



BONNER COUNTY PLANNING DEPARTMENT

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ZONE CHANGE APPLICATION

FOR OFFICE USE ONLY:

FILE #

ZC00002-24

RECEIVED:

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JAN 25 2024

**Bonner County
Planning Department**

PROPOSED ZONE CHANGE:

Current zoning: Rural 10

Proposed zoning: Rural 5

APPLICANT INFORMATION:

Landowner's name: Bill and April Annundson

Mailing address: [REDACTED]

City: [REDACTED]

State: ID

Zip code: [REDACTED]

Telephone: [REDACTED]

Fax: [REDACTED]

E-mail: [REDACTED]

REPRESENTATIVE'S INFORMATION:

Representative's name:

Company name:

Mailing address:

City:

State:

Zip code:

Telephone:

Fax:

E-mail:

ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project:

Company name:

Mailing address:

City:

State:

Zip code:

Telephone:

Fax:

E-mail:

PARCEL INFORMATION:

Section #: 17 Township: 54N Range: 5W Parcel acreage: 20 acres

Parcel # (s): RP54N05W170151A

Legal description: West half of the northeast quarter of section 17
Township 54 N, Range 5 W, Boise Meridian, Bonner County, ID

Current zoning: <u>Rural 10</u>	Current use: <u>residential</u>
What zoning districts border the project site?	
North: <u>AF10</u>	East: <u>Rural 5</u>
South: <u>Rural 10</u>	West: <u>Rural 10</u>
Comprehensive plan designation:	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: <u>Residential</u>	
South: <u>Residential</u>	
East: <u>Residential</u>	
West: <u>Residential</u>	
Nearest city: <u>old town</u>	Distance to the nearest city: <u>14 miles</u>
Detailed directions to site: <u>1.2 miles down Hunter Rd.</u>	

ADDITIONAL PROJECT DETAILS:

Explain why the zone change is necessary: We would like to split our 20 acres into 10, 5, and 5 acres for our children to live with their families.

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) 5 acre lot for Rural residential land. There are parcels of 5 acres lots all around me or less.

Explain how the proposed zone change will effect elements such as noise, light glare, odor, fumes and vibrations on adjoining property: no change to surrounding area

How has the proposal been designed to be compatible with the adjoining land uses? Yes
We have 5 acre parcels around us. We want to have our land split in 5 acres for our children to each have 5 acre lots to live on.

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: dirt, gravel

☐ 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: Hunter Rd, dirt, gravel

☒ 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: Hunter Rd, dirt, gravel

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 land with base of mountain at the north end

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

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

Springs & wells: private well

Existing structures (size & use): none Single family dwelling under construction. we also have two storage containers

Land cover (timber, pastures, etc): timber

Are wetlands present on site? ☐ Yes ☒ No Source of information: _____

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: _____

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: private septic 1000 gallon tank

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: private well

Distance (in miles) to the nearest:

Public/community sewer system:	Solid waste collection facility: <u>6.2 miles Bonner County Transfer Station</u>
Public/community water system:	Fire station: <u>Blanchard Fire Station</u>
Elementary school: <u>10 Hill 14 miles</u>	Secondary schools: <u>RR Jr High 19 miles</u>
County road: <u>Hunter Rd 1.25 miles</u>	County road name: <u>Hunter Rd to Hwy 41</u>
Which fire district will serve the project site? <u>Blanchard</u>	
Which power company will serve the project site? <u>Inland Power</u>	

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: no change

Population: no change

School Facilities & Transportation: no change

Economic Development: no change

Land Use: no change

Natural Resources: no change

Hazardous Areas: no

Public Services: no

Transportation: no

Recreation: no

Special Areas or Sites: no

Housing: no

Community Design: no

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: [Signature] Date: 1-23-24

Landowner's signature: [Signature] Date: 1-23-24