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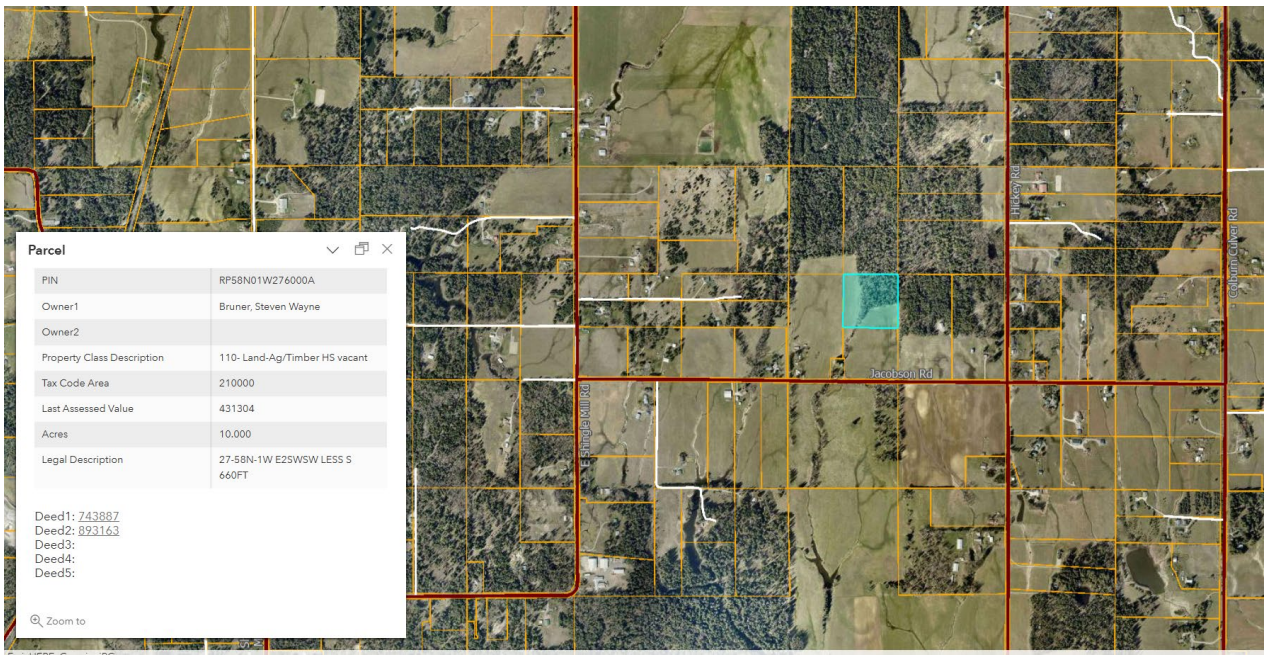
BRUNER ZONE CHANGE NARRATIVE

Steven Bruner owns a 10-acre parcel of real property (Bonner County parcel # RP58N01W276000A) and is requesting a Zone Change **from AG/F 20 to AG/F -10**.

The parcel is unimproved and, in 2016 was gifted by his stepfather under the belief that the resulting configuration was compliant with all Bonner County regulations and codes specific to minimum parcel size for the zone. Throughout 2024 Mr. Bruner attempted to work with Bonner County planning in an attempt to secure a Certificate of Conformance (File CC0012-24) to address the fact that this 10-acre parcel was situated in a 20-acre minimum zoning district. The necessity and goal of this application is to allow the owner the ability to unencumber the parcel and avoid the highly complex and extensive legal process to "unpack" the history, allowing a path forward to correct the situation. Per the recommendation provided by Bonner County in File CC00012-24 (Conditions of Approval), the owner can correct the present situation by completing an approved zone change and recording a final plat or notice of land division to the Bonner County Planning Department, pursuant to BCRC Title 12, Chapter 6.



Vicinity Map

Site Plan: No Development Planned at Present Time. Vacant Parcel.

