



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

July 31, 2026

Northern Lights
PO Box 269
Sagle, ID 83860

Subj: File CUP0001-26 – Conditional Use Permit – Public Utility Facility

Encl: (1) File CUP0001-26 Reasoning Statement
(2) CUP0001-26 Staff Report
(3) Comprehensive Plan Worksheet

Dear Applicant,

The Bonner County Zoning Commission at the July 9, 2026, hearing approved the referenced application.

DECISION TO APPROVE: I, Commissioner Mauk move to approve this project, FILE CUP0001-26, for a Public Utility Facility, located in Section 31, Township 60 North, Range 4 West, Boise Meridian, finding that it is in accord with the Bonner County Revised Code as enumerated in the following conclusions of law:

Conclusion 1

The proposed conditional use permit **is not** in conflict with the policies of the Comprehensive Plan.

Conclusion 2

This proposal was reviewed for compliance with the criteria and standards set forth in BCRC Title 12 - Chapter 3, Subchapter 3.3; Subchapter 3.4, Chapter 4, Subchapter 4.2, 4.3, 4.4, 4.5 and 4.6; Chapter 7, Subchapter 7.2 Bonner County Revised Code, and **was** found to be in compliance.

Conclusion 3

The proposed use **will not** create a hazard and **will not** be dangerous to persons on or adjacent to the property.

This decision is based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at this hearing. I further move to adopt the reasoned statement as discussed in deliberation at this hearing and the analysis as set forth in the Staff Report (or as amended during this hearing) and direct planning staff to draft the reasoned statement to reflect this motion as set forth in Idaho Code § 67-6535, have the Chair sign, and transmit to all interested parties. This action does not result in a taking of private property. The action that could be taken to obtain the approval of the Conditional Use Permit is to complete the Conditions of Approval as adopted.

Commissioner Johnson seconded the motion.

Role Call Vote:

Commissioner Johnson- Yay
Commissioner Pound- Yay
Commissioner Mauk- Yay

Motion Passes, unanimously.

Conditions of Approval

Standard continuing permit conditions. To be met for the life of the use:

A-1 The use shall be developed and shall be operated in accordance with the approved site plan.

A-2 This Conditional Use Permit shall not supersede deed restrictions.

A-3 All county setbacks shall be met, unless otherwise noted.

A-4 Conditional Use Permit approval shall expire if the permit has not been issued within two (2) years from the date of approval, or if issued, if the use has not commenced within two (2) years from the date of issuance. At any time prior to the expiration date of the conditional use permit, an applicant may make a written request to the planning director for a single extension of the conditional use permit for a period up to two (2) years. The Zoning Commission at any regular meeting, or board at any regular meeting, may consider the request for extension. The extension request must be approved or denied prior to the expiration date of the conditional use permit.

A-5 The applicant shall install prior to ground disturbing activities all temporary erosion control measures as designed and approved. The applicant shall provide the Planning Department prior to ground disturbing activities with a signed statement from the project engineer or design professional stating that these measures have been installed as per the design specifications as approved. The applicant shall install upon completing ground disturbing activities and shall maintain thereafter all permanent erosion control and stormwater management measures as designed and approved. The applicant shall provide to the Planning Department upon completing ground disturbing activities with a signed statement from the project engineer or design professional stating that these measures have been installed as per the design specifications as approved.

A-6 The uses shall maintain continuing compliance with the performance standards of BCRC 12-421 as found in this staff report.

A-7 Lighting shall be placed in accordance with the submitted Lighting Plan.

A-8 Landscaping shall be provided if any new development is to occur, as found in the staff report.

A-9 All new proposed structures shall obtain Building Location Permits, as required by Title 11 of Bonner County Revised Code.

A-10 Any modifications to this project shall be subject to standards set forth in Title 12, Bonner County Revised Code.

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

Bonner County Revised Code, Section 12-262, provides an opportunity for affected persons to appeal Zoning Commission decisions with the Planning Director within 28 days after the final written decision of the Zoning Commission has been issued. Any such appeal must be submitted in accordance with the referenced code section no later than **5:00 p.m., August 28, 2026. AN APPEAL SHALL BE ACCOMPANIED BY A FILING FEE IN ACCORDANCE WITH THE APPROVED FEE SCHEDULE. THE FEES ARE PAYABLE TO THE BONNER COUNTY PLANNING DEPARTMENT.**

NOTE: Following any final decision concerning a site-specific land use request, the applicant has a right to request a regulatory taking analysis pursuant to Section 67-8003, Idaho Code (*Idaho Code §67-6535(3)*).

Please contact the Planning Department if you have any questions.

Sincerely,



Jim Pound, Acting Chair
Zoning Commission

BONNER COUNTY PLANNING DEPARTMENT ZONING COMMISSION STAFF REPORT FOR JULY 9, 2026



Project Name: Northern Lights Inc.- Substation

File: CUP0001-26 Conditional Use Permit

Request: The applicant is requesting a Conditional Use Permit for a Public Utility Facility.

Legal Description: 31-60N-4W TAX 7 & 29 TCO-09-02-130-5 TCO-09-02-130-6

Location: 26866 Highway 57

Parcel Number: RP60N04W316145A

Parcel Size: 2.84 acres

Applicant and Property Owner: Northern Lights Inc.
PO Box 269
Sagle, ID 83860

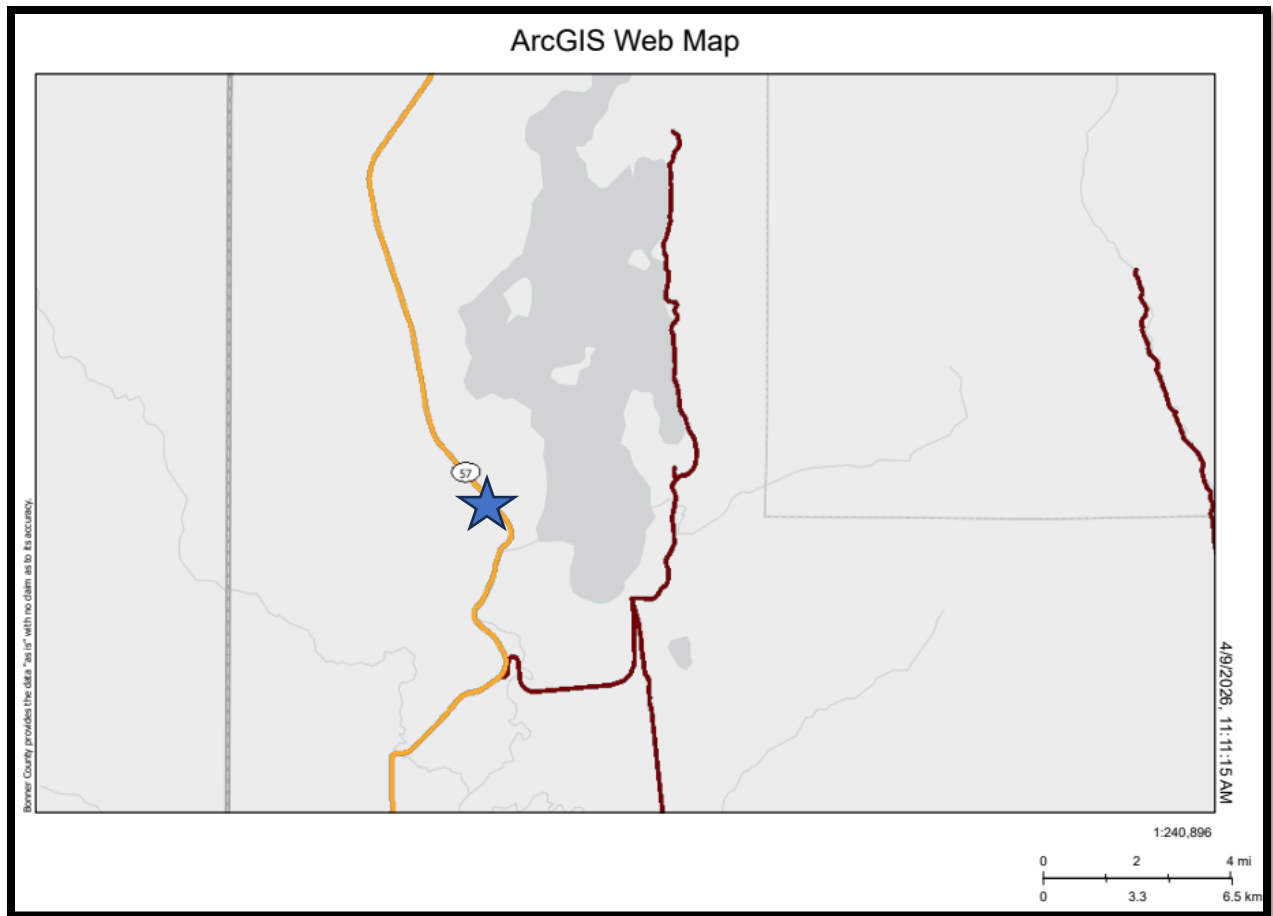
Project Representatives: Kristin Burge
PO Box 269
Sagle, ID 83860

