

**BONNER COUNTY PLANNING DEPARTMENT
PLANNING COMMISSION
STAFF REPORT FOR AUGUST 18, 2026**



Project Name: Dover De-annexed Properties

File Number, Type: AM0001-26:

Request: To establish comprehensive plan designations

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 attached list

Parcel Size: ±264 acres

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: July 7, 2026
Site Posting: July 7, 2026
Published in newspaper: July 7, 2026

Appendices: Appendix A- Agency Noticing
Appendix B- Agency Comment
Appendix C- Land Use Decision Making Worksheet
Appendix D- Comprehensive Land Use Worksheet



Parcels in GREEN are the subject lands for proposed designations

Project summary:

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 subject area should be analyzed for the Ag/Forest Land designation and Agricultural/Forestry District for Section 30 and Rural Residential designation and Rural District for Section 19. 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 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
- Unplatted
- Size: ±264 acres
- Zone: N/A
- Land Use: N/A

B. Access:

- Access is West Pine Street, an Independent Highway District maintained gravel 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
- Description: (9) Colburn very fine sand loam, 0 to 4 percent slopes
- Drainage: Somewhat poorly drained
- Classification: All areas are prime farmland
- Description: (48) Selle fine sandy loam, 0 to 8 percent slopes
- Drainage: Well drained
- Classification: All areas are prime farmland
- Description: (35) Pend Oreille silt loam, 5 to 45 percent slopes
- Drainage: Well drained
- Classification: Not prime farmland

- Description: (55) Treble-Rock outcrop association, 20 to 65 percent slopes
- Drainage: Well drained
- Classification: Not prime farmland
- Description: (15) Hoodoo silt loam, 0 to 1 percent slopes
- Drainage: Poorly drained
- Classification: Prime farmland if drained
- Description: (37) Pend Oreille silt loam, 5 to 45 percent slopes
- Drainage: Well drained
- Classification: Not prime farmland
- Description: (11) Dufort-Rock outcrop complex, 5 to 45 percent slopes
- Drainage: Well drained
- Classification: Not prime farmland

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 July 7, 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

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.

Standards Review and Staff Analysis for Comprehensive Map Designation:

BCRC 12-215: Applications for Zone Changes and Comprehensive Plan Map Amendments, Contents

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. **Worksheet provided, See Appendix C.**

BCRC 12-821 Urban Services:

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.

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 development are permitted

Proposed Land Use designation: Ag/ Forest Land for Section 30 analysis

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

Development Challenges (slopes, soils, hazards and services):

The Ag/Forest Land designation can be appropriate where steeper slopes prevail (30% or greater). The U.S. Geological Survey mapping indicates that the subject area contains mapped slopes of 0- $\geq 30\%$. Mapping indicates ± 17 of the 181-acres

are sloped $\geq 30\%$ in section 30. Natural Resource Conservation Service (NRCS) mapping indicates existing soil types in this section have a drainage class that range from poorly drained to well drained. The parcels in the subject area are mostly well drained. The Avalanche Hazards Map provided by the U.S. Forest Service National Avalanche Center found in the Hazardous Areas component indicates the area is mapped at a low level for risk of avalanches. The Federal Emergency Management Agency mapping indicates that subject area does not contain any mapped floodplain or floodway. Westside Fire District provides fire protection and Bonner County Sheriff's Department provides law enforcement. Avista Utilities and Northern Lights supply electric service to the area. Educational service area is Lake Pend Oreille School District #84.

Transportation:

The Ag/ Forest Land designation envisions roads in this designation to be private roads or U.S. Forest service or state roads. The "Land Use Matrix" table of the current 2005 adopted Land Use Component (p.22), General Transportation notes #3 & #4, provide the following criteria:

#3 Public right-of-way, paved or gravel/private easement, International Fire Code standards.

#4 USFS, DOL or private road systems adjoining county or state public transportation systems.

West Pine Street is currently a gravel public right-of-way maintained by the Independent Highway District.

Services:

The subject area is not within a water or sewer district. The nearest water district and/or sewer district boundary is ± 1.5 miles away. West Side Fire provides fire protection and Bonner County Sheriff's Department provides law enforcement services. The Bonner County solid waste transfer station is ± 2 miles away.

Proposed Land Use Designation: Rural Residential for Section 19 analysis

Comprehensive Plan Matrix for Rural Residential: The Rural Residential area provides for residential development in areas where urban services are not available and slopes may vary up to 30%. These areas include hazard areas and critical wildlife habitats, where lower densities reduce potential impacts to resources and exposures to loss of property or lives. Small-scale agricultural uses and residential development are permitted.

Development:

Urban Services is defined in BCRC 12-821 as a 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.

Currently the area is developed with dwelling units that are not served by either a water or sewer district. Electricity services for the area are provided by Avista Utilities and Northern Lights Inc. West Pine Street is currently a gravel public right-of-way maintained by the Independent Highway District.

