



BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)
planning@co.bonner.id.us (e-mail) <http://www.co.bonner.id.us/planning/index.html> (web page)

ZONE CHANGE APPLICATION

FOR OFFICE USE ONLY:

FILE #	RECEIVED:
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PROPOSED ZONE CHANGE:

Current zoning: <u>R-10</u>	Proposed zoning: <u>R-5</u>
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APPLICANT INFORMATION:

Landowner's name: <u>Dudley I, LLC</u>		
Mailing address: <u>[REDACTED]</u>		
City: <u>Priest River</u>	State: <u>ID</u>	Zip code: <u>83856</u>
Telephone: <u>[REDACTED]</u>	Fax:	
E-mail: <u>[REDACTED]</u>		

REPRESENTATIVE'S INFORMATION:

Representative's name: <u>Jake Weimer</u>		
Company name: <u>Dudley I, LLC</u>		
Mailing address: <u>[REDACTED]</u>		
City: <u>Priest River</u>	State: <u>ID</u>	Zip code: <u>83856</u>
Telephone: <u>[REDACTED]</u>	Fax:	
E-mail: <u>[REDACTED]</u>		

ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project:		
Company name:		
Mailing address:		
City:	State:	Zip code:
Telephone:	Fax:	
E-mail:		

PARCEL INFORMATION:

Section #: <u>32</u>	Township: <u>56N</u>	Range: <u>05W</u>	Parcel acreage: <u>20</u>
Parcel # (s): <u>RP56N05W326900A</u>			
Legal description: <u>see included documents</u>			

Current zoning: R-10	Current use: vacant forestland
What zoning districts border the project site?	
North: R-10	East: R-5 per ZC0007-21 approval 7/16/2021
South: R-5	West: R-10
Comprehensive plan designation:	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 10-acre parcel with home	
South: 5-acre parcels with homes and 10-acre parcels with homes	
East: 10-acre parcel with home, appears to be in process of being split into 2 5-acre parcels	
West: 1-acre lot with home and larger vacant parcel	
Nearest city: Oldtown	Distance to the nearest city: 3 miles
Detailed directions to site:	
Heading south on highway 41 from Oldtown take a left on Old Priest River Road, then right on Hoo Doo Loop, after Hoo Doo Loop takes a 90-degree left the property is a 1/4 mile past and on the left.	

ADDITIONAL PROJECT DETAILS:

Explain why the zone change is necessary: The property meets the criteria for R-5 zoning and is better suited to 5-acre parcels than 10-acre parcels due to excellent county road frontage and proximity to Oldtown and Priest River. The Hoo Doo Loop area is already developed at a relatively high density including adjacent parcels.

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) Excellent county road frontage, mostly flat terrain and proximity to Oldtown and Priest River makes the site well-suited to R-5 zoning and rural residential 5-acre parcel sizes.

Explain how the proposed zone change will effect elements such as noise, light glare, odor, fumes and vibrations on adjoining property: The change from R-10 to R-5 will allow for slightly higher residential density but this zone change does not involve a change to commercial or industrial zoning where factories or other uses associated with larger amounts of noise, light glate, odors, fumes or vibrations would be allowed.

How has the proposal been designed to be compatible with the adjoining land uses? Immediately adjoining land uses include 1-acre, 5-acre and 10-acre rural residential homesites. The larger Hoo Doo Loop area is broadly developed at 5-acre rural residential homesite sizes as well. Additional 5-acre parcels for rural residential homesites would fit very well with the immediately adjoining area and the broader neighborhood or subregion.

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

None

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: _____

Hoo Doo Loop Rd, a county-maintained paved 2-lane road, appears to be a 24-foot travel way and county ROW of 50-feet or 60-feet. Property has approx. 1,000' of county rd frontage.

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 is primarily flat with some very mildly rolling terrain. The NE corner shows approximately 1/4 acre of 15-29% slopes which is not where roads, homesites or anything else would logically be built on the property.

Water courses (lakes, streams, rivers & other bodies of water): _____

None

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

Springs & wells: _____
There is an old existing well on site of unknown depth or quality. Hoo Doo Loop is an area of very good wells in general.

Existing structures (size & use): _____
None

Land cover (timber, pastures, etc):
The land is timbered with a young stand of lodgepole pine that was precommercially thinned in 2015. Timber productivity is comparatively poor to medium given well-drained soils and lower precipitation in the valley.

Are wetlands present on site? Yes No Source of information: walking site, soils, imagery

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: standard drainfield

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details:
septic systems and drainfields to be designed and installed to be in compliance with Panhandle Health standards. Well-drained soils in this area are well-suited to drainfields.

