

GLAHE & ASSOCIATES, Professional Land Surveyors

P.O. Box 1863
303 Church Street
Sandpoint, ID 83864

Phone: (208) 265-4474
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Parcel - RP57N04W202700A

A parcel of land, being a portion of that parcel described as Parcel 1, in Quit Claim Deed, Instrument No. 815944, located in the Northwest quarter of Section 20, Township 57 North, Range 4 West, Boise Meridian, Bonner County, Idaho and being more particularly described as follows:

The Northeast quarter of the Northwest quarter of said Section 20, lying Southerly, Westerly, and Easterly of the shoreline of Priest River.

Parcel - RP57N04W204350A

A parcel of land, being located in Section 20, Township 57 North, Range 4 West, Boise Meridian, Bonner County, Idaho and being more particularly described as follows:

The North 375.00 feet of Government Lot 2 of said Section 20.

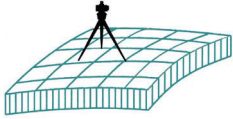
Parcel - RP57N04W204434A

A tract of land located in Section 20. Township 57 North, Range 4 West, Boise Meridian, Bonner County, Idaho, more fully described as follows:

Government Lot 2 of said Section 20;

LESS the North 375.0 feet thereof;





Narrative statement for Davis & Davis Zone Change

This zone change is not anticipated to affect the adjoining properties with said elements. In addition, the project parcels are accessed by a private road and are not directly visible from the county road.

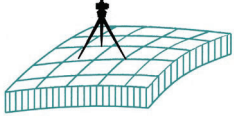
To the north and east from the subject property, lays a vacant parcel that is categorized as dry grazing land. This property is across the Priest River on the north and east side and this property does not reflect the proposed land use or parcel's land uses that lie on the western side of the Priest River. The subject properties lie on the west side of the river, along with almost 100% of the other residential lots in this area. The property to the south has a land use of rural residential that is owned by Troy Davis (one of the applicants applying for this zone change). The property to the West of the Southern most property is also owned by Troy. This proposal has been designed around parcels and land uses on Priest River, with majority of land uses being rural residential. Due to the landscape's natural barriers (Priest River, wetlands, floodplain, etc.), this proposal is comparable with the properties to the south in T57N, R4W, S29 W ½ of the section. These properties are zoned Rural-5 with similar slope, soil, and wild life characteristics as the subject property.

The current comp plan map land use designation for both parcels is Rural Residential. A comprehensive plan map amendment is not proposed to accompany this zone change application, because we feel that the current Rural Residential land use reflects the overall intent and characteristics of the land use of the parcel's, even though they are smaller, at approximately 8.4 & 8.6 acres, and currently have a Rural 10 zoning.

We feel the zoning of Rural 5 best reflects the parcel's, with its size and floodplain areas and its intended residential component. By approving this rezone, we are reducing the potential impacts to resources and exposures to loss of property.

The property does not have slopes greater than 30%, which is a requirement for Rural-10, and for the property to properly drain.

This is not an area that is in critical habitat, other than it bordering the Priest River. Even with that, the zone change will not affect wild life in the river. Any new structures will still have to meet county set backs and any other requirements for them being located along the river. The property owners are also prepared to enter into a development agreement with the county to ensure that no owner (current or future) is allowed to build inside the floodway.



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The project site is dominated by Capehorn silt loam and Mission silt loam which both have a farmland classification of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season. As stated above, the property does not drain very well. Making the soil un-useable for prime farmland.

The property has an adequate water supply according to recent well logs in the area. So, there would be no issue with more wells being put in the area for the 2 additional homes that are proposed. Additionally, the area needed for two new private septic systems is available as well.

Overall, the relationship of the proposed Rural Residential-5 zoning with the current comprehensive plan as outlined above can be compatible when looked at with a direct purpose (residential) and overall intent for the subject parcel. The Davis family has owned majority of the property along Still Meadow Dr. and Peninsula Loop for many years. They would like to continue for future generations to be able to use this land for 2 additional home sites. Criteria as outlined in the BCRC for Rural Residential-5 land aligns with the proposed zone change by parcels that are already developed at or near the one dwelling unit per five (5) acre density, and does not meet the criteria for R-10. Which these do not meet those criteria.