Slopes/ Hazard Area:

U.S. Geological Survey (USGS) mapping indicates slopes range from 0-≥30% grade in this Section. The Rural Residential designation states slopes may vary up to ≤30% grade. The subject area is ±81 acres and ±62 acres are mapped with slopes with a grade of ≤30%. The adopted Hazardous Areas area component(p.5) maps indicate this area has slopes of 0-30% rise. The U.S. Forest Service National Avalanche Center Hazards Map (p.7), indicates that this area as a "low to moderate" area for avalanches. This component does not have mapping included for floodplain for this area however, Federal Emergency Management Agency (FEMA) map does not indicate that this proposal is within any floodway or floodplain. Bonner County is always at risk for a wildfire, however this area is within the West Side Fire District. Hazardous Area component (p.8) has defensible space recommendation to help stop the spread of a wildfire. The lower density in the area currently helps minimize the exposure to loss of property and lives.

Critical Wildlife:

This proposal does not contain any mapped critical wildlife habitats (USFWS). The only critical wildlife that has been identified in Bonner County is Bull Trout. The currently adopted Natural Resources component (3.13.24) on page 21 " Of all Endangered and Threatened species of plants and animals as classified by the U.S Fish and Wildlife Service, Bonner County is a designated Critical Habitat for Bull Trout only." Lake Pend Orielle is ±1 mile away. No agency replied to comment of any affects this propsal will have on wildlife.

Small-Scale Agricultural Uses:

Rural Residential land use designation encourages small-scale agricultural uses. Bonner County Rivised Code zoning use tables allow for both pertmitted and conditionlly permitted agricultural uses.

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 • Do not meet the criteria for R-10

Agricultural/ Forestry District for Section 30 analysis

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.

A/F-20 & A/F-10 Zoning Districts:

Prime agricultural soils:

According to the Natural Resource Conservation Service (NRCS), prime farmland soils are found on five (5) of the seventeen (17) parcels in section 30. The prime farmland soil account for ±28-acres across those five parcels. Prime farmland if drained accounts for ±61-acres.

Characterized by agricultural or forestry uses:

Aerial imagery indicates that agricultural/ forestry activities could be taking place on these parcels. Nine of the seventeen parcels have either agricultural or forestry tax exemptions.

Limited services:

Services that are afforded to this subject area are as follows:

- West Side Fire District
- Bonner County Sheriff's Department
- Avista Utilities/ Northern Lights Inc.
- Bonner County Ambulance District
- Independent Highway District
- Pend Oreille Hospital
- East Bonner Free Library
- Lake Pend Oreille School District #84

Characterized by slopes steeper than 30% grade:

According to the U.S. Geological Survey (USGS), of the ±181 acres of the subject area, there is ±17 acres that contain mapped slopes ≥30%.

Access may be absent or limited to substandard road systems or where large tracts of land may be devoted to ag/forest production:

The entire proposal is accessed on West Pine Street, a gravel public right-of-way that is maintained by the Independent Highway District. There are four (4) parcels that are greater than 20 acres, six (6) parcels that range in size from 5-15 acres and seven (7) parcels that range in size from 1.6 to 3.19 acres. Nine of the seventeen parcels have either agricultural or forestry tax exemptions. The exemptions are found on the parcels that are 7+ acres.

Ag/ Forest Land Comprehensive Plan:

Currently the subject area does not have an adopted comprehensive plan designation. The parcels are subject to a settlement agreement, (CV09-24-1582 and CV09-24-1335) with the City of Dover, finding for their de-annexation from the incorporated area.

Within or adjacent to areas of city impact:

The subject area is not within or adjacent to an Area Of Impact (AOI). The closest AOI is the City of Dover and that is ± 1 mile away.

Proposed Zoning: Rural District for Section 19 analysis

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.

Comprehensive Plan Designation of Rural Residential:

Currently the subject area does not have an adopted comprehensive plan designation. The parcels are subject to a settlement agreement, (CV09-24-1582 and CV09-24-1335) with the City of Dover, finding for their de-annexation from the incorporated area.

Characterized by slopes that are steeper than thirty percent (30%):

U.S. Geological Survey mapping indicates that the subject area of ± 81 acres, contains ± 22 acres that have mapped slopes of $\geq 30\%$.

Within a critical wildlife habitat:

According to the U.S. Fish and Wildlife Service the only critical wildlife mapped habitat in Bonner County is for bull trout. One of those habitats is Lake Pend Oreille, which is ±1 mile from these parcels.

Contain prime agricultural soils:

According to the Natural Resource Conservation Service (NRCS) none of the parcels in this Section contain mapped prime agricultural soils.

Within the floodway:

Federal Emergency Management Agency (FEMA) determines the flood risk for the entire United States and publishes these results on Flood Insurance Rate Maps (FIRMs). FIRMs indicate whether a property is within or outside of the Special Flood Hazard Area (SFHA). According to this mapping the subject area is not within a floodway or floodplain.

Contain limited access to public services:

Services that are afforded in this subject area are as follows:

- West Side Fire District
- Bonner County Sheriff's Department
- Avista Utilities/ Northern Lights Inc.
- Bonner County Ambulance District
- Independent Highway District
- Pend Oreille Hospital
- East Bonner Free Library
- Lake Pend Oreille School District #84

Developed at or near one dwelling per five (5) acres:

The nine parcels in the subject area range in size:

- One (1) parcel is below 5 acres at 0.58 acres,
- Six (6) parcels range in size between 6.0-8.9 acres
- Two (2) parcels are larger than 10 acres, 17.41 and 23 acres.

