



# BONNER COUNTY PLANNING DEPARTMENT

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## ZONE CHANGE APPLICATION

### FOR OFFICE USE ONLY:

FILE #

20011-24

RECEIVED:

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JUL 30 2024

Bonner County  
Planning Department

### PROPOSED ZONE CHANGE:

Current zoning: AF20

Proposed zoning: AF10

### APPLICANT INFORMATION:

Landowner's name: RICH AND NICOLE LEDREW

Mailing address:

City:

State:

Zip code:

Telephone:

Fax:

E-mail:

### 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: JPROVOLTPLS@GMAIL.COM 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 #: 26

Township: 58N

Range: 1W

Parcel acreage: 20

Parcel # (s): RP58N01W264200A

Legal description: 26-58N-1W E2SENW

Current zoning: AF10	Current use: AF10-20
What zoning districts border the project site?	
North: AF10	East: AF20
South: AF20	West: AF20
Comprehensive plan designation: AG FOR	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 80 AC BARE/FARM	
South: 30 AC FARM/RESIDENCE	
East: 5.3 AC (X4) RESIDENTIAL	
West: 10 AC RESIDENTIAL	
Nearest city: KOOTENAI	Distance to the nearest city: 5.5
Detailed directions to site: FROM KOOTENAI TRAVEL EAST ON HWY 200 FOR 3.2 MILES, TURN LEFT ON COLBURN CULVER RD, TRAVEL FOR 1.8 MILES, TURN RIGHT ON THIMBLEBERRY LN TRAVEL 0.5 MILES	

### ADDITIONAL PROJECT DETAILS:

Explain why the zone change is necessary: TO ALLOW THE LAND OWNER THE SAME OPTIONS AS THE PARCELS DIRECTLY TO THE WEST AND EAST OF THIS PROPERTY, AND THROUGHOUT THE SELLE VALLEY. SMALL SCALE AND APPROPRIATE ZONE CHANGES WILL KEEP THE RURAL FEEL AND LOOK OF THE VALLEY WHILE NOT LIMITING SOME LAND OWNERS OPTIONS

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 PARCEL, LIKE THOSE TO THE WEST, EAST AND NORTH ARE NOT USED FOR AGRICULTURE DUE TO SLOPES AND TREES. WHILE IT DOES CONTAIN A SMALL AREA OF PRIME SOIL, IT IS NOT ENOUGH TO LIMIT THIS AREA TO LARGE SCALE FARMING. THE PARCELS TO THE EAST AND WEST ARE USED FOR RESIDENTIAL PURPOSES AND ARE 5-10 ACRES IN SIZE, THIS PROPOSAL WILL ALIGN WITH THOSE PROPERTIES.

Explain how the proposed zone change will effect elements such as noise, light glare, odor, fumes and vibrations on adjoining property: THE SMALL SCALE OF THIS PROPOSAL WILL LIMIT THE EFFECTS NATURALLY.

How has the proposal been designed to be compatible with the adjoining land uses? AS PREVIOUSLY STATED, THE ADJACENT PARCELS ARE 5-10 ACRE, RESIDENTIAL PROPERTIES AND THIS PROPOSAL SEEKS THE SAME DESIGN OPTION.

What extensions of water or sewer lines, roads or other public or private services would be necessary if this zone change were approved? NO EXTENSIONS REQUIRED

#### 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: 60' WIDE PRIVATE ROAD (THIMBLEBERRY LN) INST. NO. 377190. GRAVEL

☐ 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: AVERAGE SLOPE OF 8% WITH MULTIPLE FLAT AREAS FOR BUILDING, SMALL AREAS OF 30% SLOPE NEAR THE NORTHWEST CORNER.

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

Is site within a floodplain?    ☐ Yes    ☒ No    Firm Panel #: C0735    Map designation: X

Springs & wells:

Existing structures (size & use): HOUSE- 1764 SQFT POLE BARN- 750 SQFT

Land cover (timber, pastures, etc):30% OPEN AREA, 70% 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: TYPICAL PRIVATE SEWAGE DISPOSAL SYSTEM

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:TYPICAL PRIVATE WELL WATER SYSTEM

Distance (in miles) to the nearest:

Public/community sewer system:5.5

Solid waste collection facility: 9.1

Public/community water system: 5.5

Fire station:3

Elementary school:1.5

Secondary schools: 10.8

County road:0.5

County road name:COLBURN CULVER

Which fire district will serve the project site? NORTHSIDE

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:** THIS PROPOSAL GIVES THE PROPERTY OWNER THE SAME VIABLE USES AND ECONOMIC INTERESTS AS THE ADJACENT PARCELS.

**Population:** THIS PROPOSAL IS VERY SMALL SCALE AND DOES NOT IMPACT POPULATION IN ANY MEANINGFUL WAY

**School Facilities & Transportation:** THIS PROPERTY IS LOCATED ON A WELL MAINTAINED PRIVATE ROAD THAT IS HALF A MILE FROM A PAVED COUNTY ROAD.

**Economic Development:** ALLOWING SMALL SCALE, RESPONSIBLE AND REASONABLE ZONE CHANGES WILL HELP CONTROL ECONOMIC DEVELOPMENT

**Land Use:** THIS PROPERTY, LIKE ADJACENT PROPERTIES IS IDEALLY A RESIDENTIAL USE AREA DUE TO THE TERRAIN.

**Natural Resources:** THIS PROPOSAL DOES NOT AFFECT NATURAL RESOURCES IN THE AREA. BY TAKING THE TERRAIN AND SURROUNDING USES INTO CONSIDERATION, THIS PROPOSAL IS APPROPRIATE

**Hazardous Areas:** NOT APPLICABLE

**Public Services:** THE COUNTY ROAD IS 0.5 MILES FROM THIS PROPERTY, NO OTHER PUBLIC SERVICES ARE AFFECTED.

**Transportation:** COUNTY ROADS AND SCHOOLS ARE IN THE IMMEDIATE AREA AND ARE ACCESSIBLE TO THE PROPERTY.

**Recreation:** THIS IS A SMALL SCALE CHANGE AND DOES NOT AFFECT THE NEIGHBORING RECREATION AREAS.

**Special Areas or Sites:** NOT APPLICABLE

**Housing:** SMALL SCALE CHANGES ALLOW FOR MONITORED GROWTH AND RESPONSIBLE HOUSING OPTIONS

**Community Design:** ADJACENT PARCELS ARE 5-10 ACRES IN SIZE, THIS PROPOSAL FITS WITH THE CURRENT 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:  (Rep) Date: 7-30-24

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