



# 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)

## COMPREHENSIVE PLAN MAP AMENDMENT APPLICATION

### FOR OFFICE USE ONLY:

FILE # **AM0001-25**

RECEIVED:

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alexander.feyen , 2/25/2025, 1:09:28 PM

### PROPOSED AMENDMENT:

The applicant is requesting an amendment to the Comprehensive Plan map

**From:** (Current Comprehensive plan land use map designation) Rural Residential 5-10

Effective date of current map: 2.14.25

**To:** (Proposed comprehensive plan land use designation) Transition

### APPLICANT INFORMATION:

Landowner's name: Miller, Kimberly A

Mailing address: [REDACTED]

City: Sagle

State: ID

Zip code: [REDACTED]

Telephone: [REDACTED]

Fax:

E-mail: [REDACTED]

### REPRESENTATIVE'S INFORMATION:

Representative's name: Jeremy Grimm

Company name: Whiskey Rock Planning + Consulting

Mailing address: 614 Creekside Lane

City: Sandpoint

State: ID

Zip code: 83864

Telephone: 208-946-9944

Fax:

E-mail: Jeremy@whiskeyrockplanning.com

### ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project: Glahe

Company name: Glahe Surveying

Mailing address:

City: Sandpoint

State: ID

Zip code: 83864

Telephone:

Fax:

E-mail: tglah@glah@inc.com

**PARCEL INFORMATION:**

|  |                 |           |     |            |    |                 |        |                                     |                             |         |  |
|--|-----------------|-----------|-----|------------|----|-----------------|--------|-------------------------------------|-----------------------------|---------|--|
| Section #:   | 36              | Township: | 56N | Range:     | 2W | Parcel acreage: | 3.5 Ac |                                     |                             |         |  |
| Parcel # (s):  | RP56N02W320651A |           |     |            |    |                 |        |                                     |                             |         |  |
| Legal description: NE W of Original HWY95 & E of NEW HWY 95 S of Dufort RD Less Tax 5 & HW R/W |                 |           |     |            |    |                 |        |                                     |                             |         |  |
| Current zoning:  |                 |           |     | Rural 5    |    |                 |        | Current use:                        | Residential W Home Business |         |  |
| What zoning districts border the project site?   |                 |           |     |            |    |                 |        |                                     |                             |         |  |
| North:   |                 |           |     | Rural 5    |    |                 |        | East:                               |                             | Rural 5 |  |
| South:   |                 |           |     | Commercial |    |                 |        | West:                               |                             | Rural 5 |  |
| Comprehensive plan designation:  |                 |           |     |            |    |                 |        | Rural Residential 5-10              |                             |         |  |
| Uses of the surrounding land (describe lot sizes, structures, uses):                           |                 |           |     |            |    |                 |        |                                     |                             |         |  |
| North:   |                 |           |     |            |    |                 |        | Bulk Material Sales                 |                             |         |  |
| South:   |                 |           |     |            |    |                 |        | Commercial RV Park                  |                             |         |  |
| East:  |                 |           |     |            |    |                 |        | RR ROW Tracks                       |                             |         |  |
| West:  |                 |           |     |            |    |                 |        | U.S. 95                             |                             |         |  |
| Nearest city:  |                 |           |     | Sandpoint  |    |                 |        | Distance to the nearest city:       |                             | 7 MI    |  |
| Detailed Site:   |                 |           |     | Directions |    |                 |        | to                                  |                             |         |  |
| on   |                 |           |     | Dufort.    |    |                 |        | Property is on right before tracks. |                             |         |  |
|  |                 |           |     |            |    |                 |        |                                     |                             |         |  |
|  |                 |           |     |            |    |                 |        |                                     |                             |         |  |
|  |                 |           |     |            |    |                 |        |                                     |                             |         |  |

**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 |

| Date     | Time | Location  |
|----------|------|-----------|
|          |      | See       |
| attached |      | Narrative |
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**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><br>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: _____<br>_____<br>_____      |
| <input checked="" type="checkbox"/> | <u>Public Road</u> <input checked="" type="checkbox"/> <u>Existing</u> <input type="checkbox"/> <u>Proposed</u><br>Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade right-of-way width and name, if existing: <u>Hard Surfaced. County maintained. 26' surface within a 50' ROW.</u><br>_____ |
| <input type="checkbox"/>            | <u>Combination of Public Road/Private Easement</u> <input type="checkbox"/> <u>Existing</u> <input type="checkbox"/> <u>Proposed</u><br>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: _____<br>_____<br>_____                  |

**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.  
\_\_\_\_\_  
\_\_\_\_\_

Water courses (lakes, streams, rivers & other bodies of water): N/A  
\_\_\_\_\_  
\_\_\_\_\_

Springs & wells: 1973.  
ID#271903

Existing structures (size & use): SF Residential with various outbuildings. See Site Plan.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Land cover (timber, pastures, etc): Field/Lawn/ Several large Bull Pine Trees.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Are wetlands present on site? ☐ Yes ☒ No      Source of information: National 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: Original System.Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: N/A

Water will be supplied by:

☐Existing public or community system - List name of provider:☐Proposed Community System - List type & proposed ownership:☒Individual wellPlease explain the water source, capacity, system maintenance plan, storage and delivery system and other details: Residential well. Use / Retail sale will not include water demand.

Distance (in miles) to the nearest:

Public/Community Sewer System: 6 M

Solid Waste Collection Facility: 300'

Public/Community Water System: 6 M

Fire Station: 6 M

Elementary School: 5 M

Secondary Schools: 7 M

County Road: Adjacent

County Road Name: Old US 95 S/Dufort

Which fire district will serve the project site? SelkirkWhich power company will serve the project site? Avista**How is the proposed subdivision in accordance with the specific objectives of the comprehensive plan? (Please see attached copy of the goals and objectives):**Property Rights: See NarrativePopulation: See NarrativeSchool Facilities & Transportation: See NarrativeEconomic Development: See Narrative

|  |
|--|
| Land Use:_See Narrative                                  |
|  |
| Natural Resources:_See Narrative                         |
|  |
| Hazardous Areas: See Narrative                           |
|  |
| Public Services: See Narrative                           |
|  |
| Transportation:See Narrative                             |
|  |
| Recreation: See Narrative                                |
|  |
| Special Areas or Sites: See Narrative                    |
|  |
| Housing: See Narrative                                   |
|  |
| Community Design: See Narrative                          |
|  |
| Agriculture: See 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: jonathan grimm Date: 4.11.25  
Representative

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