



# BONNER COUNTY PLANNING DEPARTMENT

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## ZONE CHANGE APPLICATION

### FOR OFFICE USE ONLY:

FILE #

ZC0003-24

RECEIVED:

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**APR 22 2024**

**Bonner County  
Planning Department**

### PROPOSED ZONE CHANGE:

Current zoning: Rural 10 acre (R-10)

Proposed zoning: Rural 5 acre (R-5)

### APPLICANT INFORMATION:

Landowner's name: Aaron Crossingham

Mailing address: [REDACTED]

City: Sandpoint

State: Idaho

Zip code: 83864

Telephone: [REDACTED]

Fax:

E-mail: [REDACTED]

### REPRESENTATIVE'S INFORMATION:

Representative's name: Alex Crossingham (Brother of Owner)

Company name: N/A

Mailing address: [REDACTED]

City: Sandpoint

State: Idaho

Zip code: 83864

Telephone: [REDACTED]

Fax:

E-mail: [REDACTED]

### ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project:

Company name:

Mailing address:

City:

State:

Zip code:

Telephone:

Fax:

E-mail:

### PARCEL INFORMATION:

Section #: 27

Township: 57 North

Range: 3 West

Parcel acreage: 10 acres

Parcel # (s): RP57N03W272075A

Legal description: Attached by Glahe

Current zoning: Rural 10 Acre (R-10)	Current use: Residential Residence
What zoning districts border the project site?	
North: Rural 10 (R-10)	East: Rural 10 (R-10)
South: Rural 5, two lots less than 5 acres (R-5)	West: Rural 10 (R-10)
Comprehensive plan designation: Split to 5 acre rural 5 lots N/S, 1 given to family member(me) to build	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: Residential, two large houses built on this land, 10 acre lot	
South: Residential, 1 to south 4.84 acres, house built, other to south 3.43 acres, house built on it	
East: Residential, 10 acres, house built	
West: Residential, 10 acres, house built	
Nearest city: Dover (4.4 mi), Sandpoint (6.9 miles)	Distance to the nearest city: 4.4 miles,
Detailed directions to site: Head West on Highway 2 for 4 miles from Dover, take a right onto Eagle view lane, drive on Eagle view lane for .2 miles, then keep right at the Y onto The Cross Roads, drive on the cross roads about 300-400 feet until you see the property on your left side.	

#### **ADDITIONAL PROJECT DETAILS:**

Explain why the zone change is necessary: There are many other rural 5 properties close, and we are looking to split the lot into 5 acre lots for family to build on other 5 acres. The properties could share a well, there is access via road already in place, and the land lends well to build on both 5 acre plots. The soil is not suitable for farmland, soil is favorable for rural 5 zoning, and topography shows a slope of less than 30% on property.

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 project is applicable to criteria 12-323 Rural District. Splitting the 10 acre parcel into two 5 acre parcels is applicable as several other properties close by are R-5 properties. The slopes are less than 30%, on average, for both 5 acre parcels. Splitting into 5 acre parcels would have no impact on critical wildlife. The land does not contain a large amount of prime agricultural soils as per the AOI see attached. The property is not in a flood risk area. The property is really suited to R-5 zoning compared to R-10 parameters stated by 12-323.

Explain how the proposed zone change will effect elements such as noise, light glare, odor, fumes and vibrations on adjoining property: This should not effect much of these elements as the trees are thick and building a house on the top 5 acres would not cause a lot of disturbance.

How has the proposal been designed to be compatible with the adjoining land uses? This land would be used for normal residential use, just like all the adjoining land uses are currently. There are also several R-5 zoned properties near by.

What extensions of water or sewer lines, roads or other public or private services would be necessary if this zone change were approved? The well from the bottom 5 acres (where my brother currently lives) has a well that would support both houses. He agreed to share the well for both properties. The sewer would be a private sewer leach field that would be installed. Sewer would be far away from the well. There is already a road for access to both properties.

#### ACCESS INFORMATION:

Please check the appropriate boxes:

<input checked="" 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: Gravel road on East side of bottom 5 acres land to access top 5 acre land. There is already a road existing, just would need some gravel added to make nicer. Easement width would be typical for road guessing 10' would suffice. Brother/owner of bottom 5 acres agrees to the easement for access to top 5 acres only.
<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 type="checkbox"/>	<u>Combination of Public Road/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 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: Image of Topography is attached. Maximum slope is 24.1% overall slope is 6.7%. The land on bottom 2/3rd is flat and at end of property there are shelves and Trees.

Water courses (lakes, streams, rivers & other bodies of water): There are no lakes, streams, or rivers running through this property

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

Springs & wells: There is currently a well on the bottom 5 acres of the property that would support the top 5 acre property when it gets split. The plan would be to share the well with the top 5 acre residence. No springs are on the property.

Existing structures (size & use): There is 1 house on the bottom 5 acres of the property that is less than 900 square feet with a large garage, its used for residential use. There is also a small 8x8 shed on the bottom 5 acres used for storage.

Land cover (timber, pastures, etc): The land has heavy timber and brush, with some roads that run from the bottom to the top. Mostly the land is Evergreen timber about 90.6%, and 7.2% is shrubland. See Crop History Tab attached.

Are wetlands present on site? ☐ Yes ☒ No Source of information: Acres subscriptn Flood Risk

Other pertinent information (attach additional pages if needed): Attached Includes Flood Risk, Crop History, Slope Information/Land Topography, and Soil information from my Acres subscription. Please reach out if you would like any additional information.

### SERVICES:

Sewage disposal will be provided by: Private Sewage will be installed.

☐ 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: Septic Tank with Leach Field ownership to north 5 acres

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: Sewage system will be a septic tank with a leach field. The location and size will meet all local regulations/codes. The location/size will be determined by a professional once construction begins. This will be far away from the well.

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: My brother (Aaron) owns this property and has a well that would support the house on the top 5 acres. Capacity is more than enough for two houses, He agreed that I could also tap into his well when I own the top 5 acres. Since the well would support both houses, there are no added plans for storage or delivery. Well system maintenance would be in adherence to normal well maintenance regulations for Bonner County.

Distance (in miles) to the nearest: Water supplied from bottom 5 acres, approx 250 feet

Public/community sewer system: N/A

Solid waste collection facility: Laclede

Public/community water system: N/A

Fire station: Dover

Elementary school: Washington

Secondary schools:

County road: The Cross Roads

County road name: The Cross Roads

Which fire district will serve the project site? Sandpoint number 48116s

Which power company will serve the project site? Northern Lights



**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: Aaron Crossingham currently owns the 10 acre parcel, the plan would be to split into two 5 acre parcels (5 acres north, 5 acres south). Aaron would maintain ownership of south 5 acres, and me (his brother) would own north 5 acre parcel.

Population: South 5 acres Aaron Crossingham's family (3 members), North 5 acres my family (4 members).

School Facilities & Transportation: No changes, zoning for this split would include both parcels zoned into the Washington Elementary School district.

Economic Development: None, this will be used for family residential use.

Land Use: build a house for primary residential use.

Natural Resources: None

Hazardous Areas: None

Public Services: N/A

Transportation: N/A

Recreation: N/A

Special Areas or Sites: N/A

Housing: 1 house on South 5 acres, and 1 house on north 5 acres.

Community Design: N/A this will be used for family residential use.

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: April 18, 2024

Landowner's signature: \_\_\_\_\_ Date: \_\_\_\_\_