Water will be supplied by:

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

Proposed Community System - List type & proposed ownership: _____

Individual well

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

Wells to be drilled individually, this is an area of good wells

Distance (in miles) to the nearest:

Public/community sewer system: 4 Solid waste collection facility: 4

Public/community water system: 4 Fire station: 2

Elementary school: 4 miles Secondary schools: 8 miles

County road: 0 miles County road name: Hoo Doo Loop

Which fire district will serve the project site? _West Pend Oreille_

Which power company will serve the project site? _Avista_

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: This zone change supports private property owners being able to recommend the best use of their property to meet their goals

Population: This zone change supports some properties facilitating additional density which may be required as the population of the county grows

School Facilities & Transportation: This zone change supports school facilities and transportation as it is on an existing county road and is only 4 miles from the nearest grade school in Oldtown

Economic Development: This zone change supports economic development of the county as additional housing is required to support workforce needs of local businesses

Land Use: This zone change supports land use as rural residential uses are supported on parcels in this area, especially those that have mostly flat land like this one

Natural Resources: This zone change supports natural resources as rural residential uses are encouraged in this zone to limit residential development in Ag/Forest zones that have better timber/ag productivity

Hazardous Areas: This zone change supports managing hazardous areas as the site is very simple and mostly flat so avoids flood, avalanche and other risks commonly seen in the county

Public Services: This zone change supports public services since county road frontage and proximity to Priest River and Oldtown allows for easy access to public services

Transportation: This zone change supports transportation since paved county road frontage on Hoo Doo Loop makes well use of the existing county road network

Recreation: This zone change supports recreation as the property is very close to the Pend Oreille River for watersports and also Hoo Doo Mountain for recreation on public forestlands


Special Areas or Sites: This zone change supports conservation of special areas or sites as there are not any special areas or sites on the property

Housing: This zone change supports housing as slightly higher density of rural residential development allows for more housing to be built to alleviate the housing shortage

Community Design: This zone change supports community design by creating 5-acre parcels that match the overall Hoo Doo Loop existing community design

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:  Jake Weimer, Vice President
Dudley I, LLC Date: 11/5/2023

Landowner's signature: _____ Date: _____

AFTER RECORDING, RETURN TO:

EDWIN B. HOLMES
HOLMES LAW OFFICE, P.A.
1250 W IRONWOOD DRIVE, STE 301
COEUR D'ALENE ID 83814-2682
TELEPHONE: (208) 664-2351
FACSIMILE: (208) 664-2323
EMAIL: holmeslawoffice@frontier.com

Instrument # 837010
BONNER COUNTY, SANDPOINT, IDAHO
12-17-2012 02:34:41 No. of Pages: 2
Recorded for: HOLMES LAW
MARIE SCOTT Fee: 13.00
Ex-Officio Recorder Deputy
index to: QUIT CLAIM DEED

LEGAL DESCRIPTION

QUITCLAIM DEED
(HOODOO/DUDLEY -RP56N05W326900A)

FOR VALUE RECEIVED, J. D. LUMBER, INC., an Idaho Corporation the Grantor herein (hereinafter referred to as "Grantor"), does hereby bargain, sell, assign, convey, release, remise and quitclaim without warranty unto DUDLEY I, LLC, an Idaho Limited Liability Company, currently of 2737 Eastside Road, Priest River, ID 83856 the Grantee herein (hereinafter referred to as "Grantee"), all present and future rights, title and interest Grantor has in the following described parcel of real property located in the County of Bonner, State of Idaho, to wit: The North 209 feet of the East 209 feet of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4), Section 32, Township 56 North, Range 5 West, Boise Meridian, Bonner County, Idaho and the South Half (S1/2) of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4), Section 32, Township 56 North, Range 5 West, Boise Meridian, Bonner County, Idaho LESS a tract of approximately one acre in the Southwest corner described as follows: Beginning at the West 1/16 corner common to Section 32, Township 56 North, Range 5 West, Boise Meridian and Section 5, Township 55 North Range 5 West, Boise Meridian; thence South 89° 55' 47" East 25 feet to a point; thence North 0° 04' 13" East, 25 feet to a corner and the TRUE POINT OF BEGINNING; thence North 00° 04' 13" East 208.0 feet to a corner; thence South 89° 55' 47" East, 208.0 feet to a corner; thence South 00° 04' 13" West, 208.00 to a corner; thence North 89° 55' 47" West, 208 feet to a corner and the TRUE POINT OF BEGINNING, as shown on Record of Survey, recorded June 15, 1982 as Instrument No. 257563. ALSO EXCEPT the Hoodoo Loop Road right of way.

INCLUDING AFTER ACQUIRED TITLE.

The real property described herein contains 20.00 acres, more or less.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto Grantee, and Grantee's heirs and assigns forever, subject, however, to all easements and rights-of-way in view and of record and all liens, encumbrances, taxes and other charges of record and not of record.

A true and correct copy of the corporate resolution of the Grantor's board of directors is attached hereto as Exhibit 1 and is incorporated herein by reference.

DATED this 4 day of December, 2012.

J. D. LUMBER, INC., an Idaho Corporation

By Patricia J. Weimer, President

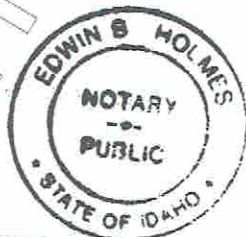
STATE OF IDAHO

County of Kootenai

ss.

On this day of December, 2012, before me, Edwin B. Holmes, a Notary Public for the State of Idaho, personally appeared Patricia J. Weimer known or identified to me for proved to me on the oath of to be the president, or vice-president, or secretary or assistant secretary, of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and seal the day and year in this certificate first above written.



Edwin B. Holmes
Notary Public for Idaho
Residing in Coeur d'Alene
My Commission Expires March 21, 2014