



BONNER COUNTY PLANNING DEPARTMENT

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ZONE CHANGE APPLICATION

FOR OFFICE USE ONLY:

FILE #	RECEIVED:
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PROPOSED ZONE CHANGE:

Current zoning: Suburban	Proposed zoning: Commercial
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APPLICANT INFORMATION:

Landowner's name: The Ranch Club LLC		
Mailing address: PO Box 430		
City: Priest River	State: Idaho	Zip code: 83856
Telephone: [REDACTED]	Fax: n/a	
E-mail: [REDACTED]		

REPRESENTATIVE'S INFORMATION:

Representative's name: Reid Weber		
Company name: North Root Architecture		
Mailing address: 412 Pine St		
City: Sandpoint	State: Idaho	Zip code: 83864
Telephone: 208 255 8041	Fax: n/a	
E-mail: reid@northrootarchitecture.com		

ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project: Emily Aune		
Company name: North Root Architecture		
Mailing address: 412 Pine St.		
City: Sandpoint	State: Idaho	Zip code: 83864
Telephone: 208 255 8041	Fax:	
E-mail: emily@northrootarchitecture.com		

PARCEL INFORMATION:

Section #: 22	Township: 56N	Range: 5W	Parcel acreage: 34.9664
Parcel # (s): RP56N05W229301A			

Legal description: 22-56N-5W SWSE LESS TAX 4 RANCH CLUB GOLF COURSE	
Current zoning: Suburban	Current use: Golf Course
What zoning districts border the project site?	
North: Suburban	East: Suburban
South: Rural 5	West: Commercial & Rural 5
Comprehensive plan designation: Neighborhood Commercial	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 2-5 acre lots, Single Family Residential	
South: 4-17 acre lots, Single Family Residential	
East: 2-3 acre lots, forested land, commercial use-golf shop, and residential use	
West: 2.5-25 acre lots Commercial Use-Les Schwab & Forest land	
Nearest city: Priest River	Distance to the nearest city: 0.8 miles
Detailed directions to site: Drive west down Highway 2, past Priest River. Turn Right at Ranch Club Golf Course	

ADDITIONAL PROJECT DETAILS:

Explain in detail why the zone change is necessary (include additional pages, if necessary): See Attached
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) See Attached
Explain how the proposed zone change will effect elements such as noise, light glare, odor, fumes and vibrations on adjoining property: See Attached
How has the proposal been designed to be compatible with the adjoining land uses? See Attached

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

No public or private water or sewer lines would be extended from existing areas. The site has wells & septic tanks with drainage fields.

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: Access is via HWY 200, approximately 200' ROW, the highway is paved

☐ 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:

A majority of the lot is flat, there are minor hills and grade changes. A small portion of the site has slopes over 30%. Much of the land is a golf course.

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

There are no lakes, streams or other bodies of water on the property. A portion of mapped Floodplain A does cross into the northwest corner of the property per GIS by about 5'.

Is site within a floodplain? ☒ Yes ☐ No Firm Panel #: C0865E Map designation: A

Springs & wells:

There is currently one private well in the northern portion of the property.

Existing structures (size & use): There is an approximately 3,200 sq ft golf club house and a 700 sq ft single family residence	
Land cover (timber, pastures, etc): recreational, golf course, minor timber land w/ pasture	
Are wetlands present on site? ☐ Yes ☒ No	Source of information: County GIS
Other pertinent information (attach additional pages if needed):	

SERVICES:

Sewage disposal will be provided by:	
☐	<u>Existing Community System - List name of sewer district or provider and type of system:</u>
☐	<u>Proposed Community System – List type & proposed ownership:</u>
☒	<u>Individual system – List type:</u> Basic System, Septic tank and Drainfield, Per Speculative Evaluation from PHD 24-09-08486
Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details:	
Water will be supplied by:	
☐	<u>Existing public or community system</u> - List name of provider:
☐	<u>Proposed Community System – List type & proposed ownership:</u>
☒	<u>Individual well</u>
Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: Existing well serves golf course and clubhouse. New well to be drilled in southwest corner of property.	
Distance (in miles) to the nearest:	
Public/community sewer system: 1.7	Solid waste collection facility: 4.6
Public/community water system: 2	Fire station: 1.5

Elementary school: ^{1.6}	Secondary schools: ^{1.2}
County road: ¹	County road name: ^{Holly Glenn Rd.}
Which fire district will serve the project site? ^{West Pend Oreille Fire Department}	
Which power company will serve the project site?	

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

Property Rights:

The proposed zone change would not adversely affect the neighboring properties in terms of public nuisance or property value. The property zone would be in alignment with the comprehensive plan's land use and eventual development would meet the County codes and would be similar in size and shape to surrounding lots.

Population:

The current and proposed development would contribute to population services with the region. Specifically, the golf course and clubhouse provide amenities to the current population. The animal rescue and retail would provide retail services and support a community need for the animal rescue.

School Facilities & Transportation:

The current and proposed development will not adversely affect the local school district and their ability to provide adequate school facilities and transportation services.

Economic Development:

The current golf course and clubhouse contribute to the economy currently, support outdoor recreation and create jobs. The proposed development of the animal rescue and retail would create additional jobs, support the local economy and offer retail services to the population.

Land Use:

The current and proposed development would align with the Comprehensive Plan's land use designation of Neighborhood Commercial.

Natural Resources:

The current golf course and club house continue to not be in conflict with the goals and objectives of natural resources. The golf course's open space contributes to this goal. The County's natural resources will not be adversely affected by the continued use of the golf course or the proposed addition of the animal rescue and retail. Much of the land for the proposed development is currently pasture-land or undeveloped field. There are no bodies of water within the property. There is a portion of floodplain that overlaps with the northwest corner of the property where no change is occurring relative to this zone change.

Hazardous Areas:

The lots for the current and proposed development would not be built within flood ways or floodplains. The proposed development has been preliminarily reviewed by the fire district to meet standards for fire apparatus access. Slopes are minimal on the property where development will occur.

Public Services:

The current golf course and club house will continue to utilize utilities without adverse affect on the providers. The proposed development has been preliminarily reviewed by PHD with a recommended path forward for the eventual permit. The property has direct highway access for any needed transportation services. Water service will be provided by a well and has been preliminary reviewed for well locations, meeting the State of Idaho's location standards.

Transportation:

The current and proposed developments have and will continue to have direct access via Highway 2. Any new approaches will meet ITD's standards.

Recreation:

The golf course and clubhouse will continue to support recreation within the region. The animal rescue and retail space will not adversely affect recreation within the area.

Special Areas or Sites:

No special areas or sites have been identified on this property and thus the existing and proposed development will not have an adverse affect on those sites.

Housing:

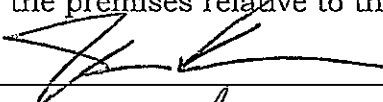
The existing and proposed development, while not contributing to additional housing, will not adversely affect the development of such housing elsewhere.

Community Design:

The current golf course and club house have contributed to the design standard of this area. The proposed retail and animal rescue will be compatible with the surrounding uses of the club house and Les Schwab and maintain the character of the community.

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: 9-11-25

Landowner's signature:  Date: 9-11-2025