



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)

ZONE CHANGE APPLICATION

FOR OFFICE USE ONLY:

FILE #

ZL0005-25

RECEIVED:

RECEIVED

MAR 31 2025

**Bonner County
Planning Department**

PROPOSED ZONE CHANGE:

Current zoning: Rural-10

Proposed zoning: Recreation

APPLICANT INFORMATION:

Landowner's name: DORMAR Land Management, LLLP - C/O Ruen-Yeager & Associates, Inc.

Mailing address: 219 Pine Street

City: Sandpoint

State: Idaho

Zip code: 83864

Telephone: 208-265-4629

Fax: n/a

E-mail: dlr@ruenyeager.com

REPRESENTATIVE'S INFORMATION:

Representative's name: Tess Vogel, Planner; Clare Marley, AICP, Planner

Company name: Ruen-Yeager & Associates, Inc.

Mailing address: 219 Pine Street

City: Sandpoint

State: Idaho

Zip code: 83864

Telephone: 208-265-4629, ext. 208; 208-265-4629, ext. 204

Fax: n/a

E-mail: tvogel@ruenyeager.com; cmarley@ruenyeager.com

ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project: Darius Ruen, P.E.; Laura Winter, P.E.

Company name: Ruen-Yeager & Associates, Inc.

Mailing address: 3201 North Huetter Road, Suite 102

City: Coeur d'Alene

State: Idaho

Zip code: 83814

Telephone: 208-292-0820, ext. 103; 208-292-0820, ext. 119

Fax: n/a

E-mail: dlr@ruenyeager.com; lwinter@ruenyeager.com

PARCEL INFORMATION:

Section #: 13, 18, 24, 19

Township: 56N

Range: 1E, 2E

Parcel acreage: 1,153 acres total - see summary

Parcel # (s): See attached parcel list summary

Legal description: See attached legals



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ZONE CHANGE APPLICATION

FOR OFFICE USE ONLY:

FILE # RECEIVED MAR 3 1 2025 Bonner County Planning Department	RECEIVED: EC0002-82
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PROPOSED ZONE CHANGE:

Current zoning: <u>Rural-10</u>	Proposed zoning: <u>Recreation</u>
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APPLICANT INFORMATION:

Landowner's name: Byron & Kelly Ruen		
Mailing address: PO Box 178		
City: Hope	State: Idaho	Zip code: 83836
Telephone: 208-255-9695; 208-290-3311	Fax: n/a	
E-mail: byron.ruen@ruendrilling.com		

REPRESENTATIVE'S INFORMATION:

Representative's name: Tess Vogel, Planner; Clare Marley, AICP, Planner		
Company name: Ruen-Yeager & Associates, Inc.		
Mailing address: 219 Pine Street		
City: Sandpoint	State: Idaho	Zip code: 83864
Telephone: 208-265-4629, ext. 208; 208-265-4629, ext. 204	Fax: n/a	
E-mail: tvogel@ruenyeager.com; cmarley@ruenyeager.com		

ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project: Darius Ruen, P.E.; Laura Winter, P.E.		
Company name: Ruen-Yeager & Associates, Inc.		
Mailing address: 3201 North Huetter Road, Suite 102		
City: Coeur d'Alene	State: Idaho	Zip code: 83814
Telephone: 208-292-0820, ext. 103; 208-292-0820, ext. 119	Fax: n/a	
E-mail: dlr@ruenyeager.com; lwinter@ruenyeager.com		

PARCEL INFORMATION:

Section #: 13, 18, 24, 19	Township: 56N	Range: 1E, 2E	Parcel acreage: 1,153 acres total - see summary
Parcel # (s): See attached parcel list summary			
Legal description: See attached legals			

Current zoning: Rural-10	Current use: Vacant; Residential
What zoning districts border the project site?	
North: Rural-10; Rural-5; Recreation	East: Lake Pend Oreille; Rural-5; Rural-10; Ag/Forestry-10 & 20
South: Lake Pend Oreille	West: Recreation
Comprehensive plan designation: Resort Community	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: Vacant; Residential; Hope Elementary School; Ellisport Bay Sewer District; Island View Resort; Beyond Hope Resort/RV Park.	
South: Lake Pend Oreille.	
East: Lake Pend Oreille; Federal Land.	
West: Residential	
Nearest city: East Hope	Distance to the nearest city: ~2 miles
Detailed directions to site: *From Bonner County Administration Building to Dormar Drive at Hope School Road intersection	
From the Bonner County Administrative Building continue to US-2 East; take ID-200 to Peninsula Road for 20.3 miles; follow Hope School Road to Dormar Drive for 0.8 miles. Start of Dormar Drive is a locked green gate.	

ADDITIONAL PROJECT DETAILS:

Explain why the zone change is necessary: <u>See attached narrative</u> <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div>
Is the comprehensive plan map designation for this site consistent with the proposed zoning? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
How does the proposal meet the specific criteria of the proposed zoning district? (BCRC 12-321 through 12-329) <u>See attached narrative</u> <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div>
Explain how the proposed zone change will effect elements such as noise, light glare, odor, fumes and vibrations on adjoining property: <u>See attached narrative</u> <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div>
How has the proposal been designed to be compatible with the adjoining land uses? <u>See attached narrative</u> <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div>

What extensions of water or sewer lines, roads or other public or private services would be necessary if this zone change were approved? See attached narrative

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:

☐

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: Public roads include State Highway 200 (state owned), Peninsula Road (county owned), and Hope School Road (county owned). Private easements/roads includes Dormar Drive from Hope School Road and any future private internal roads on the subject parcels.

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:

Rocky outcrops and benches, slopes varying from less than 15% to greater than 30%, meadows, sloping tree covered areas including benched areas.

Water courses (lakes, streams, rivers & other bodies of water): Lake Pend Oreille

Is site within a floodplain?

☒ Yes

☐ No

Firm Panel #: C1000E

Map designation: x

Springs & wells: Well located at beach development on parcel RP56N02E193000A. Well located on adjacent parcel RP56N02E194200A owned by Byron & Kelly Ruen along with various properties not currently served by Kullyspell Estates Water or other community water for subdivisions Cape of Art (and replat), Antler Point, Buena Vista Beach, Kullyspell Estates, Wendlemere (and additions), Memaloose One Condos, and Ellisport Bay Sewer District on parcel RP56N01E121811A.

Existing structures (size & use): On parcel RP56N02E193000A there are two (2) cabins, gazebo, # accessory structures, well house; On parcel RP56N02E194200A there is a single-family dwelling.

Land cover (timber, pastures, etc): Timber, natural grasses, pasture land, rocky outcrops, sand/pebble beaches

Are wetlands present on site? ☒ Yes ☐ No

Source of information: NWI Map

Other pertinent information (attach additional pages if needed): See attached narrative document and exhibits.

SERVICES:

Sewage disposal will be provided by: See attached sewage service narrative



Existing Community System - List name of sewer district or provider and type of system:

Extension of Ellisport Bay Sewer District service - second service option



Proposed Community System - List type & proposed ownership: A new community sewer service for the subject parcels with the ability to extend service to areas unable to be served by Ellisport Bay Sewer District or other community options - preferred service option



Individual system - List type:

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: See attached sewage service narrative

Water will be supplied by: See attached water service narrative



Existing public or community system - List name of provider: Kullyspell Estates Water - second service option



Proposed Community System - List type & proposed ownership: A new community water service for the subject parcels with the ability to extend service to areas unable to be served by Kullyspell Estates Water or other community options - preferred service option



Individual well

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

Distance (in miles) to the nearest:

Public/community sewer system: <1 mile

Solid waste collection facility: 7 miles (Clark Fork)

Public/community water system: <1 mile

Fire station: <1 mile (Sam Owen Fire House)

Elementary school: <1 mile (Hope Elementary)

Secondary schools: 8 miles (Clark Fork Jr./Sr. High School)

County road: 0.5 miles - adjacent to Dormar Road

County road name: Hope School Road

Which fire district will serve the project site? Sam Owen Fire District

Which power company will serve the project site? Avista Utilities

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 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

Implementation: (Not required to complete this element) n/a

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: Darius Zue, GP Date: 3/31/25

DORMAR LAND MGMT, LLC

Landowner's signature: [Signature] Date: 3-31-25