

**PLANNING DEPARTMENT
PUBLIC HEARING DECISION MINUTES
MARCH 10, 2021**

CALL TO ORDER: Chair McDonald called the Bonner County Commissioners' hearing to order at 1:30 p.m. in the 1st Floor Conference Room 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 Steve Bradshaw; and Jeff Connolly

ABSENT: None

ALSO PRESENT: Planning Director Milton Ollerton; Planner II Tessa Vogel; Administrative Manager Jeannie Welter; and Administrative Assistant III Jenna Mickelson

PUBLIC HEARING:

PLAN 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.

AM0018-20 & ZC0015-20 – Comprehensive Plan Amendment & Zone Change – Daum Construction, LLC is requesting a Comprehensive Plan Amendment from Agriculture/Forestry 10-20 to Rural Residential 5-10, and a Zone Change from Agricultural/Forestry-10 to Rural-5. The 160 acre property is currently zoned A/F-10. The project is located off Spirit Lake Cutoff in Section 27, Township 55 North, Range 4 West, Boise-Meridian. The Planning & Zoning Commission at the public hearing on February 4, 2021, recommended denial of this file 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 Tessa Vogel presented a PowerPoint summary of the project and previously circulated staff report, concluding this project is not consistent with Bonner County Revised Code.

APPLICANT PRESENTATION: Project Representative Jeremy Grimm presented a powerpoint presentation to the Board of County Commissioners.

PUBLIC/AGENCY TESTIMONY: The following spoke on the record in opposition regarding forest preservation, preserving agriculture land, rural character, property rights and values, quality of life, community future, well issues, internet issues, safety, tax issues, emergency services, and traffic concerns: Robert Wheeler, David Terbest, Thomas Lewis, Wayne Martin, Brian Lupton, Bill Batdorf, Susan Anderson, Mike Anderson, Shirley Little, Frank McMahan, Rebecca Wilbur, Rob Wilbur, Aline Tatom, Maureen Paterson, Randi Hampton, Mary Knutson, Larry Knutson, Carmen Croitoru, Harold Lunt, Tina Kunishige, Ronda Wheeler, Maya Starbright, Theresa Hiesener, Neil Stratton.

APPLICANT REBUTTAL: Jeremy Grimm restated that agriculture and farms are not an economic driver in Bonner County.

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

MOTION: Commissioner Connolly moved to continue this project to a date & time certain of April 14, 2021 at 1:30 pm, to allow for a revision of the application and site plan to reflect the top portion of the property to be zoned 5-acres, and the bottom portion to be zoned 10-acres. Commissioner McDonald stepped down as chair and seconded the motion.

VOTED upon and the Chair declared the motion carried. Commissioners Connolly & McDonald voted in favor of the motion. Commissioner Bradshaw voted in opposition of the motion.

Background:

A. Site data:

- Use: Vacant
- Unplatted
- Size: 160 acres
- Zone: Agricultural/Forestry 10 (A/F-10)
- Land Use: Ag/Forest Land (10-20 AC)

B. Access:

- **Applicant:** *Spirit Lake Cutoff provides access to this property to an existing private road. If development took place, a new private road would be built to provide individuals access.*
- Spirit Lake Cutoff
 - i. Road Class: Collector
 - ii. Road Owner: Bonner County
 - iii. County Maintained: Yes

C. Environmental Factors:

- Site does contain mapped slopes of up to 15-29% in grade on a small portion of the parcel. (USGS)
- Site does not contain mapped wetlands. (USFWS)

- Site does not contain waterfront or streams. (NHD)
- Per Bonner County CFM, Jason Johnson, *the parcel is within SFHA Zone X, per FIRM panel 16017C1125E, effective date 11/18/2009. No further floodplain review is required on this proposal.*
- Soil #1: Rathdrum-Bonner ashy silt loams, 0 to 8 percent slopes
 - Classification: All areas are prime farmland
 - Type: Complex
 - Drainage: Well drained
- Soil #2: Pend Oreille-Highfalls outwash terraces, complex, 0 to 6 percent slopes
 - Classification: All areas are prime farmland
 - Type: Complex
 - Drainage: Well drained
- Soil #3: Kootenai gravelly silt loam, 0 to 4 percent slopes
 - Classification: Prime farmland if irrigated
 - Type: Consociation
 - Drainage: Well drained

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

- Water: Individual Well
- Sewage: Individual Septic System
- Fire: Spirit Lake Fire District
- Power: Avista Utilities
- School District: Bonner School District #83

