



BONNER COUNTY PLANNING DEPARTMENT

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ZONE CHANGE APPLICATION

FOR OFFICE USE ONLY:

FILE # ZC0001-24	RECEIVED: Revised Application Received February 28, 2024
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PROPOSED ZONE CHANGE:

Current zoning: R-10	Proposed zoning: R-5
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APPLICANT INFORMATION:

Landowner's name: Bucky Davis & Troy Davis		
Mailing address: [REDACTED]		
City: Priest River	State: ID	Zip code: 83856
Telephone: Bucky - [REDACTED]	Fax:	
E-mail: Bucky - [REDACTED]		

REPRESENTATIVE'S INFORMATION:

Representative's name: Katie Keeney		
Company name: Glahe & Associates		
Mailing address: 303 Church St		
City: Sandpoint	State: ID	Zip code: 83864
Telephone: 208-265-4474	Fax:	
E-mail: kkeeney@glaheinc.com		

ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project: Tyson Glahe - Surveyor		
Company name: Glahe & Associates		
Mailing address: 303 Church St		
City: Sandpoint	State: ID	Zip code: 83864
Telephone: 208-265-4474	Fax:	
E-mail: tglah@glaheinc.com		

PARCEL INFORMATION:

Section #: 20	Township: 57N	Range: 4W	Parcel acreage: 8.6 & 8.4 & 11.5
Parcel # (s): RP57N04W204350A & RP57N04W202700A, & RP57N04W204434A			
Legal description: N 375FT OF GOV LOT 2 & NENW LYING SOUTHERLY, WESTERLY, EASTERLY OF PRIEST RIVER SHORELINE. & 20-57N-4W GOV LOT 2 LESS N 375FT			

Current zoning: R-10	Current use: primary residence
What zoning districts border the project site?	
North: R-10	East: R-10
South: R-10	West: R-10
Comprehensive plan designation: Rural Residential (5-10 AC)	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: Pack River	
South: 10.90, frame built home, 132-Land-ag/timb w/non-res imp	
East: Priest River	
West: 19.39, no permanent structures, 537-Resid improv on cat 15	
Nearest city: Priest River	Distance to the nearest city: 9.3
Detailed directions to site: Follow US Hwy-2 West for 21.6mi; Turn right onto ID-57 N, follow 3.5mi; Turn right onto Peninsula Rd, follow 4.3mi; Take a sharp right to stay on Peninsula Rd, follow 0.5mi; Turn left onto Still Meadows Ln, follow 0.6mi; destination will be on left	

ADDITIONAL PROJECT DETAILS:

Explain why the zone change is necessary: Bring the property in to conformance for the current size that it is. Also will be doing a boundary line adjustment if approved to move property line of 625 Still Meadows approximately 30' south so that a barn that was previously built is no longer encroaching on the property line.

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) This proposal meets the proposal criteria since the property is already zoned R-10 even though it is better suited to be zoned R-5 as it doesn't check majority of the list for it to be zoned R-10. Per BCRC, the property doesn't fit the criteria for it to be zoned R-10, and would fit better with an R-5 zoning. This also matches the current comprehensive plan.

Explain how the proposed zone change will effect elements such as noise, light glare, odor, fumes and vibrations on adjoining property: Allowing this zone change WILL NOT affect any elements with additional noise, light glare, odor, fumes, or vibrations to the adjoining property.

How has the proposal been designed to be compatible with the adjoining land uses? This proposal is compatible with adjoining land since it meets the current comprehensive plan. The approval of this re zone would support the current property owners in their desire to gift property to their children. The neighboring property belongs to one of the applicants, who is also the clients father that is wishing to do the mld in order to create parcels for his children. This would allow the property to continue to stay with the family for future generations.

What extensions of water or sewer lines, roads or other public or private services would be necessary if this zone change were approved? None would be needed, everything is private individual services

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: Access is from Still Meadow Lane, a 30' wide private easement as shown on the plat for Stillmeadow Acres, Inst # 1009733

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: _____

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:
Mostly flat

Water courses (lakes, streams, rivers & other bodies of water): _____
Pack River border the parcels on the North, East, and West sides

Is site within a floodplain? Yes No Firm Panel #: 16017C0665E Map designation: AE

Springs & wells: No springs, but there is a private individual well on each of the properties.

Existing structures (size & use): There is a manufactured home on the property and a barn that is 40x60 (approximately). There is also a frame built home on the most southern parcel

Land cover (timber, pastures, etc): Mostly treed, with some cleared area and a small pasture area at the SW corner of the most southern parcel

Are wetlands present on site? Yes No Source of information: Nat'l Wetlands Map

Other pertinent information (attach additional pages if needed): Property is not entirely in wetlands, but only a portion. The portion of the property that is in wetlands is classified as PFO1C, and is only present for certain periods of time, specifically during the early growing season.

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: Private individual septic

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 Private individual well

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

Distance (in miles) to the nearest:

Public/community sewer system: 9.8	Solid waste collection facility: 9.8
Public/community water system: 10	Fire station: 8.5
Elementary school: 9.2	Secondary schools: 9.2
County road: 0.6	County road name: Peninsula Loop

Which fire district will serve the project site? West Pend Orielle Fire

Which power company will serve the project site? NLI

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: The Rural-10 plan designation allows for Rural-5 in areas that do not meet the criteria to be Rural-10, which in this case the property would be better suited for Rural-5 zoning as it doesn't meet majority of the requirements for it's current zoning of Rural-10

Population: This proposal is anticipated to not effect the population other than allowing for an mld in the future so that Buck's children can build homes with the rest of their family. They are however already residents of Priest River.

School Facilities & Transportation: Schools and transportation to and from them will not be impacted by this proposal.

Economic Development: This proposal is anticipated to not effect the economic development of the area

Land Use: This proposal is staying consistent with the current comprehensive plan's land use for this area and the surrounding area that do not contain prime agriculture soils.

Natural Resources: This proposal is anticipated to not affect natural resources. The property owners are also welcome to the idea of a development agreement with the county that will keep any current or future owners from being able to build in the flood way.

Hazardous Areas: There are no known hazards on site.

Public Services: No public water or sewer service is available. Individual water and septic systems are in place

Transportation: Property currently has private access from Still Meadow Lane

Recreation: This proposal is not anticipated to affect any of the recreation that may happen in the area due to it bordering a popular river in the area.

Special Areas or Sites: No special areas or sites exist.

Housing: Currently only one of the properties has a home on it with an approximately 40x60 barn as well

Community Design: This will allow the property owner to have conforming parcels in order to do a bla in the future

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: Katie Keeney Digitally signed by Katie Keeney Date: 2024.02.27 08:28:09 -08'00' Date: _____

Landowner's signature: _____ Date: _____