Bonner County Planning Department

"Protecting property rights and enhancing property value"

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Board of County Commissioners
Staff Report for July 24, 2024

Amendment Title	**Amendments to Chapter 4 subchapters 12-411 and 12-412, and to Chapter 8 subchapters 12-801 and 12-804 of the Bonner County Revised Code, Title 12.**
File Number, Type:	**AM0003-24; Text Amendment**
Proposal:	A text amendment to Bonner County Revised Code, Title 12 to include the following proposed changes: 1. BCRC 12-411: Removal of requirements and exceptions notes 13 and 14; modification of note 9. Removal of requirements and exceptions note 14, and establish a maximum lot coverage of 35% for all zones in Table 4-1. Removal of requirements and exceptions note 13, agriculture building setbacks, in its entirety; all other building setback requirements remain. Modifying requirements and exceptions note 9 to conform to the definitions of street and driveway as modified in 2023 via Ordinance 696. 2. BCRC 12-412: Modification of requirements and exceptions notes 3, 7, and 18. Note 3 contains redundant requirements to those found throughout Title 12 Chapter 4. Modifying requirements and exceptions note 7 to conform to the definitions of street and driveway as modified in 2023 via Ordinance 696. Modifying requirements and exceptions note 18 to reduce the minimum property line setbacks for agricultural buildings to 20 feet. 3. BCRC 12-801: Establish a definition for "Agricultural Building" in conjunction with the proposed modification of 12-412 note 18. 4. BCRC 12-804: Modification to the definition of "Driveway" to align with the planning commission's intent when recommending Ordinance 696.
Applicants:	Bonner County 1500 Highway 2, Suite 208 Sandpoint, ID 83864
Project Representative:	N/A

Notice provided:	Mailed: June 25, 2024 Published in Newspaper: June 25, 2024 Notice of the public hearing to consider the amendment to Title 12 has been provided at least 15 days prior to the hearing to the political subdivisions providing services in Bonner County, to area newspapers, radio and television stations, incorporated cities within Bonner County, and the school districts, consistent with Idaho Code §67-6509.
Enclosure	Annex A – Notice of Public Hearing Record of Mailing

Project Authority:

This Ordinance amendment is proposed under the authority granted at Idaho Code:

- §31-714 through §31-716 (Board of County Commissioners)
- §31-801 (Powers And Duties Of Board Of Commissioners);
- §67-6518 (Local Land Use Planning – Standards);
- §67-6509 (Procedural requirements, Recommendation and adoption, amendment, and repeal of the plan);
- §67-6511 (Zoning ordinance);

And Bonner County Revised Code:

- BCRC 12-213 (Applications, Applicants for Amendments to This Title);
- BCRC 12-214 (Procedures for Amendments to This Title);
- BCRC 12-216 (Evaluation of Amendment Proposals);
- BCRC 12-217 (Public Hearings, Notice of).

Public and Agency Comment:

Agency Review

A notice was provided to public agencies and political subdivisions in accordance with BCRC 12-268 and Idaho Code 67-6509, see Annex A for a complete agency notification list.

The following agencies replied:

Independent Highway District
West Pend Oreille Fire District

The following agencies replied with "no comment":

Spirt Lake Fire District
Idaho Department of Fish and Game
Idaho Department of Environmental Quality
Idaho Transportation Department

No other agency comments were received.

Public Comments: No public comments have been received in regard to the proposed amendment as of the date of this staff report.

Proposed Code Amendments:

Below are the proposed amendments to each specific section and the description of the changes. The language in red and underlined is recommended as additions to the existing code. Those words in ~~red and strike through~~ would be deleted from the ordinance.

BCRC 12-411 DENSITY AND DIMENSIONAL STANDARDS; FORESTRY, AGRICULTURAL/FORESTRY AND RURAL ZONES:
TABLE 4-1
DENSITY AND DIMENSIONAL STANDARDS

Requirements Or Exceptions:
(9) From Street as defined in BCRC 12-819 ~~including any portion of a private easement providing access to three (3) or more lots or parcels beyond the subject lot or parcel~~.