E. Comprehensive Plan, Zoning and Current Land Use

Compass	Comp Plan	Zoning	Current Land Use & Density
Site	Ag/Forest Land (10-20 AC)	A/F-10	Vacant, Timber
North	Ag/Forest Land (10-20 AC)	A/F-20	Government owned land, large parcel
East	Ag/Forest Land (10-20 AC)	A/F-20	Varied lot sizes, from 6-40 acres
South	Ag/Forest Land (10-20 AC)	A/F-10	Government owned property & Northeast unrecorded plat of Hoodoo Valley with smaller lot sizes
West	Ag/Forest Land (10-20 AC)	A/F-10	Varied lot sizes from 10-160 acres, residential

F. Standards of 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.

- The Bonner County Comprehensive Plan's natural resources section's goal states that *Bonner County places a high value on its natural resources and amenities and desires to protect these features that make the county unique place to live, work and play. The county recognizes that natural resources, such as pure water, clean air and diverse wildlife, are important to preserve and once lost, they may not be recovered. Bonner County will strive to manage its natural resources to attain the greatest long term public benefit.* Specific to this goal and the AM0018-20 and ZC0015-20 files, the objectives of Bonner County state: 1) *Bonner County values its productive agricultural lands and forests, its fisheries, wildlife and wetlands, and will provide measures to protect and maintain these natural features;* and 2) *Bonner County intends to consider wetlands and aquifer recharge areas in the location and density of future development.* With this, Bonner County has set policies within the natural resources section that state: 1) *Development standards should be designed to encourage clustered development and the preservation of open space and wildlife habitat;* and 2) *Productive farmland and timberland shall be identified and protected from adverse effects of adjoining developments.*

- The subject property shows to have productive agricultural lands through the soils present on site which include: Pend Oreille-Highfalls outwash terraces (classified as prime farmland and is well drained), Rathdrum-Bonner ashly silt loams (classified as prime farmland and is well drained), and Kootenai gravelly silt loam (classified as prime farmland if irrigated and is well drained). As stated above, Bonner County values productive farmland and according to the goals, objectives and policies contained in the Comprehensive Plan, productive farmlands and open spaces shall be preserved. This also takes into consideration the protection of adjoining productive farmland from adverse effects of adjoining development. Taking into consideration the concern of the local aquifer and how it would be impact by increased density and development on the subject property is an objective of the Bonner County Comprehensive Plan and would need to be addressed as well.

- The Bonner County Comprehensive Plan's transportation section's goal states that *Bonner County intends to provide a transportation system*

that is safe, uncongested, and well maintained. Specific to this goal and the AM0018-20 and ZC0015-20 files, the objective of Bonner County states that *future development shall not adversely impact the existing transportation system by reducing the quality or level of service or creating hazards or congestion.* With this, Bonner County has a policy that states *the county should review opportunities to offset the impacts to current users from future users of the transportation systems.*

- The subject property fronts along Spirit Lake Cutoff, a Bonner County owned and maintained road that has a right-of-way width of 60' and a built road width of 24' which is asphalt per the Bonner County Road & Bridge Department. The Spirit Lake Fire District voiced concerns over the amendment and zone change and stated that the area (subject property) would need to have two points of access/egress, a traffic analysis should be conducted on Spirit Lake Cutoff due to the increase in density, that there has been a 10% increase in vehicle crashes both injury and non-injury related, and that due to the current traffic load, the Spirit Lake Fire District's emergency response has been hampered in these areas. The Bonner County Planning Department has received multiple public comments voicing their concerns over the potential increase in traffic, traffic accidents, and the quality of Spirit Lake Cutoff and what an increase in density means for it.
- The Bonner County Comprehensive Plan's community design section states that *Bonner County's goal is to maintain a variety of lifestyles and a rural character in the future development of Bonner County.* Specific to this goal and the AM0018-20 and ZC0015-20 files, the objectives of the community design section state that 1) *Bonner County intends for new development to locate in areas with similar densities and compatible uses;* 2) *Bonner County intends for new development to minimize the adverse impacts on adjacent areas;* and 3) *Bonner County intends to consider the protection of natural resources and the rural features and surrounding uses of the community in the design and location of new development.* With this, Bonner County has a policy that states that *to promote and preserve the natural features and rural atmosphere of the community, the county should enact development standards that address building heights and view sheds, ridge-top development, development within scenic byways and design standards that account for waterfront setbacks, wildlife corridors, commercial and industrial landscaping, reduced lighting requirements, cluster development, rural rather than urban setback standards and other design objectives aimed at preserving the rural, natural character of the community.*
 - The subject parcel is located adjacent to and within the vicinity of areas where agricultural and forestry pursuits remain viable (federal and state land and private property). The sizes of the adjacent parcels range in size from 10 acres to approximately 650 acres. Agricultural operations of varying sizes existing within the

vicinity of the subject property and private property owners, through their public comments submitted to the Bonner County Planning Department, have expressed concern over the potential impacts of an increase in density on their rural lifestyles, agricultural pursuits and the federal and state lands that have already been impacted by development in the area.

