



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

August 6, 2026

From: Zoning Commission

To: Bonner County Commission

Subject: File ZC0002-26 – Zone Change

The Zoning Commission, at the July 23, 2026, public hearing, recommended denial of the referenced application.

MOTION TO RECCOMEND DENIAL: I, Commissioner Johnson, move to recommend denial of this project to the Board of County Commissioners, FILE ZC0002-26, requesting a zone change from Rural-5 to Recreation, based upon the following conclusions:

Conclusion 1

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

Conclusion 2

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

Conclusion 3

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

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

Commissioner Mauk seconded the motion.

Commissioner Johnson - Yay

Commissioner Blaser- Yay
Commissioner Mauk- Yay

Voted upon and the Chair declared the Motion passed; 3-0 in favor.



Brett Blaser, Vice Chair
Bonner County Zoning Commission

c: Planning Department



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LAND USE DECISION-MAKING WORKSHEET ZONE CHANGE RURAL-5 TO RECREATION

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

STANDARDS FOR ZONE CHANGE REVIEW:

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

IC §67- 6511

The governing board shall analyze proposed changes to zoning ordinances to ensure that they are not in conflict with the policies of the adopted comprehensive plan. If the request is found by the governing board to be in conflict with the adopted plan, or would result in demonstrable adverse impacts upon the delivery of services by any political subdivision providing public services, including school districts, within the planning jurisdiction, the governing board may require the request to be submitted to the planning or planning and zoning commission or, in absence of a commission, the governing board may consider an amendment to the comprehensive plan pursuant to the notice and hearing procedures provided in section 67-6509, Idaho Code. After the plan has been amended, the zoning ordinance may then be considered for amendment pursuant to paragraph (b) of this subsection.

Not in
Conflict

List the relevant evidence from the record that supports your conclusion and the rationale for the conclusion.

The Zoning Commission found no conflict with the standards of review of this request.



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BCRC 12-215		Whether the application and the documentation provided by the applicant sufficiently meets the applicant contents criteria.
YES		List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
Adopt the staff report as written		
BCRC 12-216		Whether there is adequate evidence that the proposal is not in conflict with the policies of the comprehensive plan, as found in the adopted Implementation Component.
	In Conflict	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
The request is in conflict with policy #13 of the Land Use in that the request is not homogeneity with the surrounding area, and each request should be looked at individually. Just because one person got this doesn't mean this person should get it automatically. Every application is different; every parcel is different and different circumstances.		
BCRC 12-323		Whether the parcel in question meets the requirements for the Rural zoning district.
YES		List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
2. R-5 in areas designated rural residential in the comprehensive plan that are already developed at or near the one dwelling unit per five (5) acre density and/or do not meet the criteria for R-10 above.		
BCRC 12-328		Whether the parcel in question meets the requirements for the Recreation zoning district.
	NO	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
The request in not meeting BCRC 12-328(B)(2) 2. Sites are served by adequate sewage disposal service, water supply, roads and other needed public facilities and services. Ellisport Bay sewer district commented that they do not have the capacity to serve these properties and though the proposal is within their district they do		



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not have the infrastructure to serve this area.

- PHD commented that the area has not been evaluated for sub-surface sewage disposal and the area is typically difficult for septic permit issuance.
- Applicant did not provide any evidence that sewage disposal could be provided.
- The private road is not adequate for the proposed zone.
- Water supply is limited based on public testimony and lack of evidence in the record.

Comprehensive Plan Analysis Worksheet

Property Rights

Policies:

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

Not in Conflict

Evidence in the Record:

Adopt the staff report as written.

Population

Policies:

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

Not in Conflict

Evidence in the Record:

Adopt the staff report as written.

School Facilities and Transportation**Policies:**

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

Not in Conflict

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.

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.

In Conflict

Evidence in the Record:

The request is in conflict with policy #13 in that the request is not homogeneity with the surrounding area, and each request should be looked at individually. Just because one person got this doesn't mean this person should get it automatically. Every application is different; every parcel is different and different circumstances.

Natural Resources**Policies:**

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

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

Not in Conflict

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.

**Public Services, Facilities and Utilities
Policies:**

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

Not in Conflict

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.

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.

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.

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.

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.

Agriculture

Policies:

1. Continue allowing residential uses consistent with the allowable density in Agricultural zoning districts.
2. Protect agricultural uses and activities from land use conflicts or interference created by residential, commercial or industrial development
3. Enable farm-based family businesses on agricultural parcels with land use regulations. Examples include farm stands and other agri-business pursuits.
4. The County acknowledges the provisions of Idaho State's Right to Farm Act. Those shall be considered in the land use decisions.
5. Support the local economy by encouraging production, distribution, and retail sales of locally grown food and other agricultural products.
6. Protect environmental quality so that agriculture continues to be a viable use in the County.

Not in Conflict

Evidence in the Record:

Adopt the staff report as written.

**BONNER COUNTY PLANNING DEPARTMENT
ZONING COMMISSION
STAFF REPORT FOR JULY 23, 2026**



Project Name: Stonehedge Partners LLC

File Number, Type: ZC0002-26: Zone Change

Request: The applicant is requesting a zone change from Rural-5 to Recreation

Legal Description: 12-56N-1E MTN VIEW SHORES BLK 2 LOT 18,19,20,21,22,23,24 25 &TAX 10 OF 1/12-56N-1E LESS PT OF TAX 46 & PT OF TAX 60

Location: Cedar Lane, Hope

Parcel Number(s): RP00279002018AA

Parcel Size: ±9.23 acres (cumulative)

Applicant: Stonehedge Partners LLC
1633 Glengary Bay Drive
Sagle, ID 83860

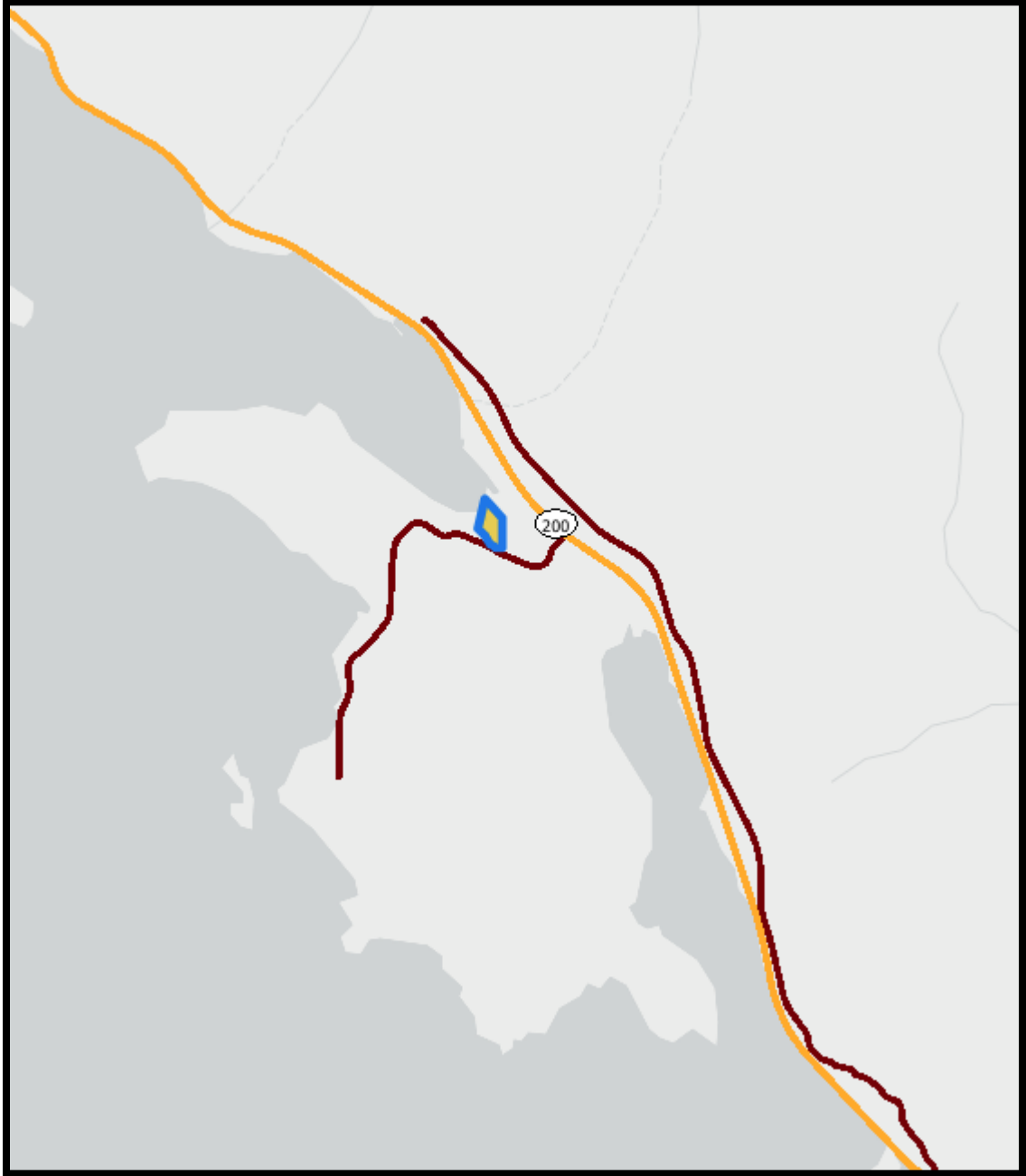
Project Representative: Jeremy Grimm
Whiskey Rock Planning & Consulting
614 Creekside Lane
Sandpoint, ID 83864

Application filed: May 5, 2026

Notice provided: Mail: June 18, 2026
Site Posting: June 18, 2026
Published in newspaper: June 16, 2026

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

VICINTY MAP





Project summary:

The applicant is requesting a zone change from Rural-5 to Recreation. The lots are located on Cedar Lane in Hope and cumulatively are ± 9.23 acres. The comprehensive plan land use designation is Resort Community which allows for Recreation zoning. The lot is generally located in Section 12, Township 56 North, Range 1 East, Boise Meridian Bonner County, Idaho.

Applicable Laws:

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

- BCRC 12-111: Purpose et seq, health, safety, and general welfare
- BCRC 12-210 et seq, - Title Amendments, Comprehensive Plan Amendments and Zone Changes
- BCRC 12-215, Application for Zone Changes
- BCRC 12-320.1 – Zoning districts and map designation, purpose
- BCRC 12-320.2 – Zoning districts and map designations established
- BCRC 12-324 – Rural District
- BCRC 12-328 – Recreation District
- BCRC 12-800 et seq., Definitions

Background:

A. Site data:

- Platted
- Size: ±9.38 acres (cumulative)
- Zone: Rural- 5
- Land Use: Resort Community

B. Access:

- Access is Cedar Lane, a Bonner County owned and privately maintained gravel right of way. Peninsula Road is a Bonner County owned and maintained paved right of way.

C. Environmental factors:

- Site does contain mapped slopes of 0-≥30% grade. (USGS)
- Site does contain any mapped wetlands. (USFWS)
- Site does contain a mapped body of water. (NHD)
- Parcels are within SFHA Zone X and Zone AE per FIRM Panel Number 16017C1000E, Effective Date 11/18/2009
- Soils:
 - Description (64): Wrencoe silty clay, 0 to 2 percent
 - Drainage: Very poorly drained
 - Classification: Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
 - Description (42): Pywell-Hoodoo complex, 0 to 1 percent
 - Drainage: Very poorly drained
 - Classification: Prime farmland if drained
 - Description (35): Pend Oreille silt loam, 5 to 45 percent slopes
 - Drainage: Well drained
 - Classification: Not Prime farmland
 - Description (37): Pend Oreille Rock outcrop complex, 5 to 45 percent slope
 - Drainage: Well drained
 - Classification: Not Prime farmland

D. Services:

- Water: Individual well
- Sewage: Ellisport Bay Sewer District
- Fire: Sam Owen Fire District
- Power: Avista Utilities
- School District: Lake Pend Orielle School District #84

E. Comprehensive Plan, Zoning and Current Land Use

Compass	Comp Plan	Zoning	Current Land Use & Density
Site	Resort Community	Rural-5	Vacant- 0.39-7.2 acres
North	Resort Community	Rural-5	Residential- 3.2 acres
East	Resort Community	Recreation/ Rural-5	Residential- 13.41 acres Vacant- 18.75 acres
South	Resort Community	Rural-10	Vacant/ 0.31- 94 acres
West	Resort Community	Rural-5	Residential/ 0.65-1.08 acres

Agency Review:

Agencies and taxing districts were notified of this application on June 18, 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:

- Bonner County Road & Bridge Department
- Bonner County Historical Society
- Idaho Department of Fish & Game
- Idaho Department of Water Resources
- Panhandle Health District
- Sam Owen Fire District

The following agencies replied "No Comment":

