future development.

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.

Staff: This policy requires the Planning Department to provide a physical copy or digital link to the Lake Assist Guidebook to property owners or representatives applying for a building location permit on shoreline properties and to make the Guidebook available through the Department's website.

The proposed action establishes comprehensive plan designations and zoning classifications rather than approving a building location permit. Accordingly, the policy's specific distribution requirement would generally be applicable during subsequent permitting for properties subject to the relevant shoreline requirements.

The available information does not establish that every subject parcel is a shoreline property or that every property would require a building location permit subject to this policy. If future development involves a qualifying shoreline property, the applicable Guidebook distribution requirements would remain relevant regardless of the comprehensive plan designation or zoning classification adopted.

6. Implement shoreline development land use regulations that address those areas where the County can enforce such regulations effectively.

Staff: The applicability of this policy depends on whether any portion of the subject properties falls within an area subject to County shoreline development authority. The available information identifies potential wetlands and waterways but does not establish that all mapped features are shorelines subject to the same regulatory requirements.

Where County shoreline regulations apply, future development would remain subject to the applicable standards. The presence of a mapped waterway or wetland may require additional review to establish its precise location, regulatory status, and the jurisdictional requirements applicable to a proposed activity.

The proposed comprehensive plan designations and zoning classifications do not, by themselves, alter the County's authority to enforce applicable shoreline regulations. The extent to which this policy applies will depend on the location of regulated shoreline areas and the nature of future development proposals.

7. To the extent of the County's jurisdiction, and consistent with the Clean Water Act, protect delineated wetlands.

Staff: Available USFWS mapping indicates that wetlands may be present on some of the subject parcels. However, mapped wetland information is not equivalent to a site-specific wetland delineation or a determination of federal jurisdiction. Additional review may be necessary to establish the location and regulatory status of any wetland potentially affected by future development.

Future construction, grading, clearing, drainage modifications, or other activities affecting wetlands would need to comply with applicable County requirements and any relevant state or federal regulations. Compliance with County regulations does not necessarily satisfy separate permitting or authorization requirements under the Clean Water Act or other applicable laws.

The proposed comprehensive plan designations and zoning classifications do not, by themselves, establish the precise location or jurisdictional status of wetlands. The extent to which this policy is addressed will depend on consideration of available wetland mapping, site-specific information where necessary, and compliance with applicable regulatory requirements during future development review.

8. Identify and protect productive farmland, timberland and mining lands from adverse effects of adjoining developments.

Staff: The subject properties are located within an area characterized in part by agricultural and forest land, together with rural residential uses and areas identified for suburban growth. This surrounding land use pattern is relevant to evaluating the potential effects of future development on established agricultural and timber activities.

The proposed designations and zoning classifications may affect the types and intensity of development permitted on the subject properties. Depending on the classifications selected, future development could introduce additional residential or nonresidential uses near existing agricultural or timber operations. Potential considerations may include land use compatibility, operational conflicts, access, noise, dust, and other effects associated with adjoining uses.

The available information does not establish that the subject properties contain active mining operations or that designated mining lands would be directly affected by the proposed action. The presence and status of productive agricultural, timber, or mining lands should be evaluated based on the applicable land use and resource information.

The extent to which this policy is addressed will depend on the selected classifications, the relationship between future development and adjoining resource-based uses, and the application of relevant land use compatibility standards.

Hazardous Areas

Policies:

1. Adopt flood mitigation standards that meet or exceed the National Flood Insurance Program minimum requirements.

Staff: Bonner County has adopted standards addressing development in areas identified by the Federal Emergency Management Agency (FEMA) as floodplains or floodways. Based on the available mapping, no FEMA-designated floodplains or floodways have been identified on the subject parcels. Accordingly, mapped flood hazards do not appear to be a significant constraint on the proposed comprehensive plan designations and zoning classifications at this time.

The absence of mapped floodplains does not establish that all potential flooding risks are absent. Future development would remain subject to applicable floodplain requirements if site-specific conditions or updated mapping identify a regulated area. The extent to which this policy is addressed will depend on continued application of the County's flood mitigation standards where applicable.

2. Discourage residential, commercial or industrial development within floodways.

Staff: Based on the available mapping, no FEMA-designated floodways have been identified on the subject parcels. Consequently, the available information does not indicate that floodway location is a material constraint on the proposed land use designations at this time.

Any future development would remain subject to applicable floodway restrictions if subsequent site-specific review or updated mapping identifies a regulated floodway. The proposed designation and zoning action does not, by itself, authorize development within a floodway or exempt future proposals from applicable regulations.

3. Discourage fill within the floodplain.

Staff: No FEMA-designated floodplains have been identified on the subject parcels based on the available mapping. Accordingly, the policy does not appear to present a significant site-specific constraint on the proposed designations at this time.

If future development involves an area identified as a regulated floodplain, the placement of fill would be subject to applicable County requirements and any relevant state or federal regulations. Site-specific drainage and flood conditions may also warrant consideration during development review.

4. Integrate the county's wildland fire policies and plans into development standards.

Staff: The subject properties are located within an area containing agricultural and forest land, rural residential uses, and areas identified for suburban growth. The presence of agricultural and forest land in the surrounding area makes wildland fire exposure, access, and evacuation relevant considerations when evaluating potential future development.

The existing public access route is West Pine Street/Pine Street, a gravel roadway maintained by the Independent Highway District. Private roads are also present in the area, although their construction status is not fully established. The suitability of these routes for emergency access and evacuation would depend on their physical characteristics, connectivity, and the requirements applicable to future development.

The proposed comprehensive plan designations and zoning classifications may influence the intensity and location of future development and, consequently, the number of people and structures potentially exposed to wildland fire. The extent to which this policy is addressed will depend on the application of the County's applicable fire-related development standards and consideration of access and evacuation requirements during subsequent review.

5. Identify and discourage developments on excessive slopes with lower density zoning in these areas.

Staff: LiDAR slope data indicate that the subject parcels contain a range of slopes, generally from approximately 0 percent to 30 percent or greater. Although portions of the properties contain steeper terrain, the available information does not indicate that excessive slopes are the prevailing characteristic of the subject area or that the mapped slopes, by themselves, would preclude development. Similar topographic conditions occur throughout developed and developable areas of unincorporated Bonner County.

The proposed comprehensive plan designations and zoning classifications should be considered in relation to the distribution of slopes and the potential development intensity permitted. Site-specific considerations may include slope stability, drainage, grading requirements, access, and geotechnical conditions.

The presence of slopes exceeding 30 percent does not, by itself, establish that lower-density zoning is required for an entire property. The extent to which this policy is addressed will depend on the characteristics of the individual parcels, the distribution of steep terrain, and the applicability of County development standards.

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.

Staff: Based on the available mapping, no FEMA-designated floodplains have been identified on the subject parcels. Accordingly, the policy does not appear to impose a significant site-specific limitation on the proposed comprehensive plan designations and zoning classifications at this time.

If future development proposals involve a regulated floodplain identified through updated mapping or site-specific review, the location and density of development would remain subject to applicable County standards and other regulatory requirements. The proposed action does not independently determine the suitability of every portion of the properties for development or eliminate the need for future hazard review where warranted.

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.

Staff: The existing roadway network provides access through West Pine Street/Pine Street, a public gravel roadway maintained by the Independent Highway District. Private roads are also present, although their construction status is not fully

established. These conditions are relevant to evaluating access and evacuation opportunities associated with future land divisions.

The proposed comprehensive plan designations and zoning classifications may influence the number and configuration of lots that could be created. Increased development intensity or the creation of additional lots could increase the number of residents and structures relying on the existing road network during an emergency.

The adequacy of ingress and egress cannot be determined solely from the presence of a public roadway. Future land division proposals would need to be evaluated in accordance with applicable County requirements and the access and fire protection standards established by the responsible AHJ. The extent to which this policy is addressed will depend on the design of future land divisions and the adequacy of the proposed access arrangements.

8. Discourage the issuance of building location permits within areas of excessive slopes, unstable areas and avalanche zones.

Staff: LiDAR slope data indicate that the subject parcels contain varying terrain, including areas with slopes of 30 percent or greater. However, the available information does not indicate that steep slopes are generally excessive throughout the subject area or that they would, by themselves, preclude development. Site-specific slope stability, drainage, access, and geotechnical conditions may require additional evaluation where warranted by a future development proposal.

The Hazardous Areas component includes generalized mapping identifying areas of potential avalanche activity throughout Bonner County. Based on the available mapping, the subject properties appear to be located in areas with a generally low likelihood of avalanche occurrence. This mapping provides general context but does not eliminate the possibility of site-specific conditions that could warrant further review.

The proposed comprehensive plan designations and zoning classifications do not, by themselves, authorize the issuance of building location permits or establish that every portion of the subject properties is suitable for development. Future proposals would remain subject to applicable County requirements and any additional review warranted by identified slope, instability, or avalanche concerns.

Public Services, Facilities & Utilities

Policies:

1. Encourage high-density development to take place within the boundaries of existing sewer and water districts with adequate capacity.

Staff: The subject properties are located outside the City of Dover following the proposed deannexation and appear to rely primarily on individual wells and on-site septic systems for water and wastewater services. The properties are located near the

Syringa Heights Water District; however, proximity to an existing water district does not, by itself, establish that the subject properties are within the district's boundaries or that sufficient capacity is available to serve future development. The available information does not establish that centralized sewer services are available to the properties.

The proposed comprehensive plan designations and zoning districts would establish the range and intensity of development that may be permitted on the properties. The extent to which future development could occur at higher densities would depend on the applicable development standards, the availability and capacity of water and wastewater services, and any required approvals. Accordingly, the proposed designations do not appear to directly conflict with this policy, provided that future development proposals are evaluated for consistency with applicable service and density requirements.

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.

Staff: The subject properties are served by or may have relationships with several public and private service providers, including the Independent Highway District, the City of Sandpoint, the Idaho Transportation Department, and Bonner County Road and Bridge. Law enforcement and emergency medical services are provided by Bonner County Sheriff and emergency medical service providers, respectively. The availability and capacity of other utilities, including electricity and telecommunications, would depend on the specific location and needs of future development.

The proposed comprehensive plan and zoning designations would not, by themselves, establish that existing service providers have sufficient capacity to accommodate additional development. Because the action would establish the land use framework for the properties following deannexation, the ability of existing providers to serve future development may be relevant to determining the suitability of the proposed designations. Comments from applicable service providers could help identify existing service limitations, infrastructure needs, or potential impacts to current users. Additional consultation may be appropriate where a proposed designation would allow uses or development intensities that could create additional demand on existing services.

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.

Staff: The available information does not identify the specific solid waste collection or disposal arrangements serving the subject properties. All county parcel owners are permitted to use County refuse areas; the closest one to the proposal being Upland Refuse Center, approximately 3 miles from Highway 2. Future development would be expected to comply with applicable solid waste requirements and utilize appropriate collection and disposal services.

The extent of solid waste generated would depend on the type, scale, and intensity of future development. Residential, commercial, and other uses may have different collection needs and waste generation rates. The suitability of future development

would therefore depend, in part, on the ability to provide appropriate solid waste services and ensure that waste is handled and disposed of in accordance with applicable requirements. Based on the available information, no specific conflict with this policy has been identified; however, the adequacy of solid waste services has not been independently established for the subject properties.

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.

Staff: The subject properties are accessed from West Pine Street/Pine Street, a public gravel right-of-way maintained by the Independent Highway District. This roadway connects to other public roads and is accessed from a major highway, Highway 2. Private roads are also present in the area, although their construction status and capacity have not been established by the available information. The properties are served by Bonner County law enforcement and emergency medical services. Water and wastewater services appear to rely primarily on individual wells and septic systems, and the properties are located near the Syringa Heights Water District.

The presence of an existing public road and established service providers indicates that some infrastructure and public services are available in the surrounding area. However, the existence of these services does not establish that the infrastructure has adequate capacity to accommodate all forms or intensities of future development. The adequacy of road access, fire protection, emergency ingress and egress, sanitary services, electricity, schools, and other services would depend on the proposed use, development intensity, site conditions, and the requirements of the applicable service providers.

The proposed comprehensive plan and zoning designations would influence the types and intensity of development that could occur. Some designations or zoning districts may permit uses that generate greater demand for public services than others. Accordingly, future development applications and land divisions may require review by the relevant service providers to determine whether adequate services are available or whether improvements or additional provisions would be necessary. The available information does not establish that all services have sufficient capacity for every potential development scenario; however, service adequacy can be evaluated through applicable development review processes.

5. Require developers to provide infrastructure, utilities or financial support to offset the capital costs of expansion of services required by the proposed development.

Staff: The proposed comprehensive plan and zoning designations would establish the types and intensities of development that may be allowed on the subject properties. Depending on the designations selected and the development ultimately proposed, additional infrastructure or utility improvements could be necessary to accommodate increased demand. Potential improvements could include road upgrades, utility extensions, water supply infrastructure, wastewater facilities, or other improvements identified by the relevant service providers.

The need for such improvements cannot be determined solely from the proposed designations and would depend on the scale and type of future development, existing

infrastructure capacity, and applicable County requirements. Where required by applicable regulations or service-provider standards, developers may be responsible for providing infrastructure, utilities, or financial contributions necessary to support the proposed development and offset associated service-expansion costs.

The proposed action does not, by itself, approve a specific development or establish the infrastructure obligations associated with a future project. Accordingly, consistency with this policy would depend on the application of relevant development standards and infrastructure requirements when subsequent development proposals are reviewed.

6. Require adequate provisions for future utility services in areas of commercial, industrial, residential or other similar uses.

Staff: The subject properties are located in an area characterized by a combination of agricultural and forest land, rural residential uses, and the Suburban Growth Area. Existing utility services appear to rely primarily on individual wells and on-site septic systems, although the properties are near the Syringa Heights Water District. The availability of centralized water, sewer, and other utility services has not been established for all of the subject properties.

The proposed comprehensive plan designations and zoning districts would affect the types and intensity of uses that may be established. Residential, commercial, industrial, and other development may require different levels of utility service and infrastructure. Designations that allow more intensive development could create a greater need for utility extensions, additional capacity, or alternative service arrangements. Contrarily, lower-intensity development may be more compatible with individual on-site services, subject to applicable requirements.

