

CITY OF PRIEST RIVER

PLANNING & ZONING
P.O. Box 415
552 High Street Priest River, ID 83856
(208) 448-2123
Fax (208) 448-2232



Zone Change Request Application Procedures

- Schedule a pre-application meeting with the Planning Administrator to review change.
- Obtain and complete a Zone Change Request application.
- Provide the following with the completed application:

Minimum Application Requirements for Zone Change Request

1. One (1) copy of a site plan, drawn to scale showing the location of existing facilities such as buildings, structures, parking and loading areas, traffic access and circulation, landscaping, service areas, signs, and utilities.
2. A land capability report prepared by a person or firm qualified by training and experience to have expert knowledge of the subject. The report will identify the capability of the land to support the proposal with regards to flooding, water supply, sewage, drainage, erosion, sedimentation, and ground movement.
3. Names and addresses prepared by a title company and printed on self-adhesive mailing labels of: applicant, applicant's representative, landowners and all owners of real property, any part of which is located within three hundred (300) feet of the exterior boundaries of the subject property.
4. Letters of comment from the appropriate road, fire, school and health districts and other appropriate agencies. The letters shall indicate that the agency has reviewed the proposal, and stipulate any conditions or requirements necessary for approval (from list provided).
5. A copy of the current deed for the subject property and a radius map depicting a three hundred (300) foot radius around the perimeter of the subject parcel using a current Bonner County Assessor's Map identifying all parcels subject to notice.
6. Any supplementary materials and copies requested by the Administrator or which the applicant believes are relevant to the project.
7. **Fee:** \$1,000 Application fee + \$50.00/hour + cost of notification, mailing fees, and ordinance preparation/publication and remapping.

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PLANNING DEPARTMENT**

Zone Change Request Application

Applicant's Information

Applicant's Name: _____ Phone: _____
Address: _____ E-mail: _____
Landowners Name: _____ Phone: _____
Address: _____ E-mail: _____
Project Representatives Name: _____ Phone: _____
Address: _____ E-mail: _____

Project Description

Section: _____ Township: _____ Range: _____ Site Acreage: _____
Parcel # _____ Legal Description: Lot(s) _____ Block: _____
Total size of parcel: _____ Current Land Use: _____
Proposed Land Use: _____
Current Site Zoning: _____ Proposed Zoning: _____
Zoning and Uses of Surrounding Lands:
North: _____ South: _____
East: _____ West: _____
Comprehensive Plan Designation: _____
What Comprehensive Plan Designations Border the Site?
North: _____ South: _____ East: _____ West: _____
Address and directions to site:

Access Information

Describe existing or proposed access to the project site: _____

Roads within the project are proposed to be: Public: _____ Private: _____
Road Maintenance will be by: _____
Describe level of improvements for proposed roads (include surface type, maximum and typical grades, width of right-of-way, width of improved surface, curbing, etc.): _____

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Service Information

Describe current level of water and sewer utilities serving the subject site: _____

Describe the current level of other utilities such as electrical and phone service serving the subject site: _____

What extensions of water or sewer lines, roads or other services would be necessary if this Zone change request is granted? _____

Narrative Statement

1. How will the proposed zone change affect such elements as noise, light glare, odors, fumes, and vibrations on the adjoining property? _____

2. How will the proposed zone change be compatible with the adjoining land uses? _____

3. Why is the zone change compatible with the environmental characteristics, both physical and social, of the site and surrounding areas? _____

4. Why is it not possible to comply with current zoning standards? _____

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

6. Other pertinent information: _____

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Site Information

Please provide a detailed description of the following:

1. Topography (lay of the land), including estimated maximum slope, rock outcroppings, benches, etc.: _____

2. Water courses (springs, streams, rivers, etc.): _____

3. Existing structures (size and use): _____

4. Land cover (timber, pasture, etc.): _____

5. Is the site within a floodplain? _____
6. Are there wetlands on site? _____
7. Other pertinent information : _____

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How is the proposal compatible with the goals and objectives of the City of Priest River Comprehensive Plan? A copy of the Priest River Comprehensive Plan is available through City Hall. (Attach additional pages if needed.)

Comprehensive Plan Sections

1.0 Population: _____

2.0 School Facilities: _____

3.0 Economic Development: _____

4.0 Land Use: _____

5.0 Natural Resources: _____

6.0 Hazardous Areas: _____

7.0 Public Facilities, Utilities, and Services: _____

8.0 Transportation: _____

9.0 Recreation: _____

10.0 Special Areas or Sites: _____

11.0 Housing: _____

12.0 Community Design: _____

13.0 Property Rights: _____

I hereby certify that all the information, statements, attachments, and exhibits submitted herein are true to the best of my knowledge.

Applicant's Signature

Date

Landowner's Signature

Date