



BONNER COUNTY PLANNING DEPARTMENT

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ZONE CHANGE APPLICATION

FOR OFFICE USE ONLY:

FILE # ZC0002-26	RECEIVED: May 5, 2026
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PROPOSED ZONE CHANGE:

Current zoning: Rural 5	Proposed zoning: Recreation
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APPLICANT INFORMATION:

Landowner's name: Stonehedge Partners LLC		
Mailing address: [REDACTED]		
City: Sagle	State: Idaho	Zip code: 83860
Telephone: [REDACTED]	Fax:	
E-mail: [REDACTED]		

REPRESENTATIVE'S INFORMATION:

Representative's name: Jeremy Grimm		
Company name: Whiskey Rock Planning + Consulting		
Mailing address: [REDACTED]		
City: Sandpoint	State: ID	Zip code: 83864
Telephone: [REDACTED]	Fax:	
E-mail: [REDACTED]		

ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

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

PARCEL INFORMATION:

Section #: 12	Township: 56N	Range: 1E	Parcel acreage: 15.6 Acres
Parcel # (s): RP00279002018AA			

Legal description:
12-56N-1E MTN VIEW SHORES BLK 2 LOT 18,19,20,21,22,23,24 25 &TAX 10 OF 1/12-56N-1E LESS PT OF TAX 46 & PT OF TAX 60

Current zoning: Rural 5	Current use: Vacant
What zoning districts border the project site?	
North: Rural 5 & Recreation	East: Rural 5 & Recreation
South: Rural 10	West: Rural 5
Comprehensive plan designation: Resort Community	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 534-Resid improv on cat 12 SF Home with accessory buildings 3 Acres	
South: U.S. Government Land Vacant	
East: 512-Land Resid rural tract vacant 18 acres, 131-Land-ag/timb w/resid Imp 13 Acres	
West: 537-Resid improv on cat 15 3 Acres	
Nearest city: East Hope	Distance to the nearest city: About 1.25 Miles
Detailed directions to site: Highway 200 past East Hope. Right on Peninsula Road. Travel 2,000' property on right.	

ADDITIONAL PROJECT DETAILS:

Explain in detail why the zone change is necessary (include additional pages, if necessary):
To bring the property use in line with the Comprehensive Plan Land Use Map. See narrative.

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 narrative.

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

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

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

See narrative.

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: 24' hard surfaced Peninsula Road.

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:
Gentle sloping from south to north. Meadow and 2nd growth trees.

Water courses (lakes, streams, rivers & other bodies of water):
The property abuts the lake on the northern boundary.

Is site within a floodplain? Yes No Firm Panel #: 16017C1000E Map designation: N/A

Springs & wells:
None observable or on record.

Existing structures (size & use): None.	
Land cover (timber, pastures, etc): Primarily meadow with some stands of 2nd growth.	
Are wetlands present on site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Source of information: National Map
Other pertinent information (attach additional pages if needed): See narrative.	

SERVICES:

Sewage disposal will be provided by:	
<input checked="" type="checkbox"/>	<u>Existing Community System - List name of sewer district or provider and type of system:</u> Ellisport Bay Sewer District
<input type="checkbox"/>	<u>Proposed Community System – List type & proposed ownership:</u>
<input 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 & 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: According to the Idaho Department of Water Resources abutting properties are developed with existing wells of up to 100 GPM. Water availability appears to be plentiful.	
Distance (in miles) to the nearest:	
Public/community sewer system: 0	Solid waste collection facility: 6 M
Public/community water system: 2 M	Fire station: 1/3 M

Elementary school: < 1 Mile	Secondary schools: 6 Miles
County road: 0'	County road name: Peninsula Road
Which fire district will serve the project site? Sam Owen	
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?:
Property Rights: See narrative
Population: See narrative
School Facilities & Transportation: See narrative
Economic Development: See narrative
Land Use: See narrative
Natural Resources: See narrative
Hazardous Areas: See narrative
Public Services: See narrative
Transportation: See narrative
Recreation: See narrative

Special Areas or Sites:
See narrative

Housing:
See narrative

Community Design:
See narrative

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: Jeremy Grimm Digitally signed by Jeremy Grimm
DN: cn=JG, o=Jeremy Grimm, ou=Jeremy Grimm Planning + Consulting, email=JG@bonnercountyplanning.com Date: 4/29/26

**Landowner
Representative**

Landowner's signature: _____ Date: _____