Application filed: February 12, 2026

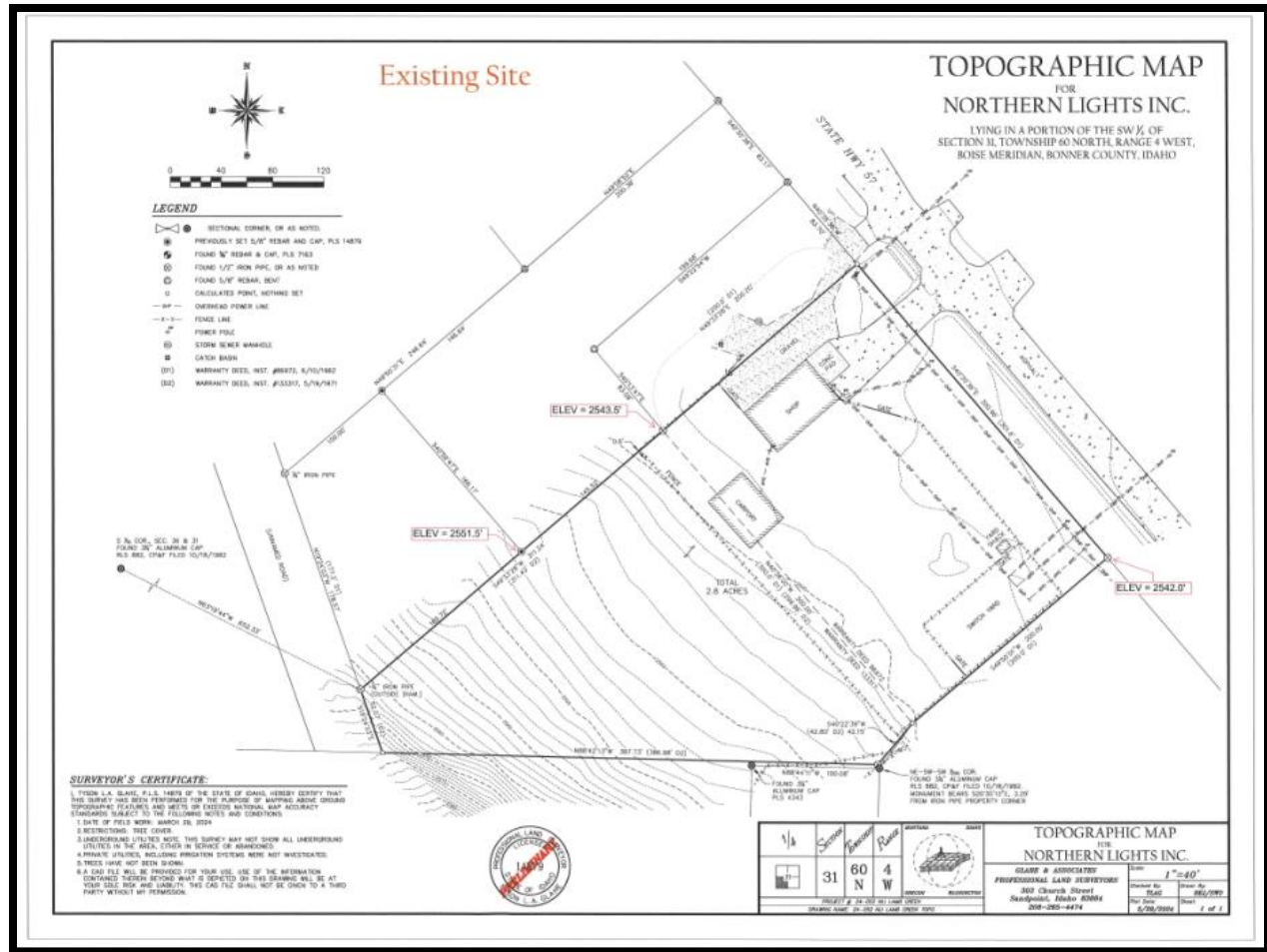
Notice provided: Mail: June 4, 2026
Site Posting: June 3, 2026
Published in newspaper: June 4, 2026

Appendices Appendix A Agency Noticing
Appendix B Agency Comment

Vicinity Map



Site Plan



Project summary:

The applicant is requesting a Conditional Use Permit for a Public Utility Facility, for the purpose of replacing an existing electrical substation. The site is located on Highway 57, Priest Lake, Idaho and is ± 2.8 acres. The property is currently zoned Rural Service Center. The site is currently developed with accessory buildings and electrical transmission lines. The site is generally located in Section 31 Township 60 North Range 4 West, Boise Meridian.

Applicable laws:

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

- BCRC 12-220, et seq, Conditional use permit, application and standards
- BCRC 12-335, Public Utility Facilities
- BCRC 12-4.2, Performance standards for all uses
- BCRC 12-4.3, Parking standards
- BCRC 12-4.4, Sign standards
- BCRC 12-4.5, Design standards
- BCRC 12-4.6, Landscaping and screening standards

Background:

A. Site data:

- Unplatted parcel
- Size: ±2.84 acres
- Zone: Rural Service Center
- Land Use: Neighborhood Commercial

B. Access:

- Highway 57 is a State of Idaho owned and maintained paved right-of-way.

C. Environmental factors:

- Site does contain mapped slopes of 0-15% grade. (USGS)
- Site does not contain mapped wetlands. (USFWS)
- Site does not contain any mapped bodies of water.
- Parcel is within SFHA Zone D per FIRM Panel Number 16017C0200F Effective Date 7/7/2014. No further floodplain review is required on this proposal.

D. Services:(per applicant)

- Water: Individual well
- Sewage: Outlet Bay Water & Sewer District
- Fire: West Priest Lake Fire
- Power: Northern Lights Inc.
- School District: West Pend Oreille School District #83

E. Comprehensive Plan, Zoning and Current Land Use:

Compass	Comp Plan	Zoning	Current Land Use & Density
Site	Neighborhood Commercial	Rural Service Center	Substation / 2.84 acres
North	Neighborhood Commercial	Rural Service Center	Vacant/Residential/ Fire District 0.38-0.94 acres
East	Neighborhood Commercial	Rural Service Center	Commercial/ Vacant 0.95-1.403 acres
South	Neighborhood Commercial	Rural-5	Vacant- 24.28 acres
West	Neighborhood Commercial	Rural Service Center	Vacant- 0.65 acres

F. Agency Review

Agencies and taxing districts were notified of this application on June 4, 2026. A full list of the public agencies can be found in the attached Appendix A. Agency comments can be found in the attached Appendix B.

The following agencies provided comment:

- Idaho Department of Water Resources

The following agencies replied "No comment":

- Idaho Department of Fish & Game
- Idaho Transportation Department
- Kootenai Ponderay Sewer District
- Panhandle Health District
- TC Energy

All other agencies did not reply.

Public Notice & Comments

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

Standards Review and Staff Analysis:

BCRC 12-220, This subchapter establishes criteria for conditional uses in a zoning district.

12-222: APPLICATION, CONTENTS:

An application for a conditional use permit must be submitted to the Planning Department. At a minimum, the application shall contain the following information:

- A. Name, address and phone number of applicant.
- B. Authorized signature of at least one owner of the property for which the conditional use permit is proposed.
- C. Legal description of property.
- D. Applicant's interest in title.
- E. Description of existing use.
- F. Zoning district in which property is located.
- G. Description of proposed conditional use requested.
- H. A narrative statement that addresses:
 1. The effects of elements such as noise, glare, odors, fumes and vibrations on adjoining property.
 2. The compatibility of the proposal with the adjoining land uses.
 3. The relationship of the proposed use to the comprehensive plan.
- I. A plan of the site, drawn to scale, showing location of all existing and proposed buildings, parking and loading areas, traffic access and circulation, undisturbed areas, open spaces, landscaping, refuse and service areas, utilities, signs and yards.
- J. Reserved. (Ord. 583, 12-5-2018)

K. A "vicinity map", as defined in section [12-822](#) of this title, sufficient to show the impact of the proposal commensurate with the scale of the project.