Planner's Initials: DB

Date: August 11, 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. For example, The Planning Commission may wish for an analysis of Section 30 as a Rural Residential designation. The Planning Commission may decide on one Section and postpone on the other for more analysis because they are being evaluated independently. 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

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

RECORD OF MAILING

Page 1 of 1

File Number: File ZC0016-25

Record of Mailing Approved By: _____ D.Britt _____

Hearing Date: 8.18.26

I hereby certify that a true and correct copy of the "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this **7th** day of **July 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

Record of Mailing
Property Owners within 300 Feet

Page 1 of 1

File Number: File ZC0016-25

Record of Mailing Approved By: _____ D.Britt _____

Hearing Date: 8.18.26

I hereby certify that a true and correct copy of the "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this **7th** day of **July 2026**.



Maya Johnson, Administrative Assistant III

PIN	Owner1	Owner Street	Owner City	Owner State	Owner Zip
RP007890000020A	Rammler, Bernard S & Linda L	12100 W Pine St	Sandpoint	ID	83864
RP007890000040A	Hermann, Allen Wedemeyer, Karin	12033 W Pine St	Sandpoint	ID	83864-7336
RP57N02W192630A	Kitsmiller, John Edwin & Renee Ligarde	County Road 405	Taylor	TX	76574
RP57N02W194050A	Morgan, Eric & Heather Living Trust	291 Cold Springs Trl	Sandpoint	ID	83864-6068
RP57N02W303051A	Amstutz, Loyal D	Po Box 489	Dover	ID	83825
RP57N02W303451A	Riley Creek Lumber Company	Po Box 220	Laclede	ID	83841
RP57N02W303470A	Woodward, Shawn M & Michelle A	15455 165th Ave Se	Monroe	WA	98272-2657
RP57N03W247204A	Mimbs, John B & Fosha	366 Cold Springs Trl	Sandpoint	ID	83864
RP57N03W247240A	Young, Mark L & Jill E	Po Box 1584	Sandpoint	ID	83864
RP57N03W247500A	Riley Creek Lumber Co Inc	Po Box 220	Laclede	ID	83841
RP57N03W250100A	Lindholm, Cory P & Theresa A	218 Hornby Creek Rd	Sandpoint	ID	83864
RPD00000194600A	Nadeja, Bryan R & Tamara A	175 Cold Springs Trl	Sandpoint	ID	83864-6395
RPD00000194732A	Dingman, Doris	12633 W Pine St Lp	Sandpoint	ID	83864
RPD00000194801A	Rasor, Nathan & Sandra L	12199 W Pine St	Sandpoint	ID	83864-7335
RPD00000195442A	Mimbs, John B & Fosha	366 Cold Springs Trl	Sandpoint	ID	83864
RPD00000195858A	Dingman, Douglas M & Diana L	12644 W Pine St	Sandpoint	ID	83864
RPD00000196310A	Amstutz, Loyal	Po Box 489	Dover	ID	83825
RPD00000196601A	Mellen, James S Kluge, Sandy M	12827 W Pine St	Sandpoint	ID	83864
RPD00000196650A	Johnston Trust Johnston, Robert A & Karen K Trustees	12755 W Pine St	Sandpoint	ID	83864-8323

RPD00000196775A	Johnston Trust Johnston, Karen K & Robert A Trustees	12755 W Pine St	Sandpoint	ID	83864- 8323
RPD00000196901A	Thurlow, Terry Alan	12963 W Pine St Lp Po Box	Sandpoint	ID	83864
RPD00000197200A	Kaniksu Land Trust Inc	2123	Sandpoint	ID	83864
RPD00000300004A	Redtail Llc	Po Box 142 12963 W	Dover	ID	83825
RPD00000302551A	Thurlow, Terry Alan Collison, Kenneth C	Pine St	Sandpoint	ID	83864
RPD00000302601A	Collison, Jack Ballard & Jaclyn D	13151 W Pine St	Sandpoint	ID	83864
RPD00000302753A	Collison, Jaclyn D & Jack B Collison, Kenneth Charles	13151 W Pine St	Sandpoint	ID	83864- 7320
RPD00000302801A	Landwehr, James L & Christa R	13211 W Pine St	Sandpoint	ID	83864- 7321
RPD00000304356A	King, Freda M	Po Box 36 2251	Dover	ID	83825- 0036
RPD00000304803A	Burt, Douglas J	Ontario Street	Sandpoint	ID	83864- 8345
RPD00000304951A	Sprawling C Trust Bodnar, Derril & Laura	13600 W Pine St	Sandpoint	ID	83864 T1s
RPD00000304952A	Sutherland, Patricia Etal	Box 224 13717 W	Okotoks	AB	1a5 83864-
RPD00000305290A	Becker, Mitchell & Marilyn A	Pine St Lp 13827 W	Sandpoint	ID	7325
RPD00000306700A	Harris Trek Trust	Pine St 278	Sandpoint	ID	83864
RPD00000307952A	Curless Trust Curless, Paul & Gail Trustees	Horseshoe Ln	Sandpoint	ID	83864
RPD00000308002A	Eberley, Joseph C & Christine	128 Horseshoe Ln	Sandpoint	ID	83864
RPD00000308402A	Curless Trust Curless, Paul & Gail Trustees	278 Horseshoe Ln	Sandpoint	ID	83864
RPD00000308552A	Crossingham, Ray Crossingham, Chris	114 Horseshoe Ln	Sandpoint	ID	83864
RPD06850000010A	Little Trust Little, Jeffrey S & Lori J Trustees	Po Box 494 2779 Swift	Dover	ID	83825
RPD06850000020A	Hertz, Debi Lynn Lingelbach, Linda B	St	West Sacramento	CA	95691
RPD06850000030A	Forbes, Lance A Forbes, Marie-Jeanne C	13482 W Pine St	Sandpoint	ID	83864
RPD37120000010A	Jacobson, Michael P & Vicky L	12256 W Pine St	Sandpoint	ID	83864- 7609
RPD37120000020A	Halcro, Debra G	6611 Garden Ct	Bonners Ferry	ID	83805- 8573
RPD37120000030A	Dingman, Doris	12633 W Pine St Lp	Sandpoint	ID	83864
RPD37120000040A	Dingman, Gary	208 N Forest Ave	Sandpoint	ID	83864- 1887

