



# BONNER COUNTY PLANNING DEPARTMENT

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## ZONE CHANGE APPLICATION

### FOR OFFICE USE ONLY:

FILE #  <b>ZC0003-25</b>	RECEIVED:  <b>2/24/25</b>
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### PROPOSED ZONE CHANGE:

Current zoning: <u>R-10</u>	Proposed zoning: <u>R-5</u>
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### APPLICANT INFORMATION:

Landowner's name: Jeff and Maureen Wiley		
Mailing address: 594 Hidden Valley Road		
City: Sandpoint	State: ID	Zip code: 83864
Telephone: 208-946-6026	Fax: NA	
E-mail: jrwpls@gmail.com		

### REPRESENTATIVE'S INFORMATION:

Representative's name: Jeff Wiley		
Company name: Wiley Land Surveying		
Mailing address: PO Box 542		
City: Ponderay	State: ID	Zip code: 83852
Telephone: 208-946-6026	Fax: NA	
E-mail: jrwpls@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 #: 25	Township: 58N	Range: 02W	Parcel acreage: 10
Parcel # (s): RP04504000002AA			
Legal description: Lot 2, Elsa's Sub			



Current zoning: <b>R-10</b>	Current use: <b>RURAL RESIDENTIAL</b>
What zoning districts border the project site?	
North: <b>RF-10</b>	East: <b>R-10</b>
South: <b>R-5</b>	West: <b>R-10</b>
Comprehensive plan designation: <b>R-5</b>	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: <b>15 ACRE - Single Family Home &amp; Out Buildings Rural Residential</b>	
South: <b>5 ACRE - Vacant Lots - Rural Residential</b>	
East: <b>10 ACRE - Single Family Home &amp; Out Buildings - Rural Residential</b>	
West: <b>10 ACRE - Vacant Lot - Rural Residential</b>	
Nearest city: <b>Ponderay</b>	Distance to the nearest city: <b>3 miles</b>
Detailed directions to site:	
<b>From the Intersection of Highway 95 &amp; Kootenai Cut off Road, Travel 3 miles North on Hwy 95 to Hidden Valley Road. Then 0.5 miles East to 594 Hidden Valley Road</b>	

#### ADDITIONAL PROJECT DETAILS:

Explain why the zone change is necessary: **Jeff and Maureen's grown daughter and two granddaughters live in a currently existing A.D.U. on the property. Our daughter has a strong desire to continue to live on the long owned (33 year) family property and feels the need for a home ownership for her economic future. As we retire, we feel the need to sell to her for economic stability**

Is the comprehensive plan map designation for this site consistent with the proposed zoning?

☒ Yes ☐ No **R-5**

How does the proposal meet the specific criteria of the proposed zoning district? (BCRC 12-321 through 12-329)

**We are proposing a zone designation of R-5 consistent with the current comprehensive plan**

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

**Since we currently have two residences in use, per County permitting, on the property and no changes to roads or driveways, there shall be no change.**

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

**The currently developed and inhabited portions of our property are not currently visible to any adjoining residences and currently compatible with adjoining neighbors.**



What extensions of water or sewer lines, roads or other public or private services would be necessary if this zone change were approved?

The Main Residence and Existing A.D.U. Currently Share A State Approved Well & Septic System. No Changes would be Necessary if this Zone Change were Approved.

#### 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: 24' Gravel Roadway, County Owned and Maintained.

☒ 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: 12' Wide Gravel Road Existing if Zone Change Approved and Two Five Acre Lots were to be created an Easement Along the Existing Drive would be Created

#### 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:

Mostly Clay with NO Rock areas. Flat, Gentle Slope (under 10%) towards seasonal Creek Drainage Area. Approximately 25% Slopes within +/- 50' Each side of Centerline of Creek

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

Seasonal Valley Runoff Creek

Is site within a floodplain?

☐ Yes

☒ No

Firm Panel #: 16017C0710E

Map designation: X

Springs & wells:

One Drilled Permitted Well WELL 10 No. D0013811

Existing structures (size & use): 2100 S.F. Residence 64 S.F. Well House 96 S.F. Sauna 288 S.F. Art Studio 900 S.F. A.D.U. Residence 1200 S.F. Metal Pole Building (Shop) 2 - 100 S.F. Sheds



Land cover (timber, pastures, etc):

Medium Density Timber over Entire 10 ACRES. Partial Clearings Around Buildings and Mostly Clear in Seasonal Drainage Area

Are wetlands present on site? ☒ Yes ☐ No

Source of information: USFW MAP

Other pertinent information (attach additional pages if needed):

Seasonal Drainage - Wetlands PSSIC - Fresh Water  
Forested/Shrub Wetland

### 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: Shared by Main & A.D.U. Residences

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details:

Each Residence has a Separate Septic Tank and Pump Chamber. Grey Water is Pumped To Shared Gravity Fed Drainfield. Located at N.E. corner of Lot.

Water will be supplied by:

☐

Existing public or community system - List name of provider:

☐

Proposed Community System - List type & proposed ownership:

☒

Individual well

Drilled Well I.D. NO. D0013811

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details:

Drilled 180 Ft. Well, 10 Gallon/minute. System Maintenance Well be Shared. Existing Pressure Tank, Water Filtration System and Piping to each Residence

Distance (in miles) to the nearest:

Public/community sewer system: 3

Solid waste collection facility: 6

Public/community water system: 3

Fire station: 1

Elementary school: 5

Secondary schools: 5

County road: 0

County road name: Hidden Valley Road

Which fire district will serve the project site? North Side

Which power company will serve the project site? Northern Lights Power



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:

\* Proposed Zone R5 is the current Comprehensive Plan Zone Designation

Population: \*

\*\* NO change of Current Density Planned

School Facilities & Transportation: \*

\* \*

Economic Development: \*

\* \*

Land Use: \*

RURAL RESIDENTIAL

Natural Resources: \*

Allows For Small Scale Farming and Forestry Activities

Hazardous Areas: \*

NONE ON SITE

Public Services: \*

\* \*

Transportation: \*

\* \*

Recreation: \*

Room For Conservation Development & Enhanced Recreational Activities

Special Areas or Sites: \*

Seasonal Drainage Area to be Protected From Development

Housing: \*

Limited Residential Density That can be Adequately Supported

Community Design: \*

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:

*Jeff R. Wilf*

Date:

2/23/2025

Landowner's signature:

*Morgan A. Wiley*

Date:

2/23/2025

\* = PROPOSED ZONE R-5 IS CONSISTANT WITH COMPREHENSIVE PLAN

\*\* = NO CHANGE TO CURRENT DENSITY PLANNED