Staff: The applicant submitted the information required in BCRC 12-222 A-K, at the time of application on February 12, 2026.

BCRC 12-223: The Zoning Commission or Hearing Examiner shall review the particular facts and circumstances of each proposal submitted. To grant a conditional use permit, the Zoning Commission or Hearing Examiner must find that the proposal is not in conflict with the policies of the comprehensive plan, as found in the adopted Implementation Component, and that the proposed use will neither create a hazard nor be dangerous to persons on or adjacent to the property.

BCRC 12-335 Public Use Table 3-5

Use	Zoning District								
	F	A/F	R	S	C	I	RSC	REC	AV
Public utility facility (6),(11)		C(3)	C	C	C		C	C	C

(6) Specified conditions with respect to emissions of noise, light, glare, smoke, odor, dust, particulate matter, vibrations or hours of operation may be prescribed differently from those required in a given district, as to be compatible with other applicable State and Federal standards.

Staff:

Noise: The new equipment to be installed is likely to produce a similar noise emission as the existing equipment in the "Switch Yard".

Light: The lighting has been proposed to be directed downward. This can prevent light trespass to adjacent properties. The applicant shall follow the lighting standards in BCRC 12-453(F).

Glare: The glare from the new lighting is unlikely to trespass to adjacent properties.

Smoke: Electrical Substations typically do not produce smoke.

Odor: Odors are not commonly associated with substations.

Dust: There could be minimal dust produced from this use from employees entering and exiting the site.

Particulate matter: The current and proposed substation are unlikely to produce particulate matter that will leave the site.

Vibrations: Substations typically do not produce vibrations.

Hours of operation: The substation will be operating 24 hours a day, 7 days a week. Employees are anticipated to be on site daily. Hours will fluctuate during power outages.

(11) The area of land covered by buildings shall not exceed 35 percent of the total lot area. The site area shall be sufficient to accommodate the facility and required parking, setbacks, landscaping, walkways and other applicable development standards. The public utility facility lot or parcel is not required to meet the minimum lot/parcel size of the zoning district in which it is located. In considering applications, the Planning or Zoning Commission shall consider the public convenience and necessity of the facility and any adverse effect that the facility will have upon properties in the vicinity, and may require such reasonable restrictions, or conditions of development; or protective improvements as to uphold the purpose and intent of this title and the comprehensive plan. A sewage management agreement shall be approved and executed prior to the issuance of a conditional use permit for subsurface sewage disposal systems serving 10 or more residential dwelling units or designed with a capacity of 2,500 gallons or more per day.

Staff: The site is ± 2.8 acres or $\pm 121,968$ square feet. The proposed structures and equipment to be installed on site add up to ± 7300 square feet, which is $\pm 0.05\%$ of lot coverage. The site appears to have sufficient land to accommodate parking, setbacks and landscaping requirements. The public will not have access to the parcel therefore walkways are exempt per BCRC 12-453(B). Public Utility Facilities do not require a lot size minimum.

Subchapter 4.2, BCRC 12-421 Performance standards for all uses:

No land or building in any district shall be used or occupied in any manner creating dangerous, injurious, noxious or otherwise objectionable conditions which could adversely affect the surrounding areas or adjoining premises, except that any use permitted by this title may be undertaken and maintained if acceptable measures and safeguards to reduce dangerous and objectionable conditions to acceptable limits as established by the following performance requirements:

A. Fire Hazards: Any activity involving the use or storage of flammable or explosive materials shall be protected by adequate firefighting and fire prevention equipment. Such hazards shall be kept removed from adjacent activities to a distance which is compatible with the potential fire danger involved as specified in the international fire code as adopted by the state of Idaho. (See also section [12-487](#) of this chapter.)

B. Radioactivity Or Electrical Disturbance: No activity shall emit harmful radioactivity at any point, or electrical disturbance adversely affecting the operation of any equipment at any point other than that of the creator of such disturbance.

C. Noise: "Objectionable noise", as defined in this subsection, which is due to volume, frequency or beat shall be muffled or otherwise controlled. Air raid sirens and related apparatus used solely for public purposes are exempt from the requirement. "Objectionable noise" is defined as:

1. Residential land use resulting in greater than sixty (60) decibels at the property line of the lot or parcel developed with the residential land use.

2. Commercial land use resulting in greater than sixty five (65) decibels at the property line of the lot or parcel developed with the commercial land use.

3. Industrial land use resulting in greater than seventy (70) decibels at the property line of the lot or parcel developed with the industrial land use.

D. Vibration: No vibration shall be permitted which is discernible without the use of vibration detection instruments on any adjoining lot or property.

E. Air Pollution: Any use must be operated and maintained in conformance with the minimum air pollution control standards and regulations established by the health authority.

F. Reserved.

G. Water Pollution: Any use must be operated and maintained to conformance with the minimum water pollution control standards and regulations established by the health authority.

Staff:

The requested use is unlikely to result in fire hazards, radioactivity or electrical disturbance, noise, vibration, air pollution or water pollution. There is a proposed backup photoelectric smoke detector with a battery backup system in case of a fire. Electrical disturbances are anticipated on an occasion due to power outages. The applicant has proposed installing an environmental containment system beneath the transformer to capture potential leaks. Furthermore, this project is subject to other governmental agencies reviews.

Subchapter 4.3, BCRC 12-431(C),

C. Unspecified Uses: Parking for unspecified uses shall be determined by the planning director.

Staff: There is no requirement for minimum off-street parking spaces for a Public Utility Facility. If required, the site has sufficient area to accommodate parking for the proposed use.

Subchapter 4.4-Sign Standards:

Staff: The applicant is proposing to install placards on the fencing to ensure compliance and safety standards with other agencies. The applicant shall follow the sign standards in BCRC 12-440.

BCRC 12-4.5, et seq, Design standards:

BCRC 12-451: Applicability: The standards in section [12-453](#) of this chapter shall apply to all new development in the commercial, industrial where commercial uses and services are proposed, and rural service center districts and all other commercial, multi-family, public and industrial development in other zoning districts unless otherwise noted.

BCRC 12-452: Site and building plans: The applicant shall submit site and building plans through the applicable permit process detailed as necessary to demonstrate how the standards in section 12-453 of this chapter have been met.

Staff: As part of this application the applicant has submitted a site plan with this proposal. A building location permit will be required for all new structures as defined in BCRC 11-219 and BCRC 12-819. **See Conditions of Approval**

BCRC 12-453 Standards:

(A) Sidewalks/Pathway Standards:

Provide a sidewalk or pathway paralleling or nearly paralleling the street along the front edge of the property for all new developments and any building addition where the value of the addition equals or exceeds fifty percent (50%) of the market value of the existing structure and/or site improvements as determined by the Bonner County assessor's office over any five (5) year time period.

Staff: The Assessors did not reply to request for comment on this file. Currently the property is assessed at zero. The value of the property and the improvements is expected to remain at zero.

(B) Pedestrian Connections:

Provide walkways connecting all on site commercial and multi-family buildings with each other and the street for all new developments and any building additions where the value of the additions equals or exceeds fifty percent (50%) of the market value of the existing structure and/or site improvements as determined by the Bonner County assessor's office over any five (5) year time period. Buildings/uses where little or no pedestrian traffic is anticipated may be exempted from this requirement.

Staff: There will be no public access on this site. The only pedestrian traffic anticipated is employees of Northern Lights Inc. and/or contractors for the company. For those reasons the applicant is exempt from this requirement.

(C) Parking Lot Pathways:

Large new or expansion of existing developments must provide specially marked or paved walkways through parking lots. Specifically, walkways should be provided every four (4) rows and a maximum distance of one hundred fifty feet (150') shall be maintained between paths. Parking lots less than one hundred fifty feet (150') wide or long are exempt from this requirement.

Staff: The proposed use is not for public access, and the code does not have parking standards for Public Utility Facilities. The open space area is a yard area for the storage of electrical utility equipment.

