



Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

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

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

June 12, 2026

From: Zoning Commission

To: Bonner County Commission

Subject: File ZC0001-26 – Zone Change

Appendices: A: Land Use Decision Making Worksheet

B: ZC0001-26 Staff Report

The Zoning Commission at the May 14, 2026 public hearing recommended approval of the referenced application.

MOTION TO RECOMMEND APPROVAL: Commissioner Pound moved to recommend approval to the Board of County Commissioners on the project, FILE ZC0001-26, requesting a zone change from Agricultural/Forestry 20 to Agricultural/Forestry 10, finding that it is not in conflict with policies of the Bonner County Comprehensive Plan and Bonner County Revised Code as enumerated in the following conclusions of law,

Conclusion 1

The proposal **is not** in conflict with the policies of the Bonner County Comprehensive Plan.

Conclusion 2

This proposal was reviewed for compliance with Title 12, Bonner County Revised Code, and **was** found to be in compliance.

Conclusion 3

The proposal **is** in accord with the purpose of the Agricultural/Forestry 10 zoning designation, provided at Chapter 3, Title 12, Bonner County Revised Code.

This recommendation is based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at this hearing. Commissioner Pound moved to adopt the reasoned statement as discussed in deliberation at this hearing and the analysis as set forth in the Staff Report (or as amended during this hearing) and direct planning staff to draft the reasoned statement to reflect this

motion as set forth in Idaho Code section 67-6535, have the Chair sign, and transmit to all interested parties. This action does not result in a taking of private property.

Commissioner Blaser seconded the motion.

Commissioner Johnson: AYE

Commissioner Blaser: AYE

Commissioner Pound: AYE

Voted upon and the Chair declared the Motion passed, 3-0.

Please contact the Planning Department if you have any questions.

Sincerely,



Brett Blaser, Vice Chair
Bonner County Zoning Commission

c: Planning Department

Appendix A: Land Use Decision Making Worksheet



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LAND USE DECISION-MAKING WORKSHEET ZONE CHANGE A/F-20 TO A/F-10

Idaho Code §67-6535 (2): The approval or denial of any application required or authorized pursuant to this chapter shall be in writing and accompanied by a reasoned statement that explains the criteria and standards considered relevant, states the relevant contested facts relied upon, and explains the rationale for the decision based on the applicable provisions of the comprehensive plan, relevant ordinance and statutory provisions, pertinent constitutional principles and factual information contained in the record.

STANDARDS FOR ZONE CHANGE REVIEW:

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

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

BCRC 12-215	Whether the application and the documentation provided by the applicant sufficiently meets the applicant contents criteria.
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YES	NO	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
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The Commission agreed that the proposal met this requirement and adopted the analysis as found in the staff report.

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.
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YES	NO	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
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The Zoning Commission found that the proposal is not in conflict with the comprehensive plan and adopted the analysis found in the staff report.

BCRC 12-322 B.1	Whether the parcel in question meets the requirements for the Agricultural/Forestry-20 zoning district.
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YES	NO	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
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The Zoning Commission found that the subject parcel meets the requirement of the Agricultural/Forestry 20 zoning district as that is what it is currently zoned.

BCRC 12-322 B.2	Whether the parcel in question meets the requirements for the Agricultural/Forestry-10 zoning district.
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YES	NO	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
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The Zoning Commission found that the subject parcel meets the requirement of the Agricultural/Forestry 10 district due to a standard soil composition across the mountain as well as the topography for the site.

Appendix B: ZC0001-26 Staff Report

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**BONNER COUNTY PLANNING DEPARTMENT
ZONING COMMISSION
STAFF REPORT FOR MAY 14, 2026**



Project Name: Davis - Jamison, Zone Change

File Number, Type: ZC0001-26: Zone Change

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

Legal Description: 27-56N-2E S2SESW CPWRS

Location: Majestic Mountain Road, Clark Fork

Parcel Number(s): RP56N02E276900A

Parcel Size: 20 acres

Applicant: Justin Davis & Averi Jamison
PO Box 155
Clark Fork, ID 83811

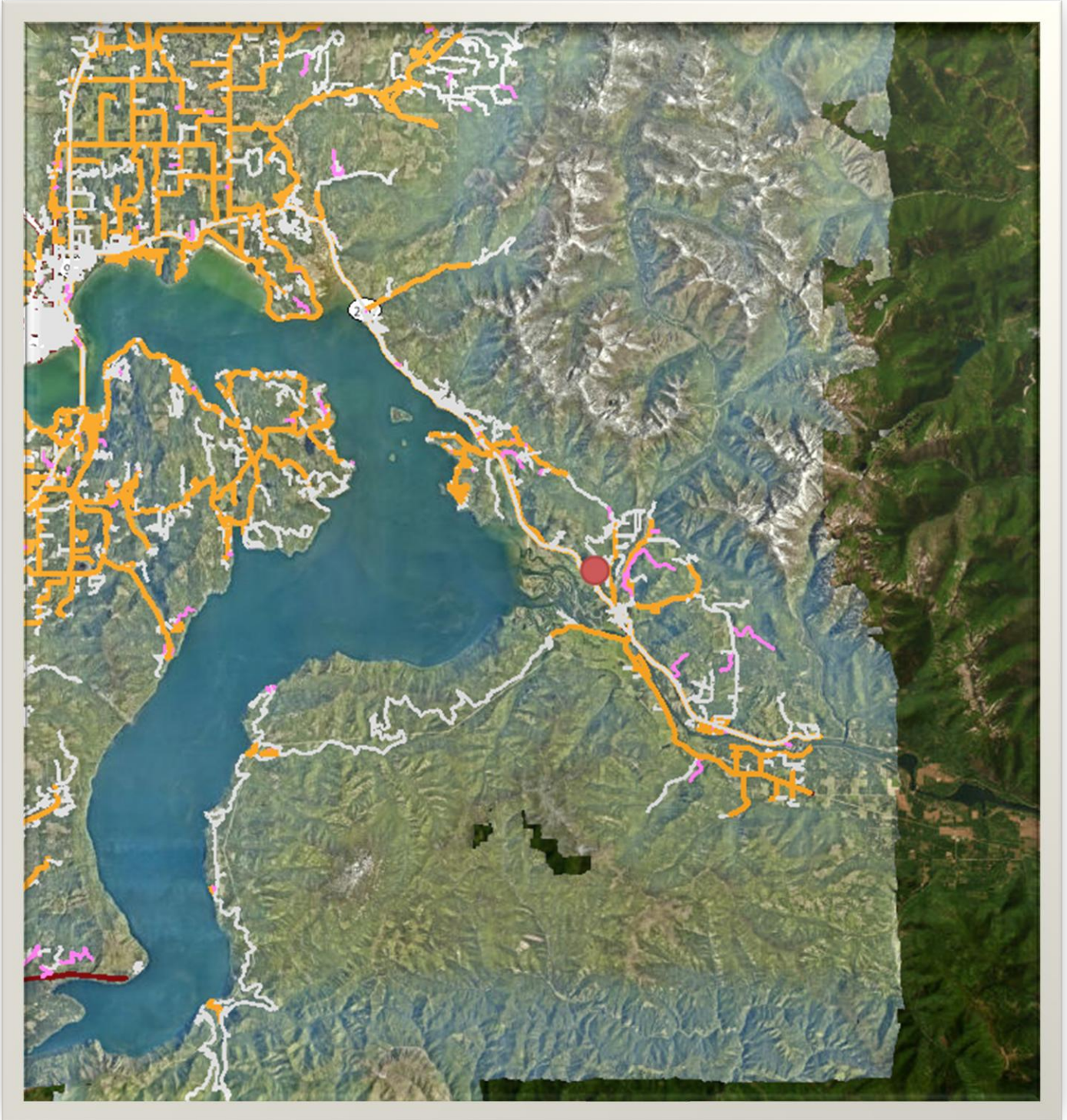
Project Representative: Dan Provolt
Provolt Land Surveying
PO Box 580
Ponderay, ID 83852