The availability of adequate utility services would be an important consideration when evaluating future development proposals. Depending on the proposed use and applicable regulations, review may need to address water supply, wastewater disposal, electricity, telecommunications, and other necessary utilities. The proposed designations do not, by themselves, guarantee the availability of these services or require that centralized systems be extended to the properties. Any future development would remain subject to applicable utility, sanitary, and infrastructure requirements.

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.

Staff: The subject properties are generally accessed from Pine Street, an Independent Highway District-owned and maintained public right-of-way, as well as a network of private roads. Pine Street connects to a broader road network within unincorporated Bonner County and the Cities of Sandpoint and Dover, providing access to surrounding residential and commercial areas. These connections provide an existing

transportation framework for the subject properties; however, the adequacy of the network to accommodate future development would depend on the type and intensity of uses ultimately established.

The proposed comprehensive plan and zoning designations would influence the potential intensity and distribution of future development, which could affect traffic volumes and the need for road improvements or extensions. The available information does not establish whether additional transportation corridors or road improvements would be necessary as a result of the proposed designations. Those needs would depend on future development patterns and the capacity of the existing transportation network. The Independent Highway District, City of Sandpoint, Idaho Transportation Department, and Bonner County Road & Bridge Department routinely coordinate regarding transportation matters in the area, providing an established framework for discussing potential future transportation needs.

Based on the available information, the proposed action does not appear to directly conflict with this policy. However, transportation needs associated with future development would need to be evaluated as applicable to maintain reasonable levels of service and identify necessary improvements.

2. Discourage development in areas that are not served by county standard roads or where transportation is inadequate.

Staff: The subject properties are generally accessed from Pine Street, a public right-of-way maintained by the Independent Highway District, and a network of private roads. Pine Street provides connections to the surrounding public road network, including routes serving unincorporated Bonner County and the Cities of Sandpoint and Dover. The County's available information regarding the construction standards and current condition of the private roads is limited. Consequently, their ability to accommodate additional development has not been established.

The presence of a maintained public roadway provides an existing point of access to the area, but does not establish that all roads serving individual properties meet County standards or are adequate for every potential development type. Different comprehensive plan designations and zoning districts may allow different levels of development intensity, which may create differing requirements for road construction, capacity, and access.

The proposed designations would not, by themselves, establish that the existing private roads are adequate or that all properties have access meeting applicable standards. The suitability of access would need to be evaluated in relation to future development proposals and the applicable road requirements. Based on the available information, the extent to which the existing road network meets the intent of this policy remains dependent on the condition and capacity of the roads serving the individual properties.

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.

Staff: Pine Street connects the subject properties to a broader road network serving

unincorporated Bonner County and the Cities of Sandpoint and Dover. This connectivity provides access to surrounding residential and commercial areas and allows traffic to use multiple routes through the area. However, the available information does not establish the current capacity or level of service of the affected road network, nor does it quantify the additional traffic that could result from development under the proposed comprehensive plan and zoning designations.

The transportation impacts of future development would depend on the uses permitted, the number and scale of development proposals, and the capacity and configuration of the roads serving the properties. More intensive residential, commercial, or industrial uses may generate additional traffic and could require improvements to access points, intersections, or connecting roadways. Depending on the circumstances, development may also create or increase concerns regarding congestion, sight distance, or other roadway safety conditions.

The proposed designations would establish a framework for future land use but would not, by themselves, approve specific development or determine its transportation impacts. Those impacts would need to be evaluated through applicable development review, including consultation with the relevant road authority where appropriate. Based on the available information, a determination cannot be made regarding the specific effects of future development on the existing County highway system.

4. Roads are encouraged to be built to County Standards and at the expense of the developer.

Staff: The subject properties are accessed by Pine Street, which is owned and maintained by the Independent Highway District, and by a network of private roads. The available information regarding the construction standards and condition of the private roads is limited. Therefore, it is not possible to determine whether all existing roads serving the subject properties meet applicable County or road-authority standards.

The County's development regulations recognize that road access and construction standards are important considerations when establishing land use and zoning designations and reviewing subsequent development. The standards applicable to new or improved roads may vary based on the type of development, the road's intended function, and the jurisdiction responsible for its approval or maintenance. Where new roads or improvements are required to support development, applicable requirements may place responsibility for construction or associated costs on the developer.

The proposed comprehensive plan and zoning designations would not, by themselves, require road construction or establish the cost responsibilities associated with a future project. Consistency with this policy would depend on the application of the relevant road standards and development requirements when new development or land division is proposed.

5. Roads within new development should provide adequate access for fire and emergency vehicles as well as routes of escape.

Staff: The subject properties are generally accessed from Pine Street and a network of private roads. Pine Street connects to the surrounding public road network,

providing routes between the area and other portions of unincorporated Bonner County and nearby cities. However, the available information regarding the construction, width, condition, and capacity of the private roads is limited. The presence of these roads does not, by itself, establish that they can accommodate fire apparatus, ambulance services, or emergency evacuation traffic under all conditions.

The adequacy of emergency access would depend on the specific road configuration, road construction, available turning and passing areas, connections to the public road network, and the nature and intensity of future development. Development that increases the number of residences or introduces more intensive uses may create additional requirements for emergency access and evacuation routes.

The proposed designations would not, by themselves, establish that the existing roads meet applicable emergency access standards. Where required, access and evacuation provisions would need to be evaluated during subsequent development review in consultation with the relevant road authority and fire or emergency services agency. Based on the available information, the adequacy of existing access for emergency response and evacuation has not been fully established.

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.

Staff: Pine Street provides a connection between the subject properties and the broader public road network, including roads serving unincorporated Bonner County and the Cities of Sandpoint and Dover. The Independent Highway District, City of Sandpoint, Idaho Transportation Department, and Bonner County Road & Bridge Department routinely coordinate regarding transportation-related matters in the area. This existing coordination provides a framework for addressing access, road connections, and potential transportation impacts associated with future development.

The proposed comprehensive plan and zoning designations would influence the types and intensity of development that may occur, which could affect the number and location of access points and the need for additional road connections or improvements. More intensive development may require access roads with greater capacity or construction standards appropriate to the anticipated traffic. Any new access roads or modifications to existing connections would need to comply with the requirements of the relevant road authority and be designed in a manner that appropriately integrates with the surrounding road network.

The available information does not establish whether the existing network has sufficient capacity to accommodate all potential development under the proposed designations. The effects of future development on the State, County, and local road systems would need to be assessed as applicable through subsequent review and coordination with the responsible agencies.

7. Encourage cluster development to reduce transportation costs, road building and environmental impacts.

Staff: The subject properties are located in an area characterized by a combination of agricultural and forest land, rural residential uses, and the Suburban Growth Area. The existing road network includes Pine Street and a network of private roads. The extent

to which future development could be clustered would depend on the comprehensive plan designation, zoning district, site conditions, applicable development standards, and the nature of the proposed land division or development.

Cluster development may reduce the amount of road infrastructure required to serve a given development by concentrating lots or structures and reducing the need for separate access routes. Depending on site conditions, this approach may also reduce disturbance associated with road construction and help preserve open space or natural features. However, the feasibility and benefits of clustering would depend on the configuration of the properties, the location of existing roads, and the availability of appropriate access and utility services.

The proposed comprehensive plan and zoning designations would affect the development patterns available to the properties, but would not, by themselves, establish whether cluster development is feasible or required. The extent to which this policy could be implemented would depend on the applicable standards and the design of future development proposals.

8. The county intends for certain intense land use developments to provide hard surfaced roads.

Staff: Pine Street is a public gravel right-of-way maintained by the Independent Highway District. The subject properties are also served by private roads, for which the County has limited information regarding construction standards and current condition. Accordingly, the existing access network includes gravel road infrastructure, and the available information does not establish whether the private roads are surfaced or whether they meet the requirements applicable to more intensive development.

The need for hard-surfaced roads would depend on the proposed use, development intensity, anticipated traffic, and the standards imposed by the responsible road authority or County regulations. More intensive residential, commercial, or industrial development may require road improvements beyond those necessary for lower-intensity rural uses. Whether a particular development would trigger hard-surface requirements cannot be determined solely from the comprehensive plan or zoning designation.

The proposed action would not, by itself, require Pine Street or the existing private roads to be paved. If future development reaches an intensity that triggers applicable road-surfacing requirements, those requirements would need to be addressed through the relevant development review process.

9. Consider bike ways and pedestrian paths in development plans to provide an integrated community County highway system wherever possible.

Staff: Pine Street connects the subject properties to the surrounding public road network and nearby residential and commercial areas. This connectivity provides the potential for the properties to be considered in relation to the broader transportation system. However, the available information does not establish whether dedicated bicycle facilities, sidewalks, or pedestrian paths currently exist along Pine Street or the private roads serving the properties.

The potential for bicycle and pedestrian facilities would depend on the type and intensity of future development, the configuration of the road network, available right-of-way, safety considerations, and coordination with the applicable road authority. More intensive or compact development may create additional opportunities or needs for non-motorized connections, while the feasibility of such facilities in lower-density areas may be influenced by distance, terrain, and road conditions.

The proposed comprehensive plan and zoning designations would not, by themselves, establish the location or construction of bicycle or pedestrian facilities. Opportunities to incorporate such facilities could be evaluated as part of future development and road improvement proposals, where feasible and consistent with applicable requirements.

10. To communicate and work cooperatively with other jurisdictions within the county to ensure the best possible flow of traffic county-wide.

Staff: The subject properties are connected to the surrounding transportation network through Pine Street and a network of private roads. Pine Street provides access to roads serving unincorporated Bonner County and the Cities of Sandpoint and Dover. The Independent Highway District, City of Sandpoint, Idaho Transportation Department, and Bonner County Road & Bridge Department routinely coordinate regarding transportation-related matters in the area.

This existing coordination provides an established framework for addressing transportation concerns that may arise from future development, including road connections, access management, traffic circulation, and potential impacts to roads under different jurisdictions. The proposed comprehensive plan and zoning designations may influence future development intensity and associated traffic volumes, which could affect the need for continued interagency coordination.

The proposed action does not, by itself, establish the need for specific transportation improvements or determine whether additional coordination will be required. The transportation effects of future development would depend on the nature and scale of the proposed uses and the capacity of the surrounding road network. Based on the available information, the existing relationships among the relevant agencies provide a means of addressing future transportation issues as they arise.

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.

Staff: The subject properties are located in an area characterized by agricultural and forest land, rural residential uses, and the Suburban Growth Area. The available information identifies waterways and/or wetlands in portions of the subject properties based on National Hydrography Dataset (NHD) and U.S. Fish and Wildlife Service (USFWS) mapping. However, the available information does not establish whether the properties contain existing legal public access points to waterways or public

recreational lands, or whether any portions of the properties are used for public recreation.

The proposed comprehensive plan and zoning designations would establish the types and intensity of development that may occur on the properties, which could affect the availability of land for future recreational access. However, the designation of private property for a particular land use does not, by itself, establish a public access right or create a recreational access easement. Any future public access opportunities would depend on existing legal access rights, voluntary arrangements with property owners, land acquisition, or other applicable mechanisms.

Based on the available information, no specific conflict with this policy has been identified. The potential for public access to waterways or recreational lands would depend on whether suitable opportunities exist and whether they can be pursued through appropriate legal means.

2. Protect and encourage public and private recreational opportunities as an important asset that supports a key segment of the County's economy.

Staff: The subject properties are located in an area that includes agricultural and forest land, rural residential uses, and the Suburban Growth Area. The surrounding area may provide opportunities for outdoor recreation associated with the County's broader natural environment and public lands. However, the available information does not establish that the subject properties are currently used for public or private recreational activities, contain dedicated recreational facilities, or provide established access to recreational destinations.

The proposed comprehensive plan and zoning designations could influence the range of uses allowed on the properties, including whether certain recreational uses may be permitted. The extent to which the proposed designations would support recreational opportunities would depend on the permitted uses, applicable development standards, site conditions, and the relationship of the properties to existing recreational resources. Some uses may provide opportunities for private recreation or recreation-related economic activity, while other uses may primarily serve residential or agricultural purposes.

The proposed action would not, by itself, establish public recreational facilities or guarantee continued or expanded recreational opportunities. Based on the available information, no direct conflict with this policy has been identified, although the specific contribution of the subject properties to the County's recreational opportunities and recreation-related economy has not been established.

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.

Staff: The subject properties are accessed generally from Pine Street, an Independent Highway District-owned and maintained public right-of-way, and a network of private roads. Pine Street connects to the broader road network serving unincorporated

Bonner County and the Cities of Sandpoint and Dover. The Sandpoint-Dover Community Trail is within 0.64 miles of West Pine Street, however, there is no direct access to the trail.

Future development could present opportunities to consider extensions of the pedestrian or bicycle connections where appropriate, depending on the type and intensity of development, site conditions, available right-of-way, and coordination with the relevant road authorities. The feasibility of a connected system would also depend on the location of existing pathways and whether connections to nearby facilities or public lands are possible.

This policy expressly provides that recreational access easements on private property may not be required as a condition of development, while allowing voluntary incentives in exchange for such easements. Accordingly, any consideration of recreational access across the subject properties would need to be consistent with that limitation. The proposed comprehensive plan and zoning designations would not, by themselves, establish recreational access rights or require the dedication of private property for public recreation.

Based on the available information, the proposed action does not appear to directly conflict with this policy. Opportunities for pathways or green belts could be considered as appropriate during future development planning, provided that any recreational access arrangements comply with the policy.

4. Ensure the public's legal recreational accesses and amenities are not obstructed or adversely impacted by future development.

Staff: No information has been presented that the subject properties contain existing public recreational access points, public trails, or dedicated recreational amenities. Although waterways and/or wetlands may be present in portions of the properties, the presence of these features does not, by itself, establish that the public has a legal right of access to them. Public access would depend on the existence and location of applicable legal rights, easements, rights-of-way, or other established access provisions.

The proposed comprehensive plan and zoning designations would influence future development on the properties but would not, by themselves, determine the existence or extent of public recreational access rights. If existing legal recreational access or public amenities are located on or adjacent to the properties, future development would need to account for those rights and applicable requirements to avoid obstruction or adverse impacts.

Based on the available information, no existing public recreational access or amenity has been identified that would be directly affected by the proposed action. The presence and status of any such access would need to be confirmed if relevant to a future development proposal.