BCRC 12-412: DENSITY AND DIMENSIONAL STANDARDS; SUBURBAN, COMMERCIAL, INDUSTRIAL, RURAL SERVICE CENTER, RECREATION AND ALPINE VILLAGE ZONES:
TABLE 4-2
DENSITY AND DIMENSIONAL STANDARDS

Requirements Or Exceptions:
(7) From Street as defined in BCRC 12-819 ~~including any portion of a private easement providing access to two or more lots or parcels beyond the subject lot or parcel~~.

BCRC 12-804: DEFINITIONS - D:
DRIVEWAY:
A private easement or roadway that provides access to two (2) or fewer ~~single-family residential~~ lots or parcels.

Staff Analysis: The definitions of "Street" and "Driveway" were modified via file AM0005-23, Ordinance 696 recorded via instrument number 1022599. Ordinance 696 removed the phrase "The term "street" shall not mean a private easement or travelway that provides access to two (2) or fewer single-family residential lots or parcels beyond the subject lot or parcel." However remaining in BCRC 12-411 requirements and exceptions 9 and BCRC 12-412 requirements and exceptions 7 is the phrase "including any portion of a private easement providing access to two or more lots or parcels beyond the subject lot or parcel". The phrase "including any portion of a private easement providing access to two or more lots or parcels beyond the subject lot or parcel" was causing direct contradictions with the new definitions in Ordinance 696. The proposed change eliminates these contradictions, ensuring that the definitions are clear and consistent across all relevant sections.

Additionally, a minor modification to the Driveway definition is proposed. The definition of "Driveway" was last modified via file AM0005-23, Ordinance 696 and specifically

included by the Planning Commission after meeting with the Road and Bridge department. As written the definition only applies to residential properties and does not apply to any commercial or industrial properties. When discussed with the Planning Commission, they concluded that the definition did not intend to omit commercial or industrial properties and that a revision to remove "single-family residential" was warranted.

The current limitations do not reflect the practical needs of the county, especially in terms of commercial and industrial property access. Removing the phrase "single-family residential" broadens the scope of the definition, making it more inclusive and practical. The proposed amendments are essential to address the inconsistencies and limitations in the current code.

BCRC 12-411 DENSITY AND DIMENSIONAL STANDARDS; FORESTRY, AGRICULTURAL/FORESTRY AND RURAL ZONES:

TABLE 4-1

DENSITY AND DIMENSIONAL STANDARDS

Standard	Zoning District				
	F	A/F-20	A/F-10	R-10	R-5
Maximum lot coverage	~~(14)~~ 35%	~~(14)~~ 35%	~~(14)~~ 35%	~~(14)~~ 35%	~~(14)~~ 35%

Requirements Or Exceptions:

~~(14) For legal nonconforming lots or parcels less than 1 acre in size, the maximum lot coverage shall be 35 percent.~~

Staff Analysis: The maximum lot coverage contained in BCRC 12-411 is not consistent with BCRC 12-412, which specifics the specific maximum lot coverage for higher density zones. As written, BCRC 12-411 along the corresponding Requirements or Exceptions 14, do not set a specific maximum lot coverage, only that a maximum lot coverage applies to these low density zones when the property is less than 1 acre in size. This modification applies a specific lot coverage standard to all properties within the lower density zones, and removes the requirement for lots less than 1 acre as they will be included in the maximum lot coverage of 35%.

The proposed amendments address the inconsistencies in the current code by applying a uniform maximum lot coverage standard of 35% for all properties within the lower density zones (F, A/F-20, A/F-10, R-10, R-5). This change simplifies the regulation, aligns it with the standards for higher density zones, and ensures clear and consistent application.

BCRC 12-411 DENSITY AND DIMENSIONAL STANDARDS; FORESTRY, AGRICULTURAL/FORESTRY AND RURAL ZONES:

TABLE 4-1

DENSITY AND DIMENSIONAL STANDARDS

Standard	Zoning District				
	F	A/F-20	A/F-10	R-10	R-5
Minimum property line setback (11), (12)~~, (13)~~	25 feet	25 feet	25 feet	25 feet	25 feet

Requirements Or Exceptions:

(11) For legal nonconforming lots or parcels the following setback exceptions may be applied, provided snow storage and stormwater are accommodated on the subject site:

a. The minimum property line setback may be reduced to 5 feet for lots/parcels of less than one (1) acre.

b. The minimum property line setback may be reduced to 10 feet for lots/parcels larger than 1 acre but less than 5 acres.

