



BONNER COUNTY PLANNING DEPARTMENT

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COMPREHENSIVE PLAN MAP AMENDMENT APPLICATION

FOR OFFICE USE ONLY:

FILE # AM0004-24

RECEIVED:

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JUN 03 2024

Bonner County
Planning Department

PROPOSED AMENDMENT:

The applicant is requesting an amendment to the Comprehensive Plan map

From: (Current Comprehensive plan land use map designation) **RURAL RES 5-10**

Effective date of current map:

To: (Proposed comprehensive plan land use designation) **RESORT COMMUNITY**

APPLICANT INFORMATION:

Landowner's name: **DON SKINNER**

Mailing address:

City: **SANDPOINT**

State: **ID**

Zip code: **83864**

Telephone:

Fax:

E-mail:

REPRESENTATIVE'S INFORMATION:

Representative's name: **DAN PROVOLT**

Company name: **PROVOLT LAND SURVEYING**

Mailing address: **PO BOX 580**

City: **PONDERAY**

State: **ID**

Zip code: **83852**

Telephone: **208-290-1725**

Fax:

E-mail: **JPROVOLTPLS@GMAIL.COM PROVOLTLANDSURVEYING@GMAIL.COM**

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project:

Company name:

Mailing address:

City:

State:

Zip code:

Telephone:

Fax:

E-mail:

PARCEL INFORMATION:

Section #: 21	Township: 57N	Range: 1E	Parcel acreage: 1.81
Parcel # (s): RP57N01E212431A			
Legal description: 21-57N-1E GOV LOT 1 NWNENW N & E OF HWY & RR LESS TAX NOS.....			
Current zoning: R-5		Current use: RR	
What zoning districts border the project site?			
North: R5		East: R5	
South: R5		West: R5	
Comprehensive plan designation: RURAL RES			
Uses of the surrounding land (describe lot sizes, structures, uses):			
North: 0.25-0.37 AC RESIDENTIAL			
South: 0.55- 4.8 BARE AND RV PARK			
East: 0.42-1.2 RESIDENTIAL			
West: HWY. RR AND RV PARK			
Nearest city: HOPE		Distance to the nearest city: 3 MILES	
Detailed Directions to Site: FROM HOPE TRAVEL NORTHWEST ON HWY 200 FOR 3 MILES			

PROJECT DETAILS:

Explain in detail the reason for the requested amendment to the comprehensive plan:
What circumstances warrant an amendment of the comprehensive plan map designation? TO ALLOW THE LAND OWNER TO USE THE LAND IN WAYS SIMILAR TO OTHER PARCELS THROUGHOUT THE TRESTLE CREEK AREA
Explain how the proposed comprehensive plan amendment will effect elements such as noise, light glare, odor, fumes and vibrations on adjoining property: THE HWY CORRIDOR HAS A NOISE EFFECT ON THE AREA, THIS MAKES RESIDENTIAL USES LESS APPEALING TO LAND OWNERS, HAVING A COMMERCIAL/RECREATIONAL BUFFER BETWEEN THE HWY AND THE RESIDENTIAL AREAS WOULD SERVE TO DAMPEN THE NOISE, FUMES AND VIBRATIONS.
How has the proposal been designed to be compatible with the adjoining land uses? STORAGE FACILITIES, RECREATIONAL VEHICLE PARKS, MARINA AND LOCAL BUSINESSES ARE ALL LOCATED ALONG THE SAME HIGHWAY CORRIDOR.
What extensions of water or sewer lines, roads or other public or private services would be necessary if this comprehensive plan amendment were approved? NONE WOULD BE NEEDED.

Explain why an amendment to the comprehensive plan map is appropriate, detailing changes that have occurred since the comprehensive plan map was adopted or circumstances that warrant a reconsideration of the designation. Include details such as city annexations, area of city impact amendments, population changes, subdivision development, growth factors, expansion of fire district or other service boundaries, transportation or public services improvements or other details that support the proposed map amendment. (Attach additional pages if necessary):

DUE TO THE PROPERTIES LOCATION DIRECTLY ON A STATE HIGHWAY, RESIDENTIAL USES ARE NOT IDEAL DUE TO NOISE, TRAFFIC, ODORS ETC. HAVING A COMMERCIAL/RECREATIONAL BUFFER BETWEEN THE HIGHWAY AND CURRENT HOUSES WOULD SERVE TO DAMPEN THE NOISE. THE AREA CURRENTLY HAS SEVERAL RV PARKS, STORAGE FACILITIES AND COMMERCIAL BUSINESS ALONG THE HIGHWAY AND THIS WOULD SERVE THE SAME PURPOSE.