(F) Lighting Standards:

1. Lighting shall be directed downward to the intended area to be lighted. All exterior lighting fixtures shall incorporate cutoff shields to prevent spillover into residential areas. Broadcast lighting fixtures that project lighting outward rather than downward are discouraged. Outdoor lighting shall be arranged so that the light is directed downward and away from adjoining properties.

Temporary high intensity construction lights should be oriented so as to reduce or eliminate glare onto adjoining properties.

2. Freestanding light fixtures shall be limited to fourteen feet (14') in height.
3. Vehicular roadway and highway lighting shall be subject to the county requirements.
4. Mercury vapor light fixtures are prohibited.
5. When using decorative miniature lighting strings, bulbs larger than eleven (11) watts each shall not be used. Low wattage, light emitting diode devices and other lighting that reduces electrical use is encouraged.
6. Backlit awnings are prohibited.

Staff: The applicant is proposing new lighting on site. Lighting will be located as found on the submitted site plan. The applicant shall follow lighting standards in BCRC 12-453(F). **See Conditions of Approval**

BCRC 12-4.6, Landscaping and screening standards:

BCRC 12-461 Applicability: This standard is only applicable for new development in the commercial, industrial and rural service center districts and all other commercial, multi-family, public and industrial development in other districts unless otherwise noted.

12-462: LANDSCAPING PLAN REQUIRED:

A landscape plan shall be submitted with all new development requiring a building location permit, or building permit or conditional use permit.

Staff: The applicant will be required to submit a landscaping plan in accordance with BCRC 12-463 at the time of Building Location Permit.

See Condition of Approval A-7

BCRC 12-7.2, Grading, stormwater management and erosion control

BCRC 12-720.2 Applicability

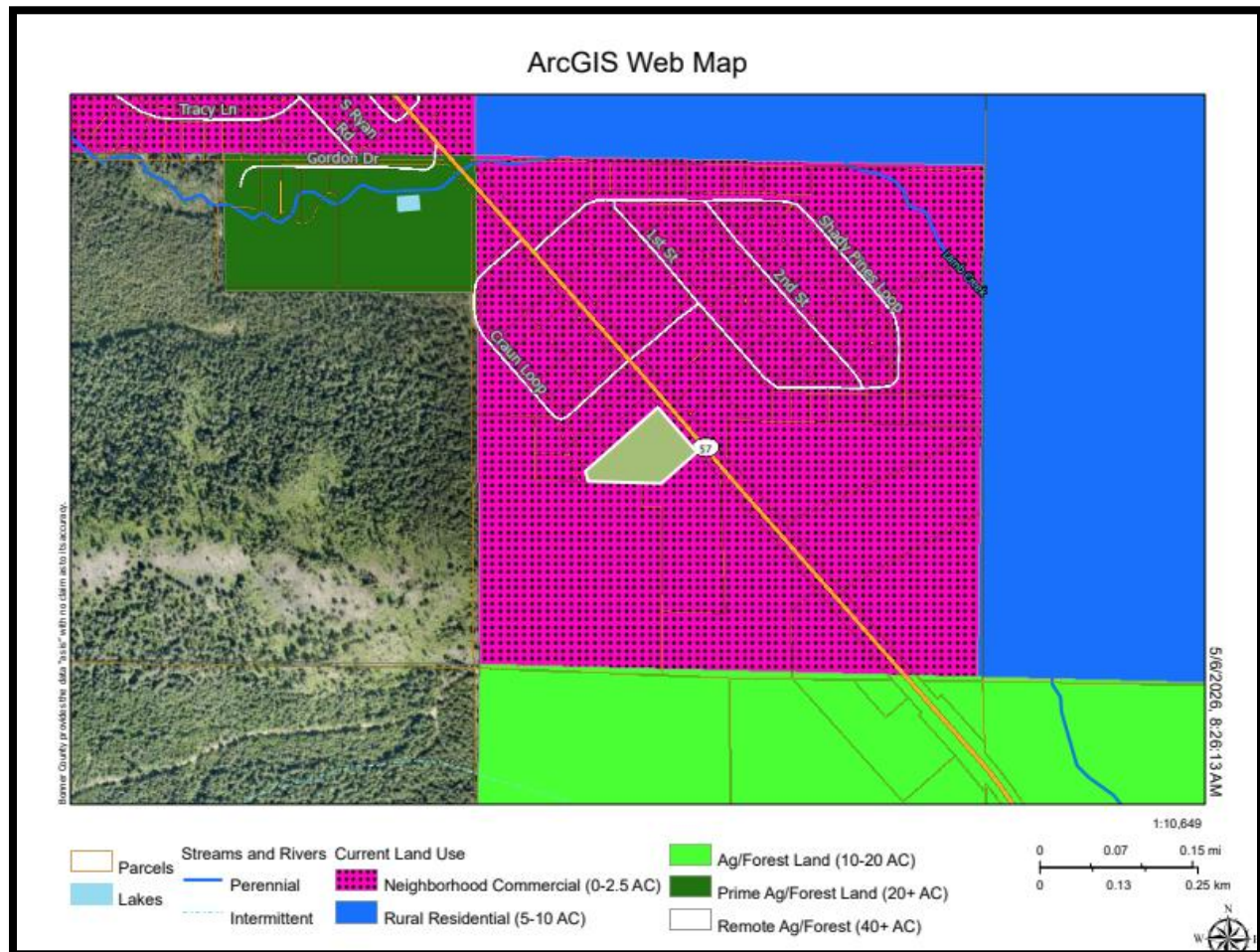
The provisions of this subchapter shall be applicable:

E. New building construction or development which occurs on or within three hundred feet (300') of a slope with fifteen percent (15%) or greater incline as determined from the applicable seven and one-half (7.5) minute quadrangle map published by the United States geological survey or by actual survey, and which is subject to the provisions of title 11 of this code, as amended

Staff: The proposal is within 300' of a slope that is $\geq 15\%$ grade. A stormwater management plan will be required, pursuant to BCRC 12-720.2(E) **See Condition of Approval A-5**

G. Comprehensive Plan Land Use Designation:

Neighborhood Commercial:



The Neighborhood Commercial area is designed to provide light commercial uses to serve the needs of the rural communities and tourist trade without adversely affecting residential neighborhoods. Urban services and primary transportation systems, such as the state highways or major/minor collector roads are required.

Comprehensive Plan Analysis:

Property Rights

Policies:

1. Follow the attorney general's checklist, prescribed at Idaho Code §67-8003 and provided in the "Property Rights" component of the county's comprehensive plan, for all land use decisions.
2. Adopt a reasoned statement and conclusions of law, in accordance with Idaho Code 67-6535, for all quasi-judicial land use decisions that reflect the justifications for

exactions, conditions and restrictions and confirm that a taking of private property has not occurred.

3. In all land use decisions, consider the property rights of the applicant, adjoining and nearby landowners and future generations, as well as the short-term and long-term consequences of decisions.

4. Review all rezoning requests (down-zoning and up-zoning) pursuant to the Idaho State Code, Title 67, Chapter 65 – Local Land Use Planning Act. The approval of conditional rezoning or denial of a request for rezoning is subject to the regulatory taking analysis provided for by Idaho Code Section 67-8003.

Staff: The zoning code allows public utility facilities to be conditionally permitted in the Rural Service District. The proposal currently provides electrical power. The request to ensure that electrical power will continue for future generations.

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 calculated Bonner County's population at 47,110. Bonner County, established in 1907, now has over 100 years of population data. The county grew by fewer than 2,000 people over the first 60 years of its existence. Between 1990 and 2000, Bonner County increased in population by 38.4 percent, but by the 2010 census, the growth slowed to an 11 percent increase over 10 years. From 2010 to 2020 the population grew by 13 percent and the estimated increase from 2020 to 2021 was 3.4 percent or 49,491. This proposal will serve future growth in the area with electrical power.

School Facilities and Transportation

Policies:

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

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

Staff: West Bonner School District #83 and School Transportation that serves the properties, were notified of this request. The district did not comment if this request will affect the district's ability to provide adequate school services (and facilities) for new and existing students. The School Transportation department did not provide a comment. Bonner County currently assesses property taxes; a portion of that revenue goes to the school's general fund. The parcel is owned by a quasi-public agency and has no assessed value.