(12) Setback requirements per this subchapter do not exempt land owners from deeded restrictions or confirm landowners are not building in recorded or prescriptive ingress/egress boundaries. Nothing in this Title shall be construed to relieve an applicant from complying with deeded restrictions, prescriptive easements or legally binding easement boundaries.

~~(13) The minimum property line setbacks for agricultural buildings and other nonresidential structures shall be at least 40 feet, the minimum setback requirements may be reduced to 50 percent of the requirement if acceptable landscaping or screening, approved by the planning director, is provided. Such screening shall be masonry or solid fence between 4 feet and 8 feet in height, maintained in safe condition and free of all advertising or other signs on the residential side of lot or parcel. Landscaping provided in lieu of such wall or fence shall consist of a strip of land not less than 20 feet in width, planted with an evergreen hedge or dense planting of evergreen shrubs not less than 4 feet in height at the time of planting. The setback may be reduced to 25 feet from property line or a street. The minimum property line setbacks for agricultural buildings used solely for growing and harvesting crops shall be 5 feet. The minimum street setback for row covers, hoop houses or other membrane covered, season extending structures may be reduced to 15 feet, provided they are not on permanent foundations.~~

BCRC 12-412: DENSITY AND DIMENSIONAL STANDARDS; SUBURBAN, COMMERCIAL, INDUSTRIAL, RURAL SERVICE CENTER, RECREATION AND ALPINE VILLAGE ZONES:

TABLE 4-2

DENSITY AND DIMENSIONAL STANDARDS

Standard	Zoning District					
	S	C	I	RSC	REC	AV
Minimum property line setback (12), (15), (18)	5 feet	5 feet	5 feet	5 feet	5 feet	15 feet (16)

Requirements Or Exceptions:

(18) The minimum property line setbacks for agricultural buildings ~~and other nonresidential structures~~ shall be ~~at least 40~~ 20 feet. ~~, the minimum setback requirements may be reduced to 50 percent of the requirement if acceptable landscaping or screening, approved by the planning director, is provided. Such screening shall be masonry or solid fence between 4 feet and 8 feet in height, maintained in safe condition and free of all advertising or other signs on the residential side of lot. Landscaping provided in lieu of such wall or fence shall consist of a strip of land not less than 20 feet in width, planted with an evergreen hedge or dense planting of evergreen shrubs not less than 4 feet in height at the time of planting. The setback may be reduced to 25 feet from property line or a street. The minimum property line setbacks for agricultural buildings used solely for growing and harvesting crops shall be~~

~~5 feet. The minimum street setback for row covers, hoop houses or other membrane covered, season extending structures may be reduced to 15 feet, provided they are not on permanent foundations.~~

BCRC 12-801: DEFINITIONS - A:

AGRICULTURAL BUILDING:

A structure that is designed and constructed for one or more of the following purposes, including but not limited to: livestock shelters or buildings, including shade structures and milking barns; poultry buildings or shelter; storage of equipment and machinery used exclusively in agriculture; horticultural structures, including detached greenhouses and crop protection shelters; grain storage; or stables.

Staff Analysis: The current setback requirements for agricultural buildings are overly complex and have been difficult to regulate and enforce due to the confusing language found in BCRC 12-411 requirements or exceptions 13 and BCRC 12-412 requirements or exceptions 18 combined with a lack of a definition for "Agriculture Building". The intent of setting a specific setback for agriculture buildings was to mitigate the potential effects an agriculture building may have on neighboring properties. As written agriculture building setbacks throughout these two code sections are cumbersome and difficult for citizens and planners to interpret and apply to projects.

The proposed amendment is to remove the agriculture building setback requirements entirely from BCRC 12-411 as the minimum property sizes are sufficient to accommodate the reduction of potential effects agriculture building may have on neighboring properties. The proposed amendment modifies the agriculture building setbacks in BCRC 12-411 and established a 20 foot setback with no additional requirements. Simplifying this requirement will make the code easier to interpret and enforce.

Adding a definition for "Agricultural Building" to BCRC 12-801 helps clarify what structures the setback requirements apply to, ensuring that the regulation is applied consistently.