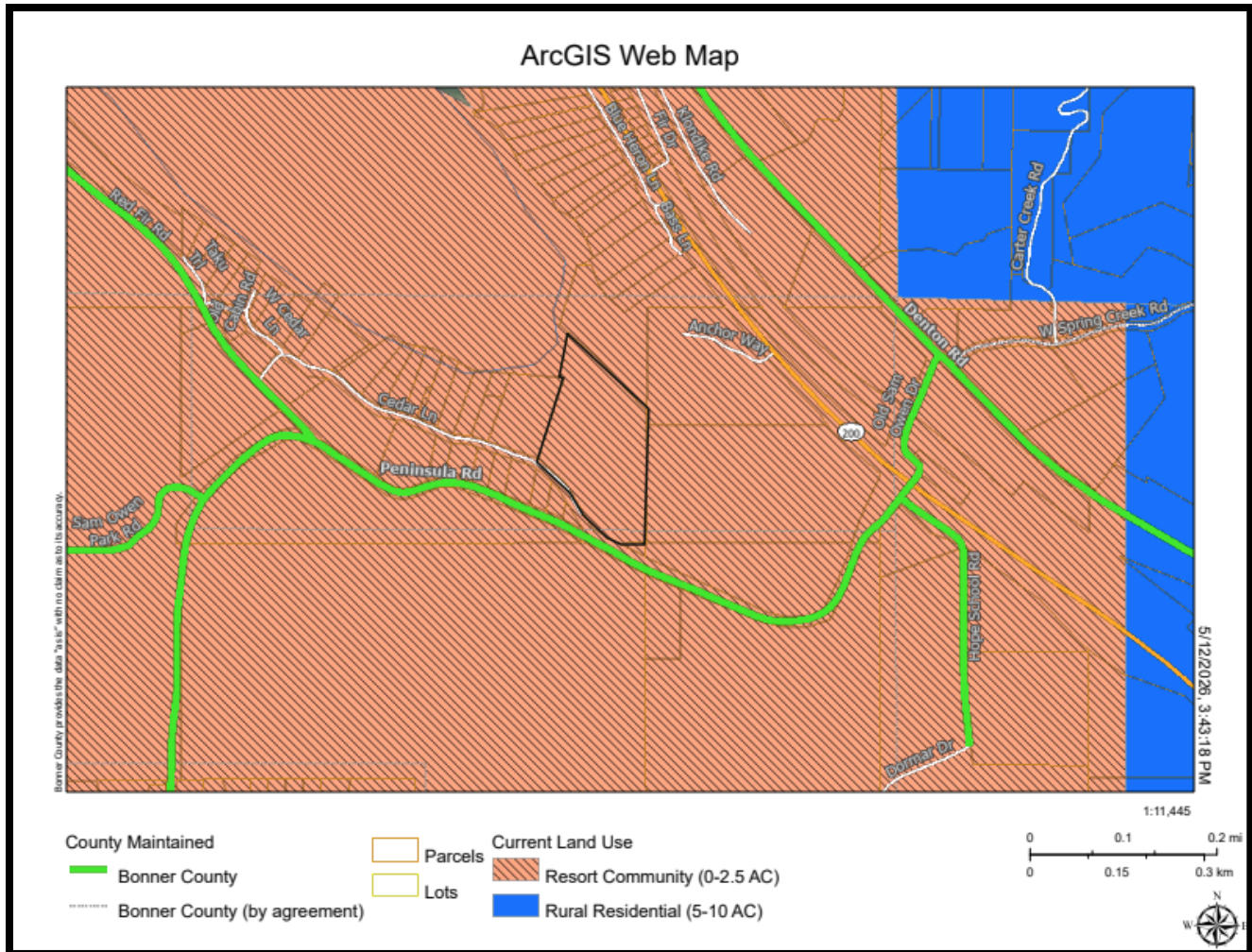
- Bonneville Power Administration
- Idaho Transportation Department
- Kootenai Ponderay Sewer District

All other agencies did not reply.

F. Public Notice & Comments

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

Comprehensive Plan Analysis:



Existing Comprehensive Plan Designation:

Resort Community:

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

Implementation Policies:

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: Upholding property rights and complying with Idaho state law the above policies allows the governing body to make informed, fair, and legally sound land use decisions that protect property rights. The comprehensive land use designations of Resort Community have been assigned to these lots since 2005.

Population

Policies:

1. Regularly analyze population projections to determine if changes need to be made to the Comprehensive Plan Goals, Objectives and Policies and/or the Zoning Ordinance, to ensure that the public and community needs are being met through land use decisions.

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

3. Cooperate with incorporated cities and neighboring counties to address growth challenges within the Areas of Impact and coordinate planning efforts to the extent possible.

Staff: The 2020 census placed Bonner County's population at 47,110. Bonner County, established in 1907, now has over 100 years of population data. The county grew by fewer than 2,000 people over the first 60 years of its existence. Between 1990 and 2000, Bonner County increased in population by 38.4 percent, but by the 2010 census, the growth slowed to an 11 percent increase over 10 years. From 2010 to 2020 the population grew by 13 percent and the estimated increase from 2020 to 2021 was 3.4 percent or 49,491. The proposal is not within an Area of Impact. This is not a request for development.

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: Lake Pend Oreille School District #84 and School Transportation that serves the properties, were notified of the zone change. Lake Pend Oreille School District did not comment as to how an increase in density and development could impact on the district's ability to provide adequate school services (and facilities) for new and existing students. The Transportation department did not provide a comment. Bonner County currently assesses property taxes; a portion of that revenue goes to the school's district general fund.

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: The request is for zone change, so it is unknown at this time how or if the zone change could have an economic impact on the County. Recreational zoning could create additional economic opportunities in the County as found in these policies.

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: The lots are within an area that has developed public and private services. The proposal is currently platted as nine (9) existing lots. The lots currently have legal access on Cedar Lane and Peninsula Road. The Resort Community designation allows for urban like densities centered around recreational areas.

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. These measures also protect Bull Trout which is the only mapped critical wildlife in Bonner County. The proposal is adjacent to this habitat. The Army Corp of Engineers, the department that regulates wetlands, was notified of this request, and did not reply. These lots have not historically been used for productive farmland, timberland or mining.

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: Parcel is within SFHA Zone X and Zone AE per FIRM Panel Number 16017C1000E, Effective Date 11/18/2009. On the subject parcel, the only land area within the SFHA appears to be shoreline and near-shore areas. These areas are generally within a few dozen feet upland of the high-water mark. The vast majority of the non-submerged lands that exists within the boundaries of this parcel is within SFHA Zone X and therefore outside of the designated floodplain. While it is generally recommended not to upzone anywhere within a designated floodplain, it should be noted that all of the lots in this proposal have either most or all of their land area outside of the floodplain. If the applicant is planning on applying for a subdivision after approval of this rezoning request, the applicant should be aware of requirements BCRC 14-501 & 14-503, particularly those requirements relating to subdivisions. The applicant should be aware that these requirements will apply to any subdivision application submitted to this department if the subdivision proposal area contains any Special Flood Hazard Area whatsoever. According to the Avalanche Hazards map found in the Hazardous Component (p.7) this area is mapped as "low" avalanche danger.

Furthermore, emergency services are provided to this parcel by the Sam Owen Fire District 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: This proposal is within the boundary of the Ellisport Bay Sewer District, and is located off County-owned rights-of-way. Service providers were notified of this request. Though this is not a proposal for development, the fire district has provided an agency comment with concerns to provide service to any new development. All other emergency service providers did not comment.