5. Adverse impacts of recreational development on adjacent neighborhoods should be mitigated.

Staff: The subject properties are located in an area characterized by a combination of

agricultural and forest land, rural residential uses, and the Suburban Growth Area. The available information does not establish that the subject properties are currently developed for recreational use or that a specific recreational development is proposed as part of the deannexation and designation process.

The potential effects of recreational development on adjacent properties would depend on the type, scale, location, and operating characteristics of the proposed use. Depending on the activity, potential impacts could include increased traffic, noise, lighting, parking demand, or other effects on nearby residential uses. The extent of these impacts would also depend on site layout, access, hours of operation, separation from neighboring properties, and applicable development standards.

The proposed comprehensive plan and zoning designations would establish the range of uses that may be allowed but would not, by themselves, approve a specific recreational development or determine its impacts on surrounding neighborhoods. Where recreational uses are proposed, applicable review procedures and development standards could be used to evaluate potential impacts and identify appropriate mitigation measures.

Based on the available information, no specific adverse recreational impacts to adjacent neighborhoods have been identified in connection with the proposed action. The potential for such impacts would depend on the nature and intensity of future development.

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: The Bonner County Historical Society was routed for comment for this file; confirming the deannexed properties do not have any historical or special areas. The project appears to not conflict with the policies of this component.

Housing

Policies:

1. Enable development of a variety of housing options including manufactured home parks, and tiny home communities located in areas that are compatible with their density.

Staff: The subject properties are located in an area characterized by agricultural and forest land, rural residential uses, and the Suburban Growth Area. The proposed comprehensive plan designations and zoning districts would establish the types and densities of residential development that may be permitted on the properties following deannexation. The extent to which the properties could accommodate different housing options, including manufactured homes, manufactured home parks, and tiny home communities, would depend on the uses allowed within the applicable zoning districts and the associated development standards.

The properties appear to rely primarily on individual wells and on-site septic systems, and the available information does not establish that centralized sewer services are available. Road access is provided generally by Pine Street, an Independent Highway District-maintained public right-of-way, and a network of private roads. The capacity of these roads and the availability of infrastructure to support higher-density housing have not been fully established.

Different housing types and densities may have different requirements for water, wastewater, road access, emergency services, and other infrastructure. Accordingly, the suitability of the subject properties for a particular housing type would depend on the proposed designation, applicable zoning standards, site conditions, and the availability of adequate services. Based on the available information, the proposed action does not appear to directly conflict with this policy, provided that the housing types and densities ultimately permitted are compatible with the properties' characteristics and service capacity.

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.

Staff: The subject properties are being considered for comprehensive plan and zoning designations following deannexation from the City of Dover. The surrounding area includes agricultural and forest land, rural residential uses, and the Suburban Growth Area. The proposed action would establish the land use framework applicable to the properties and influence the types of housing that may be developed.

The properties are connected to a broader road network serving unincorporated Bonner County and the Cities of Sandpoint and Dover. The Independent Highway District, City of Sandpoint, Idaho Transportation Department, and Bonner County Road & Bridge Department routinely coordinate regarding transportation-related matters in the area. The properties are also located near the Syringa Heights Water District, although the available information does not establish that the properties are within the district's boundaries or that sufficient capacity is available to serve future development.

Coordination with municipalities, private property owners, utility providers, and other relevant agencies may help identify housing opportunities and address constraints related to infrastructure, access, and service availability. The extent to which different

housing projects could be accommodated would depend on the designations and zoning districts selected, applicable density standards, and the ability to provide adequate services.

The proposed action does not, by itself, establish a specific housing project or require coordination for a particular development. Based on the available information, the action does not appear to directly conflict with this policy. The potential for future housing development would depend on the applicable land use framework and coordination as needed during subsequent review.

3. Encourage clustering of housing in developments to save on infrastructure and transportation costs through mechanisms such as density bonuses.

Staff: The subject properties are located in an area that includes agricultural and forest land, rural residential uses, and the Suburban Growth Area. Existing access is generally provided by Pine Street and a network of private roads. Water and wastewater services appear to rely primarily on individual wells and on-site septic systems. These conditions are relevant to determining whether clustered housing could reduce the amount of infrastructure needed to serve future development.

Clustering may allow housing to be concentrated in a portion of a property or development while reducing the need for extensive road networks and utility extensions. Depending on site conditions and applicable regulations, clustering may also allow other portions of a property to remain undeveloped or be used for open space. However, the feasibility of clustering would depend on the configuration and size of the properties, the applicable zoning district, the availability of suitable building areas, and the capacity of roads and utilities.

The proposed comprehensive plan and zoning designations would influence the residential density and development patterns available to the properties. Whether density bonuses or other incentives could be used to encourage clustered housing would depend on the applicable County regulations and the development framework established for the properties.

4. Provide opportunities for assisted living and group shelters.

Staff: The proposed comprehensive plan designations and zoning districts would determine whether assisted living facilities, group shelters, or similar residential uses could be established on the subject properties and under what conditions. The availability of these housing options would depend on the uses permitted in the applicable districts, the development standards associated with those uses, and the suitability of the properties for the proposed facilities.

The subject properties appear to rely primarily on individual wells and on-site septic systems, and are served by a road network that includes Pine Street and private roads. The available information does not establish whether existing infrastructure and services could accommodate facilities that may have greater occupancy, staffing, transportation, or emergency-response needs than conventional single-family residences. The suitability of a particular facility would depend on its scale, operational characteristics, access, and service requirements.

The proposed action would not, by itself, approve an assisted living facility or group shelter. Whether such uses would be available under the resulting land use designations would depend on the applicable zoning provisions and any required review. Based on the available information, no direct conflict with this policy has been identified; however, the extent to which the proposed designations would provide opportunities for these specific housing types would depend on the uses allowed in the selected zoning districts.

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 subject properties are located in an area characterized by agricultural and forest land, rural residential uses, and the Suburban Growth Area. The surrounding land use pattern may provide a context for considering temporary or seasonal employee housing associated with agricultural, commercial, recreational, or other employment activities. However, the available information does not establish a specific demand for employee housing on the subject properties or identify a particular business or agricultural operation that would require such housing.

The proposed comprehensive plan and zoning designations would influence whether temporary or seasonal employee housing could be established and the circumstances under which it may be permitted. The suitability of such housing would depend on its relationship to the associated employment use, the applicable zoning standards, and the availability of adequate roads, water, wastewater, and emergency services.

The properties appear to rely primarily on individual wells and on-site septic systems. Pine Street provides access to the broader public road network, but the construction standards and capacity of the private roads serving the properties have not been fully established. These factors may affect the feasibility of employee housing, particularly where the proposed occupancy or intensity of use would place additional demands on existing infrastructure and emergency services.

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.

Staff: The subject properties are located in an area characterized by agricultural and forest land, rural residential uses, and the Suburban Growth Area. Properties that are currently developed generally contain conventional residential uses, including single-family dwellings, accessory dwelling units (ADUs), accessory structures, and agricultural buildings and uses. This existing development pattern provides context for

evaluating the compatibility of the proposed comprehensive plan and zoning designations with the surrounding area.

The proposed designations would influence the types, densities, and physical characteristics of future development. Depending on the designation and applicable zoning district, development could introduce different building scales, setbacks, landscaping, lighting, and site configurations. More intensive residential or nonresidential uses may require additional consideration of design standards to minimize visual and other impacts on the surrounding rural landscape. Clustering, appropriate setbacks, landscaping, and lighting controls may help maintain compatibility with nearby uses and natural features where applicable.

The suitability of particular design standards would depend on the characteristics of the properties and the uses permitted under the selected designations. The available information does not establish whether the subject properties are located within a designated scenic byway corridor or whether all waterfront-specific standards would apply. Any applicable requirements would depend on site conditions and the relevant County regulations.

2. Allow unique and flexible design standards such that new development within older neighborhoods and historic settlements is compatible with those unique neighborhoods.

Staff: The subject properties are located near the City of Dover and the City of Sandpoint and are surrounded by a mix of rural residential uses, agricultural and forest land, and the Suburban Growth Area. Existing development on the subject properties generally consists of conventional residential uses, including single-family dwellings, ADUs, and accessory structures.

The Historical Society confirmed that the subject properties are located within a designated historic settlement or an older neighborhood subject to particularized design standards. However, the existing development pattern provides a basis for considering the compatibility of future development with surrounding properties. The proposed comprehensive plan and zoning designations would influence the range of uses and densities that may be permitted and could affect the scale and character of future construction.

Where the properties are part of an established neighborhood or settlement with identifiable development characteristics, applicable zoning and design standards may provide a means of addressing compatibility. The extent to which flexible or specialized standards would be relevant would depend on the location, existing development pattern, and proposed use.

3. Allow particularized design standards to address the unique environmental conditions of waterfront and mountaintop developments which may differ from standard design objectives.

Staff: Available mapping identifies wetlands and/or waterways in portions of the subject properties. The available topographic information also indicates a range of slopes, from approximately 0 percent to 30 percent or greater, although the steeper

slopes do not appear to be prevailing across the properties. These characteristics may be relevant to the location, layout, and design of future development.

Waterfront or mountaintop development may present site-specific considerations that differ from those associated with more typical development areas, including setbacks from waterways, slope stability, drainage, vegetation retention, and the visual effects of construction. The applicability of these considerations would depend on the actual location and extent of environmental features, the proposed development, and the standards imposed by the County and other relevant regulatory agencies.

The available information does not establish that the subject properties constitute mountaintop development areas or that all properties are subject to waterfront-specific design considerations. Mapped wetlands or waterways would also require site-specific review where relevant, as mapping alone does not establish the precise location or regulatory status of a feature.

The proposed comprehensive plan and zoning designations would not, by themselves, determine the need for specialized design standards. Based on the available information, no direct conflict with this policy has been identified. Site-specific environmental conditions and applicable design requirements would need to be considered as part of future development review.

4. Locate new development in areas with similar densities and compatible uses.

Staff: The subject properties are located in an area characterized by agricultural and forest land, rural residential uses, and the Suburban Growth Area. Existing development on the subject properties generally consists of single-family dwellings, ADUs, and accessory structures. This development pattern provides context for assessing the compatibility of the proposed comprehensive plan and zoning designations with surrounding properties.

The proposed designations would establish the range and intensity of uses that may be permitted. Depending on the designation and zoning district, future development could maintain a similar residential density or allow uses and intensities that differ from those currently present. Compatibility would depend on the relationship between permitted uses, the density and scale of development, the surrounding land use pattern, and the availability of supporting infrastructure.

The Housing Component of the Comprehensive Plan supports a variety of housing opportunities while recognizing that different housing types have different density and infrastructure needs. This provides relevant context for evaluating residential development, including whether a particular housing type or density is appropriate for the surrounding area. The existing residential development is consistent with the general objective of providing housing opportunities, but the suitability of additional or more intensive development would depend on the specific designations selected.

5. The adverse impacts of new development on adjacent areas should be minimized.

Staff: The subject properties are located in an area with a mixture of agricultural and forest land, rural residential uses, and the Suburban Growth Area. Existing development generally consists of conventional residential uses, including single-family dwellings, ADUs, and accessory structures. The relationship between these

existing uses and the surrounding land use pattern is relevant to evaluating potential impacts from future development.

The potential impacts of future development would depend on the types of uses allowed under the proposed designations, the scale and intensity of development, and the location of buildings, access points, and supporting infrastructure. Depending on the proposed use, potential impacts could include increased traffic, noise, lighting, changes to the visual character of the area, or conflicts between residential and nonresidential activities. The extent of these impacts would also depend on the design of the development and its proximity to neighboring properties.

The proposed comprehensive plan and zoning designations would not, by themselves, approve specific development or determine the impacts of a future project. Applicable zoning standards, setbacks, landscaping, lighting requirements, access standards, and other development regulations may provide mechanisms for addressing compatibility and reducing adverse impacts where required.

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 subject properties are located in an area characterized by agricultural and forest land, rural residential uses, and the Suburban Growth Area. Existing residential development generally consists of single-family dwellings, ADUs, and accessory structures. These existing uses, along with the surrounding rural landscape, provide context for evaluating the location and design of future development.

Available mapping identifies wetlands and/or waterways in portions of the properties. The topographic information indicates a range of slopes, including some areas of steeper terrain, although the available information does not indicate that steep slopes are prevailing across the properties. These features may influence where development can be accommodated and how it can be designed to reduce disturbance to natural resources and maintain compatibility with surrounding uses.

The proposed comprehensive plan and zoning designations would influence the types, densities, and locations of development that may be permitted. The extent to which future development could affect natural resources or rural features would depend on site-specific conditions, the layout and intensity of development, and applicable County, state, and federal requirements. Setbacks, building placement, clustering, and other design measures may be relevant where needed to protect natural features and minimize conflicts with neighboring uses.

Agriculture

Policies:

1. Continue allowing residential uses consistent with the allowable density in Agricultural zoning districts.

Staff: The subject properties are located in an area characterized by agricultural and forest land, rural residential uses, and the Suburban Growth Area. Several of the subject parcels are currently used for agricultural or resource-based purposes,

including equine activities, crop production, and timber production. Existing residential development generally consists of conventional residential uses, including single-family dwellings, accessory dwelling units (ADUs), and accessory structures.

The proposed comprehensive plan and zoning designations would establish the types and densities of residential development that may be permitted on the subject properties following deannexation. Where agricultural zoning is applied, residential development would be subject to the density limitations and other requirements of the applicable district. The extent to which residential development could occur alongside existing agricultural activities would depend on the selected zoning district, parcel characteristics, and applicable development standards.

2. Protect agricultural uses and activities from land use conflicts or interference created by residential, commercial or industrial development

Staff: Several of the subject parcels are currently used for agricultural or resource-based purposes, including equine activities, crop production, and timber production. These uses form part of the existing land use pattern and provide context for evaluating the compatibility of future development with ongoing agricultural activities.

The proposed comprehensive plan and zoning designations would influence the types, densities, and locations of future development that may occur on the properties. Depending on the selected designations, future residential or nonresidential development could introduce additional uses in proximity to existing agricultural operations. Potential conflicts could include noise, dust, odors, lighting, traffic, or other effects associated with the operation of agricultural properties. The potential for such conflicts would depend on the nature of the agricultural activities, the type and intensity of surrounding development, and the location and design of proposed uses.

The establishment of County designations would not require existing agricultural activities to cease. Future development and changes in use would remain subject to applicable County regulations, including any standards intended to address compatibility between agricultural and other land uses.

