



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)

MODIFICATION OF TERMS OF PERMIT APPLICATION

FOR OFFICE USE ONLY:

FILE # MOD0003-25	RECEIVED:
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PROJECT DESCRIPTION:

Modification request: Modification to Conditions of the Collective Report (Item #6)		
Permit File # of original application: MLD030-24	Date original permit was approved: 11/26/2024	
Type of Permit: Minor Land Division		
<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Variance	<input type="checkbox"/> Special Use Permit
<input checked="" type="checkbox"/> Plat	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Zone Change

APPLICANT INFORMATION:

Landowner name:		
Mailing address: 217 Cedar St., #185		
City: Sandpoint	State: ID	Zip code: 83864
Telephone: 208-610-9572	Fax:	
E-mail: jake@sonrayenterprises.com		

REPRESENTATIVE'S INFORMATION:

Representative's name: B. Scott Brown, PE		
Company name: James A. Sewell & Associates, LLC		
Mailing address: 1319 N. Division Ave.		
City: Sandpoint	State: ID	Zip code: 83864
Telephone: 208-263-4160	Fax:	
E-mail: sbrown@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 #: 30	Township: 56N	Range: 3W	Parcel acreage: 9.9
Parcel # (s): RP027707000050A			
Legal description: Lot 5, River Run Estates			
Current landowner's name: Jake Wray			
Current zoning: Suburban		Current use: Residential	
What zoning districts border the project site?			
North: Suburban		East: Suburban/Rural Urban Service Center	
South: Suburban		West: Suburban	
Comprehensive plan designation: Transition			
Uses of the surrounding land (describe lot sizes, structures, uses):			
North: Hwy 2			
South: Residential 4.4 ac			
East: Campbell Pt. Rd.			
West: Non-Residential 2.2 ac			
Nearest city: Laclede		Distance to the nearest city: 0	
Detailed directions to site: Hwy 2 and Campbell Point Rd., Laclede, ID			

ADDITIONAL PROJECT DESCRIPTION:

<p>Explain modification request: (Please attach additional pages if necessary)</p> <p>Remove condition #6.</p>
<p>Reason(s) for the modifications:</p> <p>Prior MLD's approved by the county did not require public right-of-way in the suburban zone, only access easements (copies of recent associated MLD plats submitted to planning director).</p>

Which section(s) of the Bonner County Revised Code are affected by the modification?
BCRC 12-624

What effect will the modification have on the project's land use code requirements? (Density, open space, setbacks, parking, etc.)

Requirement of a public road built to county standards does not apply.

ACCESS INFORMATION:

Access to the project site is: ☐ Public ☒ Private

Roads within and serving the condominium project property are proposed to be:
☐ Public ☒ Private

Road maintenance will be provided by: HOA/parent owner

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:
Relatively level

Water courses (lakes, streams, rivers & other bodies of water):
Pond in northwest corner

Springs & wells:
None

Existing structures (size & use):
Existing SFR

Land cover (timber, pastures, etc):
Pasture

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 drian fields

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: Laclede

☐ 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:

Confirmed service hookups are available from Laclede

Distance (in miles) to the nearest:

Public/community sewer system: 8.5 mi Solid waste collection facility: 0.1 mi

Public/community water system: 0 Fire station: 5.5 mi

Elementary school: 10 mi Secondary schools: 9 mi

County road: 0 County road name: Campbell Point Rd.

Which fire district will serve the project site? Westside Wrenco

Which power company will serve the project site? Avista

How is the modification in accordance with the general and specific objectives of the Comprehensive Plan? (Copy of goals and objectives attached)

Property Rights:

The project has been designed consistent with BCRC subdivision requirements for properties located in a suburban zone. As such, the project protect both the Applicant's rights and the public's.

Population:

The project will result in 3 additional single family dwellings. It is not known what percentage of homeowners will be relocating within Bonner County as opposed to relocating outside the area.

School facilities & Transportation:

The project is located about 9 miles from Priest River which has secondary and elementary schools.

Economic Development:

The project will provide economic development associated with subdivision housing starts.

Land Use:

The project is consistent with land use objectives by complying with allowable densities and comprehensive planning.

Natural Resources:

The property is not adjacent to any bodies of water and is not located in a flood plain. There are no apparent wetlands on the subject property.

Hazardous Areas:

There are currently no hazardous areas associated with the proposed development.

Public Services:

The property is currently served by Avista Utilities and Laclede Water, Panhandle Health District has evaluated the soil onsite and found it suitable for onsite disposal.

Transportation:

The site is adjacent to an existing county maintained road. Two of the proposed lots will be served via a private drive.

Recreation:

The intended use is single family residential. There will be no recreational use associated with the development.

Special Areas or Sites:

There are no known special areas or sites.

Housing:

The subdivision will provide the opportunity for 3 additional dwellings in Bonner County.

Community Design:

The project is consistent with current, adjacent, and surrounding suburban zoning (1-acre minimum lot size).

Agriculture:

The site is currently partially developed and not used for agricultural purposes.

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: B. Scott (B. Scott Brown for Jake Wray) Date: 3/4/2025

Landowner's signature: _____ Date: _____