Application filed: January 26, 2026

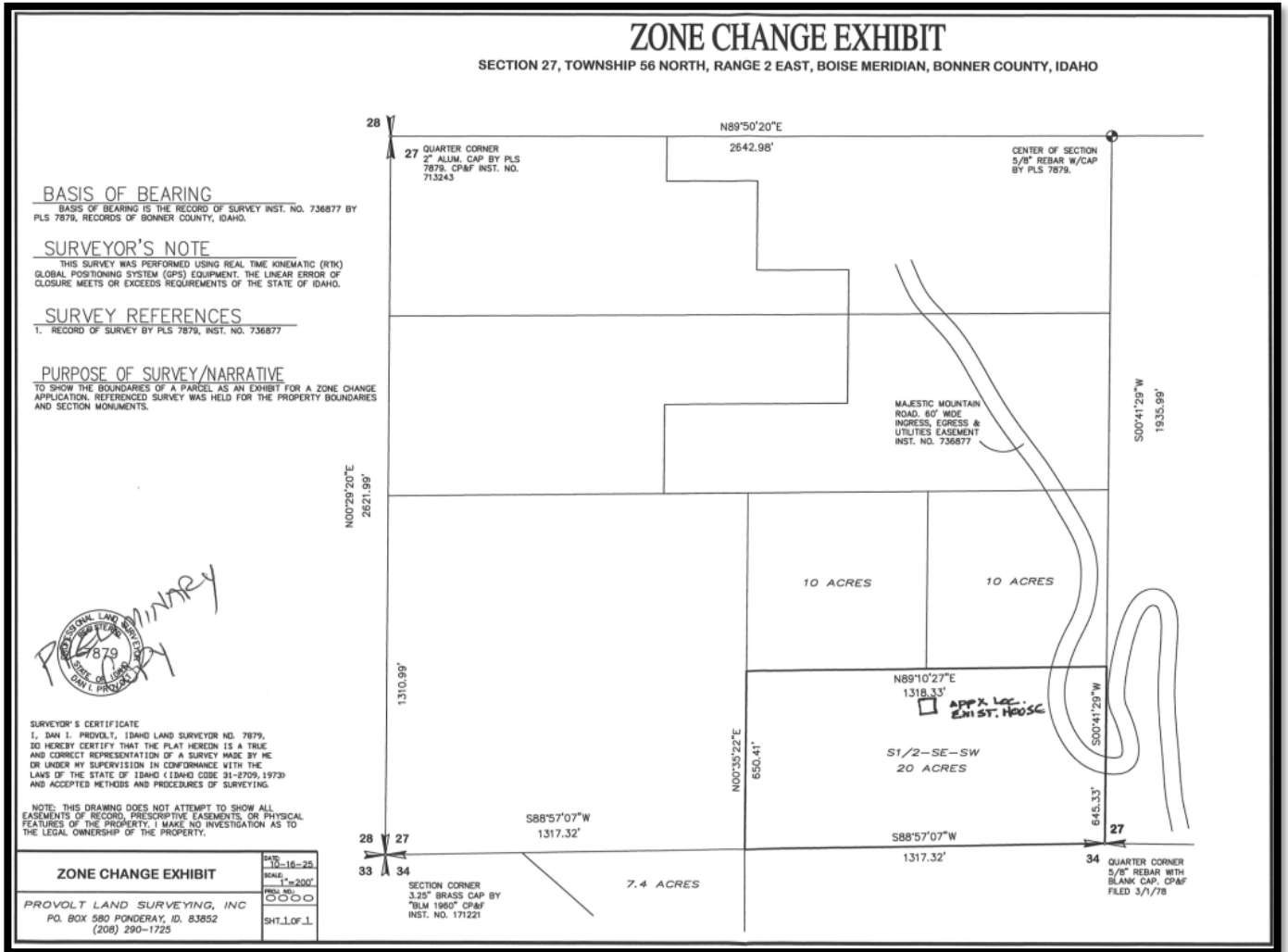
Notice provided: Mail: April 7, 2026
Site Posting: April 7, 2026
Published in newspaper: April 7, 2026

Appendices: Appendix A- Agency Noticing
Appendix B- Agency Comment

Vicinity Map



Site Plan



Project summary:

The applicant is requesting a zone change from Agricultural/Forestry 20 to Agricultural/Forestry 10. The 20-acre property is zoned Agricultural/Forestry 20. The project site is located off Majestic Mountain Road in Section 27, Township 57 North, Range 2 East, Boise-Meridian. The project site is located within the service area of Lake Pend Oreille School District #84.

Applicable Laws:

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

- BCRC 12-111: Purpose et seq, health, safety, and general welfare
- BCRC 12-210 et seq, - Title Amendments, Comprehensive Plan Amendments and Zone Changes
- BCRC 12-320.1 – Zoning districts and map designation, purpose
- BCRC 12-320.2 – Zoning districts and map designations established
- BCRC 12-322 – Agricultural/Forestry District

- BCRC 12-800 et seq., Definitions

Background:

A. Site data:

- Use: Residential
- Unplatted
- Size: 20-acres
- Zone: Agricultural/Forestry 20
- Land Use: Ag/Forest Land (10-20 AC)

B. Access:

- Majestic Mountain Road, a privately owned and privately maintained easement.

C. Environmental factors:

- Site does contain mapped slopes of 0-≥30% grade. (USGS)
- Site does not contain mapped wetlands. (USFWS)
- Site does not contain any mapped waterfront or streams. (NHD)
- Soil:
 1. Vay gravelly silt loam, 35 to 65 percent slopes
 - Drainage: Well drained
 - Classification: Not prime farmland
 2. Treble gravelly sandy loam, 20 to 55 percent slopes
 - Drainage: Well drained
 - Classification: Not prime farmland
 3. Treble-Rock outcrop association, 20 to 65 percent slopes
 - Drainage: Well drained
 - Classification: Not prime farmland

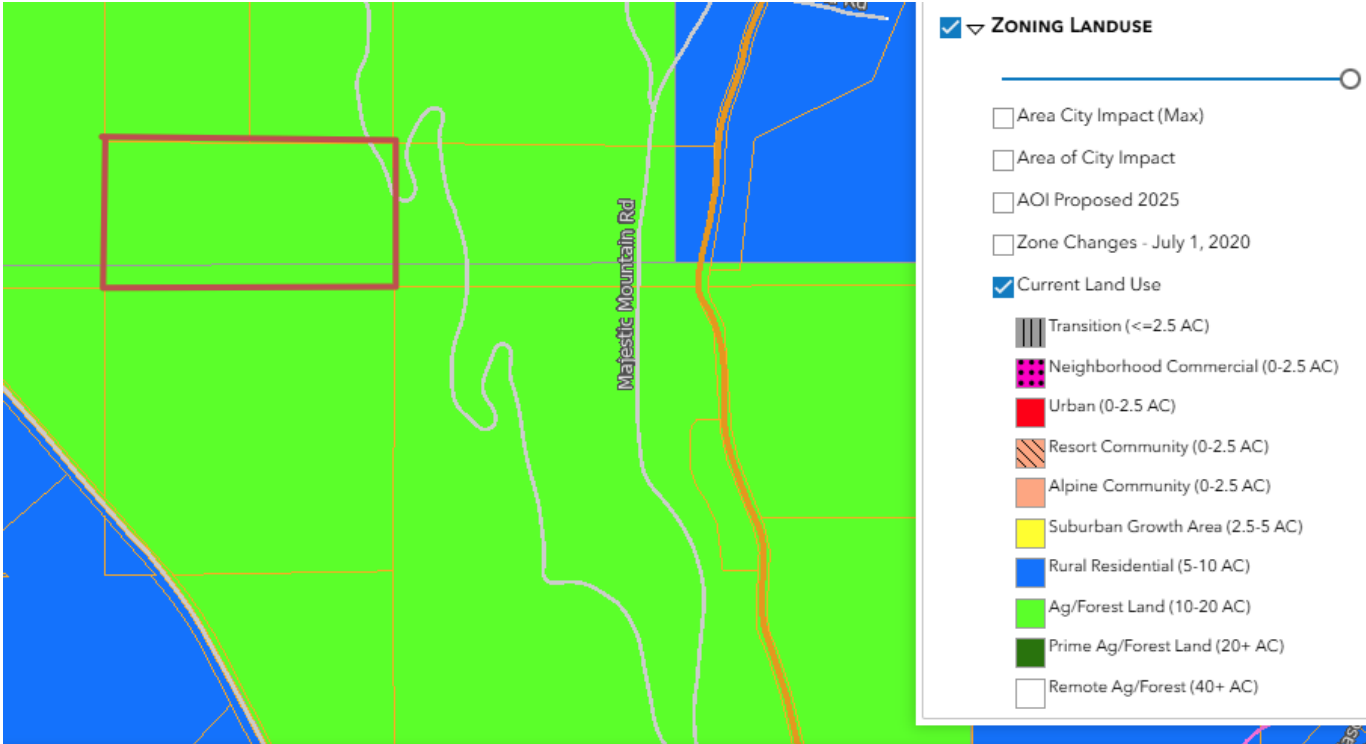
D. Services:

- Water: Individual Well
- Sewage: Individual septic system
- Fire: Clark Fork Fire (Per application)
- Power: Avista Utilities
- School District: Lake Pend Oreille School District #84

E. Comprehensive Plan, Zoning and Current Land Use

Compass	Comp Plan	Zoning	Current Land Use & Density
Site	Ag/Forest Land (10-20 AC)	Agricultural/forestry 20 (A/f-20)	Residential - 20 acres
North	Ag/Forest Land (10-20 AC)	Agricultural/forestry 20 (A/f-20)	Undeveloped – two 10-acre parcels
East	Ag/Forest Land (10-20 AC)	Agricultural/forestry 20 (A/f-20)	Undeveloped – 20.4 acres

South	Ag/Forest Land (10-20 AC) and Rural Residential (5-10 AC)	Agricultural/forestry 20 (A/f-20) and Rural 5	Undeveloped – 40-acres
West	Ag/Forest Land (10-20 AC)	Agricultural/forestry 20 (A/f-20)	Undeveloped – 40-acres



F. Agency Review:

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

Panhandle Health District

The following agencies replied "No Comment":

- Kootenai Ponderay Sewer District
- Idaho Transportation Department
- Idaho Department of Water Resources
- Idaho Department of Environmental Quality
- Bonneville Power Administration

All other agencies did not reply.

