



# BONNER COUNTY PLANNING DEPARTMENT

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## COMPREHENSIVE PLAN MAP AMENDMENT APPLICATION

### FOR OFFICE USE ONLY:

|                         |           |
|-------------------------|-----------|
| FILE #<br><br>AM0001-26 | RECEIVED: |
|-------------------------|-----------|

### PROPOSED AMENDMENT:

|                                                                        |                                                        |
|------------------------------------------------------------------------|--------------------------------------------------------|
| The applicant is requesting an amendment to the Comprehensive Plan map |                                                        |
| <b>From:</b> (Current Comprehensive plan land use map designation)     | <a href="#">Dover De-annexation properties</a>         |
| Effective date of current map:                                         |                                                        |
| <b>To:</b> (Proposed comprehensive plan land use designation)          | <a href="#">Ag/Forest Land &amp; Rural Residential</a> |

### APPLICANT INFORMATION:

|                                                                                      |                              |                                 |
|--------------------------------------------------------------------------------------|------------------------------|---------------------------------|
| Landowner's name: <a href="#">Bonner County</a>                                      |                              |                                 |
| Mailing address: <a href="#">1500 Highway 2</a> <a href="#">Suite 208</a>            |                              |                                 |
| City: <a href="#">Sandpoint</a>                                                      | State: <a href="#">Idaho</a> | Zip code: <a href="#">83864</a> |
| Telephone: <a href="#">208-265-1458</a>                                              | Fax:                         |                                 |
| E-mail: <a href="mailto:planning@bonnercountyid.gov">planning@bonnercountyid.gov</a> |                              |                                 |

### REPRESENTATIVE'S INFORMATION:

|                                                                                      |                              |                                 |
|--------------------------------------------------------------------------------------|------------------------------|---------------------------------|
| Representative's name: <a href="#">Bonner County Planning Department</a>             |                              |                                 |
| Company name:                                                                        |                              |                                 |
| Mailing address: <a href="#">1500 Highway 2 Suite 208</a>                            |                              |                                 |
| City: <a href="#">Sandpoint</a>                                                      | State: <a href="#">Idaho</a> | Zip code: <a href="#">83864</a> |
| Telephone: <a href="#">208-265-1458</a>                                              | Fax:                         |                                 |
| E-mail: <a href="mailto:planning@bonnercountyid.gov">planning@bonnercountyid.gov</a> |                              |                                 |

### ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

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

**PARCEL INFORMATION:**

|                                                                                                |                                                              |           |                     |                               |                                                |                 |                      |
|------------------------------------------------------------------------------------------------|--------------------------------------------------------------|-----------|---------------------|-------------------------------|------------------------------------------------|-----------------|----------------------|
| Section #:                                                                                     | <a href="#">19/30</a>                                        | Township: | <a href="#">57N</a> | Range:                        | <a href="#">2W</a>                             | Parcel acreage: | <a href="#">±264</a> |
| Parcel # (s):                                                                                  | <a href="#">See parcel list</a>                              |           |                     |                               |                                                |                 |                      |
| Legal description:                                                                             |                                                              |           |                     |                               |                                                |                 |                      |
| Current zoning:                                                                                | <a href="#">N/A</a>                                          |           |                     | Current use:                  | <a href="#">Residential</a>                    |                 |                      |
| What zoning districts border the project site?                                                 |                                                              |           |                     |                               |                                                |                 |                      |
| North:                                                                                         | <a href="#">Suburban</a>                                     |           |                     | East:                         | <a href="#">Suburban</a>                       |                 |                      |
| South:                                                                                         | <a href="#">N/A</a>                                          |           |                     | West:                         | <a href="#">Rural-10 , A/F-10 and Suburban</a> |                 |                      |
| Comprehensive plan designation: <a href="#">N/A</a>                                            |                                                              |           |                     |                               |                                                |                 |                      |
| Uses of the surrounding land (describe lot sizes, structures, uses):                           |                                                              |           |                     |                               |                                                |                 |                      |
| North:                                                                                         | <a href="#">Varies in size and use typically residential</a> |           |                     |                               |                                                |                 |                      |
| South:                                                                                         | <a href="#">Varies in size and use typically residential</a> |           |                     |                               |                                                |                 |                      |
| East:                                                                                          | <a href="#">Varies in size and use typically residential</a> |           |                     |                               |                                                |                 |                      |
| West:                                                                                          | <a href="#">Varies in size and use typically residential</a> |           |                     |                               |                                                |                 |                      |
| Nearest city:                                                                                  | <a href="#">Dover</a>                                        |           |                     | Distance to the nearest city: | <a href="#">0 miles</a>                        |                 |                      |
| Detailed Directions to Site: <a href="#">North/ Northeast of City of Dover from Highway 2.</a> |                                                              |           |                     |                               |                                                |                 |                      |