3. Enable farm-based family businesses on agricultural parcels with land use regulations. Examples include farm stands and other agri-business pursuits.

Staff: Several of the subject parcels are currently used for agricultural or resource-based purposes, including equine activities, crop production, and timber production. These existing activities provide a basis for considering opportunities for farm-based businesses and other agricultural pursuits in the area.

The proposed comprehensive plan and zoning designations would affect the range of uses permitted on the subject properties, including whether farm-based businesses, farm stands, or other agribusiness activities could be established and under what conditions. The applicability of these uses would depend on the selected zoning district, the nature of the proposed business, and the relevant County development standards.

The proposal would not, by itself, establish or approve a particular farm-based business. Future agricultural business activities would remain subject to applicable land use regulations and any other requirements relevant to the proposed use. Based on the available information, the proposal does not appear to directly conflict with this

policy. The extent to which specific agribusiness opportunities would be available would depend on the uses permitted within the resulting zoning districts.

4. The County acknowledges the provisions of Idaho State's Right to Farm Act. Those shall be considered in the land use decisions.

Staff: Several of the subject parcels are currently used for agricultural or resource-based purposes, including equine activities, crop production, and timber production. These existing uses are relevant to the consideration of future land use decisions, particularly where residential or other development may occur near ongoing agricultural activities.

The proposed comprehensive plan and zoning designations would establish the land use framework for the properties following deannexation. The designation process would not, by itself, determine the applicability of Idaho's Right to Farm Act to any particular agricultural operation or establish whether a specific activity is protected under the Act. Those questions would depend on the facts and circumstances of the activity and the applicable statutory provisions.

The County's recognition of the Right to Farm Act is relevant when considering potential land use conflicts between agricultural activities and other uses. Future development and land use decisions would need to account for applicable state law, in addition to County land use regulations.

5. Support the local economy by encouraging production, distribution, and retail sales of locally grown food and other agricultural products.

Staff: Several of the subject parcels are currently used for agricultural or resource-based purposes, including crop production, equine activities, and timber production. These activities contribute to the existing land use pattern and may provide opportunities for the production or distribution of agricultural and other resource-based products.

The proposed comprehensive plan and zoning designations would influence whether agricultural production, farm-based businesses, retail sales, and other agricultural-related activities could continue or be established on the properties. The availability of specific uses would depend on the selected zoning district, the nature of the activity, and applicable County regulations.

The proposal would not establish new agricultural businesses or determine whether particular retail or distribution activities would be permitted. However, the establishment of County designations would not require the cessation of existing agricultural activities. Future agricultural production and associated business activities would remain subject to applicable land use requirements.

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

Staff: The subject properties include existing agricultural or resource-based uses, including equine activities, crop production, and timber production. Available mapping identifies wetlands and/or waterways in portions of the properties, and the topographic information indicates a range of slopes. These natural features

may be relevant to the location and management of agricultural activities and future development.

The proposed comprehensive plan and zoning designations would influence the types and intensity of uses that may occur on the subject properties. Depending on the selected designations and future development patterns, land use changes could affect the amount of land available for agricultural activities or introduce additional demands on natural resources. Conversely, continued agricultural use may remain compatible with the surrounding land use pattern where site conditions and applicable regulations support such activity.

Future development would remain subject to applicable County, state, and federal requirements relating to waterways, wetlands, water quality, and other environmental resources, as relevant to the proposed activity. Compliance with these requirements may be important to maintaining environmental conditions that support ongoing agricultural use.

Proposed Comprehensive Plan Land Uses

Ag/ Forest Land	Rural Residential
• Steep slopes prevail ($\geq 30\%$) ✗ • Transportation- Private roads, U.S. Forest Service or state roads ✗ • Urban services are not available ✓ • Residential development challenges are present due to slope, poor soil conditions, hazard areas ✗ • Lack of police or fire services. ✗	• Urban service not available ✓ • Slopes may vary up to 30%/ includes hazard areas ✓ • Critical wildlife habitats ✗ • Lower densities reduce potential impacts to resources and exposures to loss of property or lives ✓ • Small-scale agricultural uses • Residential developments are permitted ✓

✓- Meets
 ✗- Does not meet
 ?- No definitive finding
 ✓*- Meets with caveat.

Agricultural/Forest Land

Access to the subject area is provided by West Pine Street, a gravel public right-of-way maintained by the Independent Highway District (IHD). West Pine Street connects to other public roadways and provides access to a major highway, establishing connectivity between the subject area and the broader regional transportation network. Although the existing roadway infrastructure is characteristic of a rural setting rather than an urban street network, the subject area is not isolated from the public road system. The available information does not, however, establish the capacity, condition, or adequacy of all roadways serving the area to accommodate additional development.

The subject area is not served by centralized public water or wastewater systems and relies primarily on individual wells and on-site septic systems. This infrastructure pattern is generally consistent with the rural service characteristics associated with the Agricultural/Forest Land designation. Public safety and emergency services are also available to the area. Fire protection is provided by the Westside Fire District, while the Bonner County Sheriff's Office and emergency medical services provide law enforcement and emergency medical response. Based on the identified service providers, the Planning Commission's stated characteristic of a "lack of police or fire services" does not appear to be representative of existing service availability. The presence of these providers does not, by itself, establish the adequacy or capacity of services to accommodate additional development.

Topographic conditions within the subject area are variable. Available mapping identifies slopes ranging from 0 to greater than 30 percent. Soil mapping further indicates that several soil units occur on relatively level terrain, with slope ranges of approximately 0–1 percent, 0–2 percent, 0–4 percent, and 0–8 percent. Other mapped units include substantially steeper terrain, with slope ranges extending from 5–45 percent and 20–65 percent. Although areas of steep terrain are present, the available information does not establish that slopes of 30 percent or greater are the predominant condition throughout the subject area. Accordingly, the area is more accurately characterized as having varied topography, including both relatively level areas and areas with more pronounced slope constraints.

Environmental and soil conditions also vary across the subject area. Available mapping identifies wetlands and streams in portions of the area, which may be relevant to the location, design, and extent of future development. Soil drainage characteristics range from well drained to somewhat poorly or poorly drained. Several mapped soil units are classified as prime farmland, including soils designated as prime farmland if drained. These classifications indicate that portions of the subject area may have agricultural value, while drainage limitations, waterways, wetlands, and steeper terrain may affect the suitability of particular locations for agricultural activities or development. The extent of any site-specific constraints would require evaluation at the time of a proposed development or land disturbance. According to NRCS data, the area is approximately 86.4-acres of "prime farmland".

The presence of prime farmland soils and existing agricultural or resource-based activities provides a basis for considering the agricultural component of the Agricultural/Forest Land designation. However, it appears that only approximately 50-acres in Section 19 are being actively farmed. The designation could accommodate agricultural uses, including small-scale agricultural activities, subject to applicable County regulations and site conditions. However, the absence of mapped critical wildlife habitat, the availability of identified public safety and emergency service providers, the subject area's established connection to the public road network, and the lack of evidence that steep slopes prevail throughout the area represent differences between the mapped or documented conditions and several characteristics identified by the Planning Commission for this designation.

Residential uses are also permitted under the Agricultural/Forest Land designation. As a result, the designation could accommodate rural residential development in conjunction with agricultural, forestry, and other resource-oriented uses. The extent and intensity of development would depend on the applicable zoning district, parcel characteristics, access, infrastructure availability, environmental constraints, and other relevant County requirements. Overall, the subject area exhibits some characteristics consistent with the Agricultural/Forest Land designation, particularly the presence of prime farmland soils and a rural infrastructure pattern, while other documented characteristics differ from the conditions identified by the Planning Commission. These differences may be relevant to determining the extent to which the designation reflects the subject area's existing conditions and anticipated land use pattern.

Rural Residential

The subject area's characteristics are more consistent with several of the characteristics identified for the Rural Residential designation. West Pine Street is an Independent Highway District-maintained gravel right-of-way that connects to other public roads and provides access to a major highway. This provides established public access and connectivity to the broader transportation network. The fact that the road is gravel does not, by itself, indicate that the area lacks the transportation infrastructure necessary to support rural residential development. The road network does not appear to be in line with the Rural Residential designation. West Pine Street is accessed via Highway 2, and networks into Dover and Sandpoint owned roads, as well as Bonner County owned roads, and some private roads.

The area is not served by centralized water or sewer systems and instead relies on individual wells and septic systems. This is consistent with a rural residential development

pattern. At the same time, the area has access to several public and community services. Westside Fire District provides fire protection, Bonner County provides law enforcement and EMS services, electrical service is available through Avista Utilities and Northern Lights Inc., and the area is within Lake Pend Oreille School District #84. The availability of these services is consistent with an established rural residential setting.

The topography is also relevant to the Rural Residential designation. Slopes range from 0 to greater than 30 percent, meaning the subject area contains both relatively level areas and steeper portions. This differs somewhat from the Planning Commission's description that slopes "may vary up to 30%." While portions of the subject area exceed 30 percent, steep slopes do not appear to prevail. The presence of relatively level areas may provide opportunities for residential development, while steeper portions, wetlands, streams, and poorly drained soils may limit the location or configuration of development on individual parcels.

The soil characteristics present a mixture of agricultural and development considerations. Several soil units are classified as prime farmland, while others are not classified as prime farmland and include substantially steeper terrain. Some soils are also somewhat poorly or poorly drained. These characteristics may affect the suitability and location of residential development, particularly with respect to septic systems and site design. Nevertheless, the presence of these constraints does not necessarily preclude rural residential development where suitable portions of individual parcels are available. "Prime Farmland" soils make up approximately 86.4-acres of the ~264-acre area; the remaining being considered "not prime farmland".

Critical wildlife habitat is not present within the subject area. Therefore, the identification of critical wildlife habitat as a characteristic of Rural Residential does not correspond to the characteristics of these parcels. Similarly, the presence of critical wildlife habitat does not appear to be a distinguishing factor between the two designations in this particular evaluation.

The Rural Residential designation permits residential development and allows small-scale agricultural uses. Both are relevant to the subject area given the presence of existing rural infrastructure and prime farmland soils. The designation would therefore provide for residential development while retaining the ability to conduct compatible agricultural activities.

Other Map Designations

Transition

- Areas where a mixture of land uses may occur, including higher-density residential, commercial, industrial, and light industrial uses.
- Areas served by primary transportation routes. ✓
- Areas where urban-like water and sewer services are available or provided. ✓
- Areas served by fire protection and law enforcement services. ✓

Neighborhood Commercial

- Areas intended to serve rural communities and tourist trade with light commercial uses.
- Areas where commercial uses can be accommodated without adversely affecting residential neighborhoods. ?
- Areas where urban services are available or provided. X
- Areas served by primary transportation systems, such as state highways or major or minor collector roads. ✓

Urban Growth Area

- Historic communities or neighborhoods with established development patterns. X
- Areas served by either urban water or sewer services. X
- Areas located along the fringes of incorporated cities where urban services are available or can be extended. ✓
- Areas with generally level to moderately sloped terrain. ✓
- Areas served by a network of primary transportation systems. ✓

Resort Community

- Areas centered around recreational areas developed for activities such as winter sports, water sports, golf, and hiking.
- Areas where urban services are provided. X
- Areas capable of accommodating urban-like residential densities. ✓

Alpine Community

- Areas generally above 3,500 feet in elevation. X
- Areas where urban services are provided. X
- Areas served by a range of road types developed to accommodate mountainous conditions. X
- Areas where development standards address steeper slopes and heavy snowfall. X
- Areas where higher-density development must account for the challenges associated with high-elevation conditions. X

Suburban Growth Area

- Areas located at the edges of incorporated cities or higher-density developed communities or areas. ✓
- Areas where urban water and sewer services may not be available or are unlikely to be extended. ✓
- Areas with access to primary transportation routes. ✓
- Areas served by a system of hard-surfaced roads. ✓

Prime Ag/Forest Land

- Areas containing prime agricultural soils or soils recognized as important by the state. ✓*
- Areas with active farming, ranching, or timber operations. ✓*
- Areas that support productive agricultural, ranching, and timber lands. ✓*
- Areas served by a range of road systems. ✗
- Areas generally served by individual water and wastewater systems. ✓

Remote Ag/Forest Land

- Remote mountaintops and other remote areas of the County. ✗
- Areas where few or no access roads have been constructed. ✗
- Areas that include state and federal lands managed for forest production or recreation. ✗

✓- Meets ✗- Does not meet ?- No definitive finding ✓*- Meets with caveat.

Transition

The Transition classification is intended for areas where a mixture of land uses can occur, including higher-density residential, commercial, industrial, and light industrial uses. The designation identifies primary transportation routes and urban-like water and sewer, fire, and police services as characteristics associated with the intensity of land use contemplated in these areas.

The subject area is served by individual wells and septic systems. The County has interpreted "urban-like" water and sewer services to include individual wells and septic systems. Fire protection is provided by the Westside Fire District, and law enforcement services are provided by the Bonner County Sheriff. Emergency medical services are also available.

The subject area is accessed via established public transportation routes. West Pine Street is a public gravel road maintained by an Independent Highway District. It connects to other public roads and provides access to a major highway, Highway 2. The subject area therefore has connectivity to the broader transportation network.

Existing land uses within the subject area include residential, agricultural, and forestry uses. The subject area contains single-family residences, accessory dwelling units, agricultural activities, equine uses, crop production, and timber production. The information provided does not identify existing commercial, industrial, or light industrial uses within the subject area.

The surrounding land use designations include Agricultural/Forest Land, Rural Residential, and Suburban Growth Area. These designations provide a surrounding land use context that includes both rural and more developed residential areas.

The subject area contains both relatively level and steeper terrain. Slopes range from 0 to 30 percent or greater. Mapped wetlands and streams are present. Soils include both prime and non-prime agricultural soils.

Neighborhood Commercial

The Neighborhood Commercial designation is intended to provide light commercial uses serving rural communities and the tourist trade without adversely affecting residential neighborhoods. The designation identifies urban services and primary transportation systems, including state highways or major/minor collector roads.

The subject area is served by individual wells and septic systems. Based on the County's interpretation of urban-like water and sewer services, these systems may be considered within the service characteristics described by the designation. Fire protection, law enforcement, and emergency medical services are available.

West Pine Street provides public access to the subject area and is maintained by an Independent Highway District. It is a gravel road that connects to other public roads and provides access to Highway 2. The subject area therefore has access to the regional transportation network, although the internal access identified for the subject area is not itself a state highway.

Existing land uses identified within the subject area include residential, agricultural, and forestry uses. The information provided does not identify an existing concentration of commercial uses or an established commercial center.

The subject area is surrounded by Agricultural/Forest Land, Rural Residential, and Suburban Growth Area designations. These surrounding designations include residential and agricultural land uses as well as areas designated for greater development intensity.

Urban Growth Area

Urban Growth Areas are intended to recognize historic communities and neighborhoods that are served by urban water or sewer services or are located within the fringes of incorporated cities where such services have or can be extended. The designation describes these areas as generally level to moderately sloping and served by a network of primary transportation systems.

The subject area is currently located within the City of Dover and is being considered for deannexation into unincorporated Bonner County. The City of Dover will not be able to request annexation of any of the subject parcels for a minimum of 50 years.

The subject area is served by individual wells and septic systems. The County has interpreted "urban-like" water and sewer services to include individual wells and septic systems. The City of Dover cannot provide these services to these parcels.

The subject area contains both relatively level and steeper terrain. Mapped slopes range from 0 to 30 percent or greater. Much of the area has slopes between 0 and 8 percent, while other portions contain steeper slopes.

West Pine Street is a public gravel road maintained by an Independent Highway District. It connects to other public roads and provides access to a major highway. The subject area therefore has an established public transportation connection, although the road serving the area is gravel; it is considered to be hard-surfaced.

Existing land uses include residential, agricultural, and forestry activities. The surrounding land use designations include Agricultural/Forest Land, Rural Residential, and Suburban Growth Area.

Resort Community

The Resort Community designation provides for urban-like densities in areas centered around recreational areas developed for winter and water sports, golf, and hiking, where urban services are provided.

The subject area is served by individual wells and septic systems. Under the County's interpretation, individual wells and septic systems may constitute urban-like water and sewer services. However, no urban services are available at this time. Fire protection, law enforcement, and emergency medical services are also available.

The subject area has established public access through West Pine Street, a gravel road maintained by an Independent Highway District. The road connects to other public roads and provides access to a major highway.

Existing uses identified within the subject area include residential, agricultural, equine, and forestry uses. The information provided does not identify a resort development, golf course, ski area, water-sports facility, or other recreational development around which the existing community is centered.

The surrounding land use designations consist of Agricultural/Forest Land, Rural Residential, and Suburban Growth Area.

Suburban Growth Area

The Suburban Growth Area is located on the edges of incorporated cities, higher-density developed communities, or areas where urban sewer and water services may not be available or are not likely to be extended. The designation identifies access to primary transportation routes and a system of hard-surfaced roads as expected characteristics.

The subject area is within the City of Dover and is proposed to return to unincorporated County jurisdiction through deannexation. The subject area is also surrounded by Agricultural/Forest Land, Rural Residential, and Suburban Growth Area designations. The presence of Suburban Growth Area designations surrounding the subject area places the property within a broader area containing both rural and suburban-designated lands.

The subject area is served by individual wells and septic systems. The designation specifically contemplates areas where urban sewer and water services may not be available or are not likely to be extended. The County's interpretation of urban-like water and sewer services also includes individual wells and septic systems.

West Pine Street provides public access and connects to other public roads and a major highway. It is maintained by an Independent Highway District. There is a network of hard-surfaced roads directly abutting the parcels..

Existing development includes residential, agricultural, and forestry uses. Fire protection, law enforcement, and emergency medical services are available.

The subject area contains a range of terrain, including areas with slopes from 0 to 8 percent and areas with slopes of 30 percent or greater. Mapped wetlands and streams are present. Soils include both prime and non-prime agricultural soils.

Remote Agricultural/Forest Land

The Remote Agricultural/Forest Land designation is described as occurring on mountaintops and remote areas of the County where few or no access roads have been constructed. The designation also includes most state and federal lands managed for forest production or recreation.

The subject area has established public access through West Pine Street, which is maintained by an Independent Highway District. West Pine Street connects to other public roads and provides access to a major highway. The subject area also contains existing residential development and is served by fire protection, law enforcement, emergency medical services, electrical utilities, and school services.

These characteristics differ from the stated characteristics of Remote Agricultural/Forest Land, particularly the references to remote areas and limited access roads. For this reason, the designation was eliminated from the alternatives considered for the subject area.

Prime Agricultural/Forest Land

The Prime Agricultural/Forest Land designation was eliminated because the subject area contains a combination of prime and non-prime agricultural soils, with a majority of the soils determined to be non-prime agricultural soils and a range of physical characteristics.

Several mapped soil units within the subject area are classified as prime farmland, including Mission Silt Loam, Colburn very fine sandy loam, Selle fine sandy loam, and Hoodoo silt loam. Other mapped soil units, including Pend Oreille silt loam, Treble-Rock outcrop association, and Dufort-Rock outcrop complex, are not classified as prime farmland.

Farming and forestry activities are encouraged in all zoning districts, however, only approximately 50 of the ~242-acres are actively farmed.

The subject area also contains a range of slopes from 0 to 30 percent or greater, as well as mapped wetlands and streams. Existing land uses include residential development in addition to agricultural and forestry activities.

Because the subject area contains a combination of prime and non-prime soils, varied terrain, environmental features, and existing residential development, Prime Agricultural/Forest Land was eliminated as an alternative for the entire subject area.

Alpine Community

The Alpine Community designation is intended to recognize higher-density development at higher elevations of Bonner County, generally above 3,500 feet, where urban services are provided and development occurs under conditions associated with mountainous terrain and heavy snowfall.

The subject area contains both relatively level and steep terrain, including areas with slopes from 0 to 8 percent and areas of 30 percent or greater. The information provided does not identify the subject area as being generally above 3,500 feet in elevation or as an area characterized by the development conditions described for Alpine Community.

The presence of some steep slopes does not, by itself, establish the characteristics described for an Alpine Community because the subject area also contains substantial areas with relatively level terrain. Alpine Community was therefore eliminated from the alternatives considered.

Proposed Zoning Districts

Agricultural Forestry District	Rural District
A/F-20 • Prime agricultural soils. ✓* • Characterized by agricultural or forestry uses. ✗ • Limited services. ✗ • Characterized by slopes steeper than 30% grade. ✗ • Access may be absent or limited to substandard road system or where large tracts of land may be devoted to ag/forest production. ✗ A/F-10 • Ag/ Forest Land comprehensive plan. • Do not feature prime agricultural soils. ✗ • Where agricultural & forestry pursuits remain viable. ✓ • Within or adjacent to areas of city impact. ✓ • Where lands are afforded fire protection, access to standard roads and other services. ✓	R-10 • Characterized by slopes steeper than thirty percent (30%) ✗ • Located within critical wildlife habitat as identified by federal, state or local agencies ✗ • Contain prime agricultural soils ✓* • Served by a network of public and/or private roadways that don't meet public road or private road standards or are absent ✗ • Within the floodway ✗ • Contain limited access to public services ✗ R-5 • Developed at or near one dwelling per five (5) acres ✓* AND/OR • Does not meet the criteria for R-10 ✗

✓- Meets ✗- Does not meet ?- No definitive finding ✓*- Meets with caveat.

BCRC 12-322: AGRICULTURAL/FORESTRY DISTRICT:

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 nonagricultural 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.

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.

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:

1. **R-10 in areas** designated as rural residential in the comprehensive plan that meet one or more of the following criteria:

- a. Characterized by slopes that are steeper than thirty percent (30%).
- b. Located within critical wildlife habitat as identified by federal, state or local agencies.
- c. Contain prime agricultural soils.
- d. Served by a network of public and/or private roadways that generally do not meet applicable roadway standards set forth in title 2 (public roads) of this code or [appendix A](#) (private roads) of this title or are absent.
- e. Within the floodway.
- f. Contain limited access to public services.

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 above.

Staff:

Agricultural/Forestry District – A/F-20

BCRC 12-322 establishes the Agricultural/Forestry District to provide for agricultural and forestry pursuits, preserve areas that are rural in character, maintain the integrity of forest and woodland areas where viable agricultural pursuits can occur, and avoid fragmentation of forests and farms. The district establishes residential density limits and conservation development standards and limits nonagricultural uses to those compatible with agriculture or necessary to support agricultural activities.

BCRC 12-322(B)(1) provides that A/F-20 is appropriate in all areas designated Prime Ag/Forest Land by the Comprehensive Plan. It also provides that A/F-20 is appropriate in areas designated Ag/Forest Land that feature prime agricultural soils, are characterized by agricultural or forestry uses, or have one or more of the following characteristics: limited services, slopes steeper than 30 percent, absent or limited access or substandard road systems, or large tracts devoted to agricultural or forest production.

The portions of the subject area proposed for the Ag/Forest Land comprehensive plan designation contain several of these characteristics. Mapped soils include Mission Silt Loam, Colburn very fine sandy loam, Selle fine sandy loam, and Hoodoo silt loam, which include areas identified as prime farmland. Other mapped soils are not classified as prime farmland. Existing uses include agricultural and forestry activities, including equine uses, crop production, and timber production. Prime Farmland soils make up approximately 84-acres of the area being considered.

The subject area also contains areas with slopes greater than 30 percent. However, slopes vary substantially throughout the area, with other portions ranging from 0 to 8 percent. The presence of slopes greater than 30 percent is therefore a site characteristic, but steep slopes do not characterize the entire subject area.

The subject area has established public access through West Pine Street, which is a gravel road maintained by Independent Highway District. West Pine Street connects to other public roads and provides access to a major highway. The information provided therefore identifies established public access rather than an area where access is absent. The road surface and applicable roadway standards would be relevant to determining whether the access constitutes a substandard road system under BCRC 12-322(B)(1)(c).

The subject area is served by individual wells and septic systems. Fire protection is provided by the Westside Fire District, and law enforcement and emergency medical services are available. The availability of these services would be considered in evaluating the "limited services" characteristic identified in BCRC 12-322.

The subject area also contains existing residential development. BCRC 12-322 does not prohibit residential uses within the Agricultural/Forestry District; instead, it establishes density limits and emphasizes compatibility with agricultural and forestry pursuits. The current development pattern and the extent of agricultural and forestry production would therefore be relevant to the application of the district.

Agricultural/Forestry District – A/F-10

BCRC 12-322(B)(2) provides for A/F-10 in areas designated Ag/Forest Land by the Comprehensive Plan that do not feature prime agricultural soils, but where agricultural and forestry pursuits remain viable. The provision also identifies areas within or adjacent to areas of city impact and areas afforded fire protection, access to standard roads, and other services as examples of where A/F-10 may occur.

The subject area's comprehensive plan designation would provide the first consideration under this provision. For portions designated Ag/Forest Land, agricultural and forestry pursuits are present, including crop production, equine uses, and timber production.

The soil characteristics require differentiation between A/F-20 and A/F-10. The subject area contains multiple soil units identified as prime farmland, including Mission Silt Loam, Colburn very fine sandy loam, Selle fine sandy loam, and Hoodoo silt loam. It also contains soils that are not classified as prime farmland, including Pend Oreille silt loam, Treble-Rock outcrop association, and Dufort-Rock outcrop complex. Approximately 180-acres of the area is “non-prime farmland” soils.

Because BCRC 12-322(B)(2) specifically describes A/F-10 as applying to Ag/Forest Land areas that do not feature prime agricultural soils, the presence and geographic distribution of the prime agricultural soils within the portion of the subject area being considered for A/F-10 would be relevant to determining whether that criterion is met. The presence of non-prime soils elsewhere in the subject area does not, by itself, establish that a particular portion does not feature prime agricultural soils.

The subject area is within the City of Dover and is being considered for deannexation. The area is also served by Westside Fire District, has public-road access through West Pine Street, and has electrical, school, law enforcement, and emergency medical services. West Pine Street is maintained by an Independent Highway District and connects to other public roads and a major highway.

Rural District – R-10

BCRC 12-323 establishes the Rural District to allow low-density residential uses compatible with rural pursuits. The district allows small-scale farming and forestry activities, as well as tourism and recreation uses that can be supported by rural service levels and are compatible with rural character. The district also encourages conservation development configurations that may preserve open space or farming areas and protect sensitive environmental features.

BCRC 12-323(B)(1) provides that R-10 is appropriate in areas designated Rural Residential by the Comprehensive Plan that meet one or more of six listed criteria: slopes steeper than 30 percent; critical wildlife habitat; prime agricultural soils; roadway networks that generally do not meet applicable roadway standards or are absent; location within a floodway; or limited access to public services.

First, portions of the subject area contain slopes greater than 30 percent. The subject area also contains prime agricultural soils, including Mission Silt Loam, Colburn very fine sandy loam, Selle fine sandy loam, and Hoodoo silt loam. However, these characteristics do not generalize the area; most of the area contains non-prime farmland soils and is relatively flat.

The subject area does not contain mapped critical wildlife habitat based on the information provided. It also does not contain a FEMA floodway.

With respect to roadway characteristics, West Pine Street is a public gravel road maintained by an Independent Highway District. It connects to other public roads and provides access to a major highway. Whether the roadway network “generally” fails to meet the applicable roadway standards identified in BCRC 12-323(B)(1)(d) would depend upon the applicable roadway standards of the jurisdictions that own and maintain them and the characteristics of the road network serving the particular area.

The subject area is served by Westside Fire District, the Bonner County Sheriff, and emergency medical services. Individual wells and septic systems serve properties in the area.

Electrical and school services are also available. These characteristics provide public services to the area, although they are not necessarily equivalent to centralized municipal services.

The surrounding land use designations include Rural Residential, Agricultural/Forest Land, and Suburban Growth Area. The subject area therefore occurs within a broader area containing rural residential and resource-based land uses as well as areas designated for greater development intensity.

Rural District – R-5

BCRC 12-323(B)(2) provides for R-5 in areas designated Rural Residential by the Comprehensive Plan that are already developed at or near one dwelling unit per five acres and/or do not meet the criteria for R-10.

The first consideration is therefore the comprehensive plan designation. R-5 is identified by the code as a zoning district for areas designated Rural Residential.

The second consideration is existing development density. The subject area contains existing residential development, including single-family residences and accessory dwelling units. It appears that many of the parcels are already 5-acres or less.