G. Public Notice & Comments

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

Standards Review and Staff Analysis:

- **12-111: PURPOSE**

The zoning regulations and districts for the unincorporated areas of Bonner County, as herein established, have been made in accordance with a comprehensive plan and Idaho Code for the purpose of promoting the health, safety and general welfare of the people of Bonner County.

A. To protect property rights while making accommodations for other necessary development such as varied types of affordable housing.

B. To ensure that adequate public facilities and services are provided to the people at reasonable cost.

C. To ensure that the economy of the state and localities is protected.

D. To ensure that the important environmental features of the state and localities are protected.

E. To encourage the protection of prime agricultural, forestry and mining lands for production of food, fiber and minerals.

F. To encourage urban and urban type development within incorporated cities.

G. To avoid undue concentration of population and overcrowding of land.

H. To ensure that the development on land is compatible with the physical characteristics of the land.

I. To protect life and property in areas subject to natural hazards and disasters.

J. To protect fish, wildlife and recreation resources.

K. To avoid undue water and air pollution.

L. To allow local school districts to participate in the community planning and development process so as to address public school needs and impacts on an ongoing basis.

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

Staff: The application was considered complete on March 4, 2026, and notice was completed in accordance with BCRC 12-268.

- **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.

Existing Comprehensive Plan Designation:

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

Comprehensive Plan Analysis:

Property Rights

Policies:

1. Follow the attorney general's checklist, proscribed at Idaho Code §67-8003 and provided in the "Property Rights" component of the county's comprehensive plan, for all land use decisions.
2. 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 may be subject to the regulatory taking analysis provided for by Idaho Code Section 67-8003.

Staff: The above policies allow the governing body to make informed, fair, and legally sound land use decisions that protect property rights. This proposal does not appear to be in conflict with the policies of this component.

Population

Policies:

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

Staff: The 2020 census placed Bonner County’s population at 47,110. Bonner County, established in 1907, now has over 100 years of population data. The county grew by fewer than 2,000 people over the first 60 years of its existence. Between 1990 and 2000, Bonner County increased in population by 38.4 percent, but by the 2010 census, the growth slowed to an 11 percent increase over 10 years. From 2010 to 2020 the population grew by 13 percent and the estimated increase from 2020 to 2025 is 15.5%, or an estimated population of 54,420.

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: Lake Pend Oreille School District #84 and Lake Pend Oreille School Transportation that serves the property, were notified of the proposed zone change. Lake Pend Oreille School District did not comment on how an increase in density and development could potentially impact on the district’s ability to provide adequate school services (and facilities) for new and existing students. The Transportation department did not provide a comment. This project does not appear to be in conflict with these policies.

Economic Development

Policies:

1. Allow small scale cottage businesses and home occupations in all areas of the county. Set reasonable conditions on such uses to minimize adverse impacts to the neighborhood based on factors including, but not limited to, hours of operation and traffic volume generated by the business.
2. Develop land use regulations to allow the county’s agricultural heritage to be maintained by enabling local food production, distribution, congregation, and retail sales. Examples include community gardens, school gardens, farm related education programs, farmers or public markets, and other small-scale, collaborative initiatives.

3. Develop standards for commercial and industrial development that are appropriate for the surrounding community, including: appropriate site sizes, use types, buffering and design standards that encourage both attractive and efficient function while protecting the environment.
4. Mitigate the potential impacts of economic development activities that cause adverse factors such as noise, light glare, odors, fumes and vibrations on the surrounding community.
5. Support local economic development by increasing support for outdoor recreation in the county. Encourage and protect public access to public lands and water, while protecting the surrounding areas from adverse impacts through mitigation and standards.
6. Allow for campgrounds and recreational uses while protecting the surrounding areas from adverse impacts through mitigation and standards.
7. Support local businesses by enabling development of workforce housing in proximity to commercial, industrial, agricultural, and recreational uses, through review and updating of land use regulations.

Staff: Bonner County's land use regulations provide a comprehensive framework that supports small-scale businesses, preserves agricultural heritage, promotes sustainable development, and facilitates the integration of employee housing with commercial, industrial, and agricultural uses. The county's approach balances the needs of diverse land uses while addressing potential impacts on the community and environment, fostering a vibrant and sustainable future for its residents. This proposal does not appear to be in conflict with the policies of this component.

Land Use

Policies:

1. Develop and maintain a Future Land Use Map and Land Use Regulations that acknowledge and preserve the County's agricultural, timber and mining lands, water and wildlife resources, and identify and avoid hazard areas. Provide areas for economic growth, encourage affordable housing and center growth in areas where adequate public and private services can be provided.
2. Encourage clustered development for medium and large scale commercial and industrial uses.
3. Commercial and industrial uses should be located and operated in a manner to ensure the protection of our natural resources including clean air and water, dark skies, and overall environmental quality and rural character of the county.
4. Reflect in the use tables that commercial and industrial uses should be unconditionally permitted in areas identified by the Comprehensive Plan as suitable and zoned for those uses. Evaluation of suitability should be based on availability of urban services, adequate access to hard surfaced publicly maintained roads and other factors that may impact the surrounding community.

5. Reflect in the use tables that commercial and industrial uses may be conditionally permitted in areas not identified for such uses in the Comprehensive Plan if a critical review of the proposed use determines that with appropriate conditions the use will not adversely impact the surrounding area.
6. Based upon the land use analysis completed in 2025, a sufficient number of residential parcels exist or could be created within current zoning density. Therefore, modification of zoning to provide increased density should be rare.
7. Land use applications should be supported by a review, evaluation, or approval by the applicable state agency for sanitary services.
8. Consider avenues to create incentives for land conservation through zoning and subdivision laws to preserve various significant archaeological, ecological, historical, wildlife, and scenic sites that have been recognized in the county as unique and important to preserve.
9. Minimize the creation of lots that cannot receive the appropriate sanitary services.
10. Maintain the Alpine Village zoning district to provide adequate design and development standards for the high-density recreational community with steep slopes and heavy snowfall at elevations above 3500’.
11. Urban development is better suited in urban areas. Idaho Code 67-6502 (a through m) promotes the health, safety and general welfare of the people of the state. Subsection (f) encourages urban and urban type development within incorporated cities. All nine cities within the county provide or are associated with urban water and sewer systems which allow and depend on higher density to make the services fiscally feasible and sustainable.
12. Due to the wildfire threat in the county, consider evacuation routes when making land use decisions and updating land use code.
13. The mapping of land use designations should have homogeneity with the surrounding area. Areas have specific, individual land use designations which results in homogeneity across the landscape. Islands of different land use designations defy the sense of rural context, especially if the land uses are markedly dissimilar.
14. The land uses describe the general uses and characteristics of each of the map designations. Since the Comprehensive Plan Map covers approximately 1.1 million acres, the map is general in nature, and it is recognized that some areas may have or may lack features and characteristics that cause them to differ somewhat from what is in their land use description. It is not reasonable to expect that every parcel within a land use designation will conform to every detail of the geographic characteristics of the area as a whole.

Staff: Bonner County's land use policies for commercial and industrial development reflect a balanced approach that seeks to accommodate growth while preserving the county's rural character and environmental resources. By designating suitable areas for unconditional development and allowing for conditional permitting elsewhere, the

county provides flexibility to meet economic needs without compromising community values. Ongoing community engagement ensures that land use decisions continue to align with the aspirations of Bonner County residents.

Natural Resources

Policies:

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

Staff: Bonner County has adopted and implemented regulations that protect waterways from pollution, erosion and sedimentation. Additionally, no regulatory agency identified any wildlife habitat on this proposal. This project does not appear to be in conflict with the policies of this component.

Hazardous Areas

Policies:

1. Adopt flood mitigation standards that meet or exceed the National Flood Insurance Program minimum requirements.
2. Discourage residential, commercial or industrial development within floodways.
3. Discourage fill within the floodplain.
4. Integrate the county's wildland fire policies and plans into development standards.

5. Identify and discourage developments on excessive slopes with lower density zoning in these areas.
6. Establish regulation and development densities of new development in floodplains. Regulate the location and density of new development in floodplains to reduce the potential for the loss of lives and property in those areas.
7. Land divisions should be designed to reduce exposure to wildland fire and to provide for adequate ingress and egress routes as determined by the applicable Fire Authority Having Jurisdiction.
8. Discourage the issuance of building location permits within areas of excessive slopes, unstable areas and avalanche zones.

Staff: The subject parcel is not located within a mapped floodway or flood hazard zone. The lot does contain mapped slopes. According to the Avalanche Hazards map found in the Hazardous Component (p.7) this area is moderate avalanche danger. Furthermore, the property is in the jurisdiction of West Pend Oreille Fire District and the Bonner County Sheriff's Department.

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

Staff: This proposal is not for high density residential development. The parcel has services available such as Bonner County Sheriff and EMS. This proposal does not appear to be in conflict with the policies of this component.