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: Bonner County Road & Bridge Department has requested a Trip Generation & Distribution Letter be submitted. This letter is not a requirement of Title 12, BCRC. However, Ordinance 472 Bonner County Road Standards Manual requires this for land use actions. Currently the proposal is within a network of public roads.

Recreation

Policies:

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

Staff: The lots are adjacent to public waters though there is not public access to the water on these lots. Current recreational opportunities for the public that are available in Bonner County are expected to remain the same with this request.

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. Bonner County Historical Society replied with an agency comment that the site does not contain any special areas or sites.

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 current land use designation of Resort Community allows for higher density. This is not a proposal for development; however, a zone change would allow for a variety of housing options for the area if approved.

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: These lots were platted in 1957, other subdivisions that were platted around this time are currently zoned Recreation and are currently within the boundary of Ellisport Bay Sewer District. Bonner County Revised Code has measures in place that protect natural features.

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 lots have not historically been used for agricultural uses.

Standards Review and Staff Analysis:

- **12-111: PURPOSE**

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

- **12-215: Applications for Zone Changes and Comprehensive Plan Map Amendments, Contents**
 - The application was submitted on May 5, 2026, with the required documentation.

- **12-216:** Evaluation of Amendment Proposals
 - Staff and the Governing Bodies shall review the particular facts and circumstances of each proposal submitted and shall determine whether there is adequate evidence that the proposal is not in conflict with the policies of the comprehensive plan, as found in the adopted Implementation Component.
- **12-320.1:** Zoning Districts and Map Designation, Purpose:
 - The purpose statements for each zone and map designation set forth in the following sections shall be used to guide the application of the zones and designations to all lands in unincorporated Bonner County. The purpose statements also shall guide interpretation and application of land use regulations within the zones and designations, and any changes to the range of permitted uses within each zone through amendments to this title.
- **12-320.2:** Zoning Districts and Map Designations Established:
 - In accordance with the provisions of Idaho Code and the objectives set forth in this code, all land in the unincorporated areas of Bonner County is hereby classified according to the following zoning designations and zoning map symbols, which shall be applied as shown on the official zoning district map.

Existing Zoning:

12-323: RURAL DISTRICT:

A. The rural district is established to allow low density residential uses that are compatible with rural pursuits. The purpose can be accomplished by:

1. Limiting residential densities and permitted uses to those that are compatible with rural character and nearby resource production districts and sites and can be adequately supported by rural service levels.
2. Allowing small scale farming and forestry activities, and tourism and recreation uses that can be supported by rural service levels and are compatible with rural character.
3. Encouraging conservation development configurations that create permanent open space or farming areas, protect sensitive environmental features, reduce infrastructure costs and/or enhance recreational opportunities.

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

2. R-5 in areas designated rural residential in the comprehensive plan that are already developed at or near the one dwelling unit per five (5) acre density and/or do not meet the criteria for R-10.

Proposed Zoning:

BCRC 12-328: RECREATION DISTRICT:

A. The recreation district is established to provide a wide range of recreational uses in areas where if access is by road rather than solely by waterways, the road shall be located within a recorded easement or public right of way, except where subject to the terms of an approved special use permit or a state or federal agency, adequate water and sewer services and fire services. Consideration shall also be given to access to potential public transportation

systems. The recreation district is intended to provide for a range of housing types and uses that are accessory and complementary to recreational and residential uses. These purposes are accomplished by:

1. Allowing for a range of housing types provided adequate services are available.
 2. Providing for commercial and private resorts which contain provisions for a range of recreational activities.
 3. Excluding uses that are not compatible with the desired recreational character of the area.
 4. Encouraging conservation development configurations that create permanent open space, protect sensitive environmental features, reduce infrastructure costs and/or enhance recreational opportunities.
 5. Applying simple design standards that enhance the recreational opportunities and character of the area.
- B. Use of this zone is appropriate in areas designated as transition, neighborhood commercial, urban growth area and resort community with the following conditions:
1. Land is physically suitable to accommodate a broad range of residential and recreational uses.
 2. Sites are served by adequate sewage disposal service, water supply, roads and other needed public facilities and services.

Rural-5	Recreation
• R-5 in areas designated rural residential in the comprehensive plan • That are already developed at or near the one dwelling unit per five (5) acre density	• Range of housing types. • Providing for commercial and private resorts which contain provisions for a range of recreational activities. • Exclude uses that are not compatible with the desired recreational character of the area. • Encouraging conservation development. • Applying simple design standards that enhance the recreational opportunities and character of the area. • Comprehensive Plan designated as resort community. • Land is physically suitable to accommodate a broad range of residential and recreational uses. • Served by adequate sewage disposal service, water supply, roads and other needed public facilities and services.

Staff Analysis

Comprehensive Plan Designation:

The lots are currently zoned Rural-5 with a comprehensive plan land use designation of Recreation. According to BCRC 12-323(B)(2) Rural-5 zoning is appropriate for lands that are comprehensively planned Rural Residential. According to BCRC 12-328(B) Recreation zoning is appropriate in areas designated as Resort Community by the comprehensive plan. These lots are currently comprehensively planned Resort Community.

Developed/ Housing types:

Properties that are within a quarter mile of this proposal are both privately and publicly owned. Those privately owned properties range in size of $\pm$.30 to 3.2 acres. Most of those properties are currently developed with single-family dwellings. The lots that are part of this proposal range in size from $\pm$.38 to 7.4 acres and are currently vacant. Publicly held properties range in size from $\pm$ 20 to 122 acres and are undeveloped.

Exclude uses that are not compatible with the desired recreational character of the area:

Subchapter 12-3.3 of the Bonner County Revised Code has six (6) different use tables that either permit uses by right, conditionally or are prohibited uses in zoning districts. Examples of uses that are permitted or conditionally permitted in the Rural District and prohibited in the Recreation District are:

- Equipment sales and service
- Gun clubs and rifle ranges
- Racetracks
- Roadside stands
- Meat processing
- Sawmills, shingle or planing mills, woodworking plants
- Slaughterhouses
- Agricultural direct marketing activities
- Expanded seasonal harvest festivities
- Rock crushing operations

Examples of use that are permitted or conditionally permitted in the Recreation District and prohibited in the Rural District are:

- Boat storage
- Hotels/ motels
- Indoor recreational uses and amusement places and associated concessions
- Laundromats/ showers
- Outdoor recreational uses and amusement places
- Recreational vehicle parks/ campgrounds
- Resorts, commercial and private
- Restaurants
- Retail Sales
- Retail sales of food, gas and sundries
- Taverns, bars and similar drinking establishments
- Docks and marinas, community, upland accommodations
- Hospitals and clinics

Encouraging Conservation Development configurations:

Though the Bonner County Revised Code does not require the creation of conservation developments in any district, the code encourages conservation developments in all zoning districts. For those developing in the county BCRC 12-630, Conservation Subdivisions guides property owners on how to develop a conservation subdivision. Conservation subdivisions encourage clustering to help reduce infrastructure costs and dedicate open space. Properties can also qualify for a density bonus.

