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Narrative statement for Trexler Zone Change

This zone change is not anticipated to affect the adjoining properties with said elements. In addition, the project parcels are accessed by a private road.

All of the land surrounding this property is currently zoned as AF20, with the exception of 2 parcels that were some what recently re-zoned to AF-10.

The current comp plan map land use designation for the parcel is Ag/Forest Land (10-20 AC). A comprehensive plan map amendment is not proposed to accompany this zone change application, because we feel that the current Rural Residential land use reflects the overall intent and characteristics of the land use of the parcel.

We feel the zoning of AF-10 best reflects the parcel, with its location, wetlands being present on the property, and its intended residential component. By approving this rezone, we are reducing the potential impacts to resources and exposures to loss of property.

The property does not feature prime agricultural soils, but agricultural and forestry pursuits will viable. These areas may be within or adjacent to areas of city impact or where lands are afforded fire protection, access to standard roads and other services, per BCRC this property meets the standard to be rezoned.

There is no sign of the property being in a critical wildlife habitat, other than it being wooded.

The project site is has 3 different soil types. The first is Vay-Ardtoo association, with 35 to 65 percent slopes. This soil type is only on the west side of the property, which is where the large slope is. It is not prime soil. The second soil type is Pend Oreille silt loam, 5 to 45 percent slopes, this is a small area and is only located at roughly the center of the property. This is not prime soil. The third soil type is Rathdrum silt loam, 0 to 2 percent slopes. This soil type is majorly on the East side of the property. This is the only soil type that is designated as prime soil, and states it is well drained. According to the GIS map that BC has online, there is also a wetland area on the East side of the property, which indicates that this is not well drained.

Overall, the relationship of the proposed AF-10 from AF-20 is in line with the land use for current and future development.