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. The proposed upgrade to the current facility could contribute to the economic growth of the Priest Lake area by provide more reliable electrical service.

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 Revised Code allows for Public Utility Facilities in the Rural Service Center District. Having an upgraded electrical substation could passively add to the economic growth of the area without adversely affecting the overall environmental quality and rural character of the county.

Natural Resources

Policies:

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

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

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

Staff: Bonner County has adopted and implemented regulations that protect waterways and wetlands from pollution, erosion and sedimentation. The proposal is not near any mapped body of water. This parcel has not been historically used for farming or timber production. The applicant has proposed a retention pond to capture potential contaminants from entering the ground water table.

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 parcel does contain mapped slopes of 0-15% grade. According to the Avalanche Hazards map found in the Hazardous Component (p.7) this area is mapped as "low avalanche danger". The parcel is not within a mapped floodway or floodway. Furthermore, emergency services are provided to this parcel by the West Priest Lake Fire and Bonner County Sheriff's Department.

Public Services, Facilities and Utilities

Policies:

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

Staff: The applicant is a provider that currently serves the area and is proposing replacing and upgrading the current substation to provide for more reliable service.

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 properties are currently adjacent Highway 57 and Idaho State owned and maintained right-of-way. The proposal is unlikely to create any long-term increase in traffic. The State of Idaho had no comments on any impact this use will have on Highway 57.

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 access 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 proposal is not likely to impact recreational opportunities in Bonner County as the property does not provide and is not adjacent to any public access points.

Special Areas or Sites

Policies:

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

Staff: Bonner County has not developed or adopted a map that identifies pre-historic or historic sites. There are adopted scenic byways in the county, however this proposal is not adjacent to one. Agencies that regulate historical information were notified of this request and did not provide a comment.

Housing

Policies:

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

Staff: The proposal is not for housing development, however this request could positively impact Bonner County by providing more reliable electrical service to the area for existing and future customers.

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: This is an existing use that is being upgraded and is already part of the community. The proposed overall design will reduce the visual impacts to Highway 57.

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 parcel has not been historically used for agricultural or timber production.

Planner's Initials: DB

Date: July 2, 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.

Motion by the governing body:

ZONING COMMISSON

DECISION TO APPROVE: I, Commissioner (insert name) move to approve this project, FILE CUP0001-2, for a Public Utility Facility , located in Section 31, Township 60 North, Range 4 West, Boise Meridian, finding that it is in accord with the Bonner County Revised Code as enumerated in the following conclusions of law:

Conclusion 1

The proposed conditional use permit **is not** in conflict with the policies of the Comprehensive Plan.

Conclusion 2

This proposal was reviewed for compliance with the criteria and standards set forth in BCRC Title 12 - Chapter 3, Subchapter 3.3; Subchapter 3.4, Chapter 4, Subchapter 4.2, 4.3, 4.4, 4.5 and 4.6; Chapter 7, Subchapter 7.2 Bonner County Revised Code, and **was** found to be in compliance.

Conclusion 3

The proposed use **will not** create a hazard and **will not** be dangerous to persons on or adjacent to the property.

This decision is based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at this hearing. I further move to adopt the reasoned statement as discussed in deliberation at this hearing and the analysis as set forth in the Staff Report (or as amended during this hearing) and direct planning staff to draft the reasoned statement to reflect this motion as set forth in Idaho Code § 67-6535, have the Chair sign, and transmit to all interested parties. This action does not result in a taking of private property. The action that could be taken to obtain the approval of the Conditional Use Permit is to complete the Conditions of Approval as adopted.

DECISION TO DENY: I, Commissioner (insert name), move to deny this project, FILE CUP0001-26, for a Public Utility Facility, located in Section 31, Township 60 North, Range 4 West, Boise Meridian, based upon the following conclusions:

Conclusion 1

The proposed conditional use permit **is/is not** in conflict with the policies of the Comprehensive Plan.

Conclusion 2

This proposal was reviewed for compliance with the criteria and standards set forth in BCRC Chapter 3, Subchapter 3.3, Subchapter 3.4 BCRC Chapter 4, Subchapter 4.2, 4.3, 4.4, 4.5 and 4.6 Title 12, Chapter 7, Subchapter 7.2, Title 12, Bonner County Revised Code and **was/was not** found to be in compliance.

Conclusion 3

The proposed use **will/will** not create a hazard and **will/will not** be dangerous to persons on or adjacent to the property.

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

- 1) File a new application with the Planning Department and meet the standards required by Bonner County Revised Code; or
- 2) Appeal the decision to the County Commissioners.

Conditions of Approval:

Standard continuing permit conditions. To be met for the life of the use:

- A-1** The use shall be developed and shall be operated in accordance with the approved site plan.
- A-2** This Conditional Use Permit shall not supersede deed restrictions.
- A-3** All county setbacks shall be met, unless otherwise noted.
- A-4** Conditional Use Permit approval shall expire if the permit has not been issued within two (2) years from the date of approval, or if issued, if the use has not commenced within two (2) years from the date of issuance. At any time prior to the expiration date of the conditional use permit, an applicant may make a written request to the planning director for a single extension of the conditional use permit for a period up to two (2) years. The Zoning Commission at any regular meeting, or board at any regular meeting, may consider the request for extension. The extension request must be approved or denied prior to the expiration date of the conditional use permit.

- A-5** The applicant shall install prior to ground disturbing activities all temporary erosion control measures as designed and approved. The applicant shall provide the Planning Department prior to ground disturbing activities with a signed statement from the project engineer or design professional stating that these measures have been installed as per the design specifications as approved. The applicant shall install upon completing ground disturbing activities and shall maintain thereafter all permanent erosion control and stormwater management measures as designed and approved. The applicant shall provide to the Planning Department upon completing ground disturbing activities with a signed statement from the project engineer or design professional stating that these measures have been installed as per the design specifications as approved.
- A-6** The uses shall maintain continuing compliance with the performance standards of BCRC 12-421 as found in this staff report.
- A-7** Lighting shall be placed in accordance with the submitted Lighting Plan.
- A-8** Landscaping shall be provided if any new development is to occur, as found in the staff report.
- A-9** All new proposed structures shall obtain Building Location Permits, as required by Title 11 of Bonner County Revised Code.
- A-10** Any modifications to this project shall be subject to standards set forth in Title 12, Bonner County Revised Code.

Conditions to be met prior to issuance:

None are proposed in this staff report.

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

Appendix A – Record of Mailing

RECORD OF MAILING

Page 1 of 1

File Number: File CUP0001-26

Record of Mailing Approved By: _____ D.Britt _____

Hearing Date: 7.9.26

I hereby certify that a true and correct copy of the "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this **4th** day of **June 2026**.


Maya Johnson, Administrative Assistant III

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 Comments

Maya Johnson

From: planning@bonnercountyid.gov on behalf of Horsmon,Merritt
<merritt.horsmon@idfg.idaho.gov>
Sent: Tuesday, June 16, 2026 12:47 PM
To: Planning
Subject: [EXT SENDER] RE: Request for Agency Review & Comment – Due by June 25, 2026 - File CUP0001-26 – Bonner County Planning

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

Thank you for the opportunity to review and comment,

Merritt Horsmon

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



From: Planning <Planning@bonnercountyid.gov>
Sent: Friday, June 05, 2026 8:43 AM
To: kristin.burge@nli.com
Cc: Maya Johnson <Maya.Johnson@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>
Subject: Request for Agency Review & Comment – Due by June 25, 2026 - File CUP0001-26 – 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. **June 25, 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!

Jeannie Welter

**Bonner County Planning Department
Systems Technician
208-265-1458**

Maya Johnson

From: planning@bonnercountyid.gov on behalf of Bates, Luke <Luke.Bates@idwr.idaho.gov>
Sent: Friday, June 12, 2026 12:48 PM
To: Planning
Subject: RE: Request for Agency Review & Comment – Due by June 25, 2026 - File CUP0001-26 – Bonner County Planning

REF: CUP0001-26

TO: Bonner County Planning Department

Good morning,

Idaho Department of Water Resources (IDWR) – Northern Regional Office offers the following information as educational reference to the Applicants related to private ground water well usage if included in the project development:

- 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.
- **During this phase of the project development IDWR doesn't have any requirements that would preclude approval of CUP0001-26.**

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: Friday, June 5, 2026 8:43 AM
To: kristin.burge@nli.com
Cc: Maya Johnson <Maya.Johnson@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>
Subject: Request for Agency Review & Comment – Due by June 25, 2026 - File CUP0001-26 – 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. **June 25, 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!