Transportation

Policies:

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

Staff: The property is accessed by Majestic Mountain Road, a privately owned and privately maintained easement. The construction of the road is unknown; however, per GIS imagery it appears to be a gravel road approximately 25-30 ft wide. Currently, Bonner County does not have an adopted tails plan. This proposal does not appear to be in conflict with the policies of this component.

Recreation

Policies:

1. Develop a waterways and public land access program to preserve and develop access to public recreational lands and waterways. The program should include retaining access parcels that may be acquired from tax sales or private donations.
2. Protect and encourage public and private recreational opportunities as an important asset that supports a key segment of the County's economy.

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

Staff: The parcel is not adjacent to public lands or provides access to public lands. Current recreational opportunities for the public that are available in Bonner County are anticipated to remain the same with this zone change.

Special Areas or Sites

Policies:

1. Develop a generalized map of the known pre-historic and historic sites so that future developments are aware of special areas of concern and are connected with the historical society and Native American tribes for appropriate preservation and protection.
2. Implement roadside development standards for recognized scenic byways to protect the view sheds.
3. Recognize and address Special areas when development is proposed in these areas.
4. Confirm if historical structures or sites exist within a land use application area, and if identified coordinate with the applicable agency.

Staff: Bonner County Historical Society did not identify any prehistoric sites or historic sites on this lot. Furthermore, the County has not adopted a map for these sites. The state has designated scenic byways in Bonner County. This proposal does not appear to be in 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.
2. Coordinate with municipalities and private parties to explore solutions for various types of housing projects and developments in areas appropriate for their level of density.
3. Encourage clustering of housing in developments to save on infrastructure and transportation costs through mechanisms such as density bonuses.

4. Provide opportunities for assisted living and group shelters.
5. Enable temporary and seasonal employee labor housing in direct proximity to agricultural, commercial, recreational, and industrial uses or where infrastructure and emergency services support those uses.

Staff: This proposal is not for housing. Housing options within the County will not be affected by this proposal.

Community Design

Policies:

1. To promote and preserve the natural features and rural atmosphere of the community, enact development standards that address development within scenic byways and design standards that account for waterfront setbacks, commercial and industrial landscaping, requirements for reduced lighting, cluster development, rural rather than urban setback standards, and other design objectives aimed at preserving the rural, natural character of the community.
2. Allow unique and flexible design standards such that new development within older neighborhoods and historic settlements is compatible with those unique neighborhoods.
3. Allow particularized design standards to address the unique environmental conditions of waterfront and mountaintop developments which may differ from standard design objectives.
4. Locate new development in areas with similar densities and compatible uses.
5. The adverse impacts of new development on adjacent areas should be minimized.
6. Consider the protection of natural resources, rural features and surrounding uses of the community in the design and location of new development.

Staff: The subject parcel is located within a quarter mile of the boundary of Clark Fork's Area of Impact. Parcels on Majestic Mountain Road vary in size from 6.7-acres to 108.87-acres.

Agriculture:

Policies:

1. Continue allowing residential uses consistent with the allowable density in Agricultural zoning districts.
2. Protect agricultural uses and activities from land use conflicts or interference created by residential, commercial or industrial development.
3. Enable farm-based family businesses on agricultural parcels with land use regulations. Examples include farm stands and other agri-business pursuits.

4. The County acknowledges the provisions of Idaho State's Right to Farm Act. Those shall be considered in the land use decisions.
5. Support the local economy by encouraging production, distribution, and retail sales of locally grown food and other agricultural products.
6. Protect environmental quality so that agriculture continues to be a viable use in the County.

Staff: The comprehensive plan map has this area classified as Ag/Forest Land. The current use of the parcel and any agricultural/forestry opportunities are expected to remain the same. This proposal does not appear to be in conflict with the policies of this component.

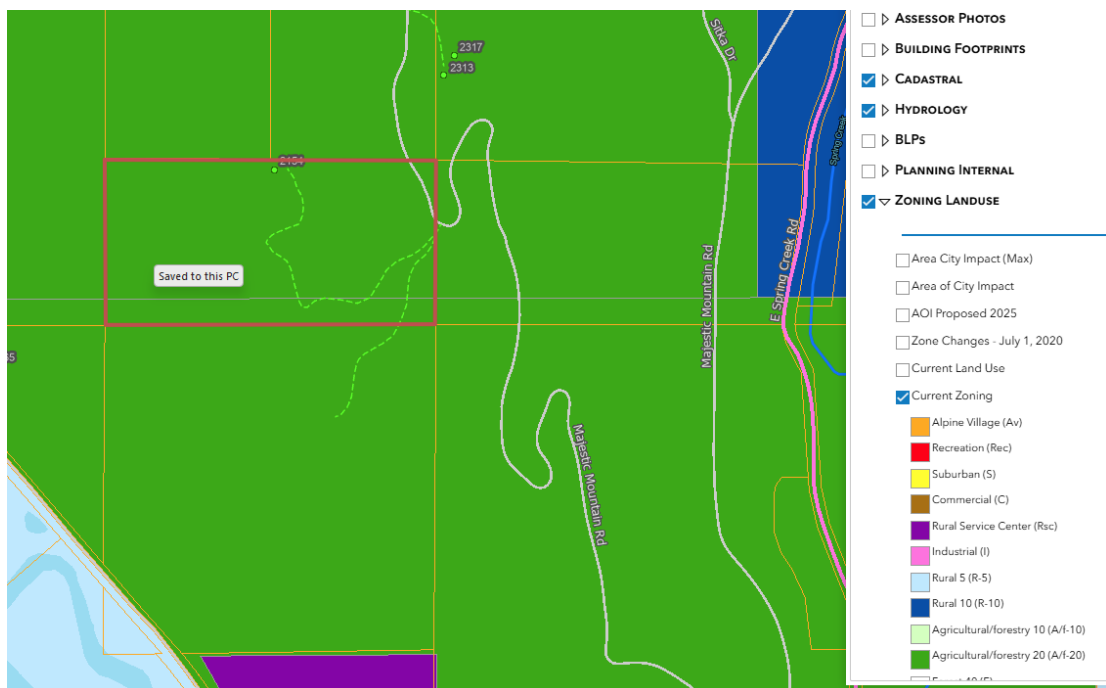
12-320.1: Zoning Districts and Map Designation, Purpose:

- The purpose statements for each zone and map designation set forth in the following sections shall be used to guide the application of the zones and designations to all lands in unincorporated Bonner County. The purpose statements also shall guide interpretation and application of land use regulations within the zones and designations, and any changes to the range of permitted uses within each zone through amendments to this title.

12-320.2: Zoning Districts and Map Designations Established:

- In accordance with the provisions of Idaho Code and the objectives set forth in this code, all land in the unincorporated areas of Bonner County is hereby classified according to the following zoning designations and zoning map symbols, which shall be applied as shown on the official zoning district map.

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.

Existing Zoning: Agricultural/Forestry 20

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.

Staff: Per the Natural Resources Component of the Comprehensive plan, Vay gravelly silt loam, 35 to 65 percent slopes, Treble gravelly sandy loam, 20 to 55 percent slopes, and Treble-Rock outcrop association, 20 to 65 percent slopes and not considered prime agricultural soils.

b. Are characterized by agricultural or forestry uses.

Staff: The subject parcel and surrounding parcels appear to be primarily for residential use; however agricultural and forestry uses may remain viable. Per assessor data, the subject parcel does have a forestry exemption.

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.

Staff: The subject parcel does contain 30+% slopes. Access to the site is provided by a privately owned and privately maintained easement which appears to be a gravel road ranging from 25-30 ft wide.

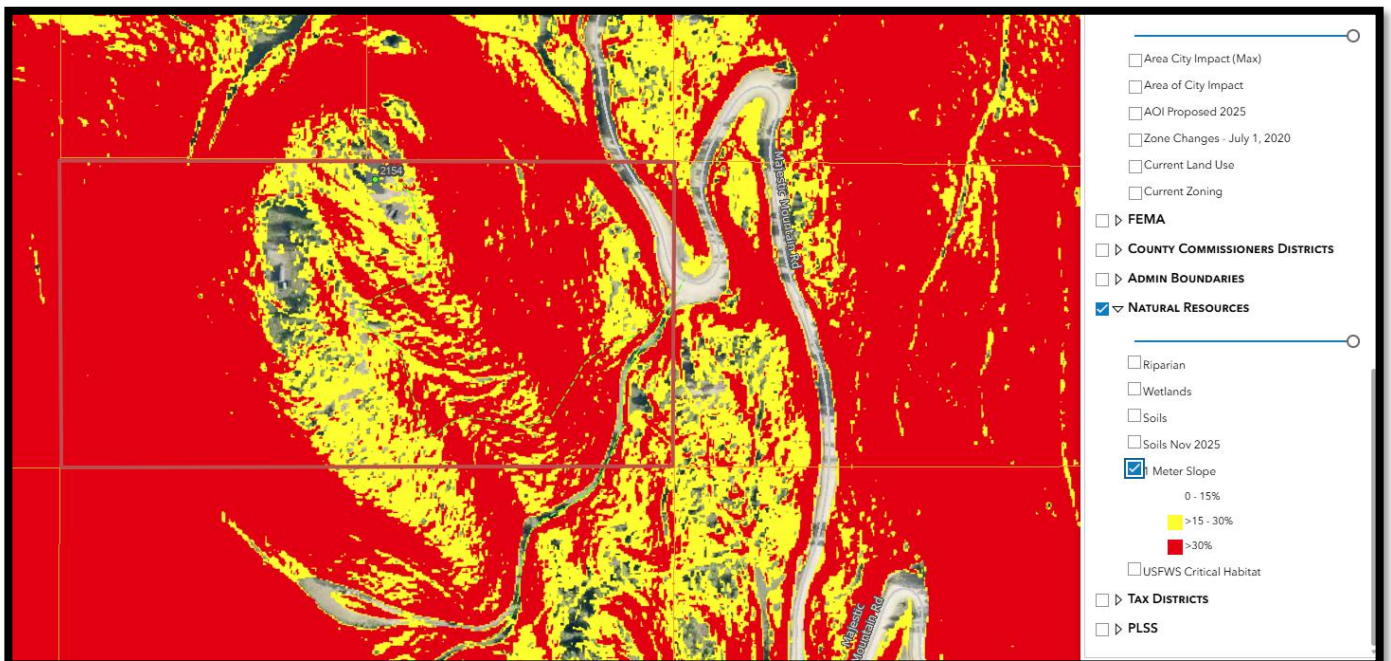
Proposed Zoning: Agricultural/Forestry 10

