

BONNER COUNTY PLANNING DEPARTMENT

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ZONE CHANGE APPLICATION

FOR OFFICE USE ONLY:

FILE # ZC0001-25

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alexander.feyen , 2/18/2025, 4:59:30 PM

PROPOSED ZONE CHANGE:

Current zoning: **R-10**

Proposed zoning: **R-5**

APPLICANT INFORMATION:

Landowner's name: **Thomas and Janice Cropper**

Mailing address:

City: **Sandpoint**

State: **Idaho**

Zip code: **83864**

Telephone:

Fax:

E-mail:

REPRESENTATIVE'S INFORMATION:

Representative's name: **Joel and Kylee Cropper**

Company name: **Son and Daughter-in-law**

Mailing address: **533 Lavina Ave**

City: **Sandpoint**

State: **Idaho**

Zip code: **83864**

Telephone: **208-597-3452**

Fax:

E-mail: **joelcropper@gmail.com**

ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project: **Travis Haller**

Company name:

Mailing address:

City: **Sandpoint**

State: **Idaho**

Zip code: **83864**

Telephone: **907-209-8873**

Fax:

E-mail: **travishallergeo@gmail.com**

PARCEL INFORMATION:

Section #: **5**

Township: **56N**

Range: **3W**

Parcel acreage: **10.0 acres**

Parcel # (s): **RP56N03W058100A**

Legal description: **5-56N-3W SWNWSE**

Current zoning: Rural-10	Current use: Residential
What zoning districts border the project site?	
North: R-10	East: R-10
South: R-10	West: R-10
Comprehensive plan designation: Rural Residential	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 10 acres for residential purposes	
South: 400 acres for private land development company	
East: 20 acres for residential purposes	
West: 400 acres for private land development company	
Nearest city: Laclede	Distance to the nearest city: 4.5 miles
Detailed directions to site: From Sandpoint go West on Hwy 2 towards Priest River. Turn West onto the second Wrenco Loop access road, approximately 6 miles from Sandpoint. Go on Wrenco Loop for approximately 1/4 mile and turn west onto Helen Thompson Road. Go down Helen Thompson Road for approx. 1 mile and driveway is on the left to access 1040 Helen Thompson Road project site.	

ADDITIONAL PROJECT DETAILS:

Explain why the zone change is necessary: See attachment.

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 proposed zoning of R-5 is met because none of the specific zoning criteria for R-10 are met. BCRC 12-323 (B)(2) states: "R-5 in areas designated rural residential in the comprehensive plan that are already developed at or near the one dwelling unit per five (5) acre density and/or do not meet the criteria for R-10 above." The site is not characterized by 30% slopes, is not located in a critical wildlife habitat, does not contain prime agricultural soils, is not served by substandard roads, is not within a floodway, and is not limited in access to public services.**

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

This proposal is not anticipated to effects elements such as noise, light glare, odor, fumes or vibrations.

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

This proposal would help create one additional lot for residential purposes. Other land uses in the area are for residential uses. The adjoining 400 acres to the west and south is currently being used as productive forest land. The subject parcel and the surrounding parcels, including the 400 acre parcel have a comprehensive land use designation of rural residential.

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. The driveway would need to be extended to access the bottom 5-acres if the land was split.** _____

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: _____ **The driveway is relatively flat and is an approximatley 14 feet width gravel road.** _____

☐ 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: _____

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 relatively flat with steep slopes along the creek's edge.** _____

Water courses (lakes, streams, rivers & other bodies of water): _____

_____ **An intermittent creek, Trickle Creek, flows North-South through the center of the parcel.** _____

Is site within a floodplain? ☐ Yes ☒ No Firm Panel #: **C0925E** Map designation: **X**

Springs & wells: _____ **Yes, a spring is on site and feeds the current residence.** _____

Existing structures (size & use): _____ **An approx. 1,700 sq ft house for resdientiall purposes with detached garage .** _____

Land cover (timber, pastures, etc): Some grassland where cleared with forested area on the property.

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: Both the current and future home will have thier own private individual on-site septic system.

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: The current house is spring feed. The future home is anticipated to have it's own private individual well.

Distance (in miles) to the nearest:

Public/community sewer system: **4.5**

Solid waste collection facility: **7**

Public/community water system: **4.5**

Fire station: **4.5**

Elementary school: **4.5**

Secondary schools: **7**

County road: **0.5**

County road name: **Helen Thompson Road**

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

Which power company will serve the project site?

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 by this proposal.

Population: May allow one additional family to move to the area because of the potential to create one additional parcel.

School Facilities & Transportation: One additional parcel because of this zone change will not affect the school bus or transportation routes.

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

Land Use: This parcel has a comprehensive land use designation of rural residential and is intended to be used as such.

Natural Resources: No natural resources, other than timber, are anticipated to be altered with this proposal.

Hazardous Areas: No known hazards exist.

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

Transportation: Helen Thompson Road is a county owned and maintained road and can handle the additional traffic this proposal would generate.

Recreation: No adverse effects are anticipated with this request.


Special Areas or Sites: N/A

Housing: If approved, this would allow the owners to split their lot for their kids. One additional house is proposed. This would help with housing shortage and also affordable housing in the county.

Community Design: This proposal would allow the owners kids to live on site and take care of them, including the grandkids. This is the community we want to encourage. Also the comprehensive plan, the guiding document, has this parcel as Rural Residential.

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: 2/12/25

Landowner's signature: _____ Date: _____