Jeannie Welter

**Bonner County Planning Department
Systems Technician
208-265-1458**

[EXT SENDER] RE: Request for Agency Review & Comment – Due by June 25, 2026 - File CUP0001-26 – Bonner County Planning

From planning@bonnercountyid.gov <planning@bonnercountyid.gov>
on behalf of
Robert Beachler <Robert.Beachler@itd.idaho.gov>
Date Wed 6/10/2026 3:58 PM
To Planning <Planning@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: Friday, June 5, 2026 8:43 AM
To: kristin.burge@nli.com
Cc: Maya Johnson <Maya.Johnson@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>
Subject: Request for Agency Review & Comment – Due by June 25, 2026 - File CUP0001-26 – 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. **June 25, 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!

Jeannie Welter
**Bonner County Planning Department
Systems Technician**

208-265-1458

Maya Johnson

From: planning@bonnercountyid.gov on behalf of D1Permits <D1Permits@itd.idaho.gov>
Sent: Friday, June 5, 2026 9:29 AM
To: Planning
Subject: [EXT SENDER] RE: Request for Agency Review & Comment – Due by June 25, 2026 - File CUP0001-26 – Bonner County Planning

Follow Up Flag: Follow up
Flag Status: Completed

You don't often get email from d1permits@itd.idaho.gov. [Learn why this is important](#)

ITD has no comment.

Have a nice day!



Kimberly Hobson
Project Coordinator
Innovation Steward
District 1
Work: 208.772.8079
Email: kimberly.hobson@itd.idaho.gov
Website: itd.idaho.gov
Work schedule: M-W-Th-F 6AM- 4:30 PM

From: Planning <Planning@bonnercountyid.gov>
Sent: Friday, June 5, 2026 8:43 AM
To: kristin.burge@nli.com
Cc: Maya Johnson <Maya.Johnson@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>
Subject: Request for Agency Review & Comment – Due by June 25, 2026 - File CUP0001-26 – 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. **June 25, 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!

Jeannie Welter

**Bonner County Planning Department
Systems Technician
208-265-1458**

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 **4th** day of **June 2026**.

A handwritten signature in cursive script, appearing to read "Maya Johnson".

Maya Johnson, Administrative Assistant III

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Thursday, June 4, 2026**.

NOTICE IS HEREBY GIVEN that the Bonner County Zoning Commission will hold a public hearing at **5:30 pm** on **Thursday, July 9, 2026**, in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following requests:

File CUP0001-26 – Conditional Use Permit – Public Utility Facility: Request for a public utility facility on ± 2.84 acres. The property is zoned Rural Service Center. The project is located off Highway 57 in Section 31, Township 60 North, Range 4 West, Boise-Meridian.

For details regarding this application, Zoom teleconference, or YouTube livestream, visit the Planning Department web site at www.bonnercountyid.gov/departments/Planning. Staff reports are available online or may be viewed at the planning department approximately a week before the scheduled hearing.

****Written statements must be submitted to the planning department record no later than June 25, 2026, at 5:00 PM.** Written statements not exceeding one standard letter sized, single spaced page may be submitted at the public hearing. Statements can be sent to the Bonner County Planning Department at 1500 Highway 2, Suite 208, Sandpoint, Idaho 83864; faxed to 866-537-4935 or e-mailed to planning@bonnercountyid.gov. The referenced start time stated above reflects the beginning of the hearing. Specific file start time and hearing duration vary.

During the hearing for this application, the public will be given an opportunity to provide testimony and/or evidence regarding how the proposal does or does not comply with the applicable approval criteria of the Bonner County Revised Code. At the close of the public hearing, the governing body will make a decision on the application that may include, but is not limited to, approval, denial, remand, or continuance of the public hearing. Any person needing special accommodations to participate in the public hearing should contact the Bonner County Planning Department at (208) 265-1458 at least 48 hours prior to the scheduled hearing.

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

NO COMMENT Kootenai-Ponderay Sewer District June 5, 2026
Name Date

out of boundaries

Existing Site

TOPOGRAPHIC MAP

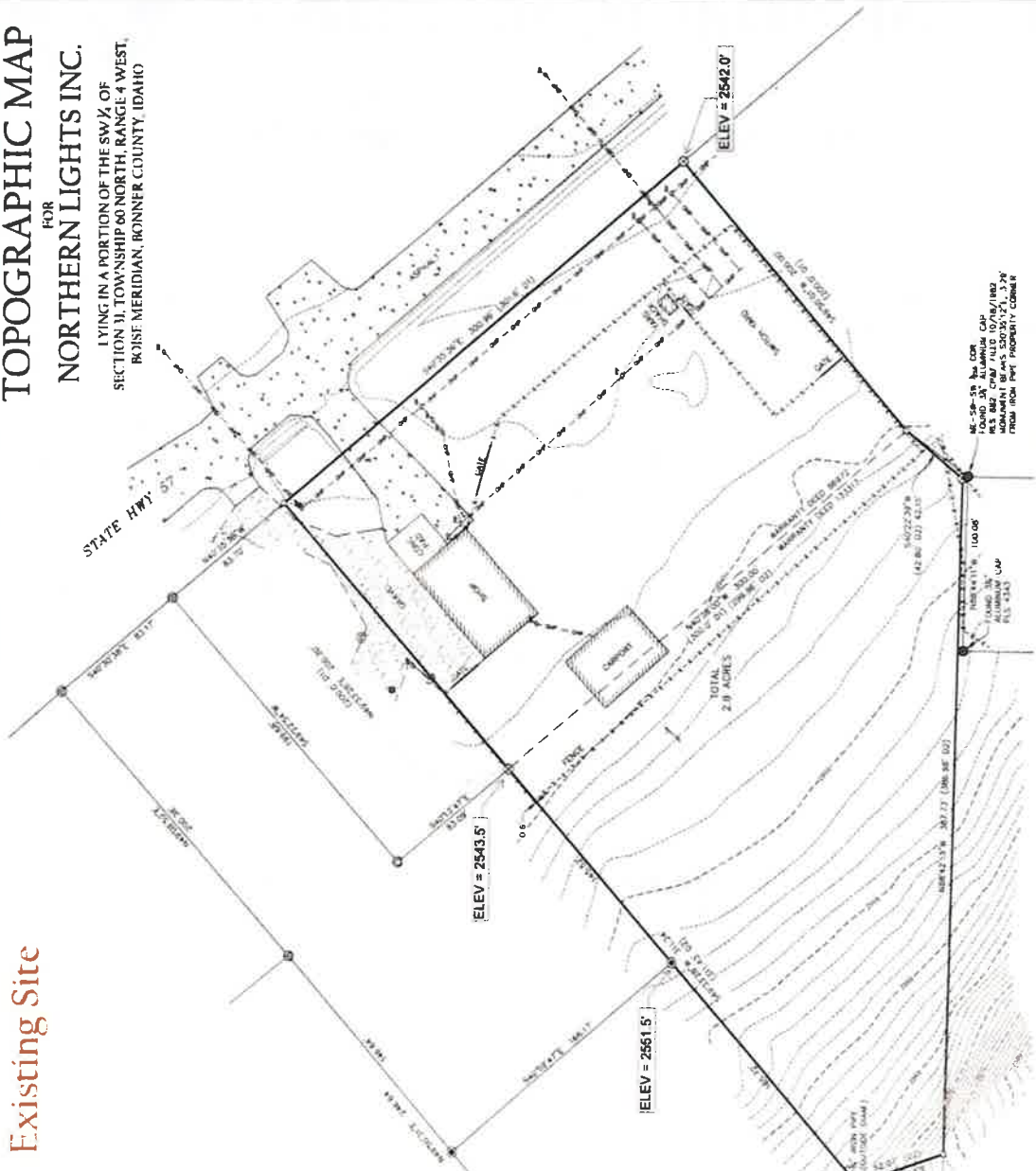
FOR
NORTHERN LIGHTS INC.