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

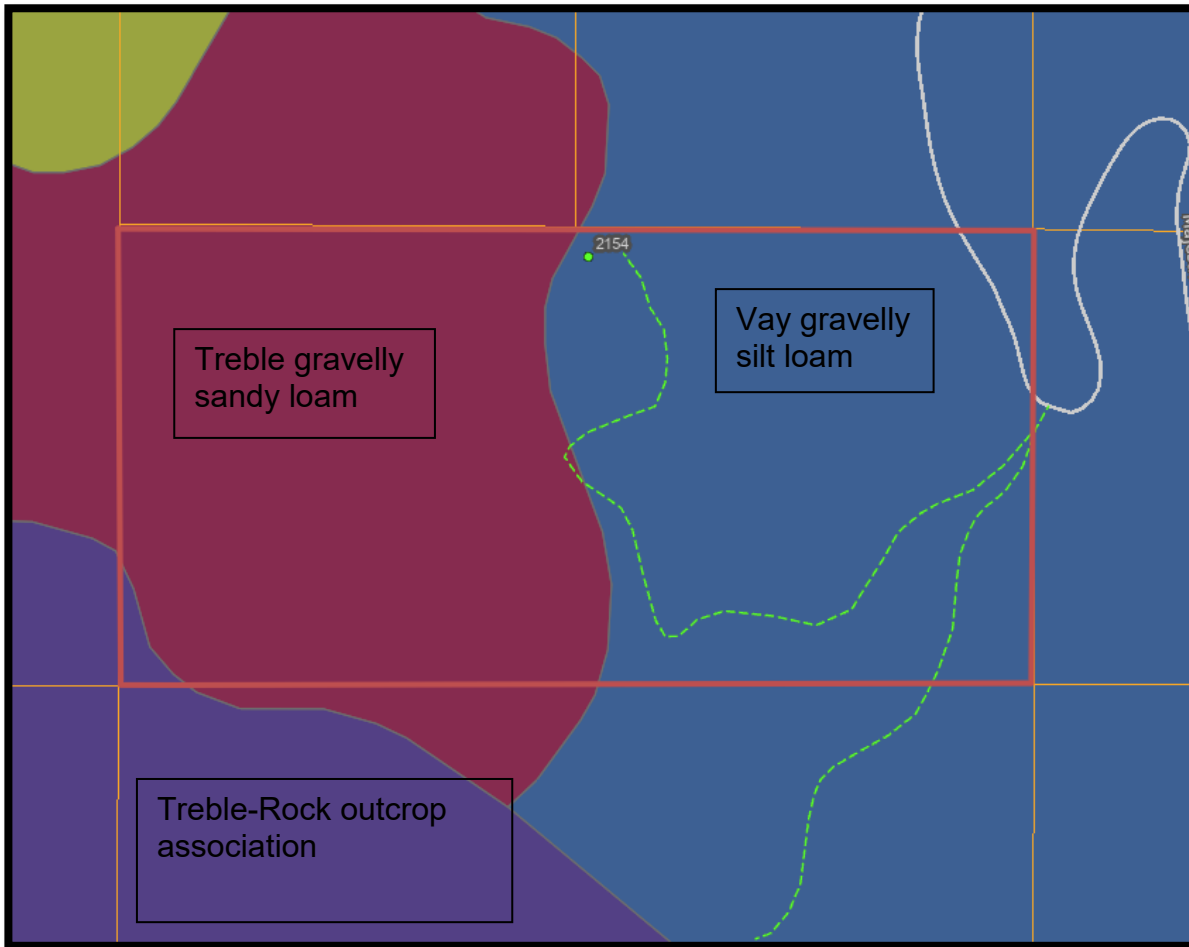
remain viable. These areas may be within or adjacent to areas of city impact or where lands are afforded fire protection, access to standard roads and other services. (Ord. 501, 11-18-2008)

Staff: Per the Natural Resources Component of the Comprehensive plan, Vay gravelly silt loam, 35 to 65 percent slopes, Treble gravelly sandy loam, 20 to 55 percent slopes, and Treble-Rock outcrop association, 20 to 65 percent slopes are not considered prime agricultural soils. The subject property is not within the mapped service area of a fire district per GIS, but the application does list Clark Fork Fire as a provider for the subject property. Access to the site is provided by a privately owned and privately maintained easement which appears to be a gravel road ranging from 25-30 ft wide.

Subject Property Slope:



Subject Property Soils:



1. Vay gravelly silt loam, 35 to 65 percent slopes (Blue)
Drainage: Well drained
Classification: Not prime farmland
2. Treble gravelly sandy loam, 20 to 55 percent slopes (Maroon)
Drainage: Well drained
Classification: Not prime farmland
3. Treble-Rock outcrop association, 20 to 65 percent slopes (Purple)
Drainage: Well drained
Classification: Not prime farmland

Planner's Initials: KS **Date:** May 7, 2026

Note: The final decision rests with the governing body after the completion of the public hearing and consideration of all relevant oral and written testimony and evidence.

Zone Change - Motion by the Governing Body:

ZONING COMMISSION

MOTION TO RECOMMEND APPROVAL: I move to recommend approval of this project to the Board of County Commissioners, FILE ZC0001-26, requesting a zone change from Agricultural/Forestry 20 to Agricultural/Forestry 10, finding that it is not in conflict with the policies of the Bonner County Comprehensive Plan and Bonner County Revised Code as enumerated in the following conclusions of law:

Conclusion 1

The proposal **is not** in conflict with the elements 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 Agricultural/Forestry 10 zoning designation, provided at Chapter 3, Title 12, Bonner County Revised Code.

This recommendation is based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at this hearing. I further move to adopt the reasoned statement as discussed in deliberation at this hearing and the analysis as set forth in the Staff Report (or as amended during this hearing) and conclusions of law and direct planning staff to draft the reasoned statement to reflect this motion as set forth in Idaho Code section 67-6535, have the Chair sign, and transmit to all interested parties. This action does not result in a taking of private property.

MOTION TO RECOMMEND DENIAL: I move to recommend denial of this project to the Board of County Commissioners, FILE ZC0001-26, requesting a zone change from Agricultural/Forestry 20 to Agricultural/Forestry 10, based upon the following conclusions:

Conclusion 1

The proposal **is/is not** in accord with the elements of the Bonner County Comprehensive Plan.

Conclusion 2

This proposal was reviewed for compliance with Title 12, Bonner County Revised Code, and **is/is not** found to be in compliance.

Conclusion 3

The proposal **is/ is not** in accord with the purpose of the Agricultural/Forestry 10 zoning designation, provided at Chapter 3, Title 12, Bonner County Revised Code.

This recommendation is based upon the evidence submitted up to the time the Staff Report was prepared, and testimony received at this hearing. I further move to adopt the reasoned statement as discussed in deliberation at this hearing and the analysis as

set forth in the Staff Report (or as amended during this hearing) and conclusions of law and direct planning staff to draft the reasoned statement to reflect this motion as set forth in Idaho Code section 67-6535, have the Chair sign, and transmit to all interested parties. This action does not result in a taking of private property.

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 ZC0001-26

Record of Mailing Approved By: _____

Hearing Date: 5.14.26



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 **April 2026**.



