



# BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)  
planning@co.bonner.id.us (e-mail) <http://www.co.bonner.id.us/planning/index.html> (web page)

## ZONE CHANGE APPLICATION

### FOR OFFICE USE ONLY:

FILE #	RECEIVED:
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### PROPOSED ZONE CHANGE:

Current zoning: Rural 10	Proposed zoning: Rural 5
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### APPLICANT INFORMATION:

Landowner's name: Gail McPherson		
Mailing address: [REDACTED]		
City: Sandpoint	State: Idaho	Zip code: 83864
Telephone: [REDACTED]	Fax: n/a	
E-mail: [REDACTED]		

### REPRESENTATIVE'S INFORMATION:

Representative's name: Tess Vogel, Planner		
Company name: Ruen-Yeager & Associates, Inc.		
Mailing address: 219 Pine Street		
City: Sandpoint	State: Idaho	Zip code: 83864
Telephone: 208-265-4629, ext. 208	Fax: n/a	
E-mail: tvogel@ruenyaeager.com		

### ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project:		
Company name:		
Mailing address:		
City:	State:	Zip code:
Telephone:	Fax:	
E-mail:		

### PARCEL INFORMATION:

Section #: 15	Township: 59N	Range: 1W	Parcel acreage: 79.5 acres
Parcel # (s): RP59N01W155402A; RP59N01W156150A; RP59N01W156001A			
Legal description: See attached legals			

Current zoning: Rural 10	Current use: Residential; vacant
What zoning districts border the project site?	
North: Rural 10	East: Rural 10
South: Rural 5	West: Rural 5
Comprehensive plan designation: Rural Residential (5-10 acres)	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: Vacant; Agricultural	
South: Residential;	
East: Residential; Vacant; Agricultural	
West: Residential; Vacant;	
Nearest city: Ponderay, ID	Distance to the nearest city: 16 miles
Detailed directions to site: _____	
_____	
_____	
_____	
_____	

### ADDITIONAL PROJECT DETAILS:

Explain why the zone change is necessary: <u>SEE ATTACHED</u>
_____
_____
_____
_____
_____
_____
_____
_____
_____
Is the comprehensive plan map designation for this site consistent with the proposed zoning? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
How does the proposal meet the specific criteria of the proposed zoning district? (BCRC 12-321 through 12-329) <u>SEE ATTACHED</u>
_____
_____
_____
_____
_____
_____
_____
_____
_____
Explain how the proposed zone change will effect elements such as noise, light glare, odor, fumes and vibrations on adjoining property: <u>SEE ATTACHED</u>
_____
_____
_____
_____
_____
_____
_____
_____
_____
How has the proposal been designed to be compatible with the adjoining land uses? <u>SEE ATTACHED</u>
_____
_____
_____
_____
_____
_____
_____
_____
_____

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

#### 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: Jenkins Road and Bowen Arrow Road are both Bonner County public roads that all three parcels directly front along for access.
- ☐ 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 except for a ridge that runs into the eastern portion of parcel RP59N01W156001A and the southern corner of parcel RP59N01W155402A.

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

Is site within a floodplain?    ☐ Yes    ☒ No    Firm Panel #: C0505E    Map designation: x

Springs & wells: None

Existing structures (size & use): Dwellings and outbuildings on parcels RP59N01W155402A and RP59N01W156150A.

Land cover (timber, pastures, etc): Pasture, native grasses, timber

Are wetlands present on site? ☐ Yes ☒ No

Source of information: NWI Map

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: Individual septic systems existing on the subject parcels and would be used for any additional lots

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 Individual wells or a shared well system

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: 16 miles

Solid waste collection facility: 9 miles (Colburn)

Public/community water system: 4 miles

Fire station: 16 miles

Elementary school: 9 miles (Naples Elementary)

Secondary schools: 17 miles (BFHS)

County road: 0 miles - adjacent to sites

County road name: Jenkins Road; Bowen Arrow Road

Which fire district will serve the project site? North Side Fire District

Which power company will serve the project site? Northern Lights, Inc.

**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: SEE ATTACHED

Population: SEE ATTACHED

School Facilities & Transportation: SEE ATTACHED

Economic Development: SEE ATTACHED

Land Use: SEE ATTACHED

Natural Resources: SEE ATTACHED

Hazardous Areas: SEE ATTACHED

Public Services: SEE ATTACHED

Transportation: SEE ATTACHED

Recreation: SEE ATTACHED

Special Areas or Sites: SEE ATTACHED

Housing: SEE ATTACHED

Community Design: SEE ATTACHED

Implementation: ( Not required to complete this element) n/a

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: Tess Vogel MS, Associate Land Use Planner

Digitally signed by Tess Vogel MS, Associate Land Use Planner  
Date: 2024.06.04 07:54:25 -0700

Date: \_\_\_\_\_

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