The alternative pathway in BCRC 12-323(B)(2) is whether the area does not meet the R-10 criteria. The subject area contains portions with slopes greater than 30 percent and contains prime agricultural soils. Those characteristics are expressly identified as R-10 criteria under BCRC 12-323(B)(1), however, they do not apply generally to the area.

Other R-10 criteria are not identified within the subject area based on the information provided. No critical wildlife habitat has been identified. No FEMA floodway has been identified. Public safety and emergency services are available, including fire protection, law enforcement, and EMS.

The roadway characteristics would require consideration under BCRC 12-323(B)(1)(d). West Pine Street is a public gravel road maintained by an Independent Highway District and connects to other public roads and a major highway. The different road jurisdictions have different standards for their public roads, so comparing the different construction types would be erroneous.

Analysis of Other Zoning Districts

Suburban District (S)

- Areas designated Transition, Urban Growth Area, Resort Community, or Suburban Growth Area in the Comprehensive Plan.
- Areas located at the edges of incorporated cities, developed communities, or developed areas. ✓
- Areas where urban water and sewer services are available or have the potential to become available in the near future. ✗
- Areas within or adjacent to service districts, city service areas, or areas of city impact, where applicable. ✓
- Areas where a network of hard-surfaced roads provides good access to primary transportation routes or potential public transportation systems. ✓
- Areas where urban services may not be immediately available but can be extended or constructed. ✗

Commercial District (C)

- Areas designated Neighborhood Commercial, Urban Growth Area, or Transition in the Comprehensive Plan or applicable community plans.
- Areas served at the time of development by adequate:
 - Sewage disposal services. ✓
 - Water supply. ✓
 - Roads. ✓
 - Other necessary public facilities and services. ✓
- Areas with access to primary transportation routes and a system of hard-surfaced roads. ✓
- Areas where consideration can be given to potential public transportation access. ✓
- Proposed expansions of existing commercial districts or new commercial districts must not negatively affect the safety and function of a state highway or other roadway. ?

Rural Service Center District (RSC)

- Areas designated Neighborhood Commercial, Resort Community, or Transition in the Comprehensive Plan or applicable community plans.
- Areas served at the time of development by adequate:
 - Sewage disposal services. ✓
 - Water supply. ✓
 - Roads. ✓
 - Other necessary public facilities and services. ✓
- Proposed expansions of existing rural service center districts or new districts must not negatively affect the safety and function of a state highway or other roadway. ?

Recreation District (REC)

- Areas designated Transition, Neighborhood Commercial, Urban Growth Area, or Resort Community in the Comprehensive Plan.
- Land physically suitable to accommodate a broad range of residential and recreational uses. ?
- Sites served by adequate:
 - Sewage disposal services. ✓

- Water supply. ✓
- Roads. ✓
- Other necessary public facilities and services. ✓
- Where access is by road rather than solely by waterways, the road must be within a recorded easement or public right-of-way, except where the stated exceptions for an approved special use permit or state or federal agency apply. ✓
- Consideration of access to potential public transportation systems. ✓

Forestry District (F)

- Large, contiguous areas where site, soil, and climatic characteristics support sustained timber growth and harvest. ✗
- Areas designated Remote Ag/Forest Land in the Comprehensive Plan.
- Remote mountaintops or other remote areas where few or no access roads have been constructed. ✗
- Areas that include state or federal lands managed for forest production or recreation. ✗
- Areas where compatible forestry, outdoor recreation, watershed protection, and fish and wildlife habitat conservation can be accommodated. ✗

Industrial District (I)

- Areas designated Transition in the Comprehensive Plan.
- Areas served at the time of development by adequate:
 - Sewage disposal services. ✓
 - Water supply. ✓
 - Roads. ✓
 - Other necessary public facilities and services. ✓
- Areas with access to primary transportation routes and where consideration can be given to potential public transportation access. ✓
- Proposed expansions of existing industrial districts or new industrial districts must not negatively affect the safety and function of a state highway or other roadway. ?
- Where applicable, specific conditions and a written, recorded commitment may be required to ensure compatibility with surrounding uses and compliance with district requirements. ?

Alpine Village District (AV)

- Areas designated Alpine Community in the Comprehensive Plan.
- Areas generally above 3,000 feet in elevation. ✗
- Areas that support and complement mountain recreational activities. ✗
- Consideration of potential public and community transportation systems. ✓

✓- Meets ✗- Does not meet ?- No definitive finding ✓*- Meets with caveat.

Suburban District (S)

BCRC 12-324 establishes the Suburban District for residential development located on the edges of incorporated cities or other developed communities where urban sewer and water services are available or have the potential to become available in the near future. The district anticipates access to primary transportation routes and a system of hard-surfaced roads. The district is intended to accommodate single-family and other compatible housing forms at a

variety of densities, while allowing compatible accessory and complementary nonresidential uses.

BCRC 12-324(B) identifies the Suburban District as appropriate in areas designated **Transition, Urban Growth Area, Resort Community, or Suburban Growth Area** by the Comprehensive Plan, provided the area has a network of hard-surfaced roads providing good access to primary transportation routes or potential public transportation systems. The code further provides that urban services may not be immediately available, but must be capable of being extended or constructed in the area.

The subject area is currently within the City of Dover and is being considered for deannexation into unincorporated Bonner County. It is surrounded by areas designated Agricultural/Forest Land, Rural Residential, and Suburban Growth Area. The subject area is served by individual wells and septic systems. Urban Services is defined as: "Publicly or privately maintained water supply and distribution systems; sewage collection, treatment and disposal systems (not to include individual septic tanks and drainfield systems or community septic tanks and drainfield systems, unless subject to an approved sewer management agreement); electric power and telephone utilities; and hard surfaced roads constructed to the standards set forth in title 2 of this code." This area contains all of the listed services, with the exception of urban sewer and urban water. However, the Syringa Water District is located near the area being considered and could potentially annex this area in the future; no plans to annex this area into the water district have been provided to the Planning Department or stated by Syringa Heights Water.

The subject area has access to a primary transportation network through West Pine Street and its connections to other public roads and a major highway. West Pine Street is a gravel public road, a hard-surfaced road. The subject area currently exhibits the hard-surfaced road network specifically identified in BCRC 12-324(B). The area does have established residential development and is located adjacent to an incorporated community, which are characteristics contemplated by the purpose of the district. Additionally, many of the properties surrounding this area have a Suburban zoning designation.

Because BCRC 12-324(B) requires the area to have a qualifying Comprehensive Plan designation and a network of hard-surfaced roads providing good access to primary transportation routes or potential public transportation systems, both the applicable Comprehensive Plan designation and the existing road network would be relevant to evaluation of the Suburban District.

Commercial District (C)

BCRC 12-325 establishes the Commercial District to provide commercial uses serving the immediate area, surrounding rural communities, and visitors while avoiding adverse effects on adjacent residential neighborhoods. The district allows small- to medium-scale retail, professional, governmental, and personal service uses, as well as certain mixed-use housing and light industrial activities. The code anticipates access to primary transportation routes and a system of hard-surfaced roads.

BCRC 12-325(B) provides that the Commercial District is appropriate in areas designated **Neighborhood Commercial, Urban Growth Area, or Transition** by the Comprehensive Plan or applicable community plans. The area must also be served at the time of development

by adequate sewage disposal, water supply, roads, and other necessary public facilities and services.

Creation or expansion of a commercial district may occur only if it will not negatively impact the safety or function of a state highway or other roadway. No evidence has been provided to show it would or would not impact the state highway or public right-of-way.

The subject area is currently within the City of Dover and is being considered for deannexation into unincorporated Bonner County. The area has access to a major highway through the existing public road network, and public services include fire protection, law enforcement, emergency medical services, electrical service, and school service. Individual wells and septic systems currently provide water and wastewater service.

The existing land-use pattern identified within the subject area consists primarily of residential, agricultural, equine, timber/forestry, and related rural uses. No existing concentration of commercial development has been identified within the subject area. In addition, West Pine Street is a public gravel, a hard-surfaced road.

The Commercial District therefore requires consideration of two separate elements: the applicable Comprehensive Plan designation and whether adequate sewage disposal, water supply, roads, and other public facilities and services are available at the time of development.

Rural Service Center District (RSC)

BCRC 12-327 establishes the Rural Service Center District to provide local commercial services in small communities, including limited tourist commercial services and limited light industrial uses, while maintaining the rural character of the area. The district also provides for a variety of housing types located within walking distance of commercial services.

BCRC 12-327(B) identifies the Rural Service Center District as appropriate in areas designated **Neighborhood Commercial, Resort Community, or Transition** by the Comprehensive Plan or applicable community plans. The area must also be served at the time of development by adequate sewage disposal, water supply, roads, and other needed public facilities and services. Creation or expansion of a rural service center is subject to consideration of impacts on the safety and function of state highways and other roadways.

The subject area is currently within the City of Dover and is being considered for deannexation into unincorporated Bonner County. Existing development is primarily residential and rural in character, with agricultural, equine, and timber/forestry uses also present. Individual wells and septic systems serve the area, and public fire, law enforcement, emergency medical, electrical, and school services are available.

West Pine Street provides public access and connects the subject area to other public roads and a major highway, Highway 2. No established rural commercial service center or concentration of commercial uses has been identified within the subject area.

Application of the Rural Service Center District would require a Comprehensive Plan designation of Neighborhood Commercial, Resort Community, or Transition and adequate sewage disposal, water supply, roads, and other public facilities and services at the time of

development. These requirements are separate from the Agricultural/Forest Land and Rural Residential designations currently being evaluated for the subject area.

Recreation District (REC)

BCRC 12-328 establishes the Recreation District to provide for a broad range of recreational uses and associated residential uses. The district contemplates recreational and private resort development, a range of housing types, conservation development, and development standards intended to enhance recreational opportunities and the character of the area.

Where road access is used, the code addresses the need for recorded easements or public rights-of-way, and the district requires adequate water and sewer services and fire services. BCRC 12-328(B) provides that the Recreation District is appropriate in areas designated **Transition, Neighborhood Commercial, Urban Growth Area, or Resort Community**, provided the land is physically suitable for a broad range of residential and recreational uses and the site is served by adequate sewage disposal, water supply, roads, and other needed public facilities and services.

The subject area contains varied terrain, including substantial areas with relatively level slopes as well as small portions with slopes of 30 percent or greater. Mapped wetlands and streams are present. The area is served by individual wells and septic systems, public road access, fire protection, law enforcement, emergency medical services, electrical utilities, and school services.

Existing uses identified within the subject area include residential development, agriculture, equine uses, crop production, and timber/forestry. No recreational resort or other concentrated recreational development has been identified as an existing land-use pattern within the subject area.

The Recreation District would require one of the Comprehensive Plan designations identified in BCRC 12-328(B), as well as a determination that the land is physically suitable for a broad range of residential and recreational uses and is served by adequate water, wastewater, roads, and other public services.

Industrial District (I)

The Industrial District is established to provide areas for manufacturing, processing, fabrication, wholesale sales, research and testing, limited retail sales, and warehousing. Due to the intensity of these uses, BCRC 12-326 requires primary transportation routes, urban-like water and sewer services, fire and police services, and consideration of potential public transportation access. The district is intended primarily for industrial activities, with residential, institutional, office, and other nonindustrial uses generally limited to those that are accessory to industrial activities.

BCRC 12-326(B) provides that the Industrial District is appropriate in areas designated **Transition** by the Comprehensive Plan and served at the time of development by adequate sewage disposal services, water supply, roads, and other needed public facilities and services. The subject area is currently within the City of Dover and is being considered for deannexation into unincorporated Bonner County. The area is surrounded by Agricultural/Forest Land, Rural Residential, and Suburban Growth Area designations. Existing uses within the subject area include residential, agricultural, equine, crop production, and

timber/forestry uses. No existing industrial development has been identified within the subject area.

The subject area is served by individual wells and septic systems, public road access, fire protection, law enforcement, emergency medical services, electrical service, and school services. West Pine Street provides access to other public roads and a Highway 2..

The Transition Comprehensive Plan designation is intended for areas where a mixture of uses may include higher-density residential, commercial, industrial, and light industrial uses and where the intensity of development requires primary transportation routes, urban-like water and sewer services, and fire and police services. The existing land-use pattern and surrounding Comprehensive Plan designations are primarily rural residential and agricultural/forestry in character, rather than an area identified for industrial development.

Forestry District (F)

The Forestry District is established to preserve forest land, protect the long-term productivity of forest lands, and restrict uses that are unrelated or incompatible with forestry. BCRC 12-321(B) identifies the Forestry District as appropriate in areas designated **Remote Ag/Forest Land** by the Comprehensive Plan. Remote Ag/Forest Land is described as mountaintops and remote areas of the County where few or no access roads have been constructed, including areas managed primarily for forest production or recreation.

The subject area is currently within the City of Dover and is being considered for deannexation into unincorporated Bonner County. The area has established residential development, agricultural and forestry uses, public road access, and existing public services. West Pine Street is a public gravel road maintained by an Independent Highway District and provides connections to other public roads and a major highway. Fire protection, law enforcement, emergency medical services, electrical service, and school services are also available.

The subject area is not remote and does not exhibit the limited access characteristics described for the Remote Ag/Forest Land designation. The area is also characterized by a mixture of residential, agricultural, equine, crop production, and forestry uses rather than a predominantly forest production or remote recreational land-use pattern.

Alpine Village District (AV)

The Alpine Village District is established to accommodate recreational development in high-elevation communities and is intended to provide for housing, recreational uses, and commercial or private resorts. BCRC 12-329(B) identifies the Alpine Village District as appropriate in areas designated **Alpine Community** by the Comprehensive Plan. The Alpine Community designation generally applies to areas greater than 3,000 feet in elevation that support and complement mountain recreational activities.

The subject area contains a range of slopes, including substantial areas with slopes between 0 and 8 percent, as well as areas with slopes of 30 percent or greater. The area contains established residential, agricultural, equine, crop production, and timber/forestry uses. No mountain recreational community or resort-centered development has been identified within the subject area.

The subject area does not exhibit the high-elevation recreational community characteristics identified for the Alpine Community designation.

Planner's Initials: AF

Date: October 13, 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.

Comprehensive Plan Map - Motion by the Governing Body:

PLANNING COMMISSION

EXAMPLE MOTION:

MOTION TO RECOMMEND APPROVAL: I commissioner (insert name) move to recommend approval of this project to the Board of County Commissioners, FILE AM0001-26, establishing land use designation of _____ (***insert land use designation, as deliberated***) in Section 30 Township 56 North, Range 2 West.

