

**PLANNING DEPARTMENT  
PUBLIC HEARING DECISION MINUTES  
OCTOBER 21, 2020**

**CALL TO ORDER:** Chair McDonald called the Bonner County Commissioners' hearing to order at 1:30 p.m. in the 3rd floor meeting room, Suite 338 of the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, via Zoom webinar, and YouTube live streaming.

**PRESENT:** Commissioners Chair Dan McDonald; Vice Chair Jeff Connolly; and Steve Bradshaw

**ABSENT:** None

**ALSO PRESENT:** Planning Director Milton Ollerton; Planner II Jason Johnson; Senior Planner Amanda DeLima; Administrative Manager Jeannie Welter; and Administrative Assistant III Jenna Mickelson

**PUBLIC HEARINGS:**

**AMENDMENT & ZONE CHANGE**

**CALL FOR VISUAL, HEARING OR OTHER IMPAIRMENT REQUIRING ASSISTANCE:** The Chair asked whether anyone needed special assistance to hear, see or participate in these proceedings. Hearing no response, the Chair continued with the public hearing.

**Files AM0013-20 & ZC0010-20 – Comprehensive Plan Map Amendment & Zone Change – Patrick & Julie McHenry** are requesting a Comprehensive Plan Map Amendment from Ag/Forest 10-20 to Rural Residential and a Zone Change from Ag/Forest-10 to Rural-5. The project is located off Upper Gold Creek Rd in Section 33, Township 59 North, Range 1 East, Boise-Meridian. The Planning and Zoning Commission, at the September 17, 2020 public hearing, recommended approval of the project to the Board of County Commissioners.

**CONFLICT OF INTEREST/DISCLOSURE DECLARATIONS:** The Chair requested the Commissioners declare any conflicts of interest or disclosures. The Chair noted that there were no disclosures or conflicts.

**STAFF PRESENTATION:** Planner II Jason Johnson presented a PowerPoint summary of the project and previously circulated staff report, concluding this project is consistent with Bonner County Comprehensive Plan and Bonner County Revised Code.

**APPLICANT PRESENTATION:** Applicant Patrick McHenry clarified the county/private road access to the property. He stated his intent is to conform to what already exists in the area.

**PUBLIC/AGENCY TESTIMONY:** The following individual spoke on the record: Linda Bell-Smith regarding forest and wildlife, Denise Lassen, regarding parcel size.

**APPLICANT REBUTTAL:** Patrick McHenry stated he has no intent to clear-cut the property.

**BOARD DELIBERATION:** The Chair closed the hearing to public testimony. The Board discussed Findings and Conclusions.

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### **Comprehensive Plan Amendment**

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**MOTION:** Commissioner Bradshaw moved to approve this project, FILE AM0013-20, requesting a comprehensive plan amendment from Ag/Forest 10-20 to Rural Residential, finding that it is in accord with the general and specific objectives of the Bonner County Comprehensive Plan and Bonner County Revised Code as enumerated in the following conclusions of law, and based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at this hearing. Commissioner Bradshaw further moved to adopt the following findings of fact and conclusions of law as written. This action does not result in a taking of private property. Commissioner Connolly seconded the motion.

**VOTED** upon and the Chair declared the motion carried, unanimously.

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### **Comprehensive Plan Map Resolution Adoption:**

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Commissioner Connolly moved to approve Resolution #20-78 amending the Bonner County Projected Land Use Map. Commissioner Bradshaw seconded the motion.

**VOTED** upon and the Chair declared the motion carried, unanimously.

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### **Zone Change**

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**MOTION:** Commissioner Bradshaw moved to approve this project, FILE ZC0010-20, requesting a zone change from Ag/Forest-10 to Rural-5, finding that it is in accord with the general and specific objectives of the Bonner County Comprehensive Plan and Bonner County Revised Code as enumerated in the following conclusions of law, and based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at this hearing. Commissioner Bradshaw further moved to adopt the following findings of fact and conclusions of law as written. This action does not result in a taking of private property. Commissioner Connolly seconded the motion.