RPD37490000020A	Herron, John & Jamye L	Po Box 85	Dover	ID	83825
RPD374900001B0A	Marshall, Scott D & Kathleen S	12684 W Pine St	Sandpoint	ID	83864
RPD376701A000AA	Dover Bay Property Owners Association Inc, C/o Sentry Management	2180 W STATE RD 434 STE 5000 437 Lakeview Blvd	Longwood	FL	32779
RPD00000300601A	Vtt Llc	13799 W Pine St	Sandpoint	ID	83864
RPD00000305300A	Doran, Shaun & Malea	Pine St	Sandpoint	ID	83864
RPD00000302820A	King, Freda M	Po Box 36 212 Cedar St	Dover	ID	83825-0036
RPD374900001A0A	Nizzoli, Jeff	1085 Hornby Creek Rd	Sandpoint	ID	83864
RP57N02W303070A	Brinkmeyer, Marc A & Vicki V	Creek Rd	Sandpoint	ID	83864
RPD00000302544A	King, Freda M	Po Box 36	Dover	ID	83825-0036
RPD00000302616A	King, Freda M	Po Box 36	Dover	ID	83825-0036
RPD00000302760A	King, Freda M	Po Box 36	Dover	ID	83825-0036
RPD00000196800A	Talbott, Robert L Splaine-Talbott, Natasha M	12888 W Pine St 7877	Sandpoint	ID	83864-7332
RP00789000001AA	Litchfield Real Estate Llc	Locust Rd No Address Provided	Gilmer	TX	75645
RP57N02W306900A	United States Government				
RPD00000307102A	Northern Lights Inc	Po Box 269	Sagle	ID	83860
RPD00000306851A	Stevens, Kathleen L	Po Box 87	Dover	ID	83825
RP57N03W240004A	Priest River Land Co	Po Box 220	Laclede	ID	83841
RP57N02W303075A	Riley Creek Lumber Co Inc	Po Box 220	Laclede	ID	83841
RPD00000196302A	Riley Creek Lumber Co Inc	Po Box 220	Laclede	ID	83841
RP57N03W249501A	Riley Creek Lumber Co Inc	Po Box 220 30 Riley Creek Park Dr	Laclede	ID	83841
RP57N03W250011A	Riley Creek Lumber Company	Dr	Laclede	ID	83841
RP57N03W250152A	Priest River Land Co	Po Box 220	Laclede	ID	83841
RP041600000020A	Priest River Land Co	Po Box 220	Laclede	ID	83841
RP57N02W191000A	Hellman Trust Hellman, Michael J Trustee	11742 W Pine St 2005 Pine St	Sandpoint	ID	83864
RP57N02W187190A	Wilson, John & Danielle	699 Lakeshore Ave	Sandpoint	ID	83864
RPD00000312550A	City Of Dover	120 E Lake St	Sandpoint	ID	83825
RPD376701C000AA	Dover Bay Marina Llc	Ste 401	Sandpoint	ID	83864