Roads:

The proposal has legal access on Cedar Lane and Peninsula Road, both Bonner County-owned rights-of-ways . Cedar Lane is gravel and privately maintained. Peninsula Road is paved and county maintained. Bonner County Road & Bridge Department has requested a Trip Generation Letter as required by Ordinance 472 under the Bonner County Road Standards Manual. This letter is not required at the time of application per BCRC 12-215 application content for zone changes.

Applying simple design standards that enhance the recreational opportunities and character of the area:

This request is not for development. However, depending on future uses that can be requested Bonner County Revised Code, Chapter 4.5 (Design Standards) and Chapter 6 (Subdivisions) Title 12, Design Standards guides how land can be developed.

Land is physically suitable to accommodate a broad range of residential and recreational uses:

Bonner County Revised Code allows for a broad range of uses both in the Rural District and Recreational District. With the current level of services available to the proposal the code allows for a variety of permitted/ conditional use to be pursued in the Rural District that could accommodate a range of housing types and recreational uses.

Sites are served by adequate sewage disposal service, water supply, roads and other needed public facilities and services:

The lots are within the Ellisport Bay Sewer District. The applicant stated that according to Idaho Department of Water Resources properties abutting this proposal wells produce up 100GPM. The Rural District is envisioned to be served by a network of public and/ or private roads that generally do not meet applicable roadway standards set forth in Title 2 (public roads) or Appendix A (private roads). The Recreation District states that properties designated as Resort Community requires sites are served by adequate roads. The lots are accessed off Cedar Lane and Peninsula Road. Cedar Lane was dedicated to the public in 1957 as found on Mountain View Shores plat. Cedar Lane is currently developed as a gravel road and is privately maintained. Peninsula Road is a Bonner County owned and maintained paved right-of-way. Two of the lots that are part of this proposal have direct access on Peninsula Road. The proposal is within the jurisdiction of the Sam Owen Fire District and Bonner County Sheriff Department. A solid waste transfer station is ±5 miles away. Hope Elementary School is ±1 mile away. In addition, Avista Utilities serves the area.

Planner's Initials: DB**Date:** July 16, 2026

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

Zone Change - Motion by the Governing Body:

ZONING COMMISSION

MOTION TO RECOMMEND APPROVAL: I, Commissioner (*insert name*), move to recommend approval of this project to the Board of County Commissioners, FILE ZC0002-26, requesting a zone change from Rural-5 to Recreation, finding that it is not in conflict with the policies of the Bonner County Comprehensive Plan and Bonner County Revised Code as enumerated in the following conclusions of law:

Conclusion 1

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

Conclusion 2

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

Conclusion 3

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

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

MOTION TO RECCOMEND DENIAL: I, Commissioner (*insert name*), move to recommend denial of this project to the Board of County Commissioners, FILE ZC0002-26, requesting a zone change from Rural-5 to Recreation, based upon the following conclusions:

Conclusion 1

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

Conclusion 2

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

Conclusion 3

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

This recommendation is based upon the evidence submitted up to the time the Staff Report was prepared, and testimony received at this hearing. I further move to adopt the reasoned statement as discussed in deliberation at this hearing and the analysis as set forth in the Staff Report (or as amended during this hearing) and conclusions of law and direct planning staff to draft the reasoned statement to reflect this motion as set

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

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

Appendix A- Agency Noticing

Corrected RECORD OF MAILING

Page 1 of 1

File Number: File ZC0002-26

Record of Mailing Approved By: _____ D.Britt _____

Hearing Date 7.23.26

I hereby certify that a true and correct copy of the "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this **18th** 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

Corrected Record of Mailing Property Owners
within 2800 Feet

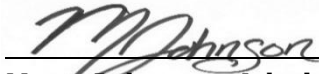
Page 1 of 1

File Number: File ZC0002-26

Record of Mailing Approved By: _____ D.Britt _____

Hearing Date: 7.23.26

I hereby certify that a true and correct copy of the "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this **18th** day of **June 2026**.



Maya Johnson, Administrative Assistant III

PIN	Owner1	Owner Street	Owner City	Owner State	Owner Zip
RP00279002015BA	Price Trust Price, Elmer J Jr & Robin M Trustees	295 Cedar Lane	Hope	ID	83836-9764
RP00279002018AA	Stonehedge Partners Llc	Po Box K	Sandpoint	ID	83864
RP007850000040A	Bass Lane Llc, C/o R & J Hanson	10301 N 79TH Way	Scottsdale	AZ	85258
RP56N01E120701A	Kelley, Martha K	332 Cedar Ln	Hope	ID	83836
RP56N01E120915A	Price Trust Price, Elmer J Jr & Robin M Trustees	295 Cedar Lane	Hope	ID	83836-9764
RP56N01E120930A	Price Trust Price, Elmer J Jr & Robin M Trustees	295 Cedar Lane	Hope	ID	83836-9764
RP56N01E121050A	Green, Kenneth R & Linda D	257 Cedar Lane	Hope	ID	83836
RP56N01E121830A	Mc Gee, Michael J & Julia M Haecker, David A	2056 N Blandena St	Portland	OR	97217
RP56N01E122001A	Perkins, Karen Scott 1996 Revocable Trust	1533 White Sage Way	Carlsbad	CA	92011
RP002790020140A	Cody Property Trust	Po Box 349	Hope	ID	83836
RP56N01E120890A	Cody Property Trust	Po Box 349	Hope	ID	83836
RP56N01E121070A	Denega, Meghan Golic, Enes	21 26328 Meadowview Dr	Sturgeon County	AB	T8t 0l4
RP007850000050A	Bass Lane Llc, C/o R & J Hanson	10301 N 79TH Way	Scottsdale	AZ	85258
RP56N01E019350A	Redd, Ralph & Carleen M	47880 State Highway 200	Hope	ID	83836-9666
RP56N01E121200A	United States Government	Address Not Provided			
RP56N01E123001A	United States Government	Address Not Provided			
RP56N01E120160A	Idahopec Llc	Po Box 287	Hope	ID	83836
RP56N01E120460A	Mc Gee, Michael J & Julia M Haecker, David A	2056 N Blandena St	Portland	OR	97217
Project Rep	Jeremy Grimm	614 Creekside Lane	Sandpoint	ID	83864

Appendix B- Agency Comment

Maya Johnson

From: Matt Mulder
Sent: Tuesday, June 23, 2026 2:36 PM
To: Planning
Subject: Re: Request for Agency Review & Comment – Due by July 9, 2026 - File ZC0002-26 – Bonner County Planning