**VOTED** upon and the Chair declared the motion carried, unanimously.

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## **Zone Change Ordinance Motion**

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**MOTION:** Commissioner Connolly moved to approve an Ordinance of Bonner County, Idaho, the number to be assigned, citing its authority, and providing for the amendment of the Official Zoning Map of Bonner County by the reclassification of lands located in Section 33, Township 59 North, Range 1 East, Boise-Meridian, Bonner County, Idaho from Ag/Forest-10 to Rural-5, and providing for an effective date. Commissioner Connolly further moved to authorize the Chair to sign the official supplementary zoning map upon publication of the ordinance. Commissioner Bradshaw seconded the motion.

**VOTED** upon and the Chair declared the motion carried, unanimously.

### **ROLL CALL:**

Commissioner McDonald	Aye
Commissioner Connolly	Aye
Commissioner Bradshaw	Aye

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### **Background:**

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#### **A. Site data:**

- Use: Residential use, parcel is unplatted
- Size: ~20.13 acres
- Zone: Agricultural/forestry 10 (A/f-10)
- Land Use: Ag/Forest Land (10-20 AC)
- Legal: 33-59N-1E W2SENE

#### **B. Access:**

- Applicant: *"Existing 50' wide public road (Upper Gold Creek Rd) is adjoining the south boundary. An existing 30' wide private road (Coyote Trail) adjoins the east boundary."*
- Upper Gold Creek Rd is owned and maintained by Bonner County. Coyote Trail is private and not county maintained.

#### **C. Environmental factors:**

- Site does not contain mapped slopes. (USGS)
- Site does contain mapped wetlands, directly along the unnamed intermittent stream. (USFWS)
- Parcel is within SFHA Zone X, per FIRM Panel 16017C0540E, Effective Date 11/18/2009. No further floodplain review is required on this proposal.
- Soil:
  - Classification: Pend Oreille silt loam, 5 to 45 percent slopes
  - Type: Consociation
  - Drainage: Well-drained
  - Farmland Classification: Not prime farmland

**D. Services:**

- Water: Existing well at current home site.
- Sewage: Existing septic system
- Fire: Northside Fire
- Power: Northern Lights
- School District: Bonner School #84

**E. Comprehensive Plan, Zoning and Current Land Use**

<b>Compass</b>	<b>Comp Plan</b>	<b>Zoning</b>	<b>Current Land Use &amp; Density</b>
<b>Site</b>	Ag/Forest Land (10-20 AC)	Agricultural/forestry 10 (A/f-10)	RESIDENTIAL, 1 DU PER 10 ACRES
<b>North</b>	Ag/Forest Land (10-20 AC)	Agricultural/forestry 10 (A/f-10)	RESIDENTIAL, 1 DU PER 10 ACRES
<b>East</b>	Ag/Forest Land (10-20 AC)	Agricultural/forestry 10 (A/f-10)	RESIDENTIAL, 1 DU PER 10 ACRES
<b>South</b>	Ag/Forest Land (10-20 AC)	Agricultural/forestry 10 (A/f-10)	RESIDENTIAL, 1 DU PER 10 ACRES
<b>West</b>	Ag/Forest Land (10-20 AC)	Agricultural/forestry 10 (A/f-10)	RESIDENTIAL, 1 DU PER 10 ACRES

**F. Standards review: Bonner County Revised Code**

- **12-215:** Applications for Zone Changes and Comprehensive Plan Map Amendments, Contents
  - The application was considered complete and routed to agencies accordingly.
- **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. (Ord. 501, 11-18-2008)
- **Existing Comprehensive Plan Designation:**
  - Ag/Forest Land: The Ag/Forest Land designation recognizes areas where steeper slopes prevail (30% or greater) and transportation is provided by private roads or U.S. Forest Service or state roads. Urban services are not available and residential development challenges are present due to slope, poor soil conditions, hazard areas and lack of police or fire services.
- **Proposed Comprehensive Plan Designation:**
  - Rural Residential: The Rural Residential area provides for residential development in areas where urban services are not available and slopes may vary up to 30%. These areas include hazard areas and critical wildlife habitats, where lower densities reduce potential impacts to resources and

exposures to loss of property or lives. Small-scale agricultural uses and residential development are permitted.

