



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 #

AM0003-25

RECEIVED:

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david.fisher , 4/21/2025, 10:03:46 AM

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:

To: (Proposed comprehensive plan land use designation) **RURAL RES 5-10**

APPLICANT INFORMATION:

Landowner's name: **STEWARDSHIP LAND MANAGEMENT LLC**

Mailing address: [REDACTED]

City: **KOOTENAI**

State: **ID**

Zip code: **83840**

Telephone: [REDACTED]

Fax: [REDACTED]

E-mail: [REDACTED]

REPRESENTATIVE'S INFORMATION:

Representative's name: **DAN PROVOLT**

Company name: **PROVOLT LAND SURVEYING**

Mailing address: [REDACTED]

City: **PONDERAY**

State: **ID**

Zip code: **83852**

Telephone: [REDACTED]

Fax: [REDACTED]

E-mail: [REDACTED]

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project:

Company name:

Mailing address:

City:

State:

Zip code:

Telephone:

Fax:

E-mail:

PARCEL INFORMATION:

Section #:3 Township:57N Range:1W Parcel acreage:10.72

Parcel # (s):RP034180000020A

Legal description:

LOT 2, SELLE VALLEY MEADOWS, BOOK 16, PAGE 21

Current zoning:AF10

Current use:AF10-20

What zoning districts border the project site?

North:AF10/AF20

East:AF10/REC

South:R5

West:AF10

Comprehensive plan designation:AG FOR

Uses of the surrounding land (describe lot sizes, structures, uses):

North:7.95 AC RESIDENTIAL

South: HWY 200 / 4.6 AC BARE

East:2 AC RESIDENTIAL / 2.6 AC BARE

West:10.99 AC RESIDENTIAL

Nearest city:KOOTENAI

Distance to the nearest city:4.9MILES

Detailed Directions to Site:FROM KOOTENAI, TRAVEL EAST ON HWY 200 FOR 4.9 MILES

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?

THE PROXIMITY TO HWY 200 AND THE LACK OF FARMING/AGRICULTURE AND FORESTRY POSSIBILITIES ON THIS LOT MAKE IT MORE SUTIALBE FOR RURAL/RESIDENTIAL USES

Explain how the proposed comprehensive plan amendment will effect elements such as noise, light glare, odor, fumes and vibrations on adjoining property:

THE LOT IS LOCATED ON A STATE HWY AND NEAR THE RAILROAD, HAVING A RESIDENCE AND POTENIAL BUILDING OF HOMES WILL NOT CHANGE THE ELEMENTS OF NOISE OR ODOR THAT CURRENTY EXISTS IN THE AREA

How has the proposal been designed to be compatible with the adjoining land uses?

CURRENT ZONING ON THE SOUTH SIDE OF HWY 200 AND EXTENDING TO THE LAKE IS RURAL 5, TO THE EAST IS A LARGE RECREATION ZONE

What extensions of water or sewer lines, roads or other public or private services would be necessary if this comprehensive plan amendment were approved?

PROPERTY IS LOCATED ON A STATE HWY, PRIVATE WELL AND SEWER ARE IN PLACE TO PROVIDE SERVICES.

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):

THE PROPERTY IS LOCATED ON TOP OF A NATURAL ROCK HILL WHICH HAS NO FORESTRY OR AGRICULTURAL PROSPECTS. THE SURROUNDING LAND USES ARE PRIMARILY RESIDENTIAL OR RECREATIONAL, ESPECIALLY ALONG THE HWY CORRIDOR. WITHOUT THE POSSIBILITY OF OTHER USES THE LAND IS ONLY SUITABLE FOR RESIDENTIAL HOUSING.

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:
HWY 200 (PAVED, VARIABLE WIDTH PUBLIC HWY) AND OLD HIGHWAY (GRAVEL, CO MAIN) |
| <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:
PLATEAUED HILL WITH SLOPES REACHING 30% ALONG EAST AND SOUTH ENDS OF LOT

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

Springs & wells:
ONE WELL ON LOT

Existing structures (size & use):

NONE

Land cover (timber, pastures, etc):

BARE

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:
160'X60 DRAINFIELD AS SHOWN ON PLAT

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
TYPICAL

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details:

WELL WATER

Distance (in miles) to the nearest:

Public/Community Sewer System:4.9 Solid Waste Collection Facility: 11.6

Public/Community Water System:4.9 Fire Station:3.8

Elementary School:5.1 Secondary Schools:9.3

County Road:0 County Road Name:OLD HIGHWAY

Which fire district will serve the project site?NORTHSIDE

Which 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:

NO TAKING OF LAND WILL OCCUR BY THIS PROPOSAL

Population:

THIS PROPOSAL ALLOWS FOR POPULATION GROWTH WHILE KEEPING WITH THE DESIGN ALONG THE HIGHWAY CORRIDOR

School Facilities & Transportation:

PROPERTY IS LOCATED ON STATE HWY 200 AND OLD HIGHWAY (COUNTY MAINTAINED).

Economic Development:

5 ACRE MINIMUM ZONE WILL ALLOW FOR SOME LAND USE OPTIONS WHILE KEEPING WITH THE AREA DESIGN AND ADJACENT ZONING

Land Use:

THE LOCATION ON A STATE HIGHWAY ALONG WITH THE PLATEAU/HILL TOP LAYOUT OF THE LOT ALLOWS FOR RESIDENTIAL USES AS THE BEST VIABLE OPTION

Natural Resources:

THE LOT IS FREE OF TIMBER, STREAMS AND WETLANDS, NO NATURAL RESOURCES WILL BE AFFECTED BY THIS CHANGE IN PLAN DESIGNATION

Hazardous Areas:

THERE ARE NO HAZARDOUS AREAS TO CONTEND WITH

Public Services:

THE PROPERTY AND SURROUNDING PROPERTIES RELY ON INDIVIDUAL WELLS AND SEWER DISPOSAL SYSTEMS. THE PROPERTY IS LOCATED ON A STATE HIGHWAY AND COUNTY MAINTAINED ROAD PROVIDING TRANSPORTATION ACCESS AS WELL

Transportation:

PROPERTY IS LOCATED ON A STATE HIGHWAY AND COUNTY MAINTAINED ROAD, TRANSPORTATION SERVICES ARE WELL ESTABLISHED.

Recreation:

RECREATION SITES ARE NOT AFFECTED BY THIS PROPOSAL

Special Areas or Sites:

THERE ARE NO SPECIAL SITES OR AREAS TO CONSIDER

Housing:

THIS PROPOSAL ALLOWS FOR A MINUTE AMOUNT OF EXPANSION WHILE KEEPING WITH THE RURAL NATURE OF 5-10 ACRE LOTS IN THE AREA.

Community Design:

MOST LOTS/PARCELS ALONG THE HIGHWAY CORRIDOR ARE RESIDENTIAL OR COMMERCIAL IN NATURE CONSISTING OF 1-10 ACRE PARCELS. FURTHER EAST IS A DESIGNED GOLF COMMUNITY AND RECREATIONAL ACCESS

Agriculture:

AGRICULTURE IS NOT A VIABLE OPTION ON THIS PROPERTY DUE TO THE ELEVATED AND ROCKY SURFACE

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: 4-21-25

Landowner's signature: _____ Date: _____