The Applicant has not submitted a Trip Generation and Distribution Letter (TG&D) for the project. This is required, per Ordinance 472 which adopts the Bonner County Road Standards Manual (BCRSM). Section 9 of the BCRSM - Traffic Impact Study Guidelines - states that, *"An applicant wishing to pursue a land use action within Bonner County shall first submit a trip generation and distribution letter to the County for review. The Road and Bridge Department will use this letter to help determine whether a traffic impact study should be required for the proposed land use action/project. A trip generation and distribution (TG&D) letter shall be required of all applicants wishing to pursue land use actions within Bonner County. This includes actions for both new and redevelopment land use actions. The purpose of the TG&D letter is intended to help the Road and Bridge Department determine whether a traffic impact study will be required for the development. The letter should be submitted shortly following pre-application discussions/interviews, as to provide the applicant sufficient time to develop a traffic impact study, if required by the Road and Bridge Department, prior to project approval."*

Based on this requirement which has not been met, we recommend that approvals for this project be delayed until the required TG&D letter has been provided to Bonner County for analysis.

Matt Mulder, PE
Engineer
Bonner County Road and Bridge Department
208-255-5681 ext 1

From: Planning <Planning@bonnercountyid.gov>
Sent: Tuesday, June 16, 2026 10:35 AM
Cc: Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Planning <Planning@bonnercountyid.gov>
Subject: Request for Agency Review & Comment – Due by July 9, 2026 - File ZC0002-26 – Bonner County Planning

You are invited to comment on this application, your comments must be received by the Bonner County Planning Department by **5 p.m. July 9, 2026**. Please review the application relative to your agency's area of expertise and include any recommended conditions of approval and supporting code sections.

Please see attached for details.

Have a wonderful day!

Maya Johnson

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

Maya Johnson

From: planning@bonnercountyid.gov on behalf of Bonner County History Museum
<hannah@bonnercountyhistory.org>
Sent: Monday, June 29, 2026 11:27 AM
To: Planning
Subject: Re: Request for Agency Review & Comment – Due by July 9, 2026 - File ZC0002-26 – Bonner County Planning

This site does not contain any special areas or sites as identified in the State Historic Preservation Office's Idaho Cultural Resource Information System (ICRIS).

Thank you,
Hannah Combs
Bonner County Historical Society

On Tue, Jun 16, 2026 at 10:35 AM Planning <Planning@bonnercountyid.gov> wrote:

You are invited to comment on this application, your comments must be received by the Bonner County Planning Department by **5 p.m. July 9, 2026**. Please review the application relative to your agency's area of expertise and include any recommended conditions of approval and supporting code sections.

Please see attached for details.

Have a wonderful day!

Maya Johnson

Administrative Assistant III

Bonner County Planning Department

1500 Highway 2, Suite 208

Sandpoint, Idaho 83856

Phone: (208) 265-1458 ext. 1277

--

Hannah Combs
Executive Director



Bonner County Historical Society & Museum

611 S. Ella Ave

Sandpoint, ID 83864

208.263.2344

[Learn more about your Historical Society!](#)

[Become a member today](#)

RE: Notice of Public Hearing - No Action Required -Corrected Notice File ZC0002-26 - Bonner County Planning

From 'Farley,Alynette B (CONTR) - TERR-BELL-1' via Mail-Planning <planning@bonnercountyid.gov>
Date Mon 6/22/2026 9:27 AM
To Planning <Planning@bonnercountyid.gov>

Thank you, No BPA ROW in this location.
No Comment

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

From: Planning <Planning@bonnercountyid.gov>
Sent: Thursday, June 18, 2026 8:23 AM
Cc: Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Planning <Planning@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>
Subject: Notice of Public Hearing - No Action Required -Corrected Notice File ZC0002-26 - Bonner County Planning

This message is for noticing purposes only and no action is requested or required.

Maya Johnson

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

Maya Johnson

From: planning@bonnercountyid.gov on behalf of Horsmon, Merritt
<merritt.horsmon@idfg.idaho.gov>
Sent: Tuesday, June 30, 2026 2:18 PM
To: Planning
Subject: RE: Request for Agency Review & Comment – Due by July 9, 2026 - File ZC0002-26 – Bonner County Planning

Follow Up Flag: Follow up
Flag Status: Completed

Hello,

Please consider this email as comment from Idaho Department of Fish and Game (IDFG) regarding file ZC0002-26. The purpose of these comments is to assist the decision-making authority by providing technical information addressing potential effects on wildlife and wildlife habitat and how any adverse effects might be mitigated.

A large portion of this property contains either shoreline or wetlands or both. IDFG recommends requiring a wetland delineation before any development occurs, and following all Bonner County setback code for shorelines and wetlands when development is planned.

Thank you for the opportunity to review and comment.

Merritt Horsmon

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



From: Planning <Planning@bonnercountyid.gov>
Sent: Tuesday, June 16, 2026 10:35 AM
Cc: Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Planning <Planning@bonnercountyid.gov>
Subject: Request for Agency Review & Comment – Due by July 9, 2026 - File ZC0002-26 – 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. July 9, 2026**. Please review the application relative to your agency's area of expertise and include any recommended conditions of approval and supporting code sections.

Please see attached for details.

Have a wonderful day!

Maya Johnson

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

[EXT SENDER] RE: Request for Agency Review & Comment – Due by July 9, 2026 - File ZC0002-26 – Bonner County Planning

From planning@bonnercountyid.gov <planning@bonnercountyid.gov>
on behalf of
Bates, Luke <Luke.Bates@idwr.idaho.gov>

Date Mon 6/22/2026 9:17 AM

To Planning <Planning@bonnercountyid.gov>

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

REF: ZC0002-26

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 & surface water usage if applicable:

- Any water uses from an existing ground water well(s) that do not have established water rights, which shall exceed water uses authorized in Idaho Code §42-111 following project completion: a new Application for Permit is required prior to the diversion of water. **At this stage of the project development IDWR doesn't have any requirements that would preclude approval of ZC0002-26.**
- Any water use development that contemplates diversion of surface water source(s) (River, Stream, Spring), if developed after 5/20/1971, requires an approved water Permit prior to the diversion of water in accordance with Idaho Code §42-351.

Thank you for the opportunity to comment,

Luke Bates – Sr Water Resource Agent
Luke.bates@idwr.idaho.gov / 208-762-2817
Idaho Department of Water Resources
Northern Regional Office
7600 N Mineral Dr Suite 100 Coeur D Alene ID 83815

From: Planning <Planning@bonnercountyid.gov>

Sent: Tuesday, June 16, 2026 10:35 AM

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

Subject: Request for Agency Review & Comment – Due by July 9, 2026 - File ZC0002-26 – Bonner County Planning

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Please see attached for details.

Have a wonderful day!