- **12-322 - Agricultural/Forestry District:**

- The agricultural/forestry district is established to provide for agricultural and forestry pursuits, including livestock production, forestry, horticulture, floriculture, viticulture, and necessary accessory uses for treating, storing and processing agricultural products. The purpose of the A/F district is to preserve, protect and maintain areas that are rural in character and the integrity of the forest/woodland areas where viable agricultural pursuits can be feasible and to avoid fragmentation of forests and farms. These purposes are accomplished by:
  - Establishing residential density limits and conservation development standards to retain areas sized for efficient farming.
  - Allowing for uses related to agricultural production and limiting nonagricultural uses to those compatible with agriculture, or requiring close proximity for the support of agriculture.
- Use of this zone is appropriate in areas designated by the comprehensive plan as follows:
  - A/F-20 in all areas designated as prime ag/forest land in the comprehensive plan. The A/F-20 zone is also appropriate in areas designated ag/forest land in the comprehensive plan that also feature:
    1. Prime agricultural soils.
    2. Are characterized by agricultural or forestry uses.
    3. Areas where one or more of the following apply: limited services; characterized by slopes steeper than thirty percent (30%); where access may be absent or limited to substandard road systems or where large tracts of land may be devoted to ag/forest production.
  - A/F-10 in areas designated as ag/forest land in the comprehensive plan that do not feature prime agricultural soils, but where agricultural and forestry pursuits remain viable. These areas may be within or adjacent to areas of city impact or where lands are afforded fire protection, access to standard roads and other services.

- **12-323 – Rural District:**

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

- Encouraging conservation development configurations that create permanent open space or farming areas, protect sensitive environmental features, reduce infrastructure costs and/or enhance recreational opportunities.
- Use of this zone is appropriate in areas designated by the comprehensive plan as follows:
  - R-10 in areas designated as rural residential in the comprehensive plan that meet one or more of the following criteria:
    1. Characterized by slopes that are steeper than thirty percent (30%).
    2. Located within critical wildlife habitat as identified by federal, state or local agencies.
    3. Contain prime agricultural soils.
    4. Served by a network of public and/or private roadways that generally do not meet applicable roadway standards set forth in title 2 (public roads) of this code or appendix A (private roads) of this title or are absent.
    5. Within the floodway.
    6. Contain limited access to public services.
  - 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.

**G. Stormwater plan:** A stormwater management plan was not required, pursuant to BCRC 12-720.2 – Applicability.

**H. Agency Review:** The application was routed to agencies for comment on August 18, 2020.

*Panhandle Health District  
 Northside Fire  
 Northern Lights  
 School District #84  
 U.S. Fish and Wildlife Service  
 Idaho Department of Fish and Game  
 All Taxing District*

*Idaho Department of Water Resources  
 Bonner County Road & Bridge Department  
 U.S. Army Corps (Coeur d’Alene)  
 Bonner County Schools – Transportation  
 Idaho Department of Environmental Quality  
 Idaho Department of Lands (Sandpoint)*

**No agencies provided comment.**

*The following agencies replied “No Comment”:*

*Independent Highway District  
 Pend Oreille Hospital District*

*Idaho Department of Fish and Game  
 City of Clark Fork*

**All other agencies did not reply.**

## **I. Public Notice & Comments**

*Jenni Post – 9/8/2020*

Opposed to rezoning; citing low water table, septic concerns, and traffic concerns,

*Jim Ford – 9/9/2020*

Opposed to rezoning; citing low water table/wells, fire danger, and traffic concerns.

*Gretchen Lockwood – 9/9/2020*

Opposed to rezoning; citing rural character impacts, low water table, traffic concerns, and road conditions.

*Brent Lockwood – 9/10/2020*

Opposed to rezoning; citing road conditions/use and stormwater concerns.

*Debbie Gullo – 9/10/2020*

Opposed to rezoning; citing rural character impacts, road conditions, and traffic concerns.

*John Venhous – 9/17/2020*

Opposed to rezoning

*Blair Svihra – 9/24/2020*

Opposed to rezoning

*Donald K. Johnson - 10/12/2020*

Opposed to rezoning; citing road conditions, reduction of forestland, fire danger, wildlife impact, increased demand for County services and rural character impacts.

