



BONNER COUNTY PLANNING DEPARTMENT

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ZONE CHANGE APPLICATION

FOR OFFICE USE ONLY:

FILE # ZC0013-23	RECEIVED: RECEIVED NOV 16 2023 Bonner County Planning Department
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PROPOSED ZONE CHANGE:

Current zoning: A/f-20	Proposed zoning: R-5
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APPLICANT INFORMATION:

Landowner's name: Scott & Yaicha Wohlschlager		
Mailing address: [REDACTED]		
City: Sandpoint	State: ID	Zip code: 83864
Telephone: [REDACTED]	Fax:	
E-mail: [REDACTED]		

REPRESENTATIVE'S INFORMATION:

Representative's name: Bryan Quayle		
Company name: Quayle Land Use Consulting		
Mailing address: 606 South Olive		
City: Sandpoint	State: ID	Zip code: 83864
Telephone: 208.290.7700	Fax:	
E-mail: quaylelanduseconsulting@gmail.com		

ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project: John & Angela Wheat (Property CO-Owners)		
Company name:		
Mailing address: [REDACTED]		
City: Seattle	State: WA	Zip code: 98105
Telephone: [REDACTED]	Fax:	
E-mail: [REDACTED]		

PARCEL INFORMATION:

Section #: 12	Township: 57N	Range: 3W	Parcel acreage: 12.76
Parcel # (s): RP00246000012BA, RP041880010010A, RP0024600012D0A			
Legal description: Lot 12 Lena Dan Tracts, Lot 1 Echo Springs, Lot 12D Replat 2 of Lena Dan Tracts			

Current zoning: A/f-20	Current use: Vacant, single family residential
What zoning districts border the project site?	
North: A/f-20	East: R-5
South: A/f-10	West: A/f-20
Comprehensive plan designation: Rural Residential	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 13.1 acre parcel w/single family residence	
South: (2) 5.2 acre parcels each w/single family residence	
East: 110 acre parcel owned by City of Sandpoint for gravel pit & shooting range	
West: 32.6 acre parcel w/single family residence	
Nearest city: Sandpoint	Distance to the nearest city: 4.8 Miles
Detailed directions to site: 3.9 Miles up Baldy Mountain Road from intersection w/Boyer	

ADDITIONAL PROJECT DETAILS:

Explain why the zone change is necessary: To bring the prescribed zoning designation into compliance with the comprehensive plan, conditions of the site and surrounding land uses and to better utilize the property in the future.

Is the comprehensive plan map designation for this site consistent with the proposed zoning?
 Yes No

How does the proposal meet the specific criteria of the proposed zoning district? (BCRC 12-321 through 12-329) Property is designated Rural Residential, which makes the A/F-20 designation not applicable. Under section 12-323-B-1 the property does not meet any of the criteria for R-10. Section 12-323-B-2 would therefore apply as it reads "R-5 in areas designated rural residential in the comprehensive plan that are already developed at or near the one dwelling unit per (5) acre density and/OR do not meet the criteria for R-10 above." Existing eastern parcels are nearly at the (5) acre size at 6.2 acres and adjacent lots to the south are at 5.2 acres. This is the zoning classification that best matches County code as well as existing land uses.

Explain how the proposed zone change will effect elements such as noise, light glare, odor, fumes and vibrations on adjoining property: There should be little to no effect on adjoining properties due to the parcel sizes.

How has the proposal been designed to be compatible with the adjoining land uses? The proposal will allow for parcels of similar size and residential use as area parcels.

What extensions of water or sewer lines, roads or other public or private services would be necessary if this zone change were approved? _____

None. No water/sewer extensions, project site is in an area of nicely producing wells and suitable soils for septic.

Property is currently served by Baldy Mountain Road maintained by Bonner County. Avista natural gas and Northern Lights electrical is currently available.

ACCESS INFORMATION:

Please check the appropriate boxes:

Private Easement Existing Proposed

Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and easement width. Include recorded instrument number for existing easements & name, if existing: _____

Public Road Existing Proposed

Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade right-of-way width and name, if existing: Baldy Mountain Road 60' public right of way, Gravel w/60' right of way width +/-

Combination of Public Road/Private Easement Existing Proposed

Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and right-of-way/easement width and road name, if existing: _____

SITE INFORMATION:

Please provide a detailed description of the following land features:

Topography (lay of the land), including estimated maximum slope, rock outcroppings, benches, etc: Property includes (2) relatively flat and sizable benches joined by slopes generally under 30%. Terrain is fairly consistent with parcels to the east and west which have both been developed for residential use. The eastern adjoining parcels include 6 acre parcels (1) on each of the referenced benches.