BCRC 12-412: DENSITY AND DIMENSIONAL STANDARDS; SUBURBAN, COMMERCIAL, INDUSTRIAL, RURAL SERVICE CENTER, RECREATION AND ALPINE VILLAGE ZONES:

TABLE 4-2

DENSITY AND DIMENSIONAL STANDARDS

Requirements Or Exceptions:

(3) ~~Lots must be sized sufficient to accommodate permitted uses and associated parking, setbacks, landscaping, walkways and other applicable development standards.~~ Residential density for the C district shall be determined the same as for the minimum standards of the S district.

Staff Analysis: As written BCRC 12-412 requirements or exceptions 3 contains specific requirements to higher density zones that are already contained in other provision of BCRC chapters 3 and 4. Furthermore, there are no criteria in which to evaluate the requirement. The proposed amendment seeks to enhance clarity and efficiency by eliminating redundant language related to lot size requirements.

ANALYSIS OF THE AMENDMENT AGAINST THE COMPREHENSIVE PLAN:

Compliance with general and specific objectives of the Comprehensive Plan:

Property Rights:

Goal: Protect property rights and enhance property values through conscientious land-use planning that complies with state law relevant to all county land use actions.

Objective 1. Private property should not be taken for public uses without just compensation or due process of law.

Objective 2. Impacts to other properties should be taken into account when considering land use proposals, policies and codes.

> **Staff Analysis:** The amendment supports conscientious land-use planning and complies, as it aims to clarify and streamline zoning regulations without infringing on property rights.

Population:

Objective 1. Maintain current and projected county population estimates and utilize this information when making land use decisions.

> **Staff Analysis**: There is no conflict with maintaining current and projected population estimates, as the proposed amendment primarily addresses zoning standards.

School Facilities & Transportation:

Objective 1. Ensure that the proposed developments and county land use decisions do not adversely impact the local school districts and their ability to provide adequate school facilities and transportation systems.

Objective 2. The county should encourage school districts to proactively review development applications to determine particular school needs and concerns.

Objective 3. Bonner County roads, trails and bicycle paths should be designed and maintained to allow safe passage of students to schools.

Objective 4. Long-term consequences of land use proposals should be considered, including the adequacy of existing facilities and the siting of future schools.

> **Staff Analysis**: The objectives related to school impacts, transportation, and infrastructure are not adversely affected by the proposed amendment, which focuses on zoning clarity rather than specific impacts on schools or transportation.

Economic Development:

Objective 1. Support small businesses such as markets, restaurants, recreational activities, campgrounds, and marinas that provide services which support resort residents and visitors in their local communities.

Objective 2. Enable development of small scale cottage industries and home based occupations while protecting the surrounding areas from adverse impacts.

Objective 3. Policies regarding economic development activities should seek to mitigate the impacts of such factors as noise, light glare, odors, fumes and vibrations on the surrounding community.

Objective 4. Support local economic development by increasing support for outdoor recreation in Bonner County. Encourage and protect public access to public lands and water, campgrounds, and recreational areas.

Objective 5. Support local businesses by enabling development of workforce housing in proximity to commercial, industrial and agricultural uses.

> **Staff Analysis**: The objectives of this component do not conflict with the proposed amendment.

Land Use:

Objective 1. Bonner County should develop and maintain a future land use map and land use codes that acknowledge and protect its agricultural, timber and mining lands, protects the water and wildlife resources, identifies and avoids hazard areas, provides areas for economic growth, encourages affordable housing and centers growth in areas where adequate public and private services can be provided.

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

Objective 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 Bonner County.

> **Staff Analysis**: The objectives of this component do not conflict with the proposed amendment.

Natural Resources:

Objective 1. Bonner County's system of lakes and waterways is one of its greatest assets, and Bonner County should strive to preserve both the quality and quantity of its water resources.

Objective 2. Bonner County values its productive agricultural lands and forests, mining lands, its fisheries, wildlife, wetlands and aquifer recharge areas and should provide measures to protect and maintain these natural features.

Objective 3. Bonner County should protect its water resources by requiring adequate sewer treatment systems based on soil, density, and intensity of use to reduce impacts to water resources.

> **Staff Analysis**: The objectives of this component do not conflict with the proposed amendment.

Hazardous Areas:

Objective 1. Bonner County intends to regulate the location and density of new development in floodplain to reduce the potential for the loss of lives and property within flood hazard areas.

Objective 2. Future development should be designed to reduce exposure to wildland fire and to provide for emergency and escape routes for residents.