RPD39770000060A	Kova Enterprises Llc	421 Lakeview Blvd	Sandpoint	ID	83864
RPD39770000070A	Kova Enterprises Llc	421 Lakeview Blvd	Sandpoint	ID	83864
RPD39770000080A	Kova Enterprises Llc	421 Lakeview Blvd	Sandpoint	ID	83864
RPD39770000090A	Kova Enterprises Llc	421 Lakeview Blvd	Sandpoint	ID	83864
RPD39770000100A	Paretti, Anthony M	717 Onstott Rd	Lompoc	CA	93436
RPD39770000110A	Kova Enterprises Llc	421 Lakeview Blvd	Sandpoint	ID	83864
RPD39770000120A	Kova Enterprises Llc	421 Lakeview Blvd	Sandpoint	ID	83864
RPD39770000130A	Kova Enterprises Llc	421 Lakeview Blvd	Sandpoint	ID	83864
RPD00000305200A	Evans, Brett A & Kristy M Shobe, Charles & Marsella Living Trust Shobe, Charles W & Marsella I	Po Box 111	Dover	ID	83825
RPD00000306803A		13874 W Pine St	Sandpoint	ID	83864
RP57N02W306471A	Molenda, Gerald W & Daryn Riley Creek Lumber Company	Po Box 234	Dover	ID	83825
RP57N02W303301A		Po Box 220	Laclede	ID	83841
RP57N03W250451A	Riley Creek Lumber Company	30 Riley Creek Park Dr	Laclede	ID	83841
RP57N02W305451A	Willis, Mark B	Po Box 1441	Sandpoint	ID	83864
RP57N02W305850A	Rarick, William E Forbes, Lance A Forbes, Marie-Jeanne C	Po Box 144 13482 W Pine St	Dover	ID	83825
RPD00000304055A		125 Brook Ridge Rd	Sandpoint	ID	83864- 83864- 6365
RP57N02W306100A	Merli, Sarah Marie & Marc Ednie, Linda Enid Blythe, Gregory & Renee Trust	13352 W Pine St	Sandpoint	ID	83864
RP57N02W306301A	Ferguson, Joyce	24467 Hwy 2	Sandpoint	ID	83864
RP57N02W305552A	Mc Coy, Michael & Kyra Priest River Land Company, C/o Marc Brinkmeyer	91 Nala Rd PO BOX	Sandpoint	ID	83864
RP57N03W251801A		220	Laclede	ID	83841
RP57N03W257200A	Mc Coy, Michael & Kyra	91 Nala Rd	Sandpoint	ID	83864

Appendix B- Agency Comment

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

[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

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.

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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

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.



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

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, 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.


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.bonnercountyyid.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@bonnercountyyid.gov. The referenced start time stated above reflects the beginning of the hearing. Specific file start time and hearing duration vary.

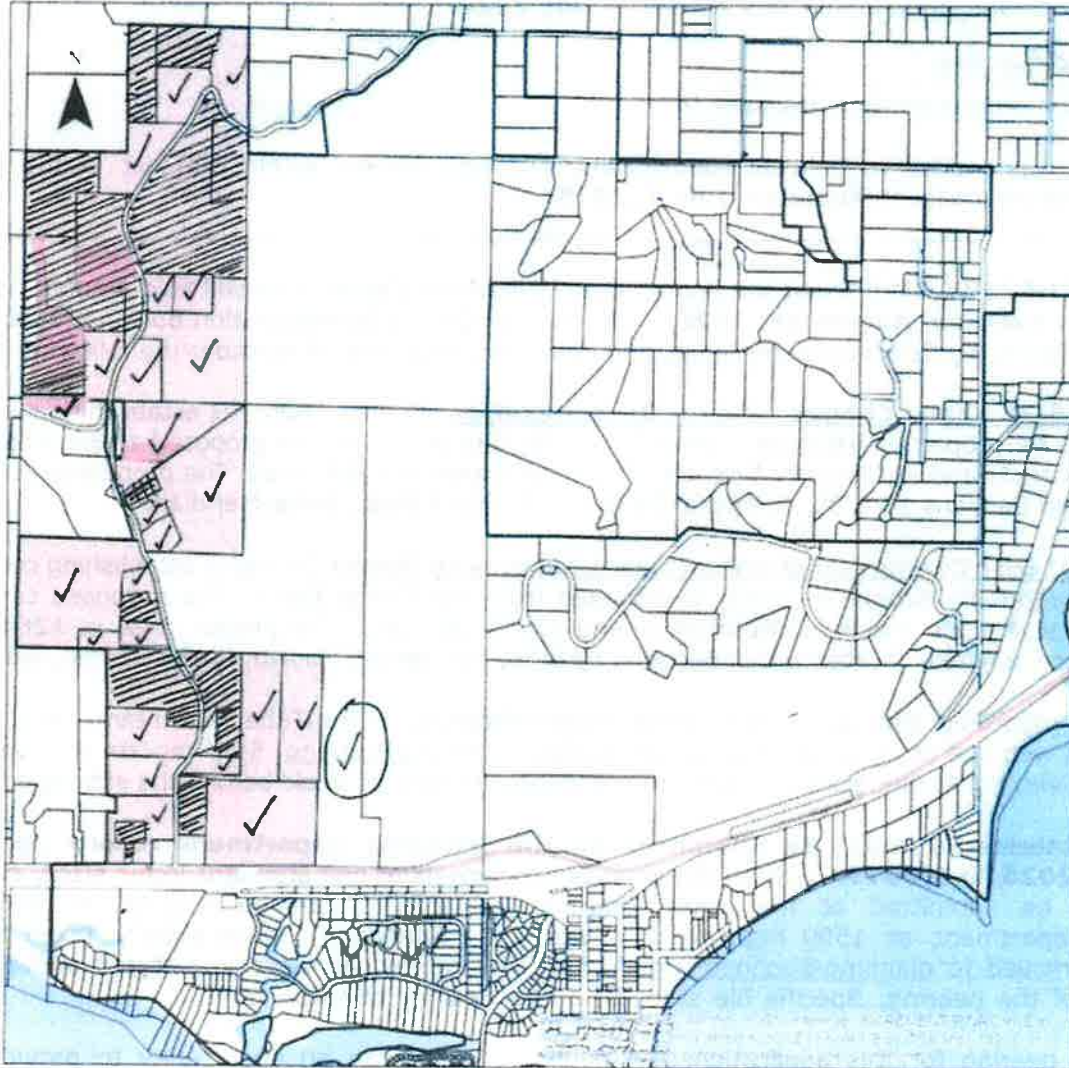
During the hearing for this application, the public will be given an opportunity to provide testimony and/or evidence regarding how the proposal does or does not comply with the applicable approval criteria of the Bonner County Revised Code. At the close of the public hearing, the governing body will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

