



BONNER COUNTY PLANNING DEPARTMENT

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ZONE CHANGE APPLICATION

FOR OFFICE USE ONLY:

FILE # ZC0009-24	RECEIVED: RECEIVED By Tyson Lewis at 8:54 am, Jun 17, 2024
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PROPOSED ZONE CHANGE:

Current zoning: <u>Ag/Forest Land</u>	Proposed zoning: <u>AF 10</u>
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APPLICANT INFORMATION:

Landowner's name: Lisa Trexler		
Mailing address: [REDACTED]		
City: Middleton	State: ID	Zip code: 83644
Telephone: [REDACTED]	Fax:	
E-mail: [REDACTED]		

REPRESENTATIVE'S INFORMATION:

Representative's name: Truxton Glahe		
Company name: Glahe & Associates Inc		
Mailing address: 303 Church St		
City: Sandpoint	State: ID	Zip code: 83864
Telephone: 208-265-4474	Fax:	
E-mail: truxton@glahinc.com		

ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

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

PARCEL INFORMATION:

Section #: 7	Township: 54N	Range: 4W	Parcel acreage: 20.730
Parcel # (s): RP54N04W072406A			
Legal description: Lot 5 of Bear Creek Estates			

Current zoning: Ag/Forest Land	Current use:
What zoning districts border the project site? Ag/Forest Land	
North:	East:
South:	West:
Comprehensive plan designation:	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 20, frame built structure, 534-Resid improv on cat 12; 20, frame built home, 534-Resid improv on cat 12	
South: 20, no structures, use not listed	
East: 21, no structure, 512-Land Resid rural tract vac; 21, frame built home, 532-ronresid imprv on cat12/15	
West: 20, no structure, 132-Land-ag/timb w/non-res imp	
Nearest city: Spirit Lake	Distance to the nearest city:
Detailed directions to site: Follow Hwy-95 S for 8mi; Turn right onto Dufort Rd, follow 12.8mi; Turn left onto Spirit Lake Cutoff, follow 8.6mi; Turn right onto Beare Rd, follow 1.2mi; Turn Left onto Rustic Way, follow 272 ft; Turn right to stay on Rustic Way, you have entered the property.	

ADDITIONAL PROJECT DETAILS:

Explain why the zone change is necessary: Client wishes to apply for a zone change on the property as it is more in line with how the property is being used. The property owners would also like to be able to split the property in the future if they decide too.

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 proposal meets the criteria for AF 10 as is matches the current land use designation, the property does not contain prime farm lands, and actually contains wetlands which don't allow the property to drain well.

Explain how the proposed zone change will effect elements such as noise, light glare, odor, fumes and vibrations on adjoining property: The zone change will not effect any elements for adjoining property.

How has the proposal been designed to be compatible with the adjoining land uses? This is compatible with the adjoining land even though they are all zoned AF-20, since all of the adjoining land has the same soil as the subject property. Additionally, a re-zone for property close to this has been re-zoned to AF-10 as well.

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:
Property is mostly flat, with slopes on the western side that are greater than 30% in some areas.

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

Property has a very seasonal spring/creek the enters the property at the NE, and exits roughly in the middle of the Western border.

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

Springs & wells: None

Existing structures (size & use): None

Land cover (timber, pastures, etc): East 1/2 of property is mostly bare with some trees at the north and south. West 1/2 of property is heavily treed, with no visible clearings.

Are wetlands present on site? Yes No Source of information: Nat'l Wetlands 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:

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: Nothing installed, property would have private individual septic if developed in the future

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: Nothing installed, property would have private individual well if developed in the future

Distance (in miles) to the nearest:

Public/community sewer system:	Solid waste collection facility:
Public/community water system:	Fire station:
Elementary school:	Secondary schools:
County road:	County road name:

Which fire district will serve the project site?

Which power company will serve the project site?

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: _____

Population: _____

School Facilities & Transportation: _____

Economic Development: _____

Land Use: _____

Natural Resources: _____

Hazardous Areas: _____

Public Services: _____

Transportation: _____

Recreation: _____

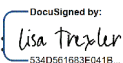
Special Areas or Sites: _____

Housing: _____

Community Design: _____

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: 6/11/2024

Landowner's signature: _____ Date: _____