- The Bonner County Comprehensive Plan's agricultural section's goal states that *Bonner County seeks to promote the retention of agriculture lands by implementing planning strategies that facilitate agricultural productivity and agribusiness activities.*
 - The subject property has three types of prime farmland soils and is adjacent to agricultural, forestry and residential uses. Within the vicinity of the subject parcel there are agribusinesses and properties that are agriculturally productive. The area of the subject property is agricultural in nature.
- **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 exposure to loss of property or lives. Small-scale agricultural uses and residential development are permitted.
 - The site does not have urban services available, has no steep slopes except for a small portion of 15-29% slopes, and has no hazardous areas or critical wildlife habitat present. The residential properties adjacent to the subject property and in the same vicinity are 10 acres in size or greater with an exception of a few parcels located to the northeast of the subject property that range in size from 5.15 acres and greater.
- **Existing Zone Ordinance:**
 - 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:
 - a. Prime agricultural soils.
 - b. Are characterized by agricultural or forestry uses.
 - c. Areas where one or more of the following apply: limited services; characterized by slopes steeper than thirty percent (30%); where access may be absent or limited to substandard road systems or where large tracts of land may be devoted to ag/forest production.
- **A/F-10** in areas designated as ag/forest land in the comprehensive plan that do not feature prime agricultural soils; but where agricultural and forestry pursuits remain viable. These areas may be within or adjacent to areas of city impact or where lands are afforded fire protection, access to standard roads and other services. (Ord. 501, 11-18-2008)
- The zoning district of a property depends on the land use designation of the property. Where the land use designation of Ag/Forest Land is appropriate, the Agricultural/Forestry 10 and Agricultural/Forestry 20 zones are appropriate. The subject property's current land use designation is Ag/Forest Land and the current zoning district is Agricultural/Forestry 10.
- **Proposed Zone Ordinance:**
 - 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:
 - 1. R-10 in areas designated as rural residential in the comprehensive plan that meet one or more of the following criteria:
 - a. Characterized by slopes that are steeper than thirty percent (30%).
 - b. Located within critical wildlife habitat as identified by federal, state or local agencies.
 - c. Contain prime agricultural soils.

- d. 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.
 - e. Within the floodway.
 - f. Contain limited access to public services.
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. (Ord. 501, 11-18-2008)

The zoning district of a property depends on the land use designation of the property. Where the land use designation of Rural Residential is appropriate, the Rural 10 and Rural 5 zones are appropriate. The subject property's current land use designation is Ag/Forest Land and the current zoning district is Agricultural/Forestry 10. The applicant is proposing to do a Comprehensive Land Use Map Amendment from Ag/Forest Land to Rural Residential and a Zone Change from Agricultural/Forestry 10 to Rural 5. The proposals would have to meet the requirements of the Bonner County Comprehensive Plan and the Bonner County Revised Code to allow for the approval of the proposals.

G. Stormwater plan: A stormwater management plan was not required, pursuant to BCRC 12-720.3(K) because the proposal does not result in additional impervious surface.

H. Agency Review: The application was routed to agencies, including all taxing districts, for comment on **January 05, 2021**. No new agency comments were received between the Planning & Zoning Commission public hearing and the completion of this staff report.

Avista Utilities: no response

Bonner County Road & Bridge Department: no response

Bonner School District #83: no response

Idaho Department of Environmental Quality: *DEQ has no environmental impact comments for the project(s).*

Idaho Department of Lands (Sandpoint): no response

Idaho Department of Water Resources: no response

Idaho Panhandle National Forest: no response

Panhandle Health District: *Panhandle Health District (PHD) does not have a comment on the comprehensive plan amendment and zone change. PHD notes that the application states there is to be individual septic provided for each new lot. PHD has no record of septic approval for the property. We recommend the applicant contact PHD to assess the septic feasibility.*