Jeannie Welter, Systems Technician

Assessor - Email

Bay Drive Recreation District - Email

Bonner County Airport Manager - Email

Bonner County EMS - Email

Bonner County Road & Bridge - Email

Bottle Bay Water & Sewer District - Email

City of Dover - Email

City of Hope - Email

City of Oldtown - Email

City of Priest River - Email

City of Spirit Lake - Email

Coolin-Cavanaugh Bay Fire District - Email

East Bonner Library - Email

Ellisport Bay Sewer - Email

GEM STATE MINER - U.S. Mail

Idaho Department of Environmental Quality (DEQ) - Email

Idaho Department of Lands - CDA - U.S. Mail

Idaho Department of Lands - Navigable Waters & Mining - Email

Idaho Department of Water Resources - IDWR - Email

Idaho Transportation Department- District I - Email

Kalispel Bay Sewer & Water - U.S. Mail

KPBX-FM 91 SPOKANE PUBLIC RADIO - U.S. Mail

Laclede Water District - Email

Lake Pend Oreille School District, #84 (Transportation) - Email

Little Blacktail Ranch Water Association - U.S. Mail

Northern Lights, Inc. - Email

Northside Fire District - Email

Panhandle Health District - Email

Priest Lake Public Library District - Email

Sagle Valley Water & Sewer - Email

Schweitzer Fire District - Email

Selkirk Fire, Rescue & EMS - Email

Southside Water & Sewer District - Email

Spokesman-Review - U.S. Mail

Swan Shores Sewer District - U.S. Mail

Tamarack Village Water & Sewer - U.S. Mail

Trestle Creek Sewer District - Email

U.S. Fish & Wildlife Service - Email

West Bonner County Cemetery District - Email

West Bonner Library - Email

West Pend Oreille Fire District - Email

Avista Utilities - Email

Bayview Water & Sewer - Email

BONNER COUNTY DAILY BEE - U.S. Mail

Bonner County Floodplain Review - Email

Bonner County Sheriff - Email

City of Clark Fork - Email

City of East Hope - Email

City of Kootenai - Email

City of Ponderay - Email

City of Sandpoint - Email

Coolin Sewer District - Email

Drainage District #7 - Email

East Priest Lake Fire District - Email

Garfield Bay Water & Sewer District - Email

Granite Reeder Water & Sewer District - Email

Idaho Department of Fish & Game - Email

Idaho Department of Lands - Coolin - Email

Idaho Department of Lands - Sandpoint - Email

Idaho Transportation Department (Aeronautics) - U.S. Mail

Independent Highway District - Email

Kootenai-Ponderay Sewer District - Email

KSPT-KPND-KIBR RADIO - U.S. Mail

Lake Pend Oreille School District, #84 (Admin Office) - Email

Lakeland Joint School District, #272 - Email

North of the Narrows Fire District - Email

Northland/Vyve Cable Television - Email

Outlet Bay Sewer District - Email

Pend Oreille Hospital District - Email

Priest Lake Translator District - Email

Sam Owen Fire District - Email

SELKIRK ASSOCIATION OF REALTORS - U.S. Mail

Selkirk Recreation District - Email

Spirit Lake Fire District - Email

Historical Society - Email

Syringa Heights Water Association - Email

Timber Lake Fire District - Email

U.S. Army Corps of Engineers - Email

U.S. Forest Service - U.S. Mail

West Bonner County School District, #83 - Email

West Bonner Water & Sewer District - Email

West Priest Lake Fire District - Email

Appendix B- Agency Comment



Janna Brown <janna.brown@bonnercountyid.gov>

Bonner County, ID ZC0001-26 No Comment

1 message

'Farley,Alynette B (CONTR) - TERR-BELL-1' via Mail-Planning

Mon, Apr 13, 2026 at 8:18 AM

<planning@bonnercountyid.gov>

Reply-To: "Farley,Alynette B (CONTR) - TERR-BELL-1" <abfarley@bpa.gov>

To: "planning@bonnercountyid.gov" <planning@bonnercountyid.gov>

Cc: "Farley,Alynette B (CONTR) - TERR-BELL-1" <abfarley@bpa.gov>

No BPA ROW near proposed.

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



Notice of Public Hearing ZC 5.14.26 Reply.docx

574K

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 **April 2026**.

Jeannie L Welter

Jeannie Welter, Systems Technician

This notice was mailed to political subdivisions, property owners within 2800 feet of the subject property, and the media on **Tuesday, April 7, 2026**.

NOTICE IS HERBY GIVEN that the Bonner County Zoning Commission will hold a public hearing at **5:30 pm on Thursday, May 14, 2026**, in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following requests:

File ZC0001-26 – Zone Change - Ag/Forestry 20 (A/F-20) to Ag/Forestry (A/F-10): The applicant is requesting a Zone Change from Agricultural/Forestry 20 to Agricultural/Forestry 10. The 20-acre property is zoned Agricultural/Forestry 20. The project site is located off Majestic Mountain Road in Section 27, Township 56 North, Range 2 East, Boise-Meridian. The project site is located within the service area of Lake Pend Oreille School District #84.

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 April 30, 2026. 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

Alynette Farley for Bonneville Power Admin	4/13/2026
--	-----------

Name Date

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

ZONE CHANGE EXHIBIT

SECTION 27, TOWNSHIP 56 NORTH, RANGE 2 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

BASIS OF BEARING

ON BASIS OF BEARING IS THE RECORD OF SURVEY INST. NO. 736877 BY PLS 7879, RECORDS OF BONNER COUNTY, IDAHO.

SURVEYOR'S NOTE

THIS SURVEY WAS PERFORMED USING REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT. THE LINEAR ERROR OF CLOSURE MEETS OR EXCEEDS REQUIREMENTS OF THE STATE OF IDAHO.

SURVEY REFERENCES

1. RECORD OF SURVEY BY PLS 7879, INST. NO. 736877

PURPOSE OF SURVEY/NARRATIVE

TO SHOW THE BOUNDARIES OF A PARCEL AS AN EXHIBIT FOR A ZONE CHANGE APPLICATION. REFERENCED SURVEY WAS HELD FOR THE PROPERTY BOUNDARIES AND SECTION MONUMENTS.



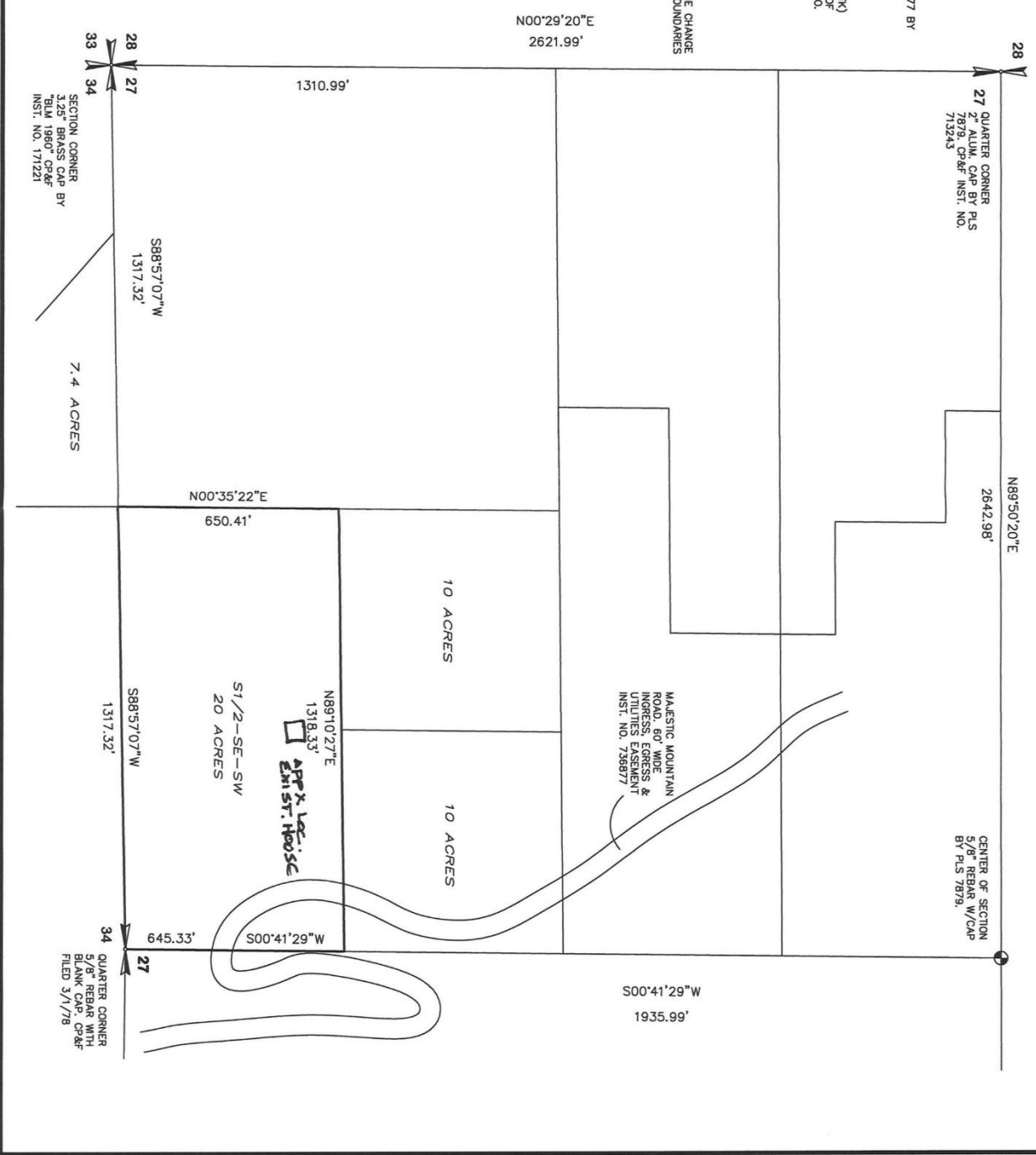
SURVEYOR'S CERTIFICATE
 I, DAN J. PROULX, IDAHO LAND SURVEYOR NO. 7879, DO HEREBY CERTIFY THAT THE PLAT HEREIN IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE BY ME OR UNDER MY SUPERVISION IN CONFORMANCE WITH THE LAWS OF THE STATE OF IDAHO (IDAHOCODE 31-2709, 1973) AND ACCEPTED METHODS AND PROCEDURES OF SURVEYING.

