



# BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864  
(208) 265-1458 (208) 265-1463 (FAX)

[planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov) (e-mail) <https://www.bonnercountyid.gov/departments/Planning> (web page)

## ZONE CHANGE APPLICATION

### FOR OFFICE USE ONLY:

FILE #  ZC0016-25	RECEIVED:  September 11, 2025
-------------------------	-------------------------------------

### PROPOSED ZONE CHANGE:

Current zoning: N/A	Proposed zoning: Rural-5
---------------------	--------------------------

### APPLICANT INFORMATION:

Landowner's name:		
Mailing address:		
City:	State:	Zip code:
Telephone:	Fax:	
E-mail:		

### REPRESENTATIVE'S INFORMATION:

Representative's name: Bonner County		
Company name:		
Mailing address: 1500 Hwy 2		
City: Sandpoint	State: Idaho	Zip code: 83864
Telephone: 208.265.1458	Fax:	
E-mail: <a href="mailto:planning@bonnercountyid.gov">planning@bonnercountyid.gov</a>		

### ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project:		
Company name:		
Mailing address:		
City:	State:	Zip code:
Telephone:	Fax:	
E-mail:		

### PARCEL INFORMATION:

Section #: 30	Township: 57N	Range: 2W	Parcel acreage: ±247
Parcel # (s): See attached parcel list			

Legal description:	
Current zoning: <a href="#">N/A</a>	Current use: <a href="#">Residential/ Vacant</a>
What zoning districts border the project site?	
North: <a href="#">Generally Suburban</a>	East: <a href="#">Generally Suburban</a>
South: <a href="#">N/A</a>	West: <a href="#">Generally A/F-10, Rural 10&amp; Suburban</a>
Comprehensive plan designation: <a href="#">These parcels are currently do not have a comp plan designation</a>	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: <a href="#">Residential, vacant and parcels sizes vary in size</a>	
South: <a href="#">Residential, vacant and parcels sizes vary in size</a>	
East: <a href="#">Residential, vacant and parcels sizes vary in size</a>	
West: <a href="#">Residential, vacant and parcels sizes vary in size</a>	
Nearest city: <a href="#">Dover</a>	Distance to the nearest city: <a href="#">± 1 mile</a>
Detailed directions to site:	

**ADDITIONAL PROJECT DETAILS:**

<p>Explain in detail why the zone change is necessary (include additional pages, if necessary):</p> <p><a href="#">Court order CV09-24-1335- At the request of a group of citizens de-annexing properties from the City of Dover</a></p>
<p>Is the comprehensive plan map designation for this site consistent with the proposed zoning?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No <a href="#">The properties are currently do not have Bonner County comprehensive plan designation</a></p>
<p>How does the proposal meet the specific criteria of the proposed zoning district? (BCRC 12-321 through 12-329)</p> <p><a href="#">See narrative statement</a></p>
<p>Explain how the proposed zone change will effect elements such as noise, light glare, odor, fumes and vibrations on adjoining property:</p> <p><a href="#">See narrative statement</a></p>
<p>How has the proposal been designed to be compatible with the adjoining land uses?</p> <p><a href="#">See narrative statement</a></p>

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

None are anticipated

**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:

Pine Street and Horseshoe Lane are gravel surfaced rights of way

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:

The proposal has mapped slopes of 0- ≥30%

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

1. Hornby Creek is a mapped perennial stream
2. One unnamed mapped intermittent stream

Is site within a floodplain?

Yes

No

Firm Panel #:

Map designation:

Springs & wells:

Existing structures (size & use): There are parcels with dwelling unit, accessory building and vacant lands. The structures range in sizes.	
Land cover (timber, pastures, etc): The proposal is has pasture lands and timber lands	
Are wetlands present on site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Source of information: NWI
Other pertinent information (attach additional pages if needed):	

**SERVICES:**

Sewage disposal will be provided by:	
<input type="checkbox"/>	<u>Existing Community System - List name of sewer district or provider and type of system:</u>
<input type="checkbox"/>	<u>Proposed Community System – List type &amp; proposed ownership:</u>
<input checked="" type="checkbox"/>	<u>Individual system – List type:</u>
Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details:	
Water will be supplied by:	
<input type="checkbox"/>	<u>Existing public or community system - List name of provider:</u>
<input type="checkbox"/>	<u>Proposed Community System – List type &amp; proposed ownership:</u>
<input checked="" type="checkbox"/>	<u>Individual well</u>
Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details:	
Distance (in miles) to the nearest:	
Public/community sewer system: ± 2	Solid waste collection facility: ±3
Public/community water system: ±2	Fire station: ±1

Elementary school: ±3	Secondary schools: ±3
County road: ±3	County road name: Upland Drive
Which fire district will serve the project site? Westside Fire District	
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:

See staff analysis

Population:

See staff analysis

School Facilities & Transportation:

See staff analysis

Economic Development:

See staff analysis

Land Use:

See staff analysis

Natural Resources:

See staff analysis

Hazardous Areas:

See staff analysis

Public Services:

See staff analysis

Transportation:

See staff analysis

Recreation:

See staff analysis

Special Areas or Sites:  
See staff analysis

Housing:  
See staff analysis

Community Design:  
See staff analysis

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: \_\_\_\_\_

Landowner's signature: \_\_\_\_\_ Date: \_\_\_\_\_