



# BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)  
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## ZONE CHANGE APPLICATION

### FOR OFFICE USE ONLY:

FILE #

ZC0008-25

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david.fisher, 4/21/2025, 10:06:59 AM

### PROPOSED ZONE CHANGE:

Current zoning: AF10

Proposed zoning: R5

### 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: [REDACTED]

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 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 BK. 16, PG. 21

Current zoning: AF10	Current use: AF10-20
What zoning districts border the project site?	
North: AF20	East: REC
South: R5	West: AF10
Comprehensive plan designation: MAP AMENDMENT APPLICATION ATTACHED	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 7.95 RESIDENTIAL	
South: 5 AC BARE	
East: 2-2.6 AC RESIDENTIAL	
West: 10.99 AC RESIDENTIAL	
Nearest city: KOOTENAI	Distance to the nearest city: 4.4 MILES
Detailed directions to site: FROM KOOTENAI, TRAVEL EAST ON HWY 200 FOR 4.4 MILES	

#### **ADDITIONAL PROJECT DETAILS:**

Explain why the zone change is necessary: THE LOT IS LOCATED ON TOP OF A ROCKY HILL MAKING AGRICULTURE AND FORESTRY IMPOSSIBLE. DEVELOPMENT AND BUILDING ARE IDEAL ALONG HIGHWAY CORRIDORS SO THAT THE MORE RURAL AND FARMING AREAS WILL REMAIN THAT WAY. THIS ZONE CHANGE WILL ALLOW FOR DEVELOPMENT IN APPROPRIATE AREAS

Is the comprehensive plan map designation for this site consistent with the proposed zoning?  
☐ Yes ☒ No COMPREHENSIVE PLAN MAP AMENDMENT APPLICATION ATTACHED

How does the proposal meet the specific criteria of the proposed zoning district? (BCRC 12-321 through 12-329) THIS PROPERTY HAS DIRECT ACCESS TO A PUBLIC HIGHWAY, IS NOT LOCATED ON AGRICULTURAL LAND/SOIL AND DOES NOT MEET THE CRITERIA FOR A AF10 DESIGNATION. THIS PROPERTY IS NOT LOCATED IN A FLOODWAY AND WHILE IS DOES HAVE SOME SLOPES, IT IS MORE OF A PLATEAU LIKE, ROCKY HILL THAT IS IDEAL FOR RESIDENTIAL USES.

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

THIS PROPERTY IS LOCATED DIRECTLY ALONG A HIGHWAY CORRIDOR AND NEAR THE RAILROAD. NOISE, ODOR, FUMES AND VIBRATIONS ARE EXPECTED IN THIS AREA AND WILL NOT BE MADE WORSE BY A RESIDENTIAL LOT

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

LAND TO THE SOUTH OF THIS PROPERTY IS IN THE RURAL RESIDENTIAL AREA. LAND TO THE EAST IS CURRENTLY DESIGNATED AS RECREATIONAL AND HAS SIMILAR PHYSICAL FEATURES. THE LANDS TO THE NORTH ARE MORE SUITABLE FOR FARMING AND FORESTRY AND SHOULD STAY AS SUCH.

What extensions of water or sewer lines, roads or other public or private services would be necessary if this zone change were approved? NO EXTENSIONS OF WATER OR SEWER LINES WILL BE NECESSARY. ROADS AND ACCESS ARE ALREADY IN PLACE AND NO ADDITIONS WILL BE NEEDED.

#### 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: HIGHWAY 200 (VARIABLE WIDTH, PAVED.) OLD HIGHWAY IS A 55' WIDE PUBLIC ROAD (GRAVEL)

☐ 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: \_\_\_\_\_

#### 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: LOCATED ON A PLATEAU WITH MAXIMUM SLOPES OF >30% ALONG THE EAST AND SOUTH EDGES. THERE ARE FLAT AREAS FOR RESIDENTIAL BUILDINGS.