LYING IN A PORTION OF THE SW 1/4 OF
SECTION 31, TOWNSHIP 60 NORTH, RANGE 4 WEST,
R31SE MERIDIAN, BONNER COUNTY, IDAHO



LEGEND

- SECTIONAL CORNER, OR AS NOTED
- PREVIOUSLY SET 5/8" IRON AND CAP PLS 14079
- FOUND 3/4" IRON AND CAP, PLS 15183
- FOUND 1/2" IRON PPL, ON AS NOTED
- FOUND 5/8" IRON IRON
- CALCULATED POINT, NOTHING SET
- EXISTING AND PROPOSED LINE
- EXISTING LINE
- PROPOSED LINE
- STORM SEWER MANHOLE
- CATCH BASIN
- WARRANTY DELO. N51 #00372, 6/10/1967
- WARRANTY DELO. N51 #03307, 5/19/1991
- (U2)



SURVEYOR'S CERTIFICATE:

1. I, DAVID A. HENSELY, P.E., 14825 OF THE STATE OF IDAHO, HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF IDAHO, LICENSE NO. 1000, AND I HAVE PERSONALLY CONDUCTED THE SURVEY SHOWN ON THIS MAP.
2. I HAVE PERSONALLY CONDUCTED THE SURVEY SHOWN ON THIS MAP, AND I HAVE PERSONALLY CONDUCTED THE SURVEY SHOWN ON THIS MAP.
3. I HAVE PERSONALLY CONDUCTED THE SURVEY SHOWN ON THIS MAP, AND I HAVE PERSONALLY CONDUCTED THE SURVEY SHOWN ON THIS MAP.
4. I HAVE PERSONALLY CONDUCTED THE SURVEY SHOWN ON THIS MAP, AND I HAVE PERSONALLY CONDUCTED THE SURVEY SHOWN ON THIS MAP.
5. I HAVE PERSONALLY CONDUCTED THE SURVEY SHOWN ON THIS MAP, AND I HAVE PERSONALLY CONDUCTED THE SURVEY SHOWN ON THIS MAP.
6. I HAVE PERSONALLY CONDUCTED THE SURVEY SHOWN ON THIS MAP, AND I HAVE PERSONALLY CONDUCTED THE SURVEY SHOWN ON THIS MAP.
7. I HAVE PERSONALLY CONDUCTED THE SURVEY SHOWN ON THIS MAP, AND I HAVE PERSONALLY CONDUCTED THE SURVEY SHOWN ON THIS MAP.
8. I HAVE PERSONALLY CONDUCTED THE SURVEY SHOWN ON THIS MAP, AND I HAVE PERSONALLY CONDUCTED THE SURVEY SHOWN ON THIS MAP.
9. I HAVE PERSONALLY CONDUCTED THE SURVEY SHOWN ON THIS MAP, AND I HAVE PERSONALLY CONDUCTED THE SURVEY SHOWN ON THIS MAP.
10. I HAVE PERSONALLY CONDUCTED THE SURVEY SHOWN ON THIS MAP, AND I HAVE PERSONALLY CONDUCTED THE SURVEY SHOWN ON THIS MAP.

TOPOGRAPHIC MAP		NORTHERN LIGHTS INC.	
GLAM & ASSOCIATES		1" = 40'	
PROFESSIONAL LAND SURVEYING		Survey No. 1000	
303 Church Street		Sheet 1 of 1	
Sandpoint, Idaho 83864		Date 2/25/2004	
208-885-4474			

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 4th day of **June 2026**.

M. Johnson
Maya Johnson, Administrative Assistant III

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Thursday, June 4, 2026**.

NOTICE IS HEREBY GIVEN that the Bonner County Zoning Commission will hold a public hearing at **5:30 pm on Thursday, July 9, 2026**, in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following requests:

File CUP0001-26 – Conditional Use Permit – Public Utility Facility: Request for a public utility facility on ±2.84 acres. The property is zoned Rural Service Center. The project is located off Highway 57 in Section 31, Township 60 North, Range 4 West, Boise-Meridian.

For details regarding this application, Zoom teleconference, or YouTube livestream, visit the Planning Department web site at www.bonnercountyid.gov/departments/Planning. Staff reports are available online or may be viewed at the planning department approximately a week before the scheduled hearing.

****Written statements must be submitted to the planning department record no later than June 25, 2026, at 5:00 PM.** Written statements not exceeding one standard letter sized, single spaced page may be submitted at the public hearing. Statements can be sent to the Bonner County Planning Department at 1500 Highway 2, Suite 208, Sandpoint, Idaho 83864; faxed to 866-537-4935 or e-mailed to planning@bonnercountyid.gov. The referenced start time stated above reflects the beginning of the hearing. Specific file start time and hearing duration vary.

During the hearing for this application, the public will be given an opportunity to provide testimony and/or evidence regarding how the proposal does or does not comply with the applicable approval criteria of the Bonner County Revised Code. At the close of the public hearing, the governing body will make a decision on the application that may include, but is not limited to, approval, denial, remand, or continuance of the public hearing. Any person needing special accommodations to participate in the public hearing should contact the Bonner County Planning Department at (208) 265-1458 at least 48 hours prior to the scheduled hearing.

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

NO COMMENT

Name

PHD, Anna C...

Date

6/11/26

Re: [EXTERNAL] Request for Agency Review & Comment – Due by June 25, 2026 - File CUP0001-26 – Bonner County Planning

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

Date Thu 6/18/2026 9:35 AM

To Planning <Planning@bonnercountyid.gov>; kristin.burge@nli.com <kristin.burge@nli.com>

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

No comment for TC Energy - Not near TC Energy ROW.

Ken

From: Planning <Planning@bonnercountyid.gov>

Sent: Friday, June 5, 2026 8:42 AM

To: kristin.burge@nli.com <kristin.burge@nli.com>

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

Subject: [EXTERNAL] Request for Agency Review & Comment – Due by June 25, 2026 - File CUP0001-26 – Bonner County Planning

EXTERNAL EMAIL: PROCEED WITH CAUTION.

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

You are invited to comment on this application, your comments must be received by the Bonner County Planning Department by 5 p.m. **June 25, 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!

Jeannie Welter

**Bonner County Planning Department
Systems Technician
208-265-1458**

We respect your right to choose which electronic messages you receive. **To stop receiving this and similar communications from TC Energy please reply to this email and change the subject line to "UNSUBSCRIBE"**. This electronic message and any attached documents are intended only for the named addressee(s). This communication from TC Energy may contain

information that is privileged, confidential or otherwise protected from disclosure and it must not be disclosed, copied, forwarded or distributed without authorization. If you have received this message in error, please notify the sender immediately and delete the original message. Thank you.

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

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

Maya Johnson

From: 'Ken Flint' via Mail-Planning <planning@bonnercountyid.gov>
Sent: Friday, June 5, 2026 1:45 PM
To: Planning
Subject: Re: [EXTERNAL] Request for Agency Review & Comment – Due by June 25, 2026 - File CUP0001-26 – Bonner County Planning

No comment for TC Energy -

It is not near TC Energy ROW.

Ken

From: Planning <Planning@bonnercountyid.gov>
Sent: Friday, June 5, 2026 8:42 AM
To: kristin.burge@nli.com <kristin.burge@nli.com>
Cc: Maya Johnson <Maya.Johnson@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>
Subject: [EXTERNAL] Request for Agency Review & Comment – Due by June 25, 2026 - File CUP0001-26 – Bonner County Planning

EXTERNAL EMAIL: PROCEED WITH CAUTION.

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

You are invited to comment on this application, your comments must be received by the Bonner County Planning Department by 5 p.m. **June 25, 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!

Jeannie Welter

**Bonner County Planning Department
Systems Technician
208-265-1458**

We respect your right to choose which electronic messages you receive. **To stop receiving this and similar communications from TC Energy please reply to this email and change the subject line to "UNSUBSCRIBE"**. This electronic message and any attached documents are intended only for the named addressee(s). This communication from TC Energy may contain information that is privileged,

confidential or otherwise protected from disclosure and it must not be disclosed, copied, forwarded or distributed without authorization. If you have received this message in error, please notify the sender immediately and delete the original message. Thank you.

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

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

LAND USE DECISION-MAKING WORKSHEET

CONDITIONAL USE PERMIT

PUBLIC UTILITY FACILITY



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 CONDITIONAL USE PERMIT REVIEW:

Prior to approving a conditional use permit, the governing body shall review the particular facts and circumstances of each proposed conditional use permit in terms of the following standards and shall find adequate evidence showing that such use at the proposed location will:

BCRC 12-223: The Zoning Commission or Hearing Examiner shall review the particular facts and circumstances of each proposal submitted. To grant a conditional use permit, the Zoning Commission or Hearing Examiner must find that the proposal is not in conflict with the policies of the comprehensive plan, as found in the adopted Implementation Component, and that the proposed use will neither create a hazard nor be dangerous to persons on or adjacent to the property.