ACCESS INFORMATION:

Please check the appropriate boxes:

- | | |
|-------------------------------------|---|
| <input type="checkbox"/> | <u>Private Easement</u> <input type="checkbox"/> <u>Existing</u> <input type="checkbox"/> <u>Proposed</u>
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: |
| <input type="checkbox"/> | <u>Public Road</u> <input type="checkbox"/> <u>Existing</u> <input type="checkbox"/> <u>Proposed</u>
Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade right-of-way width and name, if existing: |
| <input checked="" type="checkbox"/> | <u>Combination of Public Road/Private Easement</u> <input checked="" type="checkbox"/> <u>Existing</u> <input type="checkbox"/> <u>Proposed</u>
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:
HWY 200 AND FREEMAN LANE. |

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:
FLAT, NO SLOPES OR BENCHES

Water courses (lakes, streams, rivers & other bodies of water):
NONE, LAKE PEND ORIELLE IS ACROSS THE HIGHWAY AND MARINA.

Springs & wells:
NONE

Existing structures (size & use):

NONE

Land cover (timber, pastures, etc):

40% TIMBER

Are wetlands present on site? ☐ Yes ☒ No

Source of information: NWI/GIS

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:
TYPICAL SEWAGE DISPOSAL SYSTEM AS NEEDED.

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
TYPICAL WELL AS NEEDED

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

TBD

Distance (in miles) to the nearest:

Public/Community Sewer System: 0

Solid Waste Collection Facility: 11.8

Public/Community Water System: 10.2

Fire Station: <1

Elementary School: 6.4

Secondary Schools: 13

County Road: 0

County Road Name: HWY 200

Which fire district will serve the project site? SAM OWEN

Which power company will serve the project site? AVISTA

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

Property Rights:

NO PROPERTY RIGHTS VIOLATIONS OR TAKING WILL OCCUR FROM THIS CHANGE

Population:

NO CHANGE IN POPULATION WILL OCCUR FROM THIS CHANGE, COMMERCIAL/RECREATIONAL USES WILL BENEFIT THE CURRENT POPULATION.

School Facilities & Transportation:

PROPERTY IS LOCATED ON HIGHWAY 200 AND WILL NOT AFFECT CURRENT CONDITIONS

Economic Development:

THIS CHANGE WILL ALLOW FOR APPROPRIATELY LOCATED COMMERCIAL/RECREATIONAL USES ALONG THE HIGHWAY CORRIDOR AND WILL RESPONSIBLY ALLOW FOR EXPANSION OF ECONOMIC USES.

Land Use:

THIS CHANGE WILL ALLOW FOR APPROPRIATELY LOCATED COMMERCIAL/RECREATIONAL USES ALONG THE HIGHWAY CORRIDOR AND WILL RESPONSIBLY ALLOW FOR EXPANSION.

Natural Resources:

NO NATURAL RESOURCES WILL BE AFFECTED BY THIS CHANGE.

Hazardous Areas:

THE PROPERTY IS LOCATED ALONG AN EXISTING AND DEVELOPED CORRIDOR WITH NO POTENTIAL HAZARDOUS AREAS.

Public Services:

USING PRIVATE SERVICES, A NEARBY FIRE STATION AND TRANSPORTATION ALL IN CLOSE PROXIMITY TO THE PROPERTY, THIS IS AN IDEAL LOCATION FOR COMMERCIAL USES.

Transportation:

PROPERTY IS LOCATED ON A HIGHWAY

Recreation:

TRESTLE CREEK IS AN ESTABLISHED RECREATIONAL AREA, THIS PROPOSAL IS IN ALIGNMENT WITH THAT DESIGN.

Special Areas or Sites:

NO SPECIAL AREAS OR SITES LOCATED ON THIS PROPERTY

Housing:

A COMMERCIAL/RECREATIONAL BUFFER BETWEEN THE HIGHWAY AND THE RESIDENTIAL LOTS WOULD BE AN APPROPRIATE CHANGE TO THIS AREA. THIS WILL ALSO CONFORM TO THE CURRENT COMMUNITY DESIGN.

Community Design:

PROPOSAL IS IN CONCERT WITH THE CURRENT COMMUNITY DESIGN OF COMMERCIAL/RECREATIONAL USES ALONG THE HIGHWAY CORRIDOR

Agriculture:

NO AGRICULTURE IS PRESENT IN THIS AREA

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: _____

Landowner's signature: _____

Date: _____