I further move to recommend establishing the land use designation of _____ (***insert land use designation, as deliberated***) in Section 19, Township 56 North, Range 2 West, 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 **is** found to be in compliance.

Conclusion 3

The proposal **is** in accord with the purpose of the _____ (***insert land use designation(s), as deliberated***) Comprehensive Plan designation(s), provided in the Land Use component of the adopted Comprehensive Plan.

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 conclusions of law as set forth in the Staff Report (or as amended during this hearing) and direct planning staff to draft written findings and conclusions to reflect this motion, have the Chair sign, and transmit to all interested parties. This action does not result in a taking of private property.

NOTE:

MOTION TO RECOMMEND DENIAL: There should be no motion recommending denial. If the Planning Commission cannot make a motion to recommend, they must go back to workshop and decide what additional analysis they need. If the Planning Commission does

not make a recommendation on a Comprehensive Plan Designation, then they do not continue to make a recommendation for a zoning district.

Zoning District Designation - Motion by the Governing Body:

PLANNING COMMISSION

MOTION TO RECOMMEND APPROVAL: I commissioner (insert name) move to recommend approval of this file, ZC0016-25, to the Board of County Commissioners, establishing a zoning district of _____ (***insert zoning district, as deliberated***) in Section 30, Township 56 North Range 2 West.

I further move to recommend the establishment of the _____ (***insert zoning district, as deliberated***) zoning district in Section 19, Township 56 North Range 2 West 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 **is** found to be in compliance.

Conclusion 3

The proposal **is** in accord with the purpose of the _____ (***insert zoning district(s), as deliberated***) zoning designation(s), 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 conclusions of law as set forth in the Staff Report (or as amended during this hearing) and direct planning staff to draft written findings and conclusions to reflect this motion, have the Chair sign, and transmit to all interested parties. This action does not result in a taking of private property

NOTE: MOTION TO RECCOMEND DENIAL: There should be no motion recommending denial. If the Planning Commission cannot make a motion to recommend, they must go back to workshop and decide what additional analysis they need.

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

Appendix B- Agency Comment

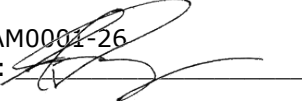
Appendix C – List of Parcels

Appendix A- Agency Noticing

RECORD OF MAILING

Page 1 of 1

File Number: File ZC0016-25/AM0001-26

Record of Mailing Approved By: 

Hearing Date: 10.20.26

I hereby certify that a true and correct copy of the "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this **10th** 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 Comment

Maya Johnson

From: Farley,Alynette B (CONTR) - TERR-BELL-1 <abfarley@bpa.gov>
Sent: Friday, September 11, 2026 7:01 AM
To: Planning
Cc: Farley,Alynette B (CONTR) - TERR-BELL-1
Subject: De-Annexation Bonner Co RE: Request for Agency Review & Comment – Due by October 6, 2026 – File ZC0016-25 & AM0001-26 – Bonner County Planning

Follow Up Flag: Follow up
Flag Status: Completed

No Comment.

Alynette Farley
BONNEVILLE POWER ADMINISTRATION
DEPARTMENT OF ENERGY
CONTR (Actalent)
Right-of-Way Agent | Real Property Services | TERR
abfarley@bpa.gov | O: 509-468-3083 | C: 971-710-6926

From: Planning <Planning@bonnercountyid.gov>
Sent: Thursday, September 10, 2026 1:18 PM
To: Planning <Planning@bonnercountyid.gov>
Cc: Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>
Subject: Request for Agency Review & Comment – Due by October 6, 2026 – File ZC0016-25 & AM0001-26 – 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 6, 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

Z00016-25 & AM0001-26 RE: Request for Review & Comment - Due by August 13, 2026 - File ZC0016-25 & AM0001-26 - Bonner County Planning

From 'Farley,Alynette B (CONTR) - TERR-BELL-1' via Mail-Planning <planning@bonnercountyid.gov>
Date Thu 7/23/2026 1:21 PM
To Planning <Planning@bonnercountyid.gov>
Cc Farley,Alynette B (CONTR) - TERR-BELL-1 <abfarley@bpa.gov>

No comment, No BPA ROW @ location.

Alynette Farley
BONNEVILLE POWER ADMINISTRATION
DEPARTMENT OF ENERGY
CONTR (Actalent)
Right-of-Way Agent | Real Property Services | TERR
abfarley@bpa.gov | O: 509-468-3083 | C: 971-710-6926

From: Planning <Planning@bonnercountyid.gov>
Sent: Thursday, July 23, 2026 11:26 AM
To: Planning <Planning@bonnercountyid.gov>
Cc: Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>
Subject: Request for Review & Comment - Due by August 13, 2026 - File ZC0016-25 & AM0001-26 - 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. August 4, 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

Maya Johnson

From: DEQ Comments <deqcomments@deq.idaho.gov>
Sent: Friday, August 14, 2026 1:07 PM
To: Planning
Subject: RE: Request for Review & Comment - Due by August 13, 2026 - File ZC0016-25 & AM0001-26 - Bonner County Planning

Follow Up Flag: Follow up
Flag Status: Flagged

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: Thursday, July 23, 2026 11:26 AM
To: Planning <Planning@bonnercountyid.gov>
Cc: Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>
Subject: Request for Review & Comment - Due by August 13, 2026 - File ZC0016-25 & AM0001-26 - 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. August 4, 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: DEQ Comments <deqcomments@deq.idaho.gov>
Sent: Thursday, October 1, 2026 1:31 PM
To: Planning
Subject: RE: Request for Agency Review & Comment – Due by October 6, 2026 – File ZC0016-25 & AM0001-26 – 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: Thursday, September 10, 2026 1:18 PM
To: Planning <Planning@bonnercountyid.gov>
Cc: Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>
Subject: Request for Agency Review & Comment – Due by October 6, 2026 – File ZC0016-25 & AM0001-26 – 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: Bonner County History Museum <hannah@bonnercountyhistory.org>
Sent: Tuesday, September 29, 2026 9:51 AM
To: Planning
Subject: Re: Request for Agency Review & Comment – Due by October 6, 2026 – File ZC0016-25 & AM0001-26 – Bonner County Planning

The only historic site in this area listed as 'eligible' on the State Historic Preservation Office's Idaho Cultural Resource Information System (ICRIS) is the substation at West Pine and Hwy 2, which does not appear to be within the area proposed for deannexation.

No other properties within the deannexation proposal contain special areas or sites as identified in ICRIS.

Thank you,
Hannah Combs
Bonner County Historical Society

On Thu, Sep 10, 2026 at 1:18 PM Planning <Planning@bonnercountyid.gov> wrote:

You are invited to comment on this application, your comments must be received by the Bonner County Planning Department by **5 p.m. October 6, 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 6, 2026 – File ZC0016-25 & AM0001-26 – Bonner County Planning

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

Date Mon 10/5/2026 3:03 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: Thursday, September 10, 2026 1:18 PM

To: Planning <Planning@bonnercountyid.gov>

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

Subject: Request for Agency Review & Comment – Due by October 6, 2026 – File ZC0016-25 & AM0001-26 – Bonner County Planning

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You are invited to comment on this application, your comments must be received by the Bonner County Planning Department by **5 p.m. October 6, 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

Maya Johnson

From: Bates, Luke <Luke.Bates@idwr.idaho.gov>
Sent: Friday, September 18, 2026 3:23 PM
To: Planning
Cc: Jeannie Welter; Janna Brown
Subject: RE: Request for Agency Review & Comment – Due by October 6, 2026 – File ZC0016-25 & AM0001-26 – Bonner County Planning

REF: ZC0016-25 & AM0001-26

TO: Bonner County Planning Department

Good afternoon,

Idaho Department of Water Resources (IDWR) – Northern Regional Office doesn't have any comments for the proposed application.

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: Thursday, September 10, 2026 1:18 PM
To: Planning <Planning@bonnercountyid.gov>
Cc: Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>
Subject: Request for Agency Review & Comment – Due by October 6, 2026 – File ZC0016-25 & AM0001-26 – 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 6, 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

[EXT SENDER] RE: Request for Review & Comment - Due by August 13, 2026 - File ZC0016-25 & AM0001-26 - Bonner County Planning

From Bates, Luke <Luke.Bates@idwr.idaho.gov>

Date Wed 7/29/2026 7:18 AM

To Planning <Planning@bonnercountyid.gov>

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

REF: ZC0016-25 & AM001-26

TO: Bonner County Planning Department

Good morning,

Idaho Department of Water Resources (IDWR) – Northern Regional Office doesn't have any comments for the proposed application(s), 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
208-762-2817
7600 N Mineral Dr Suite 100 Coeur D Alene ID 83815-7763

From: Planning <Planning@bonnercountyid.gov>

Sent: Thursday, July 23, 2026 11:26 AM

To: Planning <Planning@bonnercountyid.gov>

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

Subject: Request for Review & Comment - Due by August 13, 2026 - File ZC0016-25 & AM0001-26 - Bonner County Planning

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You are invited to comment on this application, your comments must be received by the Bonner County Planning Department by **5 p.m. August 4, 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

[EXT SENDER] RE: Request for Review & Comment - Due by August 13, 2026 - File ZC0016-25 & AM0001-26 - Bonner County Planning

From planning@bonnercountyid.gov <planning@bonnercountyid.gov>
on behalf of
Robert Beachler <Robert.Beachler@itd.idaho.gov>
Date Thu 7/23/2026 2:19 PM
To Planning <Planning@bonnercountyid.gov>
Cc Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>

No Comment from the Idaho Transportation Department.

Robert Beachler
District 1 Planning Program Manager
Idaho Transportation Department
600 W. Prairie Ave
Coeur d'Alene, ID 83815
robert.beachler@itd.idaho.gov
(208) 772-1216
Office Hours M-TH 6-4:30

From: Planning <Planning@bonnercountyid.gov>
Sent: Thursday, July 23, 2026 11:26 AM
To: Planning <Planning@bonnercountyid.gov>
Cc: Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>
Subject: Request for Review & Comment - Due by August 13, 2026 - File ZC0016-25 & AM0001-26 - 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

Janna Brown

From: KPSD Clerk <clerk@kootenaiponderaysewerdistrict.org>
Sent: Thursday, September 10, 2026 3:07 PM
To: Planning
Subject: RE: Request for Agency Review & Comment - Due by October 6, 2026 - File ZC0016-25 & AM0001-26 - Bonner County Planning
Attachments: Notice of Public Hearing PC - 10.20.26.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: Thursday, September 10, 2026 2:28 PM
To: KPSD Clerk <clerk@kootenaiponderaysewerdistrict.org>
Subject: FW: Request for Agency Review & Comment - Due by October 6, 2026 - File ZC0016-25 & AM0001-26 - 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: Thursday, September 10, 2026 1:18 PM
To: Planning <Planning@bonnercountyid.gov>

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

Subject: Request for Agency Review & Comment – Due by October 6, 2026 – File ZC0016-25 & AM0001-26 – 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 6, 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 Review & Comment - Due by August 13, 2026 - File ZC0016-25 & AM0001-26 - Bonner County Planning

From 'KPSD Clerk' via Mail-Planning <planning@bonnercountyid.gov>

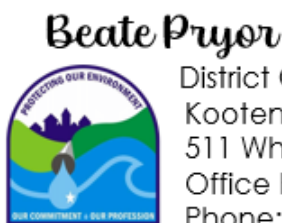
Date Mon 7/27/2026 1:53 PM

To Planning <Planning@bonnercountyid.gov>

 1 attachment (182 KB)

2026_7_ZC0016-25_AM0001-26.pdf;

Attached is the District's response for 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: Thursday, July 23, 2026 11:28 AM

To: KPSD Clerk <clerk@kootenaiponderaysewerdistrict.org>

Subject: FW: Request for Review & Comment - Due by August 13, 2026 - File ZC0016-25 & AM0001-26 - Bonner County Planning

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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: Thursday, July 23, 2026 11:26 AM

To: Planning <Planning@bonnercountyid.gov>

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

Subject: Request for Review & Comment - Due by August 13, 2026 - File ZC0016-25 & AM0001-26 - 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. August 4, 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 7th day of July 2026.

A handwritten signature in black ink, appearing to read "Maya Johnson".

Maya Johnson, Administrative Assistant III

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Tuesday, July 7, 2025**.

NOTICE IS HEREBY GIVEN that the Bonner County Planning Commission will hold a public hearing at **4:30 pm on Tuesday, August 18, 2026**, in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following requests:

File ZC0016-25 –Zone Change – Dover De-Annexation: Bonner County is establishing zoning designations for properties being de-annexed from the City of Dover. The proposed zoning designations are Rural Districts and Ag/Forestry Districts. The project area is ±264 acres. The properties are generally located within Sections 19 & 30, Township 57 North, Range 2 West, Boise-Meridian.

File AM0001-26 –Comprehensive Plan Map Amendment: Bonner County is establishing comprehensive map designations for properties being de-annexed from the City of Dover. The proposed comprehensive land use designations are Rural Residential and Ag/Forest Land. The project area is ±264 acres. The properties are generally located within Sections 19 & 30, Township 57 North, Range 2 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 August 4, 2026, at 5:00 PM. 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.