Spirit Lake Fire District: *In consideration of splitting the zoned Ag/Forest Land from 10 acres to 5 acres, there are deficiencies in the current infrastructure that should be addressed prior to approving a split.*

- *This area needs to have 2 points of access/egress.*
- *A traffic analysis should be conducted on Spirit Lake Cutoff Road due to the increase in home density.*

- *There has been a 10% increase in vehicle crashes (injury and non-injury).*
- *Due to the current traffic load, our emergency response has been hampered in those areas.*

U.S. Forest Service: no response

Union Pacific Railroad (Spokane International): no response

***All Taxing Districts** – those who responded are listed below

City of Clark Fork: no comment

Independent Highway District: no comment

I. Public Notice & Comments: The application was routed to property owners within 300' of the subject property for comment on **January 05, 2021**. Two comments were submitted outside the comment period for the Planning & Zoning hearing but were within the comment period for the Board of County Commissioners hearing.

Summary of Public Comments Received In Opposition Submitted for the BOCC

- Allowing the proposal to 5 acre minimums will bring about more farmland being developed for residential and commercial purposes.
- Approving the proposal would open the door to 'progress' and there will be no stopping it.
- Daum Construction doesn't care about the agricultural zoning and how the proposal affects nearby residents and the wellbeing of the property.
- Daum Construction leaves disasters at the build sites, ripping up the entire parcel and only leaving dying trees that are falling over or have extensive damage behind.

Summaries of Public Comments Received In Opposition Submitted for the P&Z

- People move to North Idaho specifically for the 10-acre minimum lot subdivision size to escape over-crowded roads, noise, pollution, and crime.
- People want to make as much money as possible on their real estate investments but wealth should not come at the expense of the quality of life for people who chose to live here for the way things are currently managed.
- If it is the desire of the Bonner County planning board to mimic California and all of its problems, then allowing for this high-density project to continue will certainly expedite that result.
- How will doubling the amount of homes affect the aquifer and other home owners in the area?
- How will property values be affected?
- How will this affect the Hoodoo Creek and watershed from non-point source pollution?
- Concerns about noise and light pollution.
- Concern over a bigger potential for forest fires in the area because of more residents.
- Spirit Lake Cutoff is already a very dangerous road to travel and there are concerns about road infrastructure issues and additional drivers on the road.
- Ziply has zero internet ports left to provide service on this end of the cutoff. Many residents are forced to use their phones as hotspots or worse yet

satellite. With the added stress on the wireless system, residents could potentially not be able to work from home anymore.

- Prior to the clearing of the subject property, residents routinely saw whitetail deer, turkey and elk transition from the subject property out to the fields on the west side of the cutoff. How will this proposal to double the amount of homes affect the wildlife corridor?
- Subdividing the farmland will be harmful to the current agricultural uses in the valley.
- Current road conditions for Vay Road are less than most in the valley and high traffic use would only cause a worsen affect.
- There is a concern of the possibility of light commercial and industrial activities permitted in the Rural-5 zone causing a significant increase in traffic and noise and air pollution on neighboring properties.
- The Economic Development Policy of "Historic natural-resource based industries such as mining, timber production, woodworking plants and agri-business are recognized as viable components of Bonner County's economic health and shall be retained and encouraged to develop" would be undermined by the proposed residential subdivision.
- Maintaining a land use map (and by extension zoning) that values agricultural land, as stated in the Bonner County Comprehensive Plan, can only be achieved if prime farmland remains zoned for agricultural uses. Converting agricultural land that is currently and intentionally zoned to support farming practices into a pocket of dense residential use violates this Comprehensive Plan objective.
- The AM0018-20 Comprehensive Plan Map Amendment application must be denied due to the conflicts it would create with the Objectives and Policies of the Bonner County Comprehensive Plan.
- The infrastructure and services that rural owners desire and expect when buying smaller acreage are not available.
- The fire and electrical services of the area will be over taxed with the increased density.
- The change will have a huge impact on the local wildlife.
- Spirit Lake Cutoff already has high amounts of traffic that travel at excessive speeds over the posted 45 mph, there have been numerous accidents, and allowing the potential for this increase in density on an already dangerous road will worsen the road conditions.
- There are no walkways or adequate bike trails for residents who walk along the roadway, which is already dangerous.
- Noise complaints from the existing parcels are occurring and allowing 5 acre lots will increase these complaints.
- Adding additional people to an already low-lighted area will bring additional crime to a community that has until recently been fairly quiet.
- The state and federal lands in the area have already been vandalized my motorcycles and four-wheelers
- There is an existing problem with trash along the sides of Spirit Lake Cutoff and additional people will increase this. As there are no clean-up days in Bonner County who will take care of this?
- An increase in the number of septic systems will pollute the Hoodoo Creek.

