



BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)
planning@bonnercountyid.gov (email) www.bonnercountyid.gov (web page)

COMPREHENSIVE PLAN MAP AMENDMENT APPLICATION

FOR OFFICE USE ONLY:

FILE # AM0020-25	RECEIVED: October 23, 2025
-------------------------	-----------------------------------

PROPOSED AMENDMENT:

The applicant is requesting an amendment to the Comprehensive Plan map
From: (Current Comprehensive plan land use map designation) Ag/Forest 10/20
Effective date of current map: 10.22.25
To: (Proposed comprehensive plan land use designation) Rural Residential

APPLICANT INFORMATION:

Landowner's name: GVD Commercial Properties, Inc.		
Mailing address: 909 W 1st Ave, Suite B		
City: Spokane	State: WA	Zip code: 99201
Telephone: 509-534-5805	Fax:	
E-mail: gvd@gvdcommercial.com		

REPRESENTATIVE'S INFORMATION:

Representative's name: Jeremy Grimm		
Company name: Whiskey Rock Planning + Consulting		
Mailing address:		
City: 614 Creekside Lane, Sandpoint	State: Idaho	Zip code: 83864
Telephone: 208-946-9944	Fax:	
E-mail: jeremy@whiskeyrockplanning.com		

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

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

PARCEL INFORMATION:

Section #:31	Township:58N	Range:1W	Parcel acreage:+/- 73 Acers
Parcel # (s): RP58N01W317802A (+/-52 acres) and RP58N01W318200A (+/-21.5 acres)			
Legal description: See attached			
Current zoning: A/F 10		Current use: Vacant	
What zoning districts border the project site?			
North: A/F 10		East: A/F 10 & Rural 5	
South: Suburban		West: A/F 10	
Comprehensive plan designation: A/F 10-20			
Uses of the surrounding land (describe lot sizes, structures, uses):			
North: 58 Ac 131 Ag/Timb with Residential Improvements			
South:4.7 Ac Res Improvement on Cat 12			
East: 2.24 c 548-MH real prop on own land			
West: 13.48 Ac 131 Ag/Timb with Residential Improvements			
Nearest city: Kootenai		Distance to the nearest city: < 1 M	
Detailed Directions to Site: US 200 to North Kootenai Rd. Left . Dead ends at property @ 4,000' N of City			

PROJECT DETAILS:

Explain in detail the reason for the requested amendment to the comprehensive plan:
What circumstances warrant an amendment of the comprehensive plan map designation? See attached narrative.
Explain how the proposed comprehensive plan amendment will effect elements such as noise, light glare, odor, fumes and vibrations on adjoining property: See attached narrative.
How has the proposal been designed to be compatible with the adjoining land uses? See attached narrative.
What extensions of water or sewer lines, roads or other public or private services would be necessary if this comprehensive plan amendment were approved? See attached narrative.

Explain why an amendment to the comprehensive plan map is appropriate, detailing changes that have occurred since the comprehensive plan map was adopted or circumstances that warrant a reconsideration of the designation. Include details such as city annexations, area of city impact amendments, population changes, subdivision development, growth factors, expansion of fire district or other service boundaries, transportation or public services improvements or other details that support the proposed map amendment. (Attach additional pages if necessary): See attached narrative.

ACCESS INFORMATION:

Please check the appropriate boxes:

<input type="checkbox"/>	<u>Private Easement</u> <input type="checkbox"/> <u>Existing</u> <input type="checkbox"/> <u>Proposed</u> 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:
<input checked="" type="checkbox"/>	<u>Public Road</u> <input checked="" type="checkbox"/> <u>Existing</u> <input type="checkbox"/> <u>Proposed</u> Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade right-of-way width and name, if existing: 50' ROW. 26' hard surfaced.
<input type="checkbox"/>	<u>Combination of Public Road/Private Easement</u> <input type="checkbox"/> <u>Existing</u> <input type="checkbox"/> <u>Proposed</u> 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: See attached narrative.

Water courses (lakes, streams, rivers & other bodies of water): See attached narrative.

Springs & wells: See attached narrative.

Existing structures (size & use):None.		
Land cover (timber, pastures, etc): See attached narrative.		
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">Are wetlands present on site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</td> <td style="width: 50%; padding: 2px;">Source of information: National Wetlands Map</td> </tr> </table>	Are wetlands present on site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Source of information: National Wetlands Map
Are wetlands present on site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Source of information: National Wetlands Map	
Other pertinent information (attach additional pages if needed): See attached narrative.		

SERVICES:

Sewage disposal will be provided by:	
<input type="checkbox"/>	<u>Existing Community System - List name of sewer district or provider and type of system:</u>
<input type="checkbox"/>	<u>Proposed Community System – List type & proposed ownership:</u>
X	<u>Individual system – List type:</u> Likely at time of future development.
Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details:	
Water will be supplied by:	
<input type="checkbox"/>	<u>Existing public or community system - List name of provider:</u>
<input type="checkbox"/>	<u>Proposed Community System – List type & proposed ownership:</u>
X	<u>Individual well:</u> Likely at time of development.

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: Numerous wells in the area are proven water source per Idaho Department of Water Resources.

Distance (in miles) to the nearest:

Public/Community Sewer System:<1M

Solid Waste Collection Facility:< 6M

Public/Community Water System:<1M

Fire Station:@ 1M

Elementary School:<1M

Secondary Schools:@6 M

County Road: Adjacent

County Road Name:

Which fire district will serve the project site? Northside

Which power company will serve the project site? Northern Lights

How is the proposal not in conflict with the policies of the comprehensive plan?:

Property Rights: See attached narrative.

Population: See attached narrative.

School Facilities & Transportation: See attached narrative.

Economic Development: See attached narrative.

Land Use: See attached narrative.

Natural Resources: See attached narrative.

Hazardous Areas: See attached narrative.

Public Services: See attached narrative.

Transportation: See attached narrative.

Recreation: See attached narrative.

Special Areas or Sites: See attached narrative.

Housing: See attached narrative.


Community Design: See attached narrative.

Agriculture: See attached narrative.

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: _____

Representative signature:  _____ Date: 10.22.25 _____