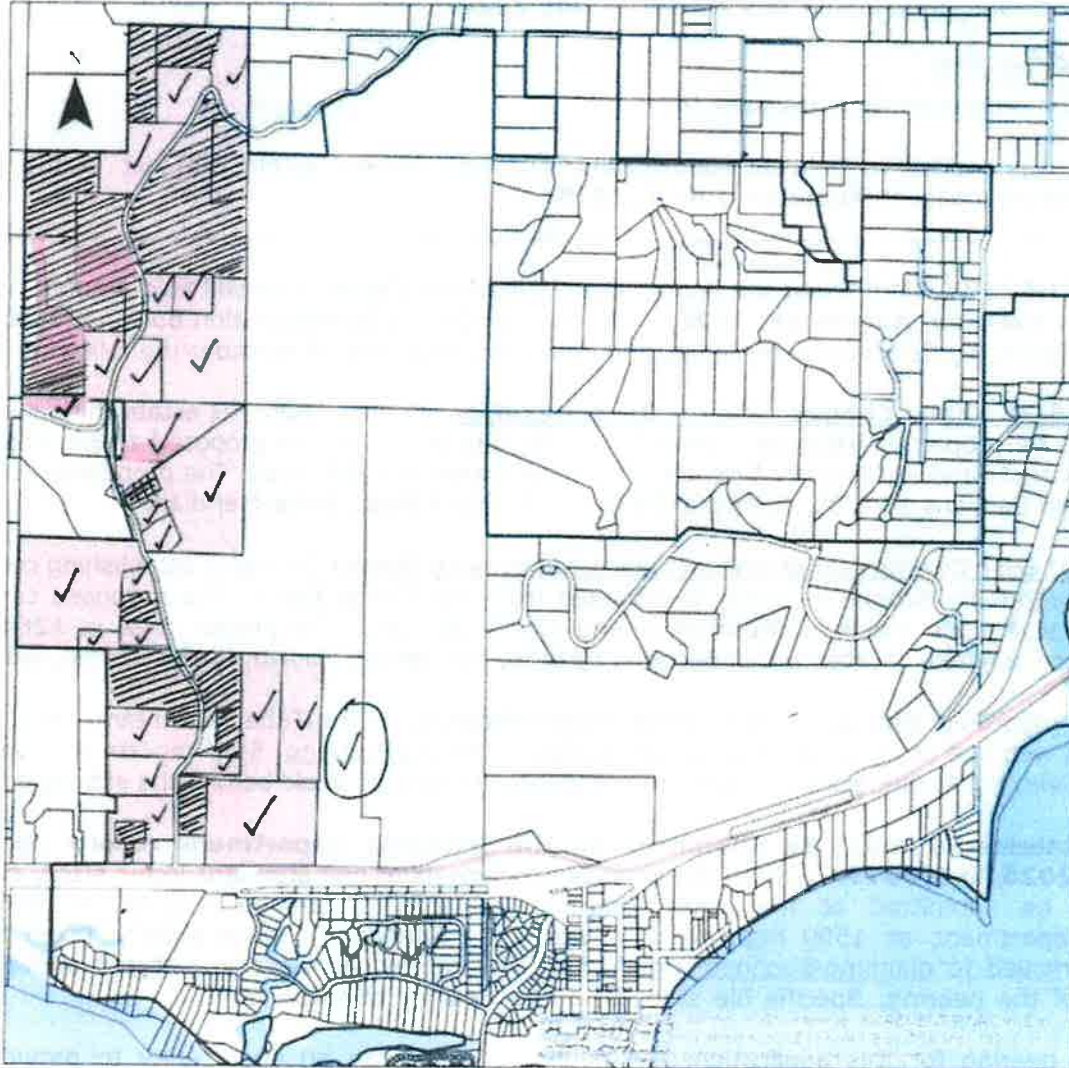
During the hearing for this application, the public will be given an opportunity to provide testimony and/or evidence regarding how the proposal does or does not comply with the applicable approval criteria of the Bonner County Revised Code. At the close of the public hearing, the governing body will 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 July 27, 2026
Name Date

out of boundaries

West Pine Deannexation Discussion Map



Legend

-  Dover City Limits
-  Parcels
-  Request for Deannexation

1-23-26

 - part of de-annexation
 - NOT de-annexing

[EXT SENDER] ZC0016-25-ZONE CHANGE-DOVER DE-ANNEXATION

From planning@bonnercountyid.gov <planning@bonnercountyid.gov>
on behalf of
Denis Twohig <dtwohig@phd1.idaho.gov>

Date Fri 7/24/2026 9:46 AM

To Planning <Planning@bonnercountyid.gov>

 1 attachment (1,011 KB)

ZC0016-25-ZONE CHANGE-DOVER DE-ANNEXATION.pdf;



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.

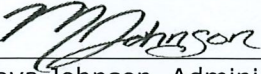
If you received this email in error, please reply to the sender that you received this information in error.

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 7th day of **July 2026**.


Maya Johnson, Administrative Assistant III

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Tuesday, July 7, 2025**.

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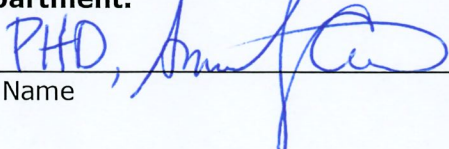
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If you have no comment or response, you may indicate below and return this form to the Planning Department.

NO COMMENT

Name



Date

7/24/26

Maya Johnson

From: Ken Flint <ken_flint@tcenergy.com>
Sent: Tuesday, August 18, 2026 10:36 AM
To: Planning
Cc: Jeannie Welter; Janna Brown
Subject: Re: [EXTERNAL] Request for Review & Comment - Due by August 13, 2026 - File ZC0016-25 & AM0001-26 - Bonner County Planning

No Comment for TC Energy - not near ROW

From: Planning <Planning@bonnercountyid.gov>
Sent: Thursday, July 23, 2026 11:25 AM
To: Planning <Planning@bonnercountyid.gov>
Cc: Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>
Subject: [EXTERNAL] Request for Review & Comment - Due by August 13, 2026 - File ZC0016-25 & AM0001-26 - Bonner County Planning

EXTERNAL EMAIL: PROCEED WITH CAUTION.

This e-mail has originated from outside of the organization. Do not respond, click on links or open attachments unless you recognize the sender or know the content is safe. If this email looks suspicious, report it.

You are invited to comment on this application, your comments must be received by the Bonner County Planning Department by **5 p.m. August 4, 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

We respect your right to choose which electronic messages you receive. **To stop receiving this and similar communications from TC Energy please reply to this email and change the subject line to "UNSUBSCRIBE"**. This electronic message and any attached documents are intended only for the named addressee(s). This communication from TC Energy may contain information that is privileged, confidential or otherwise protected from disclosure and it must not be disclosed, copied, forwarded or distributed without authorization. If you have received this message in error, please notify the sender immediately and delete the original message. Thank you.

Nous respectons votre droit de choisir les messages électroniques que vous recevez. **Pour ne plus recevoir ce message et des communications similaires de TC Énergie veuillez répondre à ce courriel avec l'objet "DÉSABONNEMENT"**. Ce message électronique et tous les documents joints sont destinés uniquement aux destinataires nommés. Cette communication de TC Énergie pourrait contenir de l'information privilégiée, confidentielle ou autrement protégée de la divulgation, et elle ne doit pas être divulguée, copiée, transférée ou distribuée sans autorisation. Si vous avez reçu ce message par erreur, veuillez en aviser immédiatement l'expéditeur et supprimer le message initial. Merci.

Respetamos el derecho de elegir los mensajes electrónicos que desea recibir. **Para dejar de recibir estos comunicados y otros similares de TC Energía responda este correo y cambie el asunto a "CANCELAR SUSCRIPCIÓN"**. Este mensaje electrónico y los documentos adjuntos están dirigidos solo a los destinatarios indicados. Este comunicado puede contener información de TC Energía privilegiada, confidencial, o bien protegida contra su divulgación, por lo que no se debe divulgar, copiar, reenviar ni distribuir sin autorización. Si recibió este mensaje por error, notifique de inmediato al remitente y borre el mensaje original. Gracias.

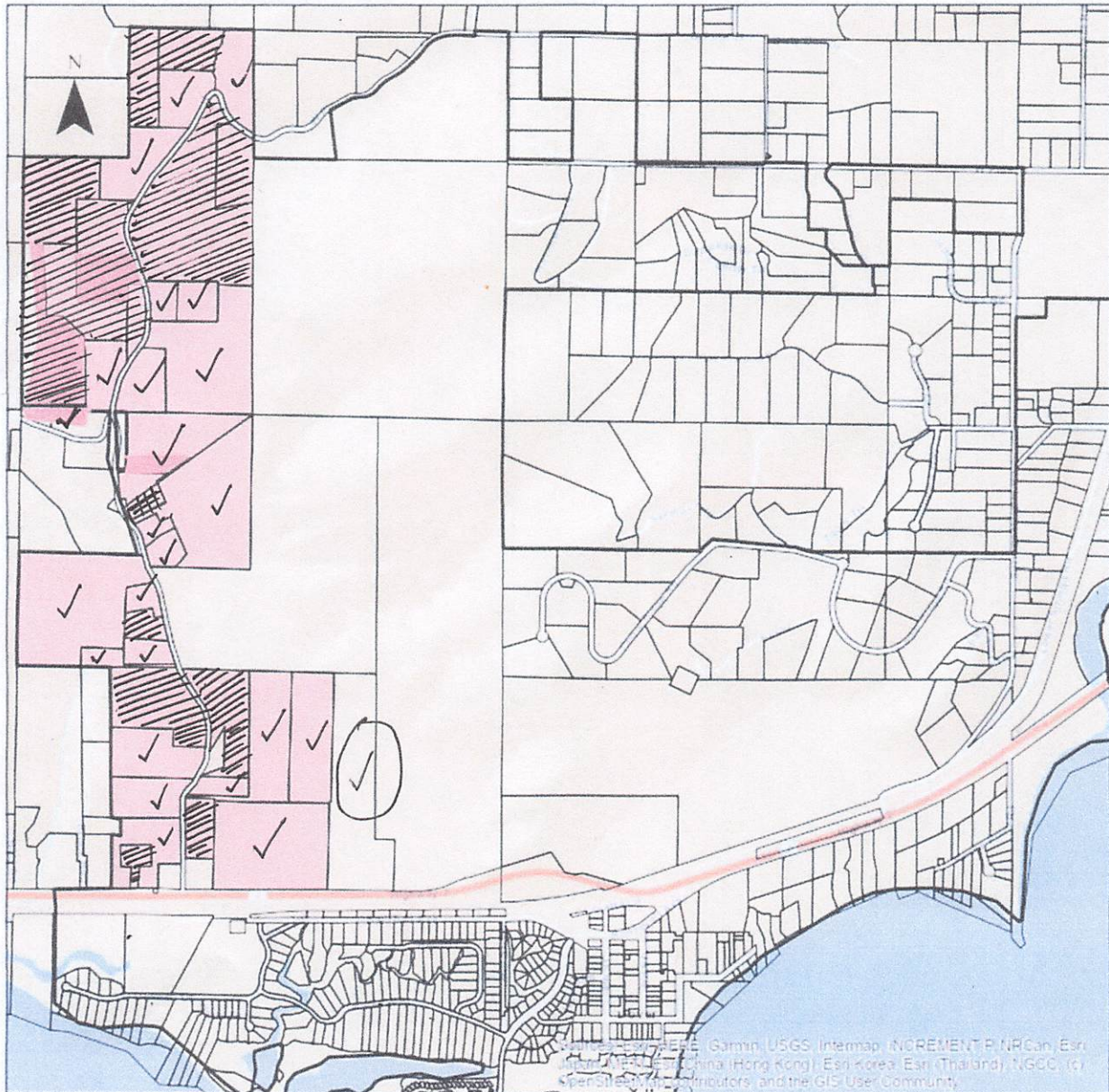
Appendix C – List of Parcels

WPDG - Roster

1/23/26 3:12PM						
Address	Acreage	Legal Descr.	Last Name	Parcel Numbers	Property Class Description / Zoning	Requested zoning or Issues
W Pine St						
12256	7.200	Y	Jacobson	RPD37120000010A	131-Land-ag/timb w/resid Imp	
12755	3.0 + 4.0	Y	Johnston	RPD00000196650A RPD00000196775A	520- Land resid city lot vacant 541- Resid improv on cat 20	
12827	23.0	Y	Mellen & Kluge	RPD00000196601A	131-Land-ag/timb w/resid Imp	Says has 06 Prod Forest
12920	6.0	Y	Herron	RPD37490000020A	541-Resid improv on cat 20	
12963	10.943+6.277	W/S	Thurlow	RPD00000196901A RPD00000302551A	131-Land-ag/timb w/resid Imp 107- Bare forest land.	
13151	2.15	Y	Collison	RPD00000302601A RPD00000302753A	520-Land resid city lot vacant. 541-Resid improv on cat 20	
13267	1.6	W/S	King	RPD00000302544A, RPD00000302820A, RPD00000302616, RPD00000302760 RPD00000304356A	107- Bare forest land. 541- Resid improv on cat 20 107-Bare forest land. 520-Land resid city lot vacant. 548- MH real prop on own land	Wants suburban zoning because she intends to develop the land by building on it.
13303	2.66+24.092	W/S	King			
13352	28.64	Y	Ednie	RPD00000304051A	131-Land-ag/timb w/resid Imp	
13352			Blythe			
13386	2.304	Y	Little	RPD06850000010A	541-Resid improv on cat 20	
13482	3.199+2.4	Y	Forbes	RPD06850000030A RPD00000304055A	520- Land resid city lot vacant 541- Resid improv on cat 20	This should be Agricultural or Rural-5
13712	9.85	Y	Bodnar	RPD00000304952A	520- Land resid city lot vacant	
13776	7.8	Y	Evans	RPD00000305200A	131-Land-ag/timb w/resid Imp	
13799	2.15	Y	Doran	RPD00000305300A	548-MH real prop on own land	
13874	5.52+2.4	W/S	Shobe	RPD00000306803A	131-Land-ag/timb w/resid Imp	
Hornby Creek Road						
81	0.0581	Y	Amstutz	RPD00000196310A	520- Land resid city lot vacant	
Horseshoe Lane						
114	24.35	Y	Crossingham	RPD00000308552A	131-Land-ag/timb w/resid Imp	
128	14.234	Y	Eberley	RPD00000308002A	131-Land-ag/timb w/resid Imp	
278	24.58+13.47	W/S	Curless	RPD00000307952A RPD00000308402A	131-Land-ag/timb w/resid Imp. 146-Land-ag/timb w/ MH cat 46	There is an additional 1.5 acres near highway 2 that is not included. Can't find on the maps. Total acreage 39.5
N Forest Ave						
Highway 2						
Cold Springs Trail Road						

1/23/26 3:12PM						
Address	Acreage	Legal Descr.	Last Name	Parcel Numbers	Property Class Description / Zoning	Requested zoning or Issues
175	8.97	Y	Nadeja	RPD00000194600A	541-Resid improv on cat 20	
NO ADDRESS						
	6.2	Y	Halcro	RPD37120000020A	132- Land-ag/timb w/non-res imp	

West Pine Deannexation Discussion Map



Legend

-  Dover City Limits
-  Parcels
-  Request for Deannexation

1-23-26

 - part of de-annexation

 - NOT de-annexing