Maya Johnson

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

[EXT SENDER] RE: Notice of Public Hearing - No Action Required -Corrected Notice File ZC0002-26
- Bonner County Planning

From planning@bonnercountyid.gov <planning@bonnercountyid.gov>
on behalf of
Robert Beachler <Robert.Beachler@itd.idaho.gov>
Date Thu 6/18/2026 10:43 AM
To Planning <Planning@bonnercountyid.gov>

No Comment from the Idaho Transportation Department.

From: Planning <Planning@bonnercountyid.gov>
Sent: Thursday, June 18, 2026 8:48 AM
To: Robert Beachler <Robert.Beachler@itd.idaho.gov>
Cc: Planning <Planning@bonnercountyid.gov>
Subject: RE: Notice of Public Hearing - No Action Required -Corrected Notice File ZC0002-26 - 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.

Hey, thank you for the heads up, it has now been added.

Maya Johnson

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

From: planning@bonnercountyid.gov <planning@bonnercountyid.gov> **On Behalf Of** Robert Beachler
Sent: Thursday, June 18, 2026 8:29 AM
To: Planning <Planning@bonnercountyid.gov>
Subject: RE: Notice of Public Hearing - No Action Required -Corrected Notice File ZC0002-26 - Bonner County Planning

The application notes "See Narrative" for details on project details. There is no narrative document in a project application documentation folder.

Robert Beachler
District 1 Planning Program Manager
Idaho Transportation Department
600 W. Prairie Ave
Coeur d'Alene, ID 83815
robert.beachler@itd.idaho.gov

(208) 772-1216
Office Hours M-TH 6-4:30

From: Planning <Planning@bonnercountyid.gov>
Sent: Thursday, June 18, 2026 8:23 AM
Cc: Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Planning <Planning@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>
Subject: Notice of Public Hearing - No Action Required -Corrected Notice File ZC0002-26 - Bonner County Planning

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Maya Johnson

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

Maya Johnson

From: planning@bonnercountyid.gov on behalf of Symone Legg
<Symone.Legg@itd.idaho.gov>
Sent: Tuesday, June 16, 2026 11:31 AM
To: Planning
Cc: Kimberly Hobson
Subject: Re: Request for Agency Review & Comment – Due by July 9, 2026 - File ZC0002-26 – Bonner County Planning

ITD Permits has no comment.

Thank you,
Symone Legg | Project Coordinator
Idaho Transportation Department | D1 Traffic
Work: 208.772.8073 | 208.772.1297
Email: symone.legg@itd.idaho.gov | itd.idaho.gov

Enhancing quality of life through transportation

From: Planning <Planning@bonnercountyid.gov>
Sent: Tuesday, June 16, 2026 10:35 AM
Cc: Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Planning <Planning@bonnercountyid.gov>
Subject: Request for Agency Review & Comment – Due by July 9, 2026 - File ZC0002-26 – Bonner County Planning

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Please see attached for details.
Have a wonderful day!

Maya Johnson

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

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 **16th** day of **June 2026**.

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

Maya Johnson, Administrative Assistant III

This notice was mailed to political subdivisions, property owners within 1400 feet of the subject property, and the media on **Tuesday, June 16, 2026**.

NOTICE IS HEREBY GIVEN that the Bonner County Zoning Commission will hold a public hearing at **5:30 pm on Thursday, July 23, 2026**, in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following requests:

File ZC0002-26 – Zone Change – Rural-5 to Recreation: Request for a zone change from Rural-5 to Recreation on ±9.23 acres. The property is zoned Rural-5. The project is located off Cedar Lane in Section 12 Township 56 North, Range 1 West, Boise-Meridian.

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

Written statements must be submitted to the planning department record no later than July 9, 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.

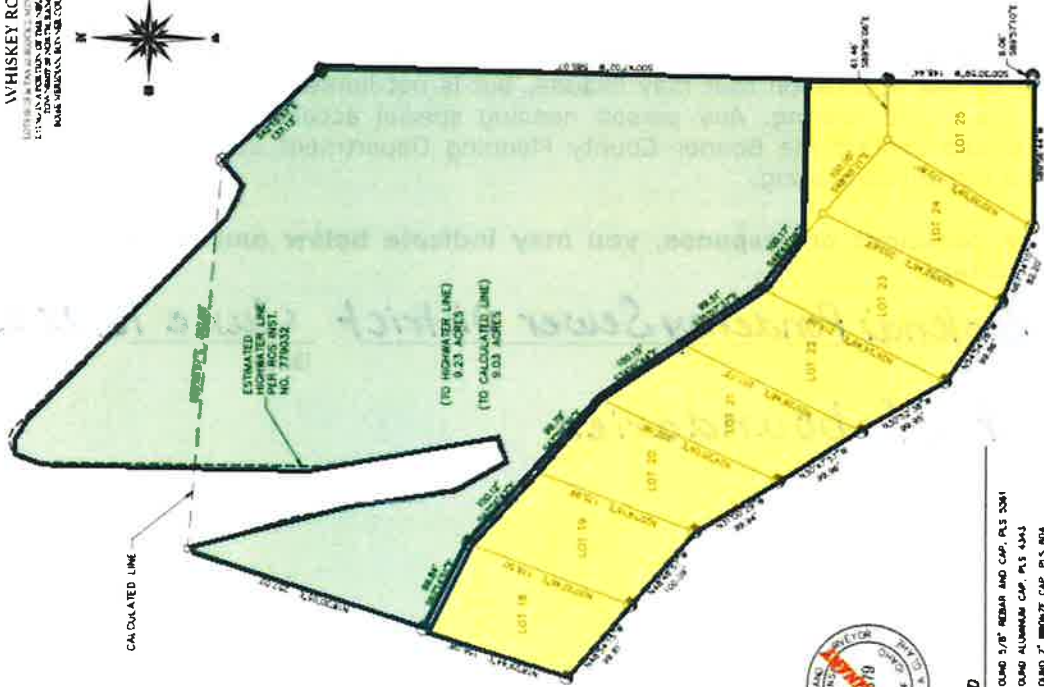
NO COMMENT Kootenai Ponderay Sewer District June 16, 2026
Name Date

out of boundaries

WHISKEY ROCK
 LOT 18, LOT 19, LOT 20, LOT 21, LOT 22, LOT 23, LOT 24, LOT 25
 TOTAL AREA OF THE TRACT IS 12.11 ACRES
 TOTAL AREA OF THE CALCULATED LINE IS 12.11 ACRES
 TOTAL AREA OF THE CALCULATED LINE IS 12.11 ACRES



CALCULATED LINE



LEGEND

- ⊗ FOUND 3/8" REBAR AND CAP, PLS 3041
- FOUND ALUMINUM CAP, PLS 4343
- FOUND 2" BRONZE CAP, PLS 804
- FOUND 3/4" IRON PIPE
- CALCULATED POINT, NOTHING SET

Site Plan



Meadow (undisturbed area)



Trees (undisturbed area)



Panhandle Health District

Healthy People in Healthy Communities

Public Health
Prevent. Promote. Protect.