Not in conflict
List the relevant evidence from the record that supports your conclusion and the rationale for the conclusion.
Zoning Commission:
Based on the analysis of the Zoning Commission, testimony received at the hearing and the staff report.

BCRC 12-335 Public Use Table 3-5

Use	Zoning District								
	F	A/F	R	S	C	I	RSC	REC	AV
Public utility facility (6), (11)	C	C(3)	C(3)	C	C	C	C	C	C

(6) Specified conditions with respect to emissions of noise, light, glare, smoke, odor, dust, particulate matter, vibrations or hours of operation may be prescribed differently from those required in a given district, as to be compatible with other applicable State and Federal standards.

YES
List the relevant evidence from the record that supports your conclusion and the rationale for the conclusion.
Zoning Commission: The proposal meets this standard and adopt the staff report as written.

(11) The area of land covered by buildings shall not exceed 35 percent of the total lot area. The site area shall be sufficient to accommodate the facility and required parking, setbacks, landscaping, walkways and other applicable development standards. The public utility facility lot or parcel is not required to meet the minimum lot/parcel size of the zoning district in which it is located. In considering applications, the Planning or Zoning Commission shall consider the public convenience and necessity of the facility and any adverse effect that the facility will have upon properties in the vicinity, and may require such reasonable restrictions, or conditions of development; or protective improvements as to uphold the purpose and intent of this title and the comprehensive plan. A sewage management agreement shall be approved and executed prior to the issuance of a conditional use permit for subsurface sewage disposal systems serving 10 or more residential dwelling units or designed with a capacity of 2,500 gallons or more per day.

YES
List the relevant evidence from the record that supports your conclusion and the rationale for the conclusion.
Zoning Commission: Adopt the staff report as written.

Subchapter 4.2, BCRC 12-241 Performance standards for all uses:

No land or building in any district shall be used or occupied in any manner creating dangerous, injurious, noxious or otherwise objectionable conditions which could adversely affect the surrounding areas or adjoining premises, except that any use permitted by this title may be undertaken and maintained if acceptable measures and safeguards to reduce dangerous and objectionable conditions to acceptable limits as established by the following performance requirements:

- Fire Hazards
- Radioactivity or Electrical Disturbance
- Noise "Objectionable noise"
- Vibration
- Air Pollution
- Water Pollution

YES
List the relevant evidence from the record that supports your conclusion and the rationale for the conclusion.
Zoning Commission: The proposal meets this standard as found in the staff report and testimony received.

Subchapter 4.3, BCRC 12-432, Parking standards: Table 4-3 minimum off street parking requirements for public uses:

There is no requirement for minimum off-street parking spaces for a Public Utility Facility. If required, the site has sufficient area to accommodate parking for the proposed use.

YES
List the relevant evidence from the record that supports your conclusion and the rationale for the conclusion.
Zoning Commission: Adopt the staff report as written.

Subchapter 4.4- BCRC 12-441-Sign Standards:

- A. All signs erected, altered or maintained pursuant to this title will comply with the regulations herein, except for political signs or posters, traffic control signs and directional signs maintained by government entities.

YES
List the relevant evidence from the record that supports your conclusion and the rationale for the conclusion.
Zoning Commission: Adopt the staff report as written.

BCRC 12-4.5, et seq, Design standards:

BCRC 12-452 Site and Buildings: The applicant shall submit site and building plans through the applicable permit process detailed as necessary to demonstrate how the standards in section 12-453 of this chapter have been met.

YES
List the relevant evidence from the record that supports your conclusion and the rationale for the conclusion.
Zoning Commission: Adopt the staff report as written.

BCRC 12-453.A. Sidewalk/Pathway Standards: Provide a sidewalk or pathway paralleling or nearly paralleling the street along the front edge of the property. The planning director may grant an exception to the above requirement if the following criteria are met, as determined by the planning director:

YES
List the relevant evidence from the record that supports your conclusion and the rationale for the conclusion.
Zoning Commission: Adopt the staff report as written.

BCRC 12-453.B. Pedestrian Connections: Provide walkways connecting all on site commercial and multi-family buildings with each other and the street for all new developments and any building additions where the value of the additions equals or exceeds fifty percent (50%) of the market value of the existing structure and/or site improvements as determined by the Bonner County assessor's office over any five (5) year time period. For other additions or improvements, pathways shall be provided to

connect any new structures with existing structures, as determined by the planning director. Buildings/uses where little or no pedestrian traffic is anticipated may be exempted from this requirement.

YES
List the relevant evidence from the record that supports your conclusion and the rationale for the conclusion.
Zoning Commission:
Adopt the staff report as written.

BCRC 12-453.C. Parking Lot Pathways- Specifically, walkways should be provided every four (4) rows and a maximum distance of one hundred fifty feet (150') shall be maintained between paths. Parking lots less than one hundred fifty feet (150') wide or long are exempt from this requirement:

YES
List the relevant evidence from the record that supports your conclusion and the rationale for the conclusion.
Zoning Commission:
Adopt the staff report as written.

BCRC 12-453.F. Lighting Standards: Lighting shall be directed downward to the intended area to be lighted. All exterior lighting fixtures shall incorporate cutoff shields to prevent spillover into residential areas. Broadcast lighting fixtures that project lighting outward rather than downward are discouraged. Outdoor lighting shall be arranged so that the light is directed downward and away from adjoining properties. Temporary high intensity construction lights should be oriented so as to reduce or eliminate glare onto adjoining properties.

YES
List the relevant evidence from the record that supports your conclusion and the rationale for the conclusion.
Zoning Commission:
Adopt the staff report as written.

BCRC 12-4.6, Landscaping and screening standards:

12-462: Landscaping Plan Required:

A landscape plan shall be submitted with all new development requiring a building location permit, or building permit or conditional use permit.

YES
List the relevant evidence from the record that supports your conclusion and the rationale for the conclusion.
Zoning Commission: Adopt the staff report as written.

BCRC 12-7.2, Grading, stormwater management and erosion control

BCRC 12-720.2 Applicability

The provisions of this subchapter shall be applicable:

E. New building construction or development which occurs on or within three hundred feet (300') of a slope with fifteen percent (15%) or greater incline as determined from the applicable seven and one-half (7.5) minute quadrangle map published by the United States geological survey or by actual survey, and which is subject to the provisions of title 11 of this code, as amended.

YES
List the relevant evidence from the record that supports your conclusion and the rationale for the conclusion.
Zoning Commission: Adopt the staff report as written.

Comprehensive Plan Analysis:

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.

Zoning Commission:

Not in Conflict

Evidence in the Record:

Electricity benefits nearby landowner and future generations in both the short term and long term.

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.

Zoning Commission:

Not In Conflict

Evidence in the Record:

Adopt the staff report as written and testimony provided by the applicant.

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.

Zoning Commission:

Not In Conflict

Evidence in the Record:

Adopt the staff report as written.

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.

Zoning Commission:

Not In Conflict

Evidence in the Record:

Adopt the staff report as written.

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.

Zoning Commission:

Not In Conflict

Evidence in the Record:

Adopt the staff report as written and public testimony

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.

Zoning Commission:

Not In Conflict

Evidence in the Record:

Adopt the staff report as written.

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

Evidence in the Record:

Adopt the staff report as written.

Zoning Commission:

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.

Zoning Commission:

Not In Conflict

Evidence in the Record:

Adopt the staff report as written.

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.

Zoning Commission:

Not In Conflict

Evidence in the Record:

Adopt the staff report as written.

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.

Zoning Commission:

Not In Conflict

Evidence in the Record:

Adopt the staff report as written.

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.

Zoning Commission:**Not In Conflict**

Evidence in the Record:

Adopt the staff report as written.

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.

Zoning Commission:

Not In Conflict

Evidence in the Record:

Adopt the staff report as written.

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

Evidence in the Record:

Adopt the staff report as written.

Zoning Commission:

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.

Zoning Commission:**Not In Conflict**

Evidence in the Record:

Adopt the staff report as written.