Water courses (lakes, streams, rivers & other bodies of water): None

Is site within a floodplain? Yes No Firm Panel #: _____ Map designation: _____

Springs & wells: Well on Lot 12D

Existing structures (size & use): 3,000 sf +/- single family residence on Lot 12D

Land cover (timber, pastures, etc): Land cover is primarily timber with rocky benched outcroppings

Are wetlands present on site? Yes No Source of information: USFWS National Wet/Inv

Other pertinent information (attach additional pages if needed): _____

SERVICES:

Sewage disposal will be provided by:

Existing Community System - List name of sewer district or provider and type of system: _____

Proposed Community System - List type & proposed ownership: _____

Individual system - List type: Septic - area properties have obtained permitting

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: _____

Water will be supplied by:

Existing public or community system - List name of provider: _____

Proposed Community System - List type & proposed ownership: _____

Individual well Area well logs indicate access to adequate water at depths ranging from 400-600'

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: Private Well

Distance (in miles) to the nearest: 3 mi

Public/community sewer system: 3 mi Solid waste collection facility: Pine Street - 2.8 miles

Public/community water system: 3 mi Fire station: Sandpoint - 4.9 miles

Elementary school: Farmin Stidwell Secondary schools: Sandpoint Middle & High School - 4.8 miles

County road: Yes - 0 miles County road name: Baldy

Which fire district will serve the project site? Selkirk Fire, Rescue & EMS

Which power company will serve the project site? Northern Lights / Power & Avista / Natural Gas

How is the proposed zone change in accordance with the specific objectives of the comprehensive plan? (Please see attached copy of the goals and objectives):

Property Rights: Minimal impact to adjacent properties with creation of (1) additional residential lot. Lot size & spacing reflect current property size as well as adjacent lots to the south. Use of existing road (Bald Eagle Drive) to prevent deforesting for new access road.

Population: Proximity to Sandpoint has led to development of the Baldy area over the past 15-20 years to serve the population growth, turning it from Ag/Forest to Rural Residential in the process which is reflected in the current and adjacent land uses

School Facilities & Transportation: Property has access to County maintained road and bus route with LPOSD and will not adversely impact the district by stretching services farther.

Economic Development: Will allow for housing in close proximity to Sandpoint, supporting economic development and encouraging workforce close to business. Neighborhood character will remain intact in changing to R-5 and be enhanced by not requiring additional road construction.

Land Use: Changing designation encourages clustering development near Sandpoint in an area that has changed from Ag/Forestry to Rural Residential over the past 15-20 years already. This will provide a single lot infill and allow the community to grow without losing its rural character.

Natural Resources: The rural character of R-5 will continue to support protection of natural resources and no waterways, wetlands or old growth timber are present on site. Area has adequate soil for septic systems to reduce negative impacts to water resources.

Hazardous Areas: Excessive slopes (30%) do not prevail on this property, mitigating any risk from landslides & avalanches. There is no flood risk & allowing development/improvement of the property will help to reduce fuel for forest fires, as demonstrated by recent selective logging of neighboring parcels. Emergency access to Baldy is available.

Public Services:
Adequate utilities are already available to the property line for buried natural gas and electrical.

Transportation: Site access by well maintained County road (Baldy Mountain Road) is already provided. Proposal will not significantly increase traffic or adversely impact existing transportation systems.

Recreation: No public legal access exists on the property, no impact.

Special Areas or Sites: None present, no impact

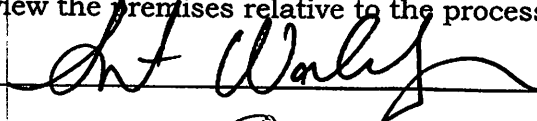
Housing: R-5 designation encourages clustering development near existing infrastructure and transportation routes. Enables workforce to live in close proximity to Sandpoint Business District.

Community Design: R-5 designation is in character with use of existing parcels, designation of those to the east, and use of those directly to the south. Bald Eagle, Janish Drive, Larsen Ranch and Puffin are roads with neighborhoods in close proximity that contain parcels of similar size and much smaller in the case of Janish.

Implementation: (Not required to complete this element)

I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post the property or review the premises relative to the processing of this application.

Landowner's signature:



Date: 11.13.2023

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