



# BONNER COUNTY PLANNING DEPARTMENT

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## ZONE CHANGE APPLICATION

### FOR OFFICE USE ONLY:

FILE #

EC0005-24

RECEIVED:

RECEIVED

MAY 01 2024

Bonner County  
Planning Department

RECEIVED

APR 18 2024

Bonner County  
Planning Department

### PROPOSED ZONE CHANGE:

Current zoning: Rural 10

Proposed zoning: Rural 5

### APPLICANT INFORMATION:

Landowner's name: Crabb Trust

Mailing address:

City: Sage

State: ID

Zip code: 83860

Telephone:

Fax:

E-mail:

### REPRESENTATIVE'S INFORMATION:

Representative's name: Candis L Ross-Moon

Company name:

Mailing address:

City: Sage

State: ID

Zip code: 83860

Telephone:

Fax:

E-mail:

### ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project: Bruce Crabb

Company name:

Mailing address:

City:

State:

Zip code: 83860

Telephone:

Fax:

E-mail:

### PARCEL INFORMATION:

Section #: 18 Township: 56N Range: 1W Parcel acreage: 124.46

Parcel # (s): RP56N01W182405A

Legal description: See Attached

Current zoning: <u>Rural 10</u>	Current use: <u>Rural Residential</u>
What zoning districts border the project site?	
North: <u>AF-10</u>	East: <u>R-10</u>
South: <u>RS</u>	West: <u>RS</u>
Comprehensive plan designation: <u>Rural Residential</u>	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: <u>Ag/Forest</u>	
South: <u>RR</u>	
East: <u>RR</u>	
West: <u>RR</u>	
Nearest city: <u>Sandpoint</u>	Distance to the nearest city: <u>8 miles</u>
Detailed directions to site:	

### ADDITIONAL PROJECT DETAILS:

Explain in detail why the zone change is necessary:

I want to honor my Father's will & Trust to give 5 acres to 3 of his Grandchildren!

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)

There are 5 Acre lots All Around this property

Explain how the proposed zone change will effect elements such as noise, light glare, odor, fumes and vibrations on adjoining property:

Not going to

How has the proposal been designed to be compatible with the adjoining land uses?

There are 5 Acre parcels Around the parcel



What extensions of water or sewer lines, roads or other public or private services would be necessary if this zone change were approved?

*improvements like these will happen when land is developed - someday -*

#### 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:

*Callum-Crabb Rd.*

☐ 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:

*Land*

Water courses (lakes, streams, rivers & other bodies of water):

*Intermittent Stream*

Is site within a floodplain?

☐ Yes

☒ No

Firm Panel #: *160170950E*

Map designation: *FEMA*

Springs & wells:

Existing structures (size & use):

House, Barn & Shop

Land cover (timber, pastures, etc):

timber & Pastures!

Are wetlands present on site? ☒ Yes ☐ No

Source of information:

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:

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

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: 4 miles

Solid waste collection facility: 9 miles

Public/community water system: 4 miles

Fire station: 4 miles



Elementary school: 3 miles	Secondary schools: 12 miles
County road: 25 miles	County road name: Sagie
Which fire district will serve the project site? Sagie	
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:

To divest property

Population:

To Allow our Family to have Land in Bonner County!

School Facilities & Transportation:

will NOT affect

Economic Development:

will not affect

Land Use:

will not affect

Natural Resources:

will not affect

Hazardous Areas:

will not affect

Public Services:

will not affect

Transportation:

will not affect

Recreation:

will not affect

Special Areas or Sites:

will not affect

Housing:

*providing future property for family!*

Community Design:

*will not affect*

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:

*Candis L. Ross-Moore*

Date:

*2-6-24*

Landowner's signature:

Date: