



BONNER COUNTY PLANNING DEPARTMENT

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VARIANCE APPLICATION

FOR OFFICE USE ONLY:

FILE # V0024-23 <input type="checkbox"/> Administrative Variance <input checked="" type="checkbox"/> Public Hearing Required	RECEIVED: October 27, 2023
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PROJECT DESCRIPTION:

The applicant is requesting a variance from a: Minimum Lot Size	
<input type="checkbox"/> Front yard setback	<input type="checkbox"/> Rear yard setback
<input type="checkbox"/> Side yard setback	<input type="checkbox"/> Water front setback
The applicant is requesting a _____ foot setback to allow for the construction of: (Specify the type of structure and use) _____	
<input checked="" type="checkbox"/> Other (Please specify) <u>The applicant is seeking a variance to minimum lot size to allow the creation of a sub 1-acre lot through a future MLD split.</u>	

APPLICANT INFORMATION:

Landowner's name: Caliber Land Company II LLC		
Mailing address: 468146 HWY 95		
City: Sagle	State: ID	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: 614 Creekside Lane		
City: Sandpoint	State: ID	Zip code: 83864
Telephone: 208-946-9944	Fax:	
E-mail: jeremy@whiskeyrockplanning.com		

ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project:		
Company Name:		
Mailing Address:		
City:	State:	Zip Code:
Telephone:	Fax:	
E-mail:		

PARCEL INFORMATION:

Section #:16	Township:56N	Range:2W	Parcel acreage:1.77 Ac
Parcel # (s):RP0068700000SLA			
Legal description:16-56N-2W PLAT OF SWSE SCHOOL LOT 6			
Current landowner's name: Caliber Land Company II LLC (Barry Walker)			
Current zoning:Suburban		Current use: Commercial & Residential	
What zoning districts border the project site?			
North:Commercial		East:Commercial	
South:Commercial		West:Suburban	
Comprehensive plan designation:Transition			
Uses of the surrounding land (describe lot sizes, structures, uses):			
North:532-ronresid imprv on cat12/15 3.8 Ac			
South:438-Comm improv on cat 16 0.45 Ac			
East:438-Comm improv on cat 16 1.34 Ac			
West:537-Resid improv on cat 15 0.6 Ac			
Within Area of City Impact?: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		If yes, which city?:	
Detailed directions to site: <u>95 South from Sandpoint. Property is on right across from Western Cat (Former Pecks Farm Supply)</u>			

NARRATIVE STATEMENT:

Describe whether conditions apply to the property that do not apply generally to other properties in the same zone or vicinity, which conditions are a result of lot size, shape, topography, or other circumstances over which the applicant has no control. BCRC 12-234(a) *Explain why it is not possible to comply with the ordinance standards. Example: A site may have excessive slopes that prevent a structure from meeting the required setbacks. See attached.*

Explain how special conditions and circumstances do not result from the actions of the applicant. BCRC 12-234(b) *Example: Did the applicant reduce the size of his/her parcel, thereby creating an "unbuildable" parcel? See Attached.*

Explain how granting the variance is not in conflict with the public interest in that it will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity of the subject parcel or lot. BCRC 12-234(c) *Explain how the proposed use is compatible with adjoining land uses. Example: Will approval of the variance result in a potential obstruction of public access or cause a safety hazard? Are there effects of elements on adjoining property such as noise, light glare, odor, fumes and vibration?* See Attached.

ACCESS INFORMATION:

Please check appropriate boxes:

<input type="checkbox"/>	<u>Private Easement</u> <input type="checkbox"/> <u>Existing</u> <input type="checkbox"/> <u>Proposed</u> 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: _____ _____
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<input checked="" type="checkbox"/>	<u>Public Road</u> <input checked="" type="checkbox"/> <u>Existing</u> <input type="checkbox"/> <u>Proposed</u> Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade right-of-way width and name, if existing: <u>US 95 abutts the subject parcel.</u> _____
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<input type="checkbox"/>	<u>Combination of Public Road/Private Easement</u> <input type="checkbox"/> <u>Existing</u> <input type="checkbox"/> <u>Proposed</u> 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: _____ _____
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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 site is sloping from NW to SE.

Water courses (lakes, streams, rivers & other bodies of water): NO. N/A

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

Springs & wells: Existing Well Well ID 424396 50 GPM

Existing structures (size & use): Commercial/Retail Outbuildings and Residence

Land cover (timber, pastures, etc): Isolated pine and grass.

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

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: Septic with Drainfield

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: The property is within the Sagle Valley Water & Sewer District

Water will be supplied by:

Existing public or community system - List name of provider: _____

Proposed Community System – List type & proposed ownership: _____

Individual well: Existing Well on property. Well ID 424396

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: 0 M	Solid Waste Collection Facility: 2.3 M
Public/Community Water System: 0 M	Fire Station: 2M
Elementary School: 2 M	Secondary Schools: 6 M
County Road: N/A On US 95	County Road Name: N/A

Which fire district will serve the project site? Selkirk/Sagle

Which power company will serve the project site? Avista

How is the use/plan in accordance with the general and specific objectives of the Comprehensive Plan? (Copy of goals and objectives attached)

Property Rights: The request supports the owners property rights.

Population: No impact.

School facilities & Transportation: No impact.

Economic Development: The request supports economic development by allowing the property to be utilized as currently developed. The request would provide greter flexibility and support lower cost for new business due to the smaler parcel size.

Land Use: The request would make the parcel more conforming, allowing the splitting of uses on the property into two individual lots.

Natural Resources: The request will not impact natural resources.

Hazardous Areas: There are no identified hazardous areas on the parcel.

Public Services: No impact. The parcel is allready built out and public services are provided.

Transportation: The existing commercial and residential uses on the property would not change.

Recreation: <u>The request would not impact recreation in Bonner County.</u>
Special Areas or Sites: <u>There are no special areas or sites on the property.</u>
Housing: <u>They request might allow the residence to be sold on an individual parcel, lowering the cost of housing in this area.</u>
Community Design: <u>The parcel is already built out and the request would make it more conforming.</u>
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 Jeremy Grimm Digitally signed by Jeremy Grimm
Date: 2023.10.20 15:43:06 -07'00' Date: 10.20.2023

Representative _____ 10.20.2023

signature: