



BONNER COUNTY PLANNING DEPARTMENT

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ZONE CHANGE APPLICATION

FOR OFFICE USE ONLY:

FILE #	RECEIVED:
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PROPOSED ZONE CHANGE:

Current zoning: Rural 10	Proposed zoning: Rural 5
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APPLICANT INFORMATION:

Landowner's name: Marshall Davis		
Mailing address: [REDACTED]		
City:	State: WA	Zip code: 99353
Telephone: [REDACTED]	Fax:	
E-mail: [REDACTED]		

REPRESENTATIVE'S INFORMATION:

Representative's name: Jesse Bailey		
Company name: James A. Sewell & Associates, LLC		
Mailing address: 600 4th Street West		
City: Newport	State: WA	Zip code: 99156
Telephone: 509-447-3626	Fax:	
E-mail: jbailey@jasewell.com		

ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

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

PARCEL INFORMATION:

Section #: 06	Township: 55N	Range: 5W	Parcel acreage: 10
Parcel # (s): RP55N05W069001A			
Legal description: NE1/4 SE1/4 SE1/4			

Current zoning: R-10	Current use: Residential
What zoning districts border the project site?	
North:	East:
South:	West:
Comprehensive plan designation:	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: R-10	
South: R-10	
East: R-5	
West: R-10	
Nearest city: Oldtown	Distance to the nearest city: 4.2 miles
Detailed directions to site: Travel South on Highway 41 from Oldtown, turn Left onto Old Priest River Road, Turn Right on Hoo Doo Loop, Turn Right onto Dry Creek Road, Turn left on Doris Lane and approx 0.3 miles and subject property will be on the Right.	

ADDITIONAL PROJECT DETAILS:

Explain in detail the reason for the zone change: This proposal would change the existing R10 zoning to R5 to allow for the properties to be subdivided into (2) 5 acre lots.

Is the comprehensive plan map designation for this site consistent with the proposed zoning?
☒ Yes ☐ No

How does the proposal meet the specific criteria of the proposed zoning district? (BCRC 12-321 through 12-329) The subject properties are adjacent to 5 acre parcels to the East and kitty corner to 5 acre parcels at the Southeast. There are existing residences of similar size. The road network runs parallel with and across the westerly boundary of the subject properties to supply access to the residences

Explain how the proposed zone change will effect elements such as noise, light glare, odor, fumes and vibrations on adjoining property: The proposal would not have any effect.

How has the proposal been designed to be compatible with the adjoining land uses? The proposal would allow the creation of a new residence that would be of similar size and nature as the surrounding lands. There would be sufficient timber coverage to allow for privacy and the network allows for easy access. There are a number of 5 acre residential lots located east of the subject properties.

What extensions of water or sewer lines, roads or other public or private services would be necessary if this zone change were approved? Power would be supplied to each new lot created by the minor land division.

ACCESS INFORMATION:

Please check the appropriate boxes:

<input checked="" type="checkbox"/>	<u>Private Easement</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 and easement width. Include recorded instrument number for existing easements & name, if existing: <u>Existing gravel driveway of varying width along an existing road easement.</u> <u>Shown on Inst. No. 675792</u> <u>Existing roadway known as Doris Lane</u>
<input type="checkbox"/>	<u>Public Road</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 right-of-way width and name, if existing: _____ _____
<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:
The whole 10 acres is relatively flat.

Water courses (lakes, streams, rivers & other bodies of water):
n/a

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

Springs & wells: _____
n/a

Existing structures (size & use): _____
Existing house (Approximately 30'x70')
Existing garage (Approximately 30'x40')

Land cover (timber, pastures, etc):
Moderate timber coverage across both properties.

Are wetlands present on site? ☐ Yes ☒ No Source of information:

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: Individual Sewer System

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: Individual Septic System w/ leach field

Water will be supplied by:

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

☐ Proposed Community System – List type & proposed ownership:

☒ Individual well

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: Individual domestic well to be installed on new lot

Distance (in miles) to the nearest:

Public/community sewer system: 4.4 Solid waste collection facility: 2.2

Public/community water system: 2.6 Fire station: 2.6

Elementary school: 4.3 Secondary schools: 7.5

County road: 1.0 County road name: Hood Doo Loop Road

Which fire district will serve the project site? West Pend Oreille Fire Department

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: This proposal conveys the right for the owners to subdivide their land and in doing so, does not deprive any current neighboring property owner of the the full use and enjoyment of their property.

Population: This variance would result in little to no effect on the population. The new lot would be a single family dwelling.

School Facilities & Transportation: Should the homes be occupied by school aged children, the Idaho Hill Grade School is approx. 4 miles away, and the Priest River School District is 7 miles away from the subject property.

Economic Development: One of the lots is occupied by an existing residence. The other lot would have new construction.

Land Use: This variance still allows the property to be compatible with surrounding land uses and residential opportunities.

Natural Resources: This project will not adversely impact Bonner County's natural resources, as identified in the comprehensive plan.

Hazardous Areas: This site contains no hazardous sites.

Public Services: Each lot will be supplied by their own water and sewer systems, the new lot will need to be supplied power by Avista. The parcels are located within the West Pend Oreille Fire District Boundary.

Transportation: The subject property is serviced by an existing roadway (Doris Lane) which runs North and South along the subject properties westerly boundary. The road also services residences south of the property.

Recreation: None

Special Areas or Sites: This proposal contains no special areas or sites.

Housing: There is an existing residence with garage that will remain on the 5 acre parcel on the south. New house would be constructed on other lot

Community Design: None

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.

Representative's signature:

Jesse Bailey

Date:

3-3-25

Landowner's signature:

Date: