



BONNER COUNTY PLANNING DEPARTMENT

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

planning@bonnercountyid.gov (e-mail)

<https://www.bonnercountyid.gov/departments/Planning> (web page)

ZONE CHANGE APPLICATION

FOR OFFICE USE ONLY:

FILE # ZC0001-26	RECEIVED: 01/26/26
-------------------------	---------------------------

PROPOSED ZONE CHANGE:

Current zoning: AF20	Proposed zoning: AF10
----------------------	-----------------------

APPLICANT INFORMATION:

Landowner's name: Justin Davis & Averi Jamison		
Mailing address: [REDACTED]		
City: [REDACTED]	State: [REDACTED]	Zip code: [REDACTED]
Telephone: [REDACTED]	Fax:	
E-mail: [REDACTED]		

REPRESENTATIVE'S INFORMATION:

Representative's name: Dan Provolt		
Company name: Provolt Land Surveying		
Mailing address: PO Box 580		
City: Ponderay	State: ID	Zip code: 83852
Telephone: 208-290-1725	Fax:	
E-mail: Provollandsurveying@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 #: 27	Township: 56N	Range: 2E	Parcel acreage: 20
Parcel # (s): RP56N02E276900A			

Legal description:
27-56N-2E S2SESW

Current zoning: AF20

Current use: AF10-20

What zoning districts border the project site?

North: AF20

East: AF20

South: AF20

West: AF20

Comprehensive plan designation: AF10-20

Uses of the surrounding land (describe lot sizes, structures, uses):

North: Two 10 ac parcels, bare

South: 40 ac parcel, bare

East: 20 ac parcel, bare

West: 40 ac and 7 ac parcels, bare and residential

Nearest city: Clark Fork

Distance to the nearest city: 4.2 Miles

Detailed directions to site:

From Clark Fork travel west on Hwy 200 to E Spring Creek rd, travel 1.6 miles to Majestic Mountain rd, travel 2.2 miles to property.

ADDITIONAL PROJECT DETAILS: - SEE ADDITIONAL PAGES -

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

Due to the specific layout, land coverage & topography of this parcel, the agricultural and forestry 20 acre zoning is not in alignment with the land or nature of large tracts devoted to it. The option of creating 2 buildable 10 acre lots is a better use of this particular parcel.

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

Yes No

- ADDNL -

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

AF10 zoning is appropriate in areas with no prime soils (yes), may be within or adjacent to areas of city impact (yes), afforded fire protection (yes) and access to standard roads (yes). This parcel meets all of the specific criteria of AF10 zoning.

- SEE ATTACHED EXHIBITS -
- ADDNL -

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

The proposal does not create any additional elements of noise, odor etc. beyond what is currently occurring in this area.

- ADDNL -

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

There are over 50 parcels along the road that accesses this parcel that are below 20 acres with many that are 5-10 acres in size. This strip of 20 acre zoning is surrounded by 5 and 10 acre zones due to its proximity to the city of Clark Fork, Hwy 200 and the river. This particular parcel does not lend itself to large tracts of land for agriculture and the soil composition (mostly rock) does not promote forestry growth. While there are parcels within a mile of this piece that are more closely aligned with 20 acre minimums due to soil composition and other factors, this parcel does not.

- ADDNL -

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

No extensions of water and sewer lines are needed for this proposal. Roads, driveways and other services are already in place.

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: **Majestic Mountain road, 60' wide, private, graveled surface 25' WIDE.**

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:

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: **SEE ADDITIONAL PAGES**

Please provide a detailed description of the following land features:

Topography (lay of the land), including estimated maximum slope, rock outcroppings, benches, etc:
Mostly sloped with a plateau at the center of the parcel and several benches for building. Does have areas at or above 30% slope. **LYING WESTERLY & EASTERLY OF A LARGE AREA OF DEVELOPABLE PLATAU WITH 0% - 20% SLOPE. SUFFICIENT FOR HOMESITES, BARN, SHOPS, GARAGES, GARAGES ETC. ETC.**

Water courses (lakes, streams, rivers & other bodies of water):
No Water courses

Is site within a floodplain? Yes No Firm Panel #: C1015E Map designation: x

Springs & wells:
None

Existing structures (size & use):
One house on property, apx. 2500 sqft in size.

Land cover (timber, pastures, etc):
Mostly bare, rocky surface on center of parcel (75%) with some timber on west and east ends.

Are wetlands present on site? Yes No Source of information: GIS

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: Typical private septic system **EXISTING.**

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:

Typical private water well **EXISTING**

Distance (in miles) to the nearest:

Public/community sewer system: 4 Solid waste collection facility: 4

Public/community water system: 4 Fire station: 4.4

Elementary school: 11	Secondary schools: 4.5
County road: 3.5	County road name: E Spring Creek Rd
Which fire district will serve the project site? Clark Fork	
Which power company will serve the project site? Avista	

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

Property Rights:

No taking of property occurring with this change. Property owners have the right to utilize their land in accordance with the comprehensive plan.

SEE ADDITIONAL PAGES

Population:

While it has been stated that there is enough land for sale to accommodate population growth in our area, many factors have caused the price of land to soar. Additional tracts of land (10ac+) drive down prices and allow our children to stay in the county.

- ADDNL -

School Facilities & Transportation:

This property is located on a well established road system with schools nearby.

- ADDNL -

Economic Development:

While it has been stated that there is enough land for sale to accommodate population growth in our area, many factors have caused the price of land to soar. Additional tracts of land (10ac+) drive down prices and allow our children to stay in the county.

- ADDNL -

Land Use:

There are over 50 parcels along the road that accesses this parcel that are below 20 acres with many that are 5-10 acres in size. This strip of 20 acre zoning is surrounded by 5 and 10 acre zones due to its proximity to the city of Clark Fork, Hwy 200 and the river. This particular parcel does not lend itself to large tracts of land for agriculture and the soil composition (mostly rock) does not promote forestry growth. While there are parcels within a mile of this piece that are more closely aligned with 20 acre minimums due to soil composition and other factors, this parcel does not.

- ADDNL -

Natural Resources: - ADDNL -

No natural resources to consider in this parcel

Hazardous Areas: - ADDNL -

No hazardous areas to consider on this parcel

Public Services: - ADDNL -

N/A

Transportation: - ADDNL -

This property is located on a well established road system

Recreation: - ADDNL -

No recreational areas are affected by this proposal

Special Areas or Sites:

No special areas or sites on this parcel

- ADDNL -

Housing:

While it has been stated that there is enough land for sale to accommodate population growth in our area, many factors have caused the price of land to soar. Additional tracts of land (10ac+) drive down prices and allow our children to stay in the county.

- ADDNL -

Community Design:

here are over 50 parcels along the road that accesses this parcel that are below 20 acres with many that are 5-10 acres in size. This strip of 20 acre zoning is surrounded by 5 and 10 acre zones due to its proximity to the city of Clark Fork, Hwy 200 and the river. This particular parcel does not lend itself to large tracts of land for agriculture and the soil composition (mostly rock) does not promote forestry growth. While there are parcels within a mile of this piece that are more closely aligned with 20 acre minimums due to soil composition and other factors, this parcel does not.

- ADDNL -

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:  (REP) Date: 1-21-26

Landowner's signature: _____ Date: _____