Objective 3. Development within areas of excessive slopes, unstable areas and avalanche zones should be discouraged.

> **Staff Analysis**: The objectives of this component do not conflict with the proposed amendment.

Public Services, Facilities & Utilities:

Objective 1. New development should be adequately served by fire protection, roads, sewer, schools, law enforcement, ambulance, power and emergency services, water and other public or private services.

Objective 2. Require the developers to provide infrastructure, utilities or financial support to offset the capital costs of expansion of services, required by the proposed development.

Objective 3. Bonner County shall require adequate provisions for future utility services in areas of commercial, industrial, residential or other similar uses.

> **Staff Analysis**: The objectives of this component do not conflict with the proposed amendment.

Transportation:

Objective 1. Future development should not adversely impact the existing transportation system by reducing the quality or level of service or creating hazards or congestion.

Objective 2. Roads within new development should be built to county standards and at the expense of the developer.

Objective 3. Roads within new development should provide adequate access for fire and emergency vehicles as well as routes of escape.

Objective 4. Future access roads should be designed and built to integrate with the state and county system of roads without overburdening the transportation system.

Objective 5. To reduce transportation costs, road building and environmental impacts, cluster development should be encouraged.

Objective 6. Bonner County intends for certain intense land use developments to provide paved roads.

Objective 7. Bike ways and pedestrian paths should be considered in development plans to provide an integrated community transportation system wherever possible.

Objective 8. To communicate and work cooperatively with other jurisdictions within the county to ensure the best possible flow of traffic county-wide.

> **Staff Analysis**: The objectives of this component do not conflict with the proposed amendment.

Recreation:

Objective 1. Ensure public legal recreational accesses and amenities are not obstructed or adversely impacted by future development.

> **Staff Analysis**: The objective of this component do not conflict with the proposed amendment.

Special Areas or Sites:

Objective 1. Future developments should not adversely affect or destroy culturally or ecologically sensitive sites.

> **Staff Analysis**: The objective of this component do not conflict with the proposed amendment.

Housing:

Goal/Objective: Provide an environment that enables opportunities for diverse housing needs.

> **Staff Analysis**: The objective of this component do not conflict with the proposed amendment.

Community Design:

Objective 1. New development should be located in areas with similar densities and compatible uses.

Objective 2. The adverse impacts of new development on adjacent areas should be minimized.

Objective 3. Consider the protection of natural resources, rural features and surrounding uses of the community in the design and location of new development.

Staff Analysis: The proposed amendment is supported by objectives 1 and 2 of this component. Establishing specific lot coverage and setbacks will ensure compliance with these objectives.

Agriculture:

Goal/Objective 1. Protect the rural character and agricultural heritage of Bonner County by retaining large and small scale commercial agriculture and hobby farms as viable uses.

Goal/Objective 2. Support the local economy by encouraging production, distribution, and retail sales of locally grown food and other agricultural products.

Goal/Objective 3. Develop policies to discourage fragmentation of very large productive agricultural lands.

Staff Analysis: The proposed amendment is supported by goal/objectives 1, 2, and 4 of this component.

Staff Conclusion:

BCRC 12-216: Evaluation of Amendment Proposals:

"Staff and the Governing Bodies shall review the particular facts and circumstances of each proposal submitted and shall determine whether there is adequate evidence that the proposal is in accordance with the general and specific objectives of the comprehensive plan."

Staff Analysis: The proposed amendment is generally in alignment with the Comprehensive Plan of Bonner County across its various components and objectives. The amendment seeks to clarify and streamline zoning regulations without conflicting with the goals of protecting property rights, managing population growth, supporting economic development, preserving natural resources, and ensuring adequate infrastructure and services for new developments. Therefore, based on this analysis, the proposed amendment appears to be consistent with the overall objectives and goals of the Bonner County Comprehensive Plan.

Planner's Initials: JG **Date: July 15, 2024**

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.

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission at the **June 4, 2024** public hearing recommended **approval** of the proposed amendment by unanimous vote.

Motion by the Governing Body:

BOARD OF COUNTY COMMISSIONERS

MOTION TO APPROVE: I move to approve this FILE AM0003-24 to amend Chapter 4 subchapters 12-411 and 12-412, and to Chapter 8 subchapters 12-801 and 12-804 of Title 12, Bonner County Revised Code, finding that it **is** in accord with the general and specific objectives of the Bonner County Comprehensive Plan as enumerated in the following findings of fact and conclusions of law:

Conclusion 1: The proposed amendment **is/ is not** in accord with Idaho Code, Title 31, Chapter 7.

Conclusion 2: The proposed amendment **is/ is not** in accord with Idaho Code Title 67, Chapter 65.

Conclusion 3: The proposed amendment **is/ is not** in accord with the general and specific objectives of the Bonner County Comprehensive Plan.

This decision is based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at this hearing. I further move to adopt the findings of fact and conclusions of law as set forth in the Staff Report (or as amended during this hearing) and direct planning staff to draft written findings and conclusions to reflect this motion, have the Chairman sign, and transmit to all interested parties. This action does not result in a taking of private property.

BOARD MOTION TO ADOPT ORDINANCE (Roll Call Vote): I move to approve an Ordinance of Bonner County, Idaho, the number to be assigned, citing its authority, and providing for the amendment of Chapter 4 subchapters 12-411 and 12-412, and Chapter 8 subchapters 12-801 and 12-804 of Title 12, Bonner County Revised Code as presented or amended in this hearing, and providing for an effective date.

MOTION TO DENY: I move to deny this FILE AM0003-24 to amend Chapter 4 subchapters 12-411 and 12-412, and to Chapter 8 subchapters 12-801 and 12-804 of Title 12, Bonner County Revised Code, finding that it **is not** in accord with the general and specific objectives of the Bonner County Comprehensive Plan as enumerated in the following findings of fact and conclusions of law:

Conclusion 1: The proposed amendment **is/ is not** in accord with Idaho Code, Title 31, Chapter 7.

Conclusion 2: The proposed amendment **is/ is not** in accord with Idaho Code Title 67, Chapter 65.

Conclusion 3: The proposed amendment **is/ is not** in accord with the general and specific objectives of the Bonner County Comprehensive Plan.

This decision is based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at this hearing. I further move to adopt the findings of fact and conclusions of law as set forth in the Staff Report (or as amended during this hearing) and direct planning staff to draft written findings and conclusions to reflect this motion, have the Chairman sign, and transmit to all interested parties. This action does not result in a taking of private property.

Findings of Fact:

1. The Bonner County Planning Department has reviewed the proposed changes against Idaho Code and made amendments to better comply with the Idaho Code, specifically Title 67 Chapter 65, Local Land Use Planning.

2. The Board of County Commissioners is authorized by Idaho Code, Chapter 7, Title 31, to adopt ordinances, rules and regulations "…not repugnant to law, necessary for carrying into effect or discharging the powers and duties conferred by the laws of the state of Idaho, and such as are necessary or proper to provide for the safety, promote the health and prosperity, improve the morals, peace and good order, comfort and convenience of the county and the inhabitants thereof, and for the protection of property therein..."

   The proposed ordinance making the above changes adds to the clarity intended in the interpretation of the Bonner County Revised Code and Bonner County Comprehensive Plan. These actions will further balance the provision of safety, health and prosperity while maintaining the protection of property, peace, good order, comfort and convenience of the county and its inhabitants.

3. The proposed changes are intended to provide clarification of the regulations, enabling the public and the staff to achieve the best results leading to greater understanding and use of the zoning ordinance.

4. The Planning Commission at the June 4, 2024 public hearing recommended approval of the proposed amendment by unanimous vote.

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.

RECORD OF MAILING

File No.: AM0003-24 **Hearing Date: July 24, 2024**

Record of Mailing Approved By: Jacob Gabell, Director

I hereby certify that a true and correct copy of the "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this **25th** day of **June 2024**.

J Crone

Jenna Crone, Hearing Coordinator

Assessor - Email
Bay Drive Recreation District - 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
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
Avista Utilities - Email
Bayview Water & Sewer - 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
Bonner County Airport Manager - Email
Priest Lake Public Library District - Email
Sam Owen Fire District - Email
SELKIRK ASSOCIATION OF REALTORS - U.S. Mail
Selkirk Recreation District - Email
Spirit Lake Fire District - Email
State 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 Library - Email

West Bonner Water & Sewer District - Email

West Pend Oreille Fire District - Email

West Priest Lake Fire District - Email