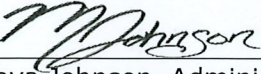
If you received this email in error, please reply to the sender that you received this information in error.

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

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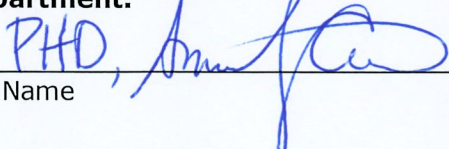
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If you have no comment or response, you may indicate below and return this form to the Planning Department.

NO COMMENT

Name



Date

7/24/26

Appendix C- Land Use Decision Making Worksheet



Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone (208) 265-1458 - Fax (208) 265-1463

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

LAND USE DECISION-MAKING WORKSHEET ESTABLISHING ZONING AGRICULTURAL/ FORESTRY DISTRICT

STANDARDS FOR ZONE CHANGE REVIEW:

Prior to rendering a recommendation on establishing zoning, the governing body shall review the particular facts and circumstances of each proposal for establishing zoning in terms of the following standards and shall find adequate evidence showing that such use at the proposed location will:

IC §67- 6511		The governing board shall analyze proposed changes to zoning ordinances to ensure that they are not in conflict with the policies of the adopted comprehensive plan. If the request is found by the governing board to be in conflict with the adopted plan, or would result in demonstrable adverse impacts upon the delivery of services by any political subdivision providing public services, including school districts, within the planning jurisdiction, the governing board may require the request to be submitted to the planning or planning and zoning commission or, in absence of a commission, the governing board may consider an amendment to the comprehensive plan pursuant to the notice and hearing procedures provided in section 67-6509, Idaho Code. After the plan has been amended, the zoning ordinance may then be considered for amendment pursuant to paragraph (b) of this subsection.
Not in Conflict	In Conflict	List the relevant evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
BCRC 12-215		Whether the application and the documentation provided by the applicant sufficiently meets the applicant contents criteria.
YES	NO	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.



Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone (208) 265-1458 - Fax (208) 265-1463

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

BCRC 12-216		Whether there is adequate evidence that the proposal is not in conflict with the policies of the comprehensive plan, as found in the adopted Implementation Component.
Not in Conflict	In Conflict	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
BCRC 12-322		Whether the parcel in question meets the requirements for the Agricultural/ Forestry zoning district.
YES	NO	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.



Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone (208) 265-1458 - Fax (208) 265-1463

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

LAND USE DECISION-MAKING WORKSHEET ESTABLISHING ZONING RURAL DISTRICT

STANDARDS FOR ZONE CHANGE REVIEW:

Prior to rendering a recommendation on establishing zoning, the governing body shall review the particular facts and circumstances of each proposal for establishing zoning in terms of the following standards and shall find adequate evidence showing that such use at the proposed location will:

IC §67- 6511		The governing board shall analyze proposed changes to zoning ordinances to ensure that they are not in conflict with the policies of the adopted comprehensive plan. If the request is found by the governing board to be in conflict with the adopted plan, or would result in demonstrable adverse impacts upon the delivery of services by any political subdivision providing public services, including school districts, within the planning jurisdiction, the governing board may require the request to be submitted to the planning or planning and zoning commission or, in absence of a commission, the governing board may consider an amendment to the comprehensive plan pursuant to the notice and hearing procedures provided in section 67-6509, Idaho Code. After the plan has been amended, the zoning ordinance may then be considered for amendment pursuant to paragraph (b) of this subsection.
Not in Conflict	In Conflict	List the relevant evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
BCRC 12-215		Whether the application and the documentation provided by the applicant sufficiently meets the applicant contents criteria.
YES	NO	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.



Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone (208) 265-1458 - Fax (208) 265-1463

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

BCRC 12-216		Whether there is adequate evidence that the proposal is not in conflict with the policies of the comprehensive plan, as found in the adopted Implementation Component.
Not in Conflict	In Conflict	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
BCRC 12-323		Whether the parcel in question meets the requirements for the Rural zoning district.
YES	NO	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.

Appendix D- Comprehensive Land Use Worksheet

Comprehensive Plan Analysis Worksheet

Property Rights

Policies:

1. Follow the attorney general's checklist, prescribed at Idaho Code §67-8003 and provided in the "Property Rights" component of the county's comprehensive plan, for all land use decisions.
2. Adopt a reasoned statement and conclusions of law, in accordance with Idaho Code 67-6535, for all quasi-judicial land use decisions that reflect the justifications for exactions, conditions and restrictions and confirm that a taking of private property has not occurred.
3. In all land use decisions, consider the property rights of the applicant, adjoining and nearby landowners and future generations, as well as the short-term and long-term consequences of decisions.
4. Review all rezoning requests (down-zoning and up-zoning) pursuant to the Idaho State Code, Title 67, Chapter 65 – Local Land Use Planning Act. The approval of conditional rezoning or denial of a request for rezoning is subject to the regulatory taking analysis provided for by Idaho Code Section 67-8003.