No comments submitted addressed how this proposal is inconsistent with County Code or the Comprehensive Plan.

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### **Comprehensive Plan Amendment Findings of Fact**

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- 1.** The site in question has no mapped steep slopes.
- 2.** The site in question is served by Upper Gold Creek Rd, a county owned, county maintained road.
- 3.** The site in question has no known hazard areas.
- 4.** The site in question has no floodplain or floodway.
- 5.** The site in question is within a fire district.
- 6.** The site in question does not feature prime agricultural soils.
- 7.** The site in question does not have access to urban sewer or urban water.

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### **Comprehensive Plan Amendment Conclusions of Law:**

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Based upon the findings of fact, the following conclusions of law are adopted:

Conclusion 1

The proposal **is** in accord with the following elements of the Bonner County Comprehensive Plan:

Property Rights	Population	School Facilities
Transportation	Community Design	Implementation
Economic Development	Land Use	Natural Resources
Hazardous Areas	Public Services	Transportation
Recreation	Special Areas or Sites	Housing

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 Rural Residential Land Use Designation.

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**Zone Change Findings of Fact**

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1. The site in question has no mapped steep slopes.
2. The site in question is served by Upper Gold Creek Rd, a county owned, county maintained road.
3. The site in question has no known hazard areas.
4. The site in question has no floodplain or floodway.
5. The site in question is within a fire district.
6. The site in question does not feature prime agricultural soils.
7. The site in question does not have access to urban sewer or urban water.

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**Zone Change Conclusions of Law:**

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**Based upon the findings of fact, the following conclusions of law are adopted:**

Conclusion 1

The proposal **is** in accord with the following elements of the Bonner County Comprehensive Plan:

Property Rights	Population	School Facilities
Transportation	Community Design	Implementation
Economic Development	Land Use	Natural Resources
Hazardous Areas	Public Services	Transportation
Recreation	Special Areas or Sites	Housing

Conclusion 2

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



### Conclusion 3

The proposal **is** in accord with the purpose of the Rural-5 zoning district, provided at Chapter 3, Title 12, Bonner County Revised Code.

### **ZONE CHANGE**

**CALL FOR VISUAL, HEARING OR OTHER IMPAIRMENT REQUIRING ASSISTANCE:** The Chair asked whether anyone needed special assistance to hear, see or participate in these proceedings. Hearing no response, the Chair continued with the public hearing.

**File ZC0009-20 - Zone Change - Suburban to Commercial - Hillcrest Golf Shop, LLC** is requesting a zone change from Suburban to Commercial. The property's comprehensive plan designation is Neighborhood Commercial. The project is located off U.S. Highway 2 in Section 22, Township 56 North, Range 5 West, Boise-Meridian. The Planning and Zoning Commission, at the September 17, 2020 public hearing, recommended approval of the project to the Board of County Commissioners.

**CONFLICT OF INTEREST/DISCLOSURE DECLARATIONS:** The Chair requested the Commissioners declare any conflicts of interest or disclosures. The Chair noted that there were no disclosures or conflicts.

**STAFF PRESENTATION:** Senior Planner Amanda DeLima presented a summary of the project and previously circulated staff report, concluding this project is with Bonner County Comprehensive Plan and Bonner County Revised Code.

**APPLICANT PRESENTATION:** None

**PUBLIC/AGENCY TESTIMONY:** None

**APPLICANT REBUTTAL:** None

**BOARD DELIBERATION:** The Chair closed the hearing to public testimony. The Board discussed Findings and Conclusions.

**MOTION:** Commissioner Connolly moved to approve this project, FILE ZC0009-20, requesting a zone change from Suburban to Commercial, finding that it is in accord with the general and specific objectives of the Bonner County Comprehensive Plan and Bonner County Revised Code as enumerated in the following conclusions of law, and based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at this hearing. Commissioner Connolly further moved to adopt the following findings of fact and conclusions of law as written. This action does not result in a taking of private property. Commissioner Bradshaw seconded the motion.