NOTE: THIS DRAWING DOES NOT ATTEMPT TO SHOW ALL EXISTING UTILITIES OR PHYSICAL FEATURES OF THE PROPERTY. MAKE NO INVESTIGATION AS TO THE LEGAL OWNERSHIP OF THE PROPERTY.

ZONE CHANGE EXHIBIT

PROVOLT LAND SURVEYING, INC
 P.O. BOX 580 PONDERAY, ID. 83852
 (208) 290-1725

DATE	10-16-25
SCALE	1"=200'
REVISIONS	0000
SHET	1 OF 1





Maya Johnson <maya.johnson@bonnercountyid.gov>

Notice of Public Hearing - Comments Due by April 30, 2026 - File ZC0001-26 - Bonner County Planning

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

Thu, Apr 9, 2026 at 2:50 PM

Good Afternoon,

Thank you for providing the opportunity to comment. DEQ has no environmental impact comments for the project listed above at this stage of development.

Thank you,

Idaho Department of Environmental Quality
2110 Ironwood Parkway, Coeur d'Alene, Idaho 83814
Office Line: 208.769.1422

www.deq.idaho.gov

Our mission: To protect human health and the quality of Idaho's air, land, and water.

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

Sent: Wednesday, April 8, 2026 3:53 PM

Cc: Kyle Snider <kyle.snider@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Maya Johnson <maya.johnson@bonnercountyid.gov>; Justin@dreamidaho.com; provoltlandsurveying@gmail.com

Subject: Notice of Public Hearing - Comments Due by April 30, 2026 - File ZC0001-26 - 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.

[Quoted text hidden]

[Quoted text hidden]



Maya Johnson <maya.johnson@bonnercountyid.gov>

Notice of Public Hearing - Comments Due by April 30, 2026 - File ZC0001-26 - Bonner County Planning

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

Fri, Apr 10, 2026 at 2:46 PM

To: Bonner County Planning Department <planning@bonnercountyid.gov>

REF: ZC0001-26

TO: Bonner County Planning Department

Good morning,

Idaho Department of Water Resources (IDWR) – Northern Regional Office doesn't have any comments for the proposed zone change as it isn't within IDWR's jurisdiction, but offers the following information as educational reference to the Applicants related to any private ground water well usage:

- Any water uses from an existing ground water well(s) that do not have established water rights, which shall exceed water uses authorized in Idaho Code §42-111 following project completion: a new Application for Permit is required prior to the diversion of water.

Thank you for the opportunity to comment,

Luke Bates – Sr Water Resource Agent

Idaho Department of Water Resources

Northern Regional Office

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

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

Sent: Wednesday, April 8, 2026 3:53 PM

Cc: Kyle Snider <kyle.snider@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Maya Johnson <maya.johnson@bonnercountyid.gov>; Justin@dreamidaho.com; provoltlandsurveying@gmail.com

Subject: Notice of Public Hearing - Comments Due by April 30, 2026 - File ZC0001-26 - 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. **April 30, 2026.**

[Quoted text hidden]

[Quoted text hidden]

Maya Johnson

From: planning@bonnercountyid.gov on behalf of Horsmon,Merritt
<merritt.horsmon@idfg.idaho.gov>
Sent: Thursday, April 30, 2026 12:55 PM
To: Planning
Subject: RE: Notice of Public Hearing - Comments Due by April 30, 2026 - File ZC0001-26 - Bonner County Planning

You don't often get email from merritt.horsmon@idfg.idaho.gov. [Learn why this is important](#)

The Idaho Department of Fish and Game does not have any comments to submit for this application.

Thank you for the opportunity to review and comment,

Merritt Horsmon

Regional Technical Assistance Manager
Panhandle Region
2885 W. Kathleen Ave.
Coeur d'Alene, ID 83815
208.769.1414 office
208.251.4509 mobile
merritt.horsmon@idfg.idaho.gov



From: Bonner County Planning Department <planning@bonnercountyid.gov>
Sent: Wednesday, April 08, 2026 3:53 PM
Cc: Kyle Snider <kyle.snider@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Maya Johnson <maya.johnson@bonnercountyid.gov>; Justin@dreamidaho.com; provoltlandsurveying@gmail.com
Subject: Notice of Public Hearing - Comments Due by April 30, 2026 - File ZC0001-26 - 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. **April 30, 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.

Thank you,

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



Maya Johnson <maya.johnson@bonnercountyid.gov>

Notice of Public Hearing - Comments Due by April 30, 2026 - File ZC0001-26 - Bonner County Planning

Robert Beachler <Robert.Beachler@itd.idaho.gov>
To: Bonner County Planning Department <planning@bonnercountyid.gov>

Mon, Apr 13, 2026 at 9:40 AM

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: Bonner County Planning Department <planning@bonnercountyid.gov>
Sent: Wednesday, April 8, 2026 3:53 PM
Cc: Kyle Snider <kyle.snider@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Maya Johnson <maya.johnson@bonnercountyid.gov>; Justin@dreamidaho.com; provoltlandsurveying@gmail.com
Subject: Notice of Public Hearing - Comments Due by April 30, 2026 - File ZC0001-26 - 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. **April 30, 2026.**

[Quoted text hidden]

[Quoted text hidden]



Janna Brown <janna.brown@bonnercountyid.gov>

RE: Notice of Public Hearing - Comments Due by April 30, 2026 - File ZC0001-26 - Bonner County Planning

1 message

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

Wed, Apr 8, 2026 at 4:24 PM

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

Beate Pryor

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

From: Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>

Sent: Wednesday, April 8, 2026 3:57 PM

To: KPSD Clerk <clerk@kootenaiponderaysewerdistrict.org>

Subject: FW: Notice of Public Hearing - Comments Due by April 30, 2026 - File ZC0001-26 - 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: Bonner County Planning Department <planning@bonnercountyid.gov>

Sent: Wednesday, April 8, 2026 3:53 PM

Cc: Kyle Snider <kyle.snider@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Maya Johnson <maya.johnson@bonnercountyid.gov>; Justin@dreamidaho.com; provoltlandsurveying@gmail.com

Subject: Notice of Public Hearing - Comments Due by April 30, 2026 - File ZC0001-26 - 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. **April 30, 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.


Thank you,

Jeannie Welter

Bonner County Planning Department

Systems Technician

208-265-1458

 **2026_04_ZC0001-26-ZC Ag Forestry.pdf**
151K



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 **April 2026**.

Jeanie L Welter
Jeanie Welter, Systems Technician

This notice was mailed to political subdivisions, property owners within 2800 feet of the subject property, and the media on **Tuesday, April 7, 2026**.

NOTICE IS HERBY GIVEN that the Bonner County Zoning Commission will hold a public hearing at **5:30 pm on Thursday, May 14, 2026**, in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following requests:

File ZC0001-26 – Zone Change - Ag/Forestry 20 (A/F-20) to Ag/Forestry (A/F-10): The applicant is requesting a Zone Change from Agricultural/Forestry 20 to Agricultural/Forestry 10. The 20-acre property is zoned Agricultural/Forestry 20. The project site is located off Majestic Mountain Road in Section 27, Township 56 North, Range 2 East, Boise-Meridian. The project site is located within the service area of Lake Pend Oreille School District #84.

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 April 30, 2026. 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* *4/8/2026*
Name Date
out of boundaries

ZONE CHANGE EXHIBIT

SECTION 27, TOWNSHIP 56 NORTH, RANGE 2 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

BASIS OF BEARING

BASES OF BEARING IS THE RECORD OF SURVEY INST. NO. 736877 BY PLS 7879, RECORDS OF BONNER COUNTY, IDAHO.

SURVEYOR'S NOTE

THIS SURVEY WAS PERFORMED USING REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT. THE LINEAR ERROR OF CLOSURE MEETS OR EXCEEDS REQUIREMENTS OF THE STATE OF IDAHO.

