



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)

ZONE CHANGE APPLICATION

FOR OFFICE USE ONLY:

FILE #

ZC0002-25

RECEIVED:

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FEB 11 2025

BONNER COUNTY
PLANNING DEPARTMENT

PROPOSED ZONE CHANGE:

Current zoning: R-5

Proposed zoning: SUBURBAN

APPLICANT INFORMATION:

Landowner's name: KEVIN & LORENA HATCHER, SHAUN & ANNA HATCHER

Mailing address:

City: COCOLALLA

State: ID

Zip code:

Telephone:

Fax:

E-mail:

REPRESENTATIVE'S INFORMATION:

Representative's name: DAN PROVOLT

Company name: PROVOLT LAND SURVEYING

Mailing address: PO BOX 580

City: PONDERAY

State: ID

Zip code: 83852

Telephone: 208-290-1725

Fax:

E-mail: JPROVOLTPLS@GMAIL.COM PROVOLTLANDSURVEYING@GMAIL.COM

ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project:

Company name:

Mailing address:

City:

State:

Zip code:

Telephone:

Fax:

E-mail:

PARCEL INFORMATION:

Section #:5

Township: 55N

Range: 2W

Parcel acreage: 5 & 6.56

Parcel # (s): RP55N02W053640A & RP55N02W053592A

Legal description: 5-55N-2W W 315.32FT OF E2SWNW LESS S 630FT 5-55N-2W TAX 76 - CPWRS

Current zoning: R5	Current use: RR5-10
What zoning districts border the project site?	
North: PCL1-SUB/PCL2-R5	East: PCL1-SUB/PCL2-R5
South: PCL1-SUB/PCL2-SUB	West: PCL1-R5/PCL2-R5
Comprehensive plan designation:	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: PCL1-6.7 RESIDENTIAL/PCL2-9.2 RESIDENTIAL	
South: PCL1-5.3 RESIDENTIAL/PCL2-6.7 RESIDENTIAL	
East: PCL1-6.7 RESIDENTIAL/PCL2-5 RESIDENTIAL	
West: PCL1-7.3 RESIDENTIAL/PCL 2-7.3 RESIDENTIAL	
Nearest city: SANDPOINT	Distance to the nearest city: 10.2
Detailed directions to site: FROM SANDPOINT SOUTH ON HWY 95 FOR 10 MILES, TURN RIGHT ON COCOLALLA LOOP ROAD, PROCEED WEST APPX 900' BEYOND RR TRACKS, RIGHT ON HATCHER ROAD.	

ADDITIONAL PROJECT DETAILS:

Explain why the zone change is necessary: THE COMPREHENSIVE PLAN MAP DESIGNATES THIS AREA AS "TRANSITION" THE SUBURBAN ZONE IS APPROPRIATE FOR THAT DESIGNATION. THE CURRENT ZONE OF RURAL 5 IS LISTED AS APPROPRIATE FOR THE RURAL RESIDENTIAL AREA DESIGNATION NOT TRANSITION. IN ORDER TO ALIGN THE ZONING WITH THE COMPREHENSIVE PLAN THIS CHANGE WOULD BE NECESSARY. (SEE DETAILS ON NARRATIVE)

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) THESE PROPERTIES ARE LOCATED IN THE COMPREHENSIVE MAP ZONE "TRANSITION" WHICH IS APPROPRIATE FOR SUBURBAN ZONING NOT RURAL 5. THE MAJORITY OF THE COCOLALLA LAKE AREA IS PRESENTLY ZONED AS SUBURBAN EVEN THOUGH IT LACKS PUBLIC SEWER AND WATER SERVICES. THESE PROPERTIES ARE BORDERED ON MULTIPLE SIDES BY THE SUBURBAN ZONE.

Explain how the proposed zone change will effect elements such as noise, light glare, odor, fumes and vibrations on adjoining property: THIS AREA IS ALREADY DEVELOPED AT A SUBURBAN ZONE DENSITY SINCE THE MAJORITY OF THE COCOLALLA LAKE AREA IS SUBURBAN ZONED. THE COMPREHENSIVE MAP DESIGNATES THIS AREA AS "TRANSITION" WHICH IS NOT APPROPRIATE FOR RURAL 5 ZONING ACCORDING TO THE COMPREHENSIVE PLAN.

How has the proposal been designed to be compatible with the adjoining land uses? THIS PROPOSAL MATCHES THE COCOLALLA LAKE AREA, THE ADJOINING ZONING AND THE COMPREHENSIVE PLAN AND MAP. IN ORDER TO ALIGN THE ZONING WITH THE COMP PLAN AND MAP THIS CHANGE IS NECESSARY.

What extensions of water or sewer lines, roads or other public or private services would be necessary if this zone change were approved? NOT NECESSARY, PRIVATE SERVICES NOW EXIST.

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: COCOLALLA LOOP RD 50' WIDE PUBLIC PAVED. AND HATCHER ROAD, UNDEFINED WIDTH, GRAVEL

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:
A MAJORITY OF THE AREA IS FLAT (0-5% SLOPES) WITH A SMALL AMOUNT OF >30% SLOPES ALONG THE WEST BOUNDARIES.

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

Is site within a floodplain? ☐ Yes ☒ No Firm Panel #: C0950E Map designation: X

Springs & wells: WELLS ON EACH LOT

Existing structures (size & use): HOUSE 4000 SQFT, POLE BLDG 375 SQFT, POLE BLDG 900 SQFT NON RESID. BLDG 2600 SQFT

Land cover (timber, pastures, etc):25-30% TIMBER

Are wetlands present on site? ☐ Yes ☒ No Source of information: GIS PUBLIC MAP

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: TYPICAL SEPTIC SYSTEM CURRENTLY IN PLACE

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

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: PRIVATE WELLS CURRENTLY IN PLACE

Distance (in miles) to the nearest:

Public/community sewer system:3.5

Solid waste collection facility: 1.5

Public/community water system:3.5

Fire station:4.2

Elementary school:5.5

Secondary schools:11.5

County road: 0

County road name: COCOLALLA LOOP

Which fire district will serve the project site?SAGLE

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:THE SUBURBAN ZONE IS APPROPRIATE IN AREAS DESIGNATED BY THE COMPREHENSIVE PLAN AS "TRANSITION". BY DENYING THIS ZONE CHANGE IT WOULD CONTRADICT THE PLAN DESIGNATION & TAKE THE OWNERS ABILITY TO COMPLY WITH IT.

Population:SINCE 2010, BONNER COUNTY'S POPULATION HAS GROWN BY 25.7%. MORE THAN THE STATE OF IDAHO AND THE UNITED STATES. RESPONSIBLE CHANGE IS NECESSARY TO ALLOW FOR HOUSING AND GROWTH NEEDS

School Facilities & Transportation:SCHOOL DISTRICT 84 IS CURRENTLY AT 89% CAPACITY AND IS CAPABLE OF HANDLING MORE STUDENTS. THE BUS SYSTEM IS ROUTED ALONG THE COUNTY ROAD SYSTEM NEAR THIS PROPERTY

Economic Development:DUE TO RISING REAL ESTATE COSTS IT IS IMPERATIVE THAT SMALLER MORE AFFORDABLE OPTIONS BE AVAILABLE, ESPECIALLY TO FAMILY MEMBERS.

Land Use: THE SUBURBAN ZONE IS APPROPRIATE IN AREAS DESIGNATED BY THE COMPREHENSIVE PLAN AS "TRANSITION". THE CURRENT ZONE OF THIS PROPERTY IS RURAL 5 WHICH IS SHOWN AS APPROPRIATE IN RURAL RESIDENTIAL IN COMP PLAN NOT TRANSITION

Natural Resources:NO BODIES OF WATER, WETLANDS OR FORESTRY EXIST ON THIS PROPERTY. ANY FUTURE DEVELOPMENT WOULD BE SUBJECT TO COUNTY CODE RESTRICTIONS

Hazardous Areas:THIS AREA IS NOT LOCATED IN A FLOOD ZONE. IT IS ALSO LOCATED IN A FIRE DISTRICT WITH A FIRE STATION NEARBY.

Public Services: PROPERTY IS SERVED BY AVISTA UTILITIES, IS LOCATED NEAR A COUNTY ROAD AND IS SERVED BY THE SAGLE FIRE DISTRICT

Transportation: PROPERTY IS LOCATED NEAR COCOLALLA LOOP, A COUNTY OWNED AND MAINTAINED ROAD

Recreation: THIS PROPOSAL IS IN LINE WITH THE TRANSITION AREA DUE TO ITS LOCATION WITHIN A POPULATED AREA WHILE NOT BEING DIRECTLY ON THE WATERFRONT OF COCOLALLA LAKE. ACCESS TO RECREATIONAL AREAS IS NOT IMPAIRED BY THIS PROPOSAL


Special Areas or Sites: NO SPECIAL HISTORICAL SITES ARE PRESENT ON THESE PARCELS.

Housing: THIS AREA IS SHARED AND OWNED BY MULTIPLE FAMILY MEMBERS. IN ORDER TO ALLOW CHILDREN AND GRANDCHILDREN TO HAVE THEIR OWN SPACE TO BUILD THIS CHANGE IS NECESSARY.

Community Design:MULTIPLE FAMILY MEMBERS OWN THESE AND THE SURROUNDING PARCELS. TO ALLOW FOR MULTI-GENERATIONAL LIVING THIS PROPOSAL WILL NEED TO BE APPROVED.

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:  (Rep) Date: 2-2-25

Landowner's signature: _____ Date: _____