Not in Conflict/ In Conflict

Population

Policies:

1. Regularly analyze population projections to determine if changes need to be made to the Comprehensive Plan Goals, Objectives and Policies and/or the Zoning Ordinance, to ensure that the public and community needs are being met through land use decisions.
2. Use population forecasts and census data to evaluate housing and impacts to the transportation system and other county services.
3. Cooperate with incorporated cities and neighboring counties to address growth challenges within the Areas of Impact and coordinate planning efforts to the extent possible.

Not in Conflict/ In Conflict

School Facilities and Transportation

Policies:

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

Not in Conflict/ In Conflict

Economic Development

Policies:

1. Allow small scale cottage businesses and home occupations in all areas of the county. Set reasonable conditions on such uses to minimize adverse impacts to the neighborhood based on factors including, but not limited to, hours of operation and traffic volume generated by the business.
2. Develop land use regulations to allow the county's agricultural heritage to be maintained by enabling local food production, distribution, congregation, and retail sales. Examples include community gardens, school gardens, farm related education programs, farmers or public markets, and other small-scale, collaborative initiatives.
3. Develop standards for commercial and industrial development that are appropriate for the surrounding community, including: appropriate site sizes, use types, buffering and design standards that encourage both attractive and efficient function while protecting the environment.
4. Mitigate the potential impacts of economic development activities that cause adverse factors such as noise, light glare, odors, fumes and vibrations on the surrounding community.
5. Support local economic development by increasing support for outdoor recreation in the county. Encourage and protect public access to public lands and water, while protecting the surrounding areas from adverse impacts through mitigation and standards.
6. Allow for campgrounds and recreational uses while protecting the surrounding areas from adverse impacts through mitigation and standards.
7. Support local businesses by enabling development of workforce housing in proximity to commercial, industrial, agricultural, and recreational uses, through review and updating of land use regulations.

Not in Conflict/ In Conflict

Land Use

Policies:

1. Develop and maintain a Future Land Use Map and Land Use Regulations that acknowledge and preserve the County's agricultural, timber and mining lands, water and wildlife resources, and identify and avoid hazard areas. Provide areas for

economic growth, encourage affordable housing and center growth in areas where adequate public and private services can be provided.

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

3. Commercial and industrial uses should be located and operated in a manner to ensure the protection of our natural resources including clean air and water, dark skies, and overall environmental quality and rural character of the county.

4. Reflect in the use tables that commercial and industrial uses should be unconditionally permitted in areas identified by the Comprehensive Plan as suitable and zoned for those uses. Evaluation of suitability should be based on availability of urban services, adequate access to hard surfaced publicly maintained roads and other factors that may impact the surrounding community.

5. Reflect in the use tables that commercial and industrial uses may be conditionally permitted in areas not identified for such uses in the Comprehensive Plan if a critical review of the proposed use determines that with appropriate conditions the use will not adversely impact the surrounding area.

6. Based upon the land use analysis completed in 2025, a sufficient number of residential parcels exist or could be created within current zoning density. Therefore, modification of zoning to provide increased density should be rare.

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

8. Consider avenues to create incentives for land conservation through zoning and subdivision laws to preserve various significant archaeological, ecological, historical, wildlife, and scenic sites that have been recognized in the county as unique and important to preserve.

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

10. Maintain the Alpine Village zoning district to provide adequate design and development standards for the high-density recreational community with steep slopes and heavy snowfall at elevations above 3500’.

11. Urban development is better suited in urban areas. Idaho Code 67-6502 (a through m) promotes the health, safety and general welfare of the people of the state. Subsection (f) encourages urban and urban type development within incorporated cities. All nine cities within the county provide or are associated with urban water and sewer systems which allow and depend on higher density to make the services fiscally feasible and sustainable.

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

13. The mapping of land use designations should have homogeneity with the surrounding area. Areas have specific, individual land use designations which results in homogeneity across the landscape. Islands of different land use designations defy the sense of rural context, especially if the land uses are markedly dissimilar.

14. The land uses describe the general uses and characteristics of each of the map designations. Since the Comprehensive Plan Map covers approximately 1.1 million acres, the map is general in nature, and it is recognized that some areas may have or may lack features and characteristics that cause them to differ somewhat from what is in their land use description. It is not reasonable to expect that every parcel within a land use designation will conform to every detail of the geographic characteristics of the area as a whole.

Not in Conflict/ In Conflict

Natural Resources

Policies:

1. Institute best management practices for waterway setbacks to reduce erosion and sedimentation into waterways.
2. Design development standards that encourage clustered development resulting in the preservation of open space and wildlife habitat.
3. Recognize critical wildlife habitats, as identified by US Fish and Wildlife, and create development standards to protect these areas and mitigate development impacts to these habitats.
4. Protect water quality by creating standards for development in close proximity to shorelines.
5. Provide a copy (physical copy or digital link) of the Lake Assist Guidebook to property owners or their representatives applying for a building location permit on shoreline properties. Make a digital link to the Guidebook available via the Planning Department web page.
6. Implement shoreline development land use regulations that address those areas where the County can enforce such regulations effectively.