SURVEY REFERENCES

1. RECORD OF SURVEY BY PLS 7879, INST. NO. 736877

PURPOSE OF SURVEY/NARRATIVE

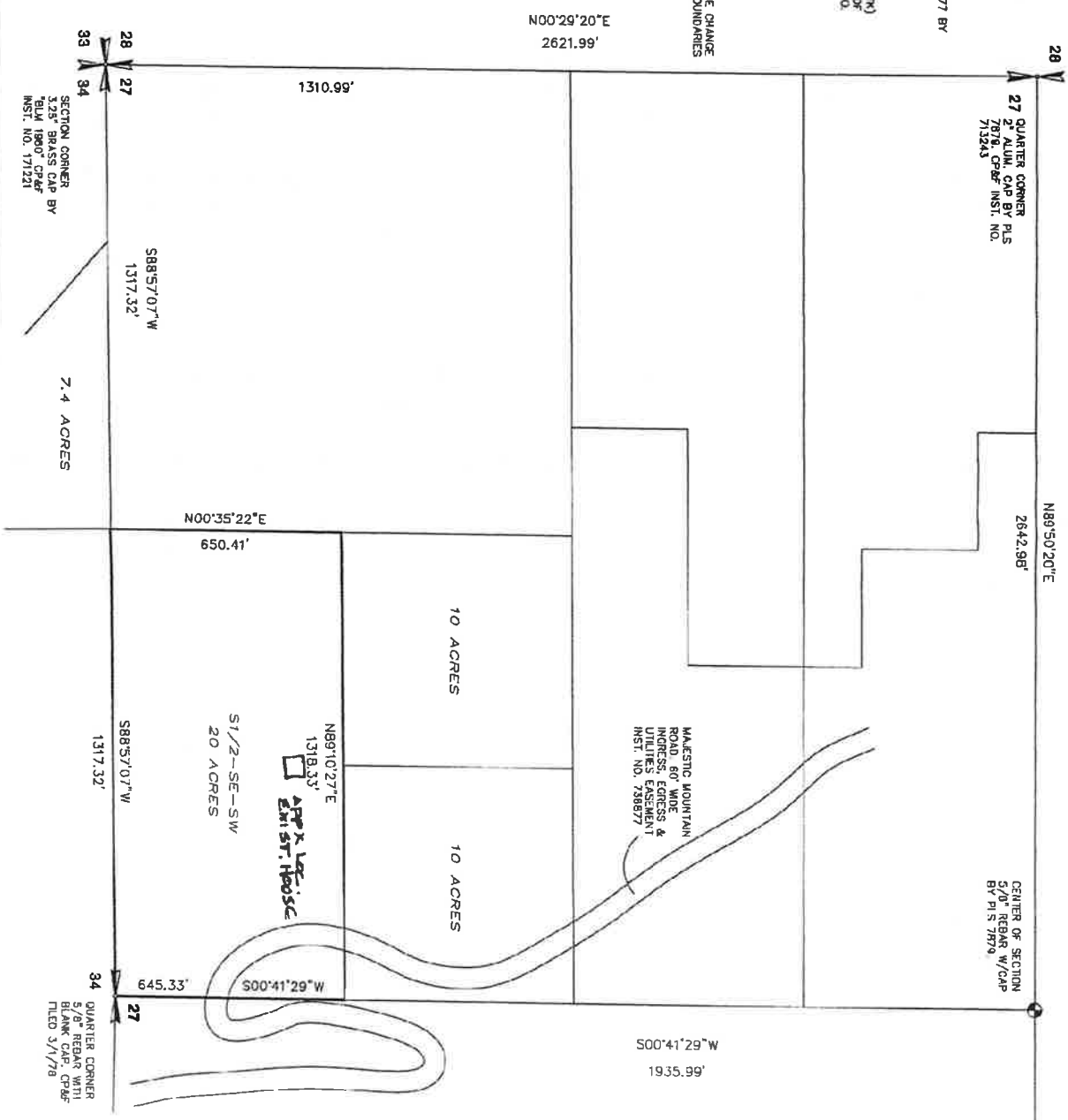
TO SHOW THE BOUNDARIES OF A PARCEL AS AN EXHIBIT FOR A ZONE CHANGE APPLICATION, REFERENCED SURVEY WAS HELD FOR THE PROPERTY BOUNDARIES AND SECTION MONUMENTS.



SURVEYOR'S CERTIFICATE
 I, DAN I. PROVOLT, IDAHO LAND SURVEYOR NO. 7879,
 DO HEREBY CERTIFY THAT THE PLAT HEREON IS A TRUE
 AND CORRECT REPRESENTATION OF A SURVEY MADE BY ME
 OR UNDER MY SUPERVISION IN COMPLIANCE WITH THE
 LAWS OF THE STATE OF IDAHO (IDAHOCODE 31-2709, 1979)
 AND ACCEPTED METHODS AND PROCEDURES OF SURVEYING.

NOTE: THIS DRAWING DOES NOT ATTEMPT TO SHOW ALL EASEMENTS OF THE RECORD. PRESCRIPTIVE EASEMENTS OR PHYSICAL FEATURES OF THE PROPERTY I MAKE NO INVESTIGATION AS TO THE LEGAL OWNERSHIP OF THE PROPERTY.

ZONE CHANGE EXHIBIT	PLS. 7879-28
	SCALE 1"=200'
PROVOLT LAND SURVEYING, INC P.O. BOX 580 PONDICRA, ID. 83932 (209) 290-1725	DATE 11/11/21
	SHEET 1 OF 1





Panhandle Health District

Healthy People in Healthy Communities

Public Health

Prevent. Promote. Protect.

Panhandle Health District

April 9, 2026

Bonner County Planning Department
1500 Highway 200 Suite 208
Sandpoint, ID 83864

Re: File ZC0001-26 – Zone Change – Ag/Forestry 20 (A/F-20) to AG/Forestry (A/F-10)

Bonner County Planning Department,

The Panhandle Health District does not have a comment regarding the proposed zone change, but would like to remind the applicant and the County that if the property were to be split in the future, that there is an existing septic system and dwelling permitted on the current parcel and that any split must either be made in such a way that the home and septic system are retained on one parcel, or an easement is put into place that recognizes the primary and replacement area for that existing home. Further, if a second lot was to be made, that lot would need to be evaluated for Subsurface Sewage Disposal to determine if it had the potential to discharge wastewater.

Thank you,

Tim French | Registered Environmental Health Specialist

E-mail: tfrench@phd1.idaho.gov

P: 208-265-6384

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

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 **April 2026**.

Jeanie L. Welter
Jeanie Welter, Systems Technician

This notice was mailed to political subdivisions, property owners within 2800 feet of the subject property, and the media on **Tuesday, April 7, 2026**.

NOTICE IS HERBY GIVEN that the Bonner County Zoning Commission will hold a public hearing at **5:30 pm on Thursday, May 14, 2026**, in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following requests:

File ZC0001-26 – Zone Change - Ag/Forestry 20 (A/F-20) to Ag/Forestry (A/F-10): The applicant is requesting a Zone Change from Agricultural/Forestry 20 to Agricultural/Forestry 10. The 20-acre property is zoned Agricultural/Forestry 20. The project site is located off Majestic Mountain Road in Section 27, Township 56 North, Range 2 East, Boise-Meridian. The project site is located within the service area of Lake Pend Oreille School District #84.

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 April 30, 2026. 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 _____
Name Date

ZONE CHANGE EXHIBIT

SECTION 27, TOWNSHIP 56 NORTH, RANGE 2 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

BASIS OF BEARING
 BASIS OF BEARING IS THE RECORD OF SURVEY INST. NO. 736877 BY PLS 7879, RECORDS OF BONNER COUNTY, IDAHO.

SURVEYOR'S NOTE
 THIS SURVEY WAS PERFORMED USING REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT. THE LINEAR ERROR OF CLOSURE MEETS OR EXCEEDS REQUIREMENTS OF THE STATE OF IDAHO.

SURVEY REFERENCES
 1. RECORD OF SURVEY BY PLS 7879, INST. NO. 736877

PURPOSE OF SURVEY/NARRATIVE
 TO SHOW THE BOUNDARIES OF A PARCEL AS AN EXHIBIT FOR A ZONE CHANGE APPLICATION. REFERENCED SURVEY WAS HELD FOR THE PROPERTY BOUNDARIES AND SECTION MONUMENTS.



SURVEYOR'S CERTIFICATE
 I, DAVID L. PONDERAY, IDAHO LAND SURVEYOR NO. 7879, DO HEREBY CERTIFY THAT THE PLAT HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE BY ME OR UNDER MY SUPERVISION IN CONFORMANCE WITH THE LAWS OF THE STATE OF IDAHO (IDAHOCODE 31-2705, 1972) AND ACCEPTED METHODS AND PROCEDURES OF SURVEYING.

NOTE: THIS DRAWING DOES NOT ATTEMPT TO SHOW ALL EASEMENTS AND ENCUMBRANCES. THE SURVEYOR HAS MADE A REASONABLE INVESTIGATION AND INVESTIGATION AS TO THE LEGAL OWNERSHIP OF THE PROPERTY.

ZONE CHANGE EXHIBIT
 DATE: 10-16-23
 SCALE: 1"=200'
 SHEETS: 0000
 SHEET NO: 0001
 SHEET TOTAL: 01

PROVOL T LAND SURVEYING, INC
 PO. BOX 880 PONDERAY, ID. 83852
 (208) 290-1725

