

Instrument # 1017213  
Bonner County, Sandpoint, Idaho  
02/27/2023 08:32:44 AM No. of Pages: 5  
Recorded for: BOCC  
Michael W. Rosedale Fee: \$0.00  
Ex-Officio Recorder Deputy  
Index to: MISC


Resolution No. 23- 14

Adopting an Amendment to  
The Bonner County Comprehensive Plan  
Regarding the Community Design Component  
File #AM0017-22

**BONNER COUNTY BOARD OF COMMISSIONERS**  
**Resolution 23- 14**

**Adopting an Amendment to  
The Bonner County Comprehensive Plan  
Regarding the Community Design Component  
Bonner County Planning Department File AM0017-22**

**Whereas**, Bonner County, pursuant to Idaho Code §67-6508 and §67-6509, did adopt a Comprehensive Plan by resolution of the Board of County Commissioners on July 21, 1978, recorded at Instrument #202678, Bonner County records; and

**Whereas**, Bonner County did adopt amendments to the Comprehensive Plan, to add the goals, objectives and policies of Community Design in the Implementation Component among others (Resolution #02-34, adopted on May 31, 2002 at Instrument #602167 in Bonner County records), and

**Whereas**, Bonner County desires to update its comprehensive plan by adding the Community Design Component; and

**Whereas**, the Bonner County Planning Commission did hold a duly noticed public hearing on November 15, 2022 on the proposed amendment, and did recommend approval of the amendment to the Bonner County Comprehensive Plan regarding the Community Design component; and

**Whereas**, the Board of County Commissioners did hold a duly noticed public hearing on December 21, 2022 on the proposed amendment to the Bonner County Comprehensive Plan regarding the Community Design component and proposed a material change to the recommendation made by the Planning Commission.

**Whereas**, the Board of County Commissioners did hold a duly noticed public hearing on February 22, 2022 to consider the amendments made to the Planning Commission's recommendation in the previous public hearing per Idaho State Code, Title 67, Chapter 65, Section 67-6509 on the proposed amendment to the Bonner County Comprehensive Plan regarding the Community Design component.

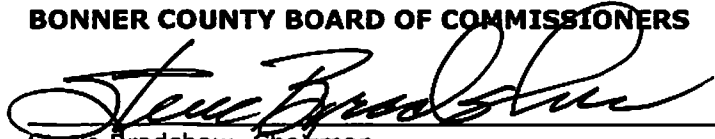
**Now, therefore be it resolved** by the Board of County Commissioners of Bonner County, Idaho, that the Bonner County Comprehensive Plan as adopted by the resolution of the Board on July 21, 1978 is hereby amended by the adoption and addition of the Community Design component; and

**Be it further resolved** that, pursuant to Idaho Code, Section 67-6509(c), a copy of this resolution and the accompanying Community component shall be kept on file with the Bonner


County Clerk and that, with the recording of this document in the records of Bonner County, Idaho, Section 67-6509(c) of the Idaho Code is fulfilled.

Adopted as a resolution of the Board of County Commissioners of Bonner County, Idaho, done this 22<sup>nd</sup> day of February, 2023 upon a majority vote.

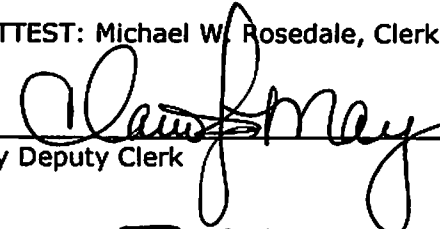
**BONNER COUNTY BOARD OF COMMISSIONERS**

  
Steve Bradshaw, Chairman


Asia Williams, Commissioner

  
Luke Omodt, Commissioner

ATTEST: Michael W. Rosedale, Clerk

  
By Deputy Clerk

2/22/23  
Date

Legal: 

## **Bonner County Planning Department**

*"Protecting property rights and enhancing property value"*

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone (208) 265-1458

Email: [planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov) - Web site: [www.bonnercountyid.gov](http://www.bonnercountyid.gov)



## **BONNER COUNTY COMPREHENSIVE PLAN**

**COMPONENT: COMMUNITY DESIGN**

**ADOPTED UPDATE – FEBRUARY 22, 2023**

---

The 2005 comprehensive plan does not have a community design component. As a result of public input it was decided that goals, objectives and policies should be included to guide future land use decisions. Of most concern was the maintenance of rural character while recognizing the unique qualities of different areas of the County.

The county formed five sub-area committees to gather input for various areas to determine local goals. Although this component was not addressed as a separate component in most of the plans some principle ascertained. The most common theme was preservation of rural character. To reach that goal new development should occur in areas of similar densities and with compatible uses.

In order to preserve the natural features and rural atmosphere of the community, the county should enact development standards that address, design standards that account for waterfront setbacks, commercial and industrial landscaping, reduced lighting, cluster development, rural rather than urban setback standards and other design objectives aimed at preserving the rural, natural character of the community.

It was also the desire of the communities to allow unique and flexible design standards such that new development within older neighborhoods and historic settlements is compatible with those unique neighborhoods. Some of the subarea committees also recognized that particularized design standards to address waterfront and mountain top developments which may differ from standard design objectives.

These concerns and desires should be set forth in the goals, objectives and policies developed for the comprehensive plan.