**VOTED** upon and the Chair declared the motion carried, unanimously.

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## **Zone Change Ordinance Motion**

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**MOTION:** Commissioner Bradshaw moved to approve an Ordinance of Bonner County, Idaho, the number to be assigned, citing its authority, and providing for the amendment of the Official Zoning Map of Bonner County by the reclassification of lands located in Section 22, Township 56 North, Range 5 West, Boise Meridian, Bonner County, Idaho from Suburban to Commercial, and providing for an effective date. Commissioner Bradshaw further moved to authorize the Chair to sign the official supplementary zoning map upon publication of the ordinance. Commissioner Connolly seconded the motion.

**VOTED** upon and the Chair declared the motion carried, unanimously.

### **ROLL CALL:**

Commissioner McDonald	Aye
Commissioner Connolly	Aye
Commissioner Bradshaw	Aye

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### **Background:**

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#### **A. Site data:**

- Use: Residential
- Platted: Dew Valley Subdivision, Lot 1; proposed to be Replat of lot 1, Dew Valley Subdivision, Lot 1A
- Size: Current ±4.97 acres; Proposed rezone ±3.003 acres
- Zone: Suburban
- Land Use: Neighborhood Commercial

#### **B. Access:**

- Access is Highway 2 and Holly Glen road, a paved county road.

#### **C. Environmental factors:**

- Site does not contain mapped slopes. (USGS)
- Site does not contain mapped wetlands. (USFWS)
- Site does not contain waterfront or streams. (NHD)
- Parcel is within SFHA Zone X, per FIRM Panel 16017C0865E, Effective Date 11/18/2009.
- Soil: Bonner gravelly ashy silt loam, 0 to 4 percent slopes
  - Classification: All areas are prime farmland
  - Drainage: Well drained

#### **D. Services:** [public & private water, sewer, fire protection, gas/electric, schools, etc.]

- Water: Individual Well
- Sewage: Individual Septic
- Fire: West Pend Oreille Fire District

- Power: Unknown
- School District: #83

### E. Comprehensive Plan, Zoning and Current Land Use

Compass	Comp Plan	Zoning	Current Land Use & Density
Site	Neighborhood Commercial	Suburban	Residential
North	Neighborhood Commercial	Suburban	Residential
East	Neighborhood Commercial	Suburban/Commercial	Commercial/Priest River Glass Shop
South	Rural Residential	Rural - 5	Residential
West	Neighborhood Commercial	Suburban/Commercial	Golf Course

### F. Standards review: Bonner County Revised Code

- **12-215:** Applications for Zone Changes and Comprehensive Plan Map Amendments, Contents
  - The application was considered complete and routed to agencies accordingly.
- **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. (Ord. 501, 11-18-2008)
- **Comprehensive Plan:**
  - The Neighborhood Commercial area is designed to provide light commercial uses to serve the needs of the rural communities and tourist trade without adversely affecting residential neighborhoods. Urban services and primary transportation systems, such as the state highways or major/minor collector roads are required. The requested zone change would be in compliance with the comprehensive land use designation.
- **EXISTING ZONING: 12-324: SUBURBAN DISTRICT:**
  - A. The suburban district is established to promote the development of residential uses located on the edges of the incorporated cities or other developed communities or areas, where urban sewer and water services are either available or have the potential to become available in the near future by reason of their inclusion in service districts, city service areas, or are adjacent to those areas or areas of city impact. Access to primary transportation routes and a system of hard surfaced roads are expected. The purpose can be accomplished by:

1. Providing for single-family detached dwelling units and other compatible housing forms, with a variety of densities in locations appropriate for urban densities.

2. Allowing only those accessory and complementary nonresidential uses that are compatible with urban residential communities.

3. Establishing density designations to facilitate advanced areawide planning for public facilities and services, and to protect environmentally sensitive sites from over development.

4. Encouraging conservation development configurations that create permanent open space, protect sensitive environmental features, reduce infrastructure costs and/or enhance recreational opportunities.

5. Requiring conservation development configurations in areas where all urban services are not available to provide the opportunity in the future to subdivide the land at urban densities.

B. Use of this zone is appropriate in areas designated by the comprehensive plan as transition, urban growth area, resort community or suburban growth area in the comprehensive plan where a network of hard surfaced roads provides good access to primary transportation routes or potential public transportation systems. Urban services may not be available immediately, but are capable of being extended or constructed in the area. (Ord. 501, 11-18-2008)

• **PROPOSED ZONING: 12-325: COMMERCIAL DISTRICT:**

A. The commercial district is established to promote a range of commercial uses to serve the needs of the immediate area, surrounding rural communities and visitors without adversely affecting adjacent residential neighborhoods. The commercial district is also intended to provide opportunities for a variety of affordable housing types that are within walking distance of commercial services. Intensive large scale commercial development is not appropriate due to the limited density of surrounding unincorporated areas. Access to primary transportation routes and a system of hard surfaced roads are expected and consideration is given to the potential public transportation access. These purposes are accomplished by:

1. Providing for a wide range of small to medium scaled retail, professional, governmental and personal service uses.

2. Allowing for mixed use buildings (housing over office or retail) and a range of housing types, including cottage housing, townhouses, apartments and mobile home parks where sufficient services are provided.

3. Allowing for light industrial uses where activities are conducted primarily indoors and impacts to adjacent uses can be mitigated.

4. Excluding commercial uses with extensive outdoor storage.

5. Excluding large scale commercial uses that would be more effectively located in incorporated cities.

6. Applying simple design standards that enhance pedestrian access and improve the character of the area.

B. Use of this zone is appropriate in areas designated as neighborhood commercial, urban growth area or transition by the comprehensive plan and community plans and that are served at the time of development by adequate sewage disposal services, water supply, roads and other needed public facilities and services. Expansion of existing commercial districts or the creation of new commercial districts may be considered only if the expansion will not negatively impact the safety and function of a state highway or other roadway. (Ord. 501, 11-18-2008)

**G. Stormwater plan:** A stormwater management plan was not required, because the proposal does not result in new impervious surfaces.

**H. Agency Review:** The application was routed to agencies for comment on August 18, 2020.

Panhandle Health District	Idaho Department of Water Resources
West Pend Orielle Fire District	Bonner County Road Department
Avista Utility Company	U.S. Army Corps (Coeur d'Alene)
School District #83	Bonner County Schools – Transportation
Idaho Transportation Department	Idaho Department of Lands (Sandpoint)
Idaho Department of Environmental Quality	
(All Taxing Districts)	

**The following agencies replied “No Comment”:**

City of Sandpoint replied no comment on August 22, 2020  
Independent Highway District replied no comment on August 25, 2020  
Pend Oreille Hospital District replied no comment on August 24, 2020  
Kootenai-Ponderay Sewer District replied not in jurisdiction on September 4, 2020  
Panhandle Health District replied not comment on September 8, 2020

**All other agencies did not reply.**

**I. Public Notice & Comments:** No public comments were received.

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**Zone Change Findings of Fact**

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1. The existing parcel is designated Neighborhood Commercial in the comprehensive plan.
2. The site fronts both Highway 2 and a paved county maintained road, both primary transportation routes.
3. The proposed parcel to be zone changed will be ±3.003 acres.
4. Lots in the vicinity are zoned Commercial and feature commercial type uses.
5. Lot line adjustment LS0012-20 is in progress and will reflect the proposed zone change boundaries.
6. The site is within the boundaries of West Pend Orielle Fire District and is served by Avista Power.

7. The parcel does not feature slopes greater than 15% or any wetlands.

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**Zone Change Conclusions of Law:**

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**Based upon the findings of fact, the following conclusions of law are adopted:**

Conclusion 1

The proposal **is** in accord with the following elements of the Bonner County Comprehensive Plan:

Property Rights	Population	School Facilities
Transportation	Community Design	Implementation
Economic Development	Land Use	Natural Resources
Hazardous Areas	Public Services	Transportation
Recreation	Special Areas or Sites	Housing

Conclusion 2

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

Conclusion 3

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

The Chair declared the hearing adjourned at 2:05 p.m.

Respectfully submitted, this 21<sup>st</sup> day of October 2020,



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Milton Ollerton, Planning Director