



BONNER COUNTY PLANNING DEPARTMENT

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ZONE CHANGE APPLICATION

FOR OFFICE USE ONLY:

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|-------------------------|--|
| FILE # ZC0012-25 | RECEIVED: <div>RECEIVED kyle.snider , 8/18/2025, 7:34:10 AM</div> |
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PROPOSED ZONE CHANGE:

| | |
|---------------------------------|------------------------------------|
| Current zoning: Suburban | Proposed zoning: Commercial |
|---------------------------------|------------------------------------|

APPLICANT INFORMATION:

| | | |
|---|---------------------|------------------------|
| Landowner's name: SixPak LLC (Lou Munilla - managing member) | | |
| Mailing address: 324 N. 2nd Ave Suite D | | |
| City: Sandpoint | State: Idaho | Zip code: 83864 |
| Telephone: 208-5997-5152 | Fax: | |
| E-mail: lou@coyotepak.com | | |

REPRESENTATIVE'S INFORMATION:

| | | |
|---|---------------------|------------------------|
| Representative's name: Travis Haller | | |
| Company name: 7B Engineering Inc. | | |
| Mailing address: 404 Church Street, Suite #203 | | |
| City: Sandpoint | State: Idaho | Zip code: 83864 |
| Telephone: 208-263-0623 | Fax: | |
| E-mail: travis@7bengineering.com | | |

ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

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

PARCEL INFORMATION:

| | | | |
|---|----------------------|------------------|------------------------------------|
| Section #: 30 | Township: 56N | Range: 3W | Parcel acreage: 7.175 acres |
| Parcel # (s): N/A previously was RP56N03W305002A | | | |
| Legal description: Lot 1 of Lou's Sixpak | | | |
| Inst. No. 1049814 | | | |

| | |
|---|--|
| Current zoning: Suburban | Current use: Vacant bare land |
| What zoning districts border the project site? | |
| North: Suburban | East: Suburban |
| South: Rural Service Center | West: Suburban |
| Comprehensive plan designation: Transition | |
| Uses of the surrounding land (describe lot sizes, structures, uses): | |
| North: 1-acres for residential and purposes and 28-acres for agricultural | |
| South: multiple lots below 1 acre for residential and public use (church) and one 1.3 ac for commercial | |
| East: 2.5 acres for residential purposes | |
| West: 62.6 acres for private forest land development company | |
| Nearest city: Laclede | Distance to the nearest city: 0.0 miles |
| Detailed directions to site: From Sandpoint go West on Hwy 2 towards Priest River. Turn North onto North Riley Creek Road. Project lot is on the right about 500 feet from intersection with the highway just past the transfer station. | |

ADDITIONAL PROJECT DETAILS:

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

What extensions of water or sewer lines, roads or other public or private services would be necessary if this zone change were approved? _____ **No**
extension of water or sewer lines would be required as water and sewer are not being proposed. No other public or private services are needed to accomodate this request. _____

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: _____ **North Riley Creek Road is a 50' wide paved public road.**

- ☐ 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:

_____ **The land is flat. Max slope is less than 2%. No rock outcroppings.**

Water courses (lakes, streams, rivers & other bodies of water): _____
_____ **No water courses are on the property.** _____

Is site within a floodplain? ☐ Yes ☒ No Firm Panel #: **C0895E** Map designation: **X**

Springs & wells: _____ **None** _____

Existing structures (size & use): _____ **None** _____

Land cover (timber, pastures, etc): Mostly grassland, with little to few trees .

Are wetlands present on site? ☐ Yes ☒ No

Source of information: **Wetland Inventory**

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: Private individual system.

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: This request will not generate the need for sewage or septic but if services are needed an individual system will be the choice.

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: This request will not generate the need for water but if services are needed an individual well will be the choice.

Distance (in miles) to the nearest:

Public/community sewer system: **4.5**

Solid waste collection facility: **0.0**

Public/community water system: **4.5**

Fire station: **5**

Elementary school: **4.5**

Secondary schools: **7**

County road: **0.0**

County road name: **North Riley Creek Road**

Which fire district will serve the project site? West Side FD

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 property rights of the owners or adjoining owners are going to be effected or change by this proposal.

Population: The zone change proposal is not anticipated to adversely effect the population component of the comp plan.

School Facilities & Transportation: No additional transportation routes, roads or street are needing to be extended with this proposal. School Facilities are not anticipated to be adversely effected by this proposal.

Economic Development: If this is approved, the building of a new mini storage encourage economic development in the county through employment of local business.

Land Use: This parcel has a comprehensive land use designation of transition where economic development is encouraged.

Natural Resources: No natural resources are anticipated to be adversely effected by this proposal. No wetlands, water cources, flood plains, or other natural resources exist on the property.

Hazardous Areas: No known hazards exist.

Public Services: Public services are available and no known changes or effects are anticipated to those services.

Transportation: N. Riley Creek Road is a county owned and maintained road and can handle the additional traffic this proposal may generate.

Recreation: Recreational opportunities are encouraged with this proposal by allowing additional storage space for recreational equipment and vehicles.

Special Areas or Sites: N/A

Housing: This proposal is anticipated to have no adverse effect on the communities housing. This proposal is in the transition comp plan where growth is expected and transitions between urban like and commercial like needs are encouraged.

Community Design: This proposal encourages the commerical like uses to be within the areas the county commissioners have designated as transition. Rural services are already on along the highway and border the project property. This proposal is in line with the CD.

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: 8/14/2025

Landowner's signature: _____ Date: _____