7. To the extent of the County's jurisdiction, and consistent with the Clean Water Act, protect delineated wetlands.
8. Identify and protect productive farmland, timberland and mining lands from adverse effects of adjoining developments.

Not in Conflict/ In Conflict

Hazardous Areas

Policies:

1. Adopt flood mitigation standards that meet or exceed the National Flood Insurance Program minimum requirements.
2. Discourage residential, commercial or industrial development within floodways.
3. Discourage fill within the floodplain.
4. Integrate the county's wildland fire policies and plans into development standards.
5. Identify and discourage developments on excessive slopes with lower density zoning in these areas.
6. Establish regulation and development densities of new development in floodplains. Regulate the location and density of new development in floodplains to reduce the potential for the loss of lives and property in those areas.
7. Land divisions should be designed to reduce exposure to wildland fire and to provide for adequate ingress and egress routes as determined by the applicable Fire Authority Having Jurisdiction.
8. Discourage the issuance of building location permits within areas of excessive slopes, unstable areas and avalanche zones.

Not in Conflict/ In Conflict

Public Services, Facilities and Utilities

Policies:

1. Encourage high-density development to take place within the boundaries of existing sewer and water districts with adequate capacity.
2. Seek comments from existing service providers on their ability to serve future developments without adversely impacting the ability of the utility providers to serve current users.
3. Provide adequate facilities for responsible disposal of solid waste to protect the health and welfare of the public as well as the County's natural resources.
4. New development should be adequately served by fire protection, roads, sanitary services, schools, law enforcement, ambulance, power and emergency services, and other public services as determined by the relevant service provider.
5. Require developers to provide infrastructure, utilities or financial support to offset the capital costs of expansion of services required by the proposed development.
6. Require adequate provisions for future utility services in areas of commercial, industrial, residential or other similar uses.

Not in Conflict/ In Conflict

Transportation

Policies:

1. Develop and regularly update a long-term County highway system plan to ensure reasonable levels of service can be maintained in the future, and that needs for future road extensions or transportation corridors are identified as early as possible.
2. Discourage development in areas that are not served by county standard roads or where transportation is inadequate.
3. Future development should not adversely impact the existing County highway system by significantly reducing the quality or level of service or creating hazards or congestion.
4. Roads are encouraged to be built to County Standards and at the expense of the developer.
5. Roads within new development should provide adequate access for fire and emergency vehicles as well as routes of escape.
6. Future access roads should be designed and built to integrate with the State and County systems of roads without overburdening the County highway system.
7. Encourage cluster development to reduce transportation costs, road building and environmental impacts.
8. The county intends for certain intense land use developments to provide hard surfaced roads.
9. Consider bike ways and pedestrian paths in development plans to provide an integrated community County highway system wherever possible.
10. To communicate and work cooperatively with other jurisdictions within the county to ensure the best possible flow of traffic county-wide.

Not in Conflict/ In Conflict

Recreation

Policies:

1. Develop a waterways and public land access program to preserve and develop access to public recreational lands and waterways. The program should include retaining access parcels that may be acquired from tax sales or private donations.

2. Protect and encourage public and private recreational opportunities as an important asset that supports a key segment of the County's economy.
3. Consider a plan for a system of green belts and pathways (bike and pedestrian) as areas developed, so that a connected system can be developed and preserved. Under no circumstances will the County require recreational access easements on private property as a condition of development. This policy does not preclude providing voluntary incentives to developers in return for recreational access easements.
4. Ensure the public's legal recreational accesses and amenities are not obstructed or adversely impacted by future development.
5. Adverse impacts of recreational development on adjacent neighborhoods should be mitigated.

Not in Conflict/ In Conflict

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.

Not in Conflict/ In Conflict

Housing

Policies:

1. Enable development of a variety of housing options including manufactured home parks, and tiny home communities located in areas that are compatible with their density.
2. Coordinate with municipalities and private parties to explore solutions for various types of housing projects and developments in areas appropriate for their level of density.
3. Encourage clustering of housing in developments to save on infrastructure and transportation costs through mechanisms such as density bonuses.
4. Provide opportunities for assisted living and group shelters.
5. Enable temporary and seasonal employee labor housing in direct proximity to agricultural, commercial, recreational, and industrial uses or where infrastructure and emergency services support those uses.

Not in Conflict/ In Conflict

Community Design

Policies:

1. To promote and preserve the natural features and rural atmosphere of the community, enact development standards that address development within scenic

byways and design standards that account for waterfront setbacks, commercial and industrial landscaping, requirements for reduced lighting, cluster development, rural rather than urban setback standards, and other design objectives aimed at preserving the rural, natural character of the community.

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

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

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

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

6. Consider the protection of natural resources, rural features and surrounding uses of the community in the design and location of new development.

Not in Conflict/ In Conflict

Agriculture

Policies:

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

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

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

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

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

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

Not in Conflict/ In Conflict