Panhandle Health District

June 24, 2026

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

RE: File ZC0002-26 – Zone Change – Rural-5 to Recreation

Bonner County Planning Department,

The Application for the proposed Zone Change lists Ellisport Bay Sewer District as potential Sewer Disposal, but Panhandle Health District is unaware of any availability for sewer service, or capability due to the location of the subject parcel. A Will-Serve from Ellisport Bay Sewer District would be required.

The parcel has not been evaluated for Subsurface Sewage Disposal(septic), and the immediate area typically is difficult for septic permit issuance due to high groundwater table and existing, mapped wetlands.

PHD would like to remind the Applicant that if any development were to occur, or if the land is split in the future, that a Septic Permit is required prior to any Plat signing or wastewater production on site.

Thank you,

Timothy French, REHS

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



NOTICE OF PUBLIC HEARING

I hereby certify that a true and correct copy of this "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this **16th** day of **June 2026**.

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

Maya Johnson, Administrative Assistant III

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

NO COMMENT _____

Name

Date

[EXT SENDER] ZC0002-26

From planning@bonnercountyid.gov <planning@bonnercountyid.gov>
on behalf of
Sam Owen Fire Rescue Sam Owen Fire Rescue <samowenfire@gmail.com>
Date Thu 7/9/2026 4:41 PM
To Planning <Planning@bonnercountyid.gov>

 1 attachment (1 MB)

BCP ZC0002-26 - Jul 9 2026 - 4-31 PM.pdf;

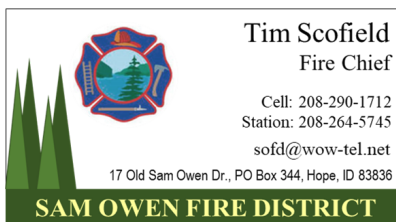
You don't often get email from samowenfire@gmail.com. [Learn why this is important](#)

Please find the attached comment letter regarding the above mentioned zone change request.

Thank you

Tim Scofield
Fire Chief

--





SAM OWEN FIRE DISTRICT

Station 1: 17 Old Sam Owen Drive | P.O. Box 344 | Hope, ID 83836

Phone: 208.264.5745 (Office) | 208.304.7822 (Duty Cell)

Email: SOFD@wow-tel.net | samowenfire@gmail.com

MEMORANDUM

TO: Bonner County Planning Commission and Board of Commissioners

FROM: Fire Chief, Sam Owen Fire District

DATE: July 9, 2026

SUBJECT: Official Fire District Testimony & Opposition — File ZC0002-26 (Zone Change)

Dear Planning Commission and Commissioners,

Please accept this formal memorandum as the official written testimony of the Sam Owen Fire District (SOFD) regarding the requested **ZC0002-26 Zone Change**. The fire district strongly requests that the Planning Commission and Board of Commissioners **deny the request to transition this property to a Recreation zone and maintain the current R5 (Rural 5-acre) zoning protection**.

A change to a Recreation zone inherently allows for increased density, which will directly compound existing infrastructure deficits and create severe life-safety hazards. Our specific technical, structural, and legal concerns are outlined below.

1. Ingress, Egress, and Critical Access Infrastructure Deficiencies

-
- **Peninsula Road Bottleneck:** Peninsula Road serves as the main feeder route off Highway 200. The existing turn lanes at this intersection are structurally marginal, providing limited space for large emergency apparatus to safely decelerate or navigate, creating severe delays during an emergency evacuation or response.
 - **Cedar Lane Right-of-Way Restrictions:** Cedar Lane is slated to become the primary access road for the subject property. Due to the area's severe sloping topography, the current right-of-way is physically inadequate to support a dual-lane access road built to accommodate incoming emergency traffic and outgoing civilian evacuations simultaneously.
 - **Insufficient Passing and Turnarounds:** Due to the steep terrain, emergency apparatus require significantly larger passing lanes and apparatus turnarounds than what the current roadway layout provides.

2. Legal Citations & Non-Compliance with Bonner County Code

The proposed zoning expansion conflicts directly with safety protections established in the [Bonner County Revised Code \(BCRC\)](#) and [Bonner County Road Standards Manual](#):

- **BCRC Title 12 (Zoning Regulations):** Emergency access must meet clear standards before zoning or conditional usage expands. The BCRC explicitly demands that sites "provide adequate emergency vehicle access (including, but not limited to, fire, medical, and law enforcement)" via an established public right-of-way or recorded easement. The infrastructure on Cedar Lane does not meet this standard.
- **Bonner County Road Standards Manual Width Requirements:** According to [Bonner County Private Road Standards Section 1](#), variations reducing road travelways down to a 14-foot minimum due to topography can *only* be approved if the applicant proves the narrow width will "not obstruct access by fire and emergency vehicles". If allowed, it mandates complex turnouts at least 26 feet wide and 40 feet long. The current sloping topography of Cedar Lane makes the safe execution of these emergency features physically unviable.
- **Idaho Fire Code/IFC Regulations:** Per [Idaho Fire Code regulations \(IDAPA 18.08.01.022 via IFC Chapter 5\)](#), fire apparatus access roads require a minimum unobstructed width of 20 feet and a vertical clearance of 13 feet 6 inches. Increasing density through a re-zone without widening the physical right-of-way forces non-compliance with state and local life-safety codes.

3. Wildfire Risk and Water Supply Deficiencies

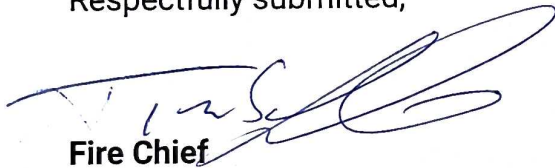
-
- **Escalating Fire Hazards:** Wildfire behavior across Bonner County has grown increasingly frequent, violent, and unpredictable. High-density recreation zones place larger volumes of people and structures at risk within heavily timbered terrains.
 - **Critical Suppression Logistics:** Continuous, high-volume water supply is paramount to structural protection and wildfire containment. The applicant's zone change request yields no viable mitigation details outlining how an adequate water infrastructure will be established or maintained to support fire suppression without exhausting existing domestic networks.

Conclusion & Recommendation

Within Bonner County's Comprehensive Plan framework, zoning adjustments must resolve land-use challenges rather than multiply them. A shift to a Recreation zone forces high-density utilization upon a severely restricted geographic location.

The Sam Owen Fire District strongly advises that the existing **R5 zoning remain in place**. The county should defer any zoning adjustments until a complete, fully engineered traffic, road width, and water infrastructure plan is made available for fire district review.

Respectfully submitted,



Fire Chief

Sam Owen Fire District
