



BONNER COUNTY PLANNING DEPARTMENT

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ZONE CHANGE APPLICATION

FOR OFFICE USE ONLY:

FILE #

RECEIVED: Type text here

PROPOSED ZONE CHANGE:

Current zoning: Rural - 10

Proposed zoning: Rural - 5

APPLICANT INFORMATION:

Landowner's name:

Mailing address:

City: Sandpoint

State: ID

Zip code:

Telephone:

Fax: N/A

E-mail:

REPRESENTATIVE'S INFORMATION:

Representative's name:

Company name:

Mailing address:

City:

State:

Zip code:

Telephone:

Fax:

E-mail:

ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project:

Company name:

Mailing address:

City:

State:

Zip code:

Telephone:

Fax:

E-mail:

PARCEL INFORMATION:

Section #: 27

Township: 57N

Range: 3W

Parcel acreage: 10

Parcel # (s): RP57N03W271887A

Legal description: 27-57N-3W TAX21

Current zoning: Rural - 10	Current use: Rural - 5
What zoning districts border the project site? Rural - 10 & Rural -5's	
North: Rural - 10	East: Rural - 5
South: Rural - 10	West: Rural - 5
Comprehensive plan designation: Rural - 10	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 10 (SFD)	
South: 3.666, 3.435 (SFD)	
East: 1.41, 4, 5.298 (SFD)	
West: 10 (2 - SFD)	
Nearest city: Dover	Distance to the nearest city: 4.2 Miles
Detailed directions to site: <u>Head west on Hwy 2, just past Mile marker 22, turn right on Eagle View Road, then take the first right on</u> <u>"The Cross Road." Follow the road until it splits, and the Property will be to the left or north of the Road.</u>	

ADDITIONAL PROJECT DETAILS:

Explain why the zone change is necessary: _____

1 - Adjacent properties to the E and W are Zoned Rural 5, and Lots to the south are under 3.666 Acres or less.

2 —The property better fits the Rural-5 description than a Rural-10 description and is used for Residential homes, not Agricultural use.

3 - The property is intended for residential dwellings, and the desired use is 5-acre lots for Family use.

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) _____

Existing lot sizes and home sites adjacent to this property are consistent with Rural-5 zoning.

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

The Zone Change will have no effect on adjoining properties that are any different from what already occurs.

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

This Rezone aligns the property with adjoining land uses and zoning.

What extensions of water or sewer lines, roads or other public or private services would be necessary if this zone change were approved? There would be no extensions of any services 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: _____
- ☒ 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: _____
Eagle View Partial Paved - 24 feet, The Cross Road Gravel - 20 feet. Grade varies from 6% to Flat.

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 south end of the property is a flat to rolling slope of 10%. The north end is approximately a 25-30% slope with some rock outcrops and benches.

Water courses (lakes, streams, rivers & other bodies of water): No Water

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

Springs & wells: _____

Existing structures (size & use): 2 Portable sheds, (6x12 & 10x16), Footers for a shop Foundation (from previous owners)

Land cover (timber, pastures, etc): Residential yard, second-growth timber.

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: Septic System

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: 1500-Gal Tank W/ Drain Field. Serviced every 5 years.

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: Well, 15 GPM, Depth of 340 Feet

Distance (in miles) to the nearest:

Public/community sewer system: 3 Miles

Solid waste collection facility: 3 miles

Public/community water system: 3 Miles

Fire station: Dover

Elementary school: 5 Miles

Secondary schools: 5 Miles

County road: .2 Miles

County road name: Eagle View

Which fire district will serve the project site? Westside Fire District

Which power company will serve the project site? Northern Lights

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: The proposed zone change respects individual property rights by allowing the landowner greater flexibility in land use while continuing to comply with local, state, and federal regulations. It does not infringe on the rights of adjacent property owners and ensures fair and consistent application of land use laws.

Population: Rezoning from Rural 10 to Rural 5 supports anticipated population growth by allowing for modest residential development, which aligns with the county's objective to manage growth while maintaining rural character.

School Facilities & Transportation: This change has minimal projected impact on school enrollment or transportation systems. Existing infrastructure can support the potential minor increase in population density, and the proposal does not conflict with plans for school facility improvements or transportation system expansions.

Economic Development: Allowing slightly increased residential density may attract new residents who contribute to the local economy. It supports rural economic vitality by potentially creating more demand for local services and businesses while maintaining compatibility with rural development patterns.

Land Use: The zone change is consistent with the county's land use vision, providing flexibility within the rural designation while preserving the character of surrounding land uses. It facilitates orderly development and aligns with adjacent zoning and planned land use patterns.

Natural Resources: The proposal will not negatively impact significant natural resources. Any future development will be subject to environmental review to ensure protection of soil, water, and wildlife resources, consistent with the goals of sustainable rural development.

Hazardous Areas: The property does not lie within a designated hazardous area. Rezoning does not introduce new risk and remains in compliance with hazard mitigation policies outlined in the comprehensive plan.

Public Services: Minimal impact is expected on public services. The zone change does not demand new infrastructure and any future development will remain within the capacity of current service providers (e.g., fire, police, water).

Transportation: The property is accessible by existing roads, and the zone change is unlikely to cause a significant increase in traffic. Any future development will comply with local transportation and access management standards.

Recreation: While the zone change itself does not directly impact recreational resources, potential new residents may utilize nearby existing recreational facilities, encouraging ongoing investment and support for rural recreation.

Special Areas or Sites: The property is not located within a designated special area or site. The proposal is consistent with the intent to protect such areas by concentrating modest development outside of them.

Housing: Rezoning supports the comprehensive plan's goal to provide a variety of housing types and opportunities. It allows for smaller parcel sizes while maintaining rural character, contributing to housing diversity in rural settings.

Community Design: The proposal supports rural community design principles by encouraging low-density development that integrates with the landscape and existing rural patterns. It respects the visual character and scale of the community.

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: _____

5-6-25

Landowner's signature: _____

Date: _____