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

Is site within a floodplain?    ☐ Yes    ☒ No    Firm Panel #: C0735E    Map designation: X

Springs & wells: ONE WELL CURRENTLY ON LOT

Existing structures (size & use): NONE

Land cover (timber, pastures, etc):BARE, SCATTERED TREES IN NORTHWEST CORNER OF LOT

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: 2 DRAINFIELDS PER EASEMENT NO. 976551 (9,600 SQFT)

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 DRILLED WELL

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

Distance (in miles) to the nearest:

Public/community sewer system: 4.4	Solid waste collection facility: 11.6
Public/community water system: 4.4	Fire station: 3.8
Elementary school: 5.1	Secondary schools: 9.4
County road: 0	County road name: HWY 200

Which fire district will serve the project site? NORTHSIDE

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: NO TAKING OF LAND WILL OCCUR FROM THIS CHANGE

Population: SMALL SCALE AND APPROPRIATE ZONE CHANGES ARE AN ACCEPTABLE WAY OF ALLOWING FOR GROWTH WHILE KEEPING THE GROWTH RATE AT A MANAGEABLE LEVEL

School Facilities & Transportation: THIS PROPERTY IS LOCATED ON A STATE HIGHWAY WITH EXISTING PERMITTED ENCROACHMENTS AND SCHOOL TRANSPORTATION IN PLACE.

Economic Development: SMALL SCALE AND APPROPRIATE ZONE CHANGES ARE AN ACCEPTABLE WAY OF ALLOWING FOR GROWTH WHILE KEEPING THE GROWTH RATE AT A MANAGEABLE LEVEL.

Land Use: DEVELOPMENT AND BUILDING IS IDEAL FOR HIGHWAY CORRIDORS, AWAY FROM AGRICULTURAL LANDS. THIS PROPERTY IS IN A LOCATION THAT SHOULD ENCOURAGE SMALL SCALE ZONE CHANGES THAT ALLOW FOR MORE RURAL AREAS TO STAY RURAL

Natural Resources: WITH FORESTRY AND AGRICULTURE A NONVIABLE OPTION ON THIS PROPERTY, NATURAL RESOURCES ARE UNAFFECTED BY THIS CHANGE.

Hazardous Areas: THERE ARE NO HAZARDOUS AREAS ON, OR NEAR THIS PROPERTY

Public Services: NO PUBLIC SERVICES ARE AFFECTED BY THIS PROPOSAL. TRANSPORTATION IS IN PLACE AND PRIVATE SERVICES WILL BE USED FOR ANY RESIDENCE.

Transportation: THIS PROPERTY IS LOCATED ON A STATE HIGHWAY WITH ESTABLISHED ACCESS TO IT.

Recreation: RESPONSIBLE AND APPROPRIATE ZONE CHANGES ALLOW FOR OUR RECREATIONAL AREAS TO BE MAINTAINED, ENJOYED AND RESPECTED BY ALL RESIDENTS.


Special Areas or Sites: THERE ARE NO SPECIAL AREAS OR SITES ON THIS PROPERTY

Housing: DEVELOPMENT AND BUILDING IN THIS AREA IS IDEAL, AWAY FROM AGRICULTURAL LAND. THIS PROPERTY IS IN A LOCATION THAT SHOULD ENCOURAGE SMALL SCALE ZONE CHANGES THAT ALLOW FOR HOUSING OPTIONS OUTSIDE OF THE RURAL AREAS.

Community Design: LAND TO THE SOUTH OF THIS PROPERTY IS IN THE RURAL RESIDENTIAL ZONE, TO THE EAST IS RECREATIONAL AND IS SIMILAR IN PHYSICAL FEATURES.

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:  Date: 4-21-25

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

Narrative statement for zone change application

**Lot 2, Selle Valley Meadows  
RP034180000020A**

This property is located at the intersection of Highway 200 and Old Highway, described as lot 2 of the plat of Selle Valley Meadows, recorded in book 16 of plats, page 21, records of Bonner County, Idaho. We are seeking to designate the property as Rural 5 to align with the lands directly adjacent to this lot. The current designation of Agricultural/Forestry 10 (comprehensive plan map amendment application submitted) is not suitable for the makeup and conditions of this parcel of land. The soils are designated as "Pend Oreille-Rock outcrop complex" which is not "prime soil", and consists of a mostly rocky surface. Due to this soil composition and its hill/plateau constitution, agricultural and/or forestry uses are not viable options. This property is bordered by both a State Highway and a county maintained road which provide ample transportation and utility infrastructure needed for residential demands. Five acre parcels allow for the land owner to promote expansion while leaving ample space to maintain the "rural configuration" of the area. There are also over 200 parcels within a one mile radius that are at or under 9 acres due to similar land features and compositions, exhibiting the acceptable nature of this request.

Any noise or odor influence to the surrounding area would be imperceptible due to the properties proximity to the highway and railroad.



STATE OF IOWA

DEPARTMENT OF LAND SURVEY  
DES MOINES, IOWA

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

Notary Public for the State of Iowa

