



BONNER COUNTY PLANNING DEPARTMENT

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ZONE CHANGE APPLICATION

FOR OFFICE USE ONLY:

FILE # **2C0006-24**

RECEIVED:

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JUN 03 2024

**Bonner County
Planning Department**

PROPOSED ZONE CHANGE:

Current zoning: R-5

Proposed zoning: RECREATION

APPLICANT INFORMATION:

Landowner's name: DON SKINNER

Mailing address: [REDACTED]

City: SANDPOINT

State: ID

Zip code: 83864

Telephone:

Fax:

E-mail: [REDACTED]

REPRESENTATIVE'S INFORMATION:

Representative's name: DAN PROVOLT

Company name: PROVOLT LAND SURVEYING

Mailing address: PO BOX 580

City: PONDERAY

State: ID

Zip code: 83852

Telephone: 208-290-1725

Fax:

E-mail: PROVOLTLANDSURVEYING@GMAIL.COM

ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project:

Company name:

Mailing address:

City:

State:

Zip code:

Telephone:

Fax:

E-mail:

PARCEL INFORMATION:

Section #: 21

Township: 57N

Range: 1E

Parcel acreage: 1.81

Parcel # (s): RP57N01E212431A

Legal description: 21-57N-1E GOV LOT 1 NWNENW N & E OF HWY & RR LESS TAX NOS.....

Current zoning: R-5	Current use: RR5-10
What zoning districts border the project site?	
North: R5	East: R5
South: R5	West: R5
Comprehensive plan designation: RURAL RES	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 0.25-0.37 AC RESIDENTIAL	
South: 0.55-4.8 BARE AND RV PARK	
East: 0.42-1.2 RESIDENTIAL	
West: HWY, RR AND RV PARK	
Nearest city: HOPE	Distance to the nearest city: 3 MILES
Detailed directions to site: FROM HOPE, TRAVEL NORTHWEST ON HWY 200 FOR 3 MILES	

ADDITIONAL PROJECT DETAILS:

Explain why the zone change is necessary: TO ALLOW THE LAND OWNER TO USE THE LAND IN WAYS SIMILAR TO OTHER PARCELS THROUGHOUT THE TRESTLE CREEK AREA.

Is the comprehensive plan map designation for this site consistent with the proposed zoning?
☐ Yes ☒ No COMP PLAN CHANGE APPLICATION ALSO SUBMITTED

How does the proposal meet the specific criteria of the proposed zoning district? (BCRC 12-321 through 12-329) THE TRESTLE CREEK AREA IS AN IDEAL RECREATION ZONE. WITH LAKE ACCESS, PUBLIC ROADS, THE CREEK AND RV CAMPGROUNDS THROUGHOUT THE AREA.

Explain how the proposed zone change will effect elements such as noise, light glare, odor, fumes and vibrations on adjoining property: THE HIGHWAY CORRIDOR HAS A NOISE EFFECT ON THE AREA, THIS MAKES RESIDENTIAL USES LESS APPEALING TO LAND OWNERS. HAVING A COMMERCIAL/RECREATIONAL BUFFER BETWEEN THE HIGHWAY AND THE RESIDENTIAL AREAS WOULD SERVE TO DAMPEN THE NOISE, FUMES AND VIBRATIONS

How has the proposal been designed to be compatible with the adjoining land uses? STORAGE FACILITIES, RECREATIONAL VEHICLE PARKS, MARINA AND LOCAL BUSINESSES ARE ALL LOCATED ALONG THE SAME HIGHWAY CORRIDOR.

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: _____

☐ 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:
FLAT LAND, NO SLOPES OR ROCK OUTCROPPINGS

Water courses (lakes, streams, rivers & other bodies of water):
NONE DIRECTLY ADJACENT TO THIS PROPERTY, TRESTLE CREEK AND PEND ORIELLE ARE NEAR BY

Is site within a floodplain? ☒ Yes ☐ No Firm Panel #: C0775 Map designation: A

Springs & wells: 1 WELL ON PROPERTY

Existing structures (size & use): NONE

Land cover (timber, pastures, etc): 50% TIMBER

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

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:0

Solid waste collection facility: 11.8

Public/community water system:10.2

Fire station: <1

Elementary school: 6.4

Secondary schools: 13

County road:0

County road name: HWY 200

Which fire district will serve the project site? SAM OWEN

Which power company will serve the project site? AVISTA

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 PROPERTY RIGHTS VIOLATIONS OR TAKING WILL OCCUR FROM THIS CHANGE TO THE ZONE

Population: NO CHANGE IN POPULATION WILL OCCUR FROM THIS CHANGE, COMMERCIAL/ RECREATIONAL USES WILL BENEFIT THE CURRENT POPULATION

School Facilities & Transportation: PROPERTY IS LOCATED ON HIGHWAY 200 AND WILL NOT AFFECT CURRENT CONDITIONS

Economic Development: THIS CHANGE WILL ALLOW FOR APPROPRIATELY LOCATED COMMERC./ RECREATIONAL USES ALONG THE HIGHWAY CORRIDOR AND WILL RESPONSIBLY ALLOW FOR EXPANSION OF ECONOMIC USES

Land Use: THIS CHANGE WILL ALLOW FOR APPROPRIATELY LOCATED COMMERCIAL/ RECREATIONAL USES ALONG THE HIGHWAY CORRIDOR AND WILL RESPONSIBLY ALLOW FOR EXPANSION

Natural Resources: NO NATURAL RESOURCES WILL BE AFFECTED BY CHANGING THE ZONE

Hazardous Areas: THE PROPERTY IS LOCATED ALONG AN EXISTING AND DEVELOPED CORRIDOR WITH NO POTENTIAL HAZARDOUS AREAS

Public Services: WITH PRIVATE SERVICES, A NEARBY FIRE STATION AND TRANSPORTATION ALL IN CLOSE PROXIMITY TO THE PROPERTY, THIS IS AN IDEAL LOCATION FOR COMMERCIAL /RECREATIONAL USES.

Transportation: PROPERTY IS LOCATED ON A HIGHWAY

Recreation: TRESTLE CREEK IS AN ESTABLISHED RECREATIONAL AREA, THIS PROPOSAL IS IN ALIGNMENT WITH THAT DESIGN

Special Areas or Sites: NO SPECIAL AREAS OR SITES LOCATED ON THIS PROPERTY

Housing: A COMMERCIAL/RECREATIONAL BUFFER BETWEEN THE HIGHWAY AND THE RESIDENTIAL LOTS WOULD BE AN APPROPRIATE CHANGE TO THIS AREA. THIS WILL ALSO CONFORM TO THE CURRENT COMMUNITY DESIGN.

Community Design: PROPOSAL IS IN CONCERT WITH THE CURRENT COMMUNITY DESIGN OF COMMERCIAL/RECREATIONAL USES ALONG THE HIGHWAY CORRIDOR

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:  (Ref) Date: 5-28-21

Landowner's signature: _____ Date: _____