



# BONNER COUNTY PLANNING DEPARTMENT

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## ZONE CHANGE APPLICATION

### FOR OFFICE USE ONLY:

FILE #

RECEIVED:

### PROPOSED ZONE CHANGE:

Current zoning: R-10

Proposed zoning: R-5

### APPLICANT INFORMATION:

Landowner's name: Jeffrey L. and Juliann F. Revocable Living Trust

Mailing address:

City: Athol

State: ID

Zip code: 83801

Telephone:

Fax:

E-mail:

### REPRESENTATIVE'S INFORMATION:

Representative's name: Matt Mayberry

Company name: ATS Advanced Technology Surveying, Inc.

Mailing address: 9177 Hess St.

City: Hayden

State: ID

Zip code: 83835

Telephone: 208-772-2745

Fax: 208-762-7731

E-mail: mmayberry@ats-1.com

### ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project:

Company name:

Mailing address:

City:

State:

Zip code:

Telephone:

Fax:

E-mail:

### PARCEL INFORMATION:

Section #: 18

Township: 54N

Range: 2W

Parcel acreage: 10.0 Acres

Parcel # (s): RP54N02W182854A

**Legal description:**

18-54N-2W SENENW

**Current zoning:** R-10**Current use:** Bare forest land**What zoning districts border the project site?****North:** R-10**East:** AG-10**South:** R-5**West:** R-5**Comprehensive plan designation:****Uses of the surrounding land (describe lot sizes, structures, uses):****North:** 20.0 Acres, rural residential, no structures**South:** 5.0 Acres, rural residential, home and shop**East:** 160.0 Acres, Ag/forestry - Stimson land**West:** 5.0 Acres, rural residential, home and shop**Nearest city:** Athol**Distance to the nearest city:** 8 miles**Detailed directions to site:**

Highway 95 south. Left on Bayview Rd. Left on Sunset Rd. Left on Granite Springs Rd. Right on Cricklewood Dr. Left on Lazy Spade Lane. Property is at end of Lazy Spade Lane on the east side.

**ADDITIONAL PROJECT DETAILS:****Explain in detail why the zone change is necessary (include additional pages, if necessary):**

The land was purchased with the idea that our children can build their home and live near us as we age, thus creating a suitable and convenient location for them to attend to our care when the time comes and the need arises.

**Is the comprehensive plan map designation for this site consistent with the proposed zoning?**X Yes ☐ No**How does the proposal meet the specific criteria of the proposed zoning district? (BCRC 12-321 through 12-329)**

Slopes are less than 30%, soil is not prime farmland, no wetlands, road is not county maintained and there are other 5 acres parcels in the area. It appears to meet the BCRC 12-323(B)(1)(2) for an R-5 zone. Use of this zone is appropriate in areas designated by the comprehensive plan as follows: 1. R-10 in areas designated as rural residential in the comprehensive plan that meet 1 or more of the following criteria: slopes are less than 30%, soil is not prime for farmland, no wetlands, road is not county maintained, and there are nearby parcels that are designated for one dwelling unit per five (5) acre density.

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

No effects

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

Other adjoining land uses are compatible with this proposed zone change for this parcel as there are also 5 acres rural residential parcels nearby with homes and structures located on their land.

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

There will be a well and septic installed as needed for future dwellings at some point. There will be a graveled driveway off of Lazy Spade Lane.

**ACCESS INFORMATION:**

**Please check the appropriate boxes:**

- |                          |  |
|--------------------------|--|
| <input type="checkbox"/> | <b>Private Easement</b> <input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed<br>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:<br><br>Private dirt and graveled road |
| <input type="checkbox"/> | <b>Public Road</b> <input type="checkbox"/> Existing <input type="checkbox"/> Proposed<br>Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade right-of-way width and name, if existing:  |
| <input type="checkbox"/> | <b>Combination of Public Road/Private Easement</b> <input type="checkbox"/> Existing <input type="checkbox"/> Proposed<br>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:**

Raw land, less than 30% slope.

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

N/A

<b>Is site within a floodplain?</b>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Firm Panel #:	Map designation:
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**Springs & wells:**

N/A

**Existing structures (size & use):**

None

**Land cover (timber, pastures, etc):**

Timber

**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:** Future septic

**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:**

N/A

**Distance (in miles) to the nearest:**

<b>Public/community sewer system:</b> 7 miles	<b>Solid waste collection facility:</b> 2.2 miles
<b>Public/community water system:</b> 7 miles	<b>Fire station:</b> 2 miles

<b>Elementary school:</b> Athol Elementary 8.6 miles	<b>Secondary schools:</b> Timberlake HS 16.1 miles
<b>County road:</b> 0.8 mile	<b>County road name:</b> Sunset Road
<b>Which fire district will serve the project site?</b>	Eagle Fire District
<b>Which power company will serve the project site?</b>	Northern Lights Electric

**How is the proposed zone change not in conflict with the policies of the Comprehensive Plan?:**

**Property Rights:**

The proposed zone change does not violate private property rights, adversely impact value or create unnecessary technical limitations on the use of the property or analysis.

**Population:**

The proposed zone change does not violate the county census data; population estimates or projections and is within the community needs and project impacts.

**School Facilities & Transportation:**

The proposed zone change does not adversely impact the local school districts and their ability to provide adequate school facilities and transportation systems.

**Economic Development:**

As this is a residential land use zone change, it will not negatively affect growth of businesses, professional and technical services and will not negatively impact the integrity of any residential neighborhoods.

**Land Use:**

The proposed zone change does not violate any land use codes.

**Natural Resources:**

The proposed zone change does not negatively affect the preservation of water resources, agricultural lands and forests, fisheries, wildlife and wetlands, nor does it affect any nearby sewer treatment systems.

**Hazardous Areas:**

The proposed zone change is not located in a flood hazard area nor will it increase any exposure to wildland fire, and in fact, would benefit any neighboring parcels with landowners use and better maintenance of property timber and private roads.

**Public Services:** The proposed zone change will not overburden the current infrastructure and utilities system. It will be adequately served by local law enforcement, ambulance, fire protection, emergency services, and utilize the existing private and county access roads, schools and any other public/private services. It will provide its own wastewater system and water resources.

**Transportation:**

The proposed zone change does not negatively affect the quality or level of services required to reach any neighboring parcels, nor is it hazardous to said parcels.

**Recreation:**

The proposed zone change does not negatively affect any recreational access or amenities in any way, as this is residential land use area.



**Special Areas or Sites:**

The proposed zone change does not negatively affect any culturally or ecologically sensitive sites, as this is a residential land use area.

**Housing:**

The proposed zone change does not negatively affect diversity in housing in regard to any discrimination whatsoever and creates housing opportunities.

**Community Design:**

The proposed zone change is within the standards of the neighboring parcel's density and is compatible with their use, and protects the natural resources of surrounding parcels.

**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: [Signature] TREE Date: 4 Sept 2025

Landowner's signature: [Signature] Smith TREE Date: 9-4-2025