



BONNER COUNTY PLANNING DEPARTMENT

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ZONE CHANGE APPLICATION

FOR OFFICE USE ONLY:

FILE # **ZC0004-25**

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alexander.feyen , 2/25/2025, 1:35:09 PM

PROPOSED ZONE CHANGE:

Current zoning: Rura 5

Proposed zoning: Commercial

APPLICANT INFORMATION:

Landowner's name: [REDACTED]

Mailing address: [REDACTED]

City: Sagle

State: ID

Zip code: 83860

Telephone: [REDACTED]

Fax:

E-mail: [REDACTED]

REPRESENTATIVE'S INFORMATION:

Representative's name: [REDACTED]

Company name: [REDACTED]

Mailing address: [REDACTED]

City: Sandpoint

State: ID

Zip code: 83864

Telephone: [REDACTED]

Fax:

E-mail: [REDACTED]

ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project: Galhe

Company name: Glahe

Mailing address:

City: Sandpoint

State:

Zip code:

Telephone:

Fax:

E-mail: [REDACTED]

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 Less Tax 5 & HW R/W

Current zoning: Rural 5	Current use: Residential
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 Sale	
South: RV Park	
East: RR Tracks	
West: US 95	
Nearest city: Sandpoint	Distance to the nearest city: 7 M
Detailed directions to site: <u>US 95 south to Dufort. Left on Dufort. Property on right.</u>	

ADDITIONAL PROJECT DETAILS:

Explain why the zone change is necessary: <u>See Narrative</u>
Is the comprehensive plan map designation for this site consistent with the proposed zoning? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
How does the proposal meet the specific criteria of the proposed zoning district? (BCRC 12-321 through 12-329) <u>See Narrative</u>
Explain how the proposed zone change will effect elements such as noise, light glare, odor, fumes and vibrations on adjoining property: <u>See Narrative</u>
How has the proposal been designed to be compatible with the adjoining land uses? <u>See Narrative</u>

What extensions of water or sewer lines, roads or other public or private services would be necessary if this zone change were approved? None. Property has existing services. BLP would trigger consideration for new services.

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: <u>Hard/Asphalt 26' road. County maintained. 50' ROW. Flat.</u> _____ _____
<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:
Flat.

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

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

Springs & wells: 197 Well # ID271903

Existing structures (size & use): Several , see Site Plan and Narrative.

Land cover (timber, pastures, etc): Lawn, Field, a few large Bull Pine Trees. Mostly open.

Are wetlands present on site? ☐ Yes ☒ No

Source of information: National Map

Other pertinent information (attach additional pages if needed): _____

See Narrative

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: Existing Residential system.

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: Proposed use would not generate additional wastewater. Retail sale of sport equipment.

Water will be supplied by:

☐ Existing public or community system - List name of provider: _____

☐ Proposed Community System - List type & proposed ownership: _____

☒ Individual well 1973 Well ID#271903

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: N/A Proposed use would not supply potable water to public.

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: Selkirk 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? Selkirk

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: See Narrative

Population: See Narrative

School Facilities & Transportation: See Narrative

Economic 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

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: 2.14.25
Representative

Landowner's signature: _____ Date: _____