A change of the zoning from AG/F 20 to AG/F 10 is appropriate because the current designation for this parcel is AF 10-20 in the Comprehensive Plan Future Land Use map and without this change, the owner, extended family and other property owners may face an extensive and complex decoupling process. Per the Bonner County Code the Agriculture/Forestry District designation states ***: A/F-10 in areas designated as ag/forest land in the comprehensive plan that do not feature prime agricultural soils, but where agricultural and forestry pursuits remain viable. These areas may be within or adjacent to areas of city impact or where lands are afforded fire protection, access to standard roads and other services. (Ord. 501, 11-18-2008).*** The subject property appears to satisfy this criterion, and as such, we believe the request is appropriate.

Per Bonner County Code §12-215(b), comprehensive plan amendments and zone changes must address the following:

1. Effects of elements such as noise, light glare, odors, fumes and vibrations on adjoining property;
2. Compatibility of the proposal with the adjoining land uses; and
3. Relationship of the proposal to the comprehensive plan.

This zone change request (if approved) is unlikely to alter the noise, light glare, odors, fumes or vibrations on adjoining property. The requested zone change would not effectively allow more uses on the parcel, and uses do not significantly differ from the activity allowed on the abutting property under the AG/F -20 zoning. The property is presently vacant, and it may remain in this state for decades.

This proposal is compatible with adjoining and surrounding land uses. Due to the nearby parcels of smaller or like-size, we expect no noticeable impact in comparison to the services demanded or uses presently enjoyed by area residents.

This zone change application is in accordance with the following elements of the Bonner County Comprehensive Plan:

- Property Rights:

This zone change conforms with the property rights goal and represents a balance between conforming to County Code and respecting the private property rights of the applicant. The applicant desires to rezone the parcel to bring it more into conformance with BCRC. The request also aligns with the Comprehensive Plan Future Land Use map of the area which ranges from AG/F 10 to Ag/F 20.

- Population:

Population within the County has been growing according to every metric, including as referenced in the current comprehensive plan. Approving a zone change here would provide the option for a new residence to be constructed which would support the need of the population in the area as is identified by the Comprehensive Plan Future Land Use map of the area.

- School Facilities & Transportation:

The Comprehensive Plan map amendment and zone change on this parcel will have no impact on the transportation system or on school facilities and will not significantly contribute to additional traffic.

- Economic Development:

This zone change application will have no detrimental effect on the County's economic development.

Land Use:
This proposal is consistent with the Land Use component. Specifically, the A/F 10 zoning limits the uses on the property like the existing A/F 20 designation. Changing this parcel to the Ag/F -10 zoning designation is logical here as it will rectify the challenging situation the owner finds himself facing. Further, the request aligns and is in accordance with the designation for the parcel found within the Comprehensive Plan Future Land Use map, which considers AG/F 10 as an appropriate zoning designation.

- Natural Resources:

This application is not inconsistent with the natural resources chapter of the plan. Further, under the existing zoning designation, residential development could take place on the parcel if combined with an adjacent parcel. The potential for agricultural use would remain with a change of zoning to Ag/F 10.

- Hazardous Areas:

We do not believe any hazardous areas exist on this parcel and it does not contain Flood Hazard designated areas.

- Public Services:

A zone change here would not place an additional burden on public services and response times. The nearby right of way is ideal for delivering adequate public services to this parcel.

- Transportation:

This parcel is ideally situated in proximity to Jacobson Road, providing adequate access to the transportation network. A zone change here would not create undue stress on this transportation network and is contemplated within the Comprehensive Plan Future Land Use map.

- Recreation:

A zone change of this property would have no impact on the recreational opportunities of Bonner County residents.

- Special Areas or Sites:

This site is not adversely impacting any special areas or sites as identified in the Comprehensive Plan.

- Housing:

The comprehensive plan identifies the need for additional and diverse housing stock in the County. This zone change could allow for additional housing in the future.

- Agriculture:

A zone change would maintain viable agriculture use.

In closing, the applicants are excited to have you consider this request. We believe that this request is consistent and not in conflict with the Comprehensive Plan Land Use Map designation of AG/F 10-20.

Thank you in advance for your time and consideration of this request.

Sincerely,

Jeremy Grimm

Owner, Whiskey Rock Planning + Consulting