**PROJECT DETAILS:**

|                                                                                                                                                                                                                                                                                                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Explain in detail the reason for the requested amendment to the comprehensive plan:                                                                                                                                                                                                                                                                                                                          |
| What circumstances warrant an amendment of the comprehensive plan map designation?<br><br><a href="#">Certain properties have been de-annexed from the City of Dover. These properties constitute the proposed application and are referred to as the "subject area". Currently these properties within the subject area don't have a Comprehensive Plan Map designation.</a>                                |
| Explain how the proposed comprehensive plan amendment will effect elements such as noise, light glare, odor, fumes and vibrations on adjoining property:<br><br><a href="#">Comprehensive Plan Map amendments do not cause noise, light, glare, odor, fumes or vibrations.</a>                                                                                                                               |
| How has the proposal been designed to be compatible with the adjoining land uses?<br><br><a href="#">This request is to establish a comprehensive plan map designation.</a><br><a href="#">Proposed Zoning Districts will follow pending outcome of the Comprehensive Plan Map designation.</a>                                                                                                              |
| What extensions of water or sewer lines, roads or other public or private services would be necessary if this comprehensive plan amendment were approved?<br><br><a href="#">The proposed comprehensive plan map designations do not require public water or sewer. The properties will be within the jurisdiction of the Bonner County Sheriff and Westside Fire and Lake Pend Oreille School District.</a> |

Explain why an amendment to the comprehensive plan map is appropriate, detailing changes that have occurred since the comprehensive plan map was adopted or circumstances that warrant a reconsideration of the designation. Include details such as city annexations, area of city impact amendments, population changes, subdivision development, growth factors, expansion of fire district or other service boundaries, transportation or public services improvements or other details that support the proposed map amendment. (Attach additional pages if necessary):

The proposed properties are being de-annexed and being brought back into unincorporated Bonner County.

#### ACCESS INFORMATION:

Please check the appropriate boxes:

- |                                     |                                                                                                                                                                                                                                                                                                            |
|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>            | <u>Private Easement</u> <input type="checkbox"/> <u>Existing</u> <input type="checkbox"/> <u>Proposed</u><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:    |
| <input checked="" type="checkbox"/> | <u>Public Road</u> <input checked="" type="checkbox"/> <u>Existing</u> <input type="checkbox"/> <u>Proposed</u><br>Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade right-of-way width and name, if existing:<br><br>Pine St. is a gravel right of way that is ±50' |
| <input type="checkbox"/>            | <u>Combination of Public Road/Private Easement</u> <input type="checkbox"/> <u>Existing</u> <input type="checkbox"/> <u>Proposed</u><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:

Some properties included in the subject area have mapped slopes of 0-≥30% grade.

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

There are areas within the subject area that contain mapped creeks both perennial and intermittent.

Springs & wells:

N/A

Existing structures (size & use):

Structures that are included in this subject area vary in size and use.

Land cover (timber, pastures, etc):

At present the land coverage is primary timber and pasture with clear and graded areas.

Are wetlands present on site? ☒ Yes ☐ No

Source of information: NWI

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:

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:

Distance (in miles) to the nearest:

Public/Community Sewer System: ±2

Solid Waste Collection Facility:

Public/Community Water System: ±1

Fire Station:

Elementary School: ±2

Secondary Schools: ±2

County Road: ±7

County Road Name: Carr Creek

Which fire district will serve the project site? Westside Fire

Which power company will serve the project site? Avista

**How is the proposal not in conflict with the policies of the comprehensive plan?:**

Property Rights: The Bonner County Planning Commission is being asked to review the subject area, held a workshop and make recommendation based on the current adopted Comprehensive Plan Implementation Policies.

Population:

School Facilities & Transportation:

Economic Development:

Land Use:

Natural Resources:

Hazardous Areas:

|                                                          |
|----------------------------------------------------------|
| Public Services:                                         |
| Transportation:                                          |
| Recreation:                                              |
| Special Areas or Sites:                                  |
| Housing:                                                 |
| Community Design:                                        |
| Agriculture:                                             |
| 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: Project Representative, Bonner County Planning Date: \_\_\_\_\_

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