- The school district will not be able to handle the larger influx of more students.
- The water table will be stressed from the increase in homes and wells.
- There is a concern over the possibility of the loss of forestry and agriculture tax exemptions to residential. This area is still heavily forested and used for agriculture, particularly hay for livestock.
- The effect of allowing the smaller acreage home sites is an undue burden on current residents when their taxes rise while the value of their property may remain stable. These developments skew the taxes in unfair ways to current landowners.
- Smaller acreages increase the population density and discourage small scale farming and animal husbandry that are suitable uses for the 10/20 acre lots.
- Increased density will lead to roads having to be paved, schools needing to be built, and an increase in emergency services.
- Converting this land from Ag/Forestry to Rural-5 goes against the foundation of the Hoodoo Valley's history.
- Preserving agricultural zoned land for agricultural land use, as its goals state, should be a top priority of Planning and Zoning.
- Water running off Hoodoo Mountain, down past the Bluebird Lane area into the Curtis Creek drainage consistently overflows as ground water, flooding the hay fields owned by Carl Berkenkamp, and then draining into the subject parcel. The parcel is essentially part of the drainage district.
- Additional septic systems will most certainly further contaminate well water.

A petition titled Protect the Hoodoo Valley Aquifer and Preserve Our Agriculture and Community which states, *We the undersigned object to the Zone Change and Comprehensive Plan Map Amendment Application by Daum Construction LLC for Parcel #RP55N04W-27-0001A, since it would reduce land areas which are prime for agricultural use within Bonner County which are rather limited and diminishing. According to Chapter 14 of the Bonner County Comprehensive Plan, agriculture is something to be protected. Please refer to comments 1-15 of the attachment. Also, we feel it will cause an increase in soil erosion, poor drainage, decreased water quality and reduced productivity. Please refer to the comments 1-15 of the attachment.* 111 people signed the petition.

Summary of Public Comments Received In Favor Submitted for the P&Z

- While appreciating the arguments against this proposal, I recognize the need for additional housing opportunities in our community.

Comprehensive Plan Amendment Findings of Fact

- The site has no steep slopes of 30%+, but does have a small portion of 15-29% slopes present.
- The site is served by Spirit Lake Cutoff, a Bonner County owned and maintained road.
- The site has no known hazards.
- The site has no known critical wildlife habitat as identified by any federal, state or local agencies.
- The site has no floodplain or floodway.

- The site is within the Spirit Lake Fire District.
- The site has prime farmland soils.
- The site does not have access to urban water or urban sewer.

Comprehensive Plan Amendment Conclusions of Law:

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

Conclusion 1

The proposal **is not** 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
Agriculture		

Conclusion 2

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

Conclusion 3

The proposal **is not** in accord with the RURAL RESIDENTIAL Land Use Designation.

Zone Change Findings of Fact

- The site has no steep slopes of 30%+, but does have a small portion of 15-29% slopes present.
- The site is served by Spirit Lake Cutoff, a Bonner County owned and maintained road.
- The site has no known hazards.
- The site has no known critical wildlife habitat as identified by any federal, state or local agencies.
- The site has no floodplain or floodway.
- The site is within the Spirit Lake Fire District.
- The site has prime farmland soils.
- The site does not have access to urban water or urban sewer.

Zone Change Conclusions of Law:

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

Conclusion 1

The proposal **is not** in accord with the following elements of the Bonner County Comprehensive Plan:

Property Rights
Community Design
Land Use
Public Services
Special Areas or Sites

Population
Implementation
Natural Resources
Transportation
Housing

School Facilities, Transportation
Economic Development
Hazardous Areas
Recreation
Agriculture

Conclusion 2

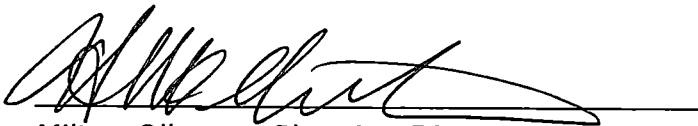
This proposal was reviewed for compliance with Title 12, Bonner County Revised Code, and **was not** found to be in compliance.

Conclusion 3

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

The Chair declared the hearing adjourned at 3:35 p.m.

Respectfully submitted, this 10th day of March, 2021,



Milton Ollerton, Planning Director