



# Bonner County Planning Department

*"Protecting property rights and enhancing property value"*

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December 29, 2023

Bonner County Zoning Commission  
1500 Hwy 2, Suite 208  
Sandpoint, ID 83864

Subj: File V0024-23 – Variance – Lot Size Minimum

Encl: (1) File V0024-23 Proposed Site Plan

Bonner County Zoning Commission,

The Bonner County Hearing Examiner on December 20, 2023, recommended that the Zoning Commission conduct a public hearing for this project FILE V0024-23 for a minimum lot size variance of 0.42-acres and 1.35-acres where 2.5 acres is required, pursuant to the public hearing noticing requirements and procedures of Chapter 2, Subchapter 2.6 of Title 12, based upon the lack of information regarding procurement of urban services which warrants a hearing in front of the Zoning Commission.

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## Findings of Fact

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1. The proposal was reviewed for compliance with BCRC 12-234 Variances, and standards for review of applications, BCRC 12-400, et seq.
2. The lot was platted on July 27, 1912 per Book of Plats, Book 1, Page 140, Instrument Number 022404, Records of Bonner County, Idaho.
3. The lot consists of 1.78-acres per Record of Survey, Instrument Number 784194, dated March 21, 2008.
4. The site does not contain mapped slopes per USGS.
5. The parcel does not contain wetlands per USFWS.
6. The site does not contain a river/stream/frontage on a lake per the National Hydrography Dataset (NHD).
7. The parcel is within SFHA Zone X per FIRM Panel Number 16017C0950E, Effective Date 11/18/2009. No further floodplain review is required on this proposal.

8. The lot is accessed via U.S. Hwy 95. U.S. Hwy 95 is a 160' right-of-way with a paved 60' travel way.
9. The site is split-zoned Suburban (S) and Commercial (C) with a land use designation of Transition.
10. The applicant purchased this lot on January 21, 2022 per Instrument Number 999423, Records of Bonner County.
11. The applicant has applied for a zone change (ZC0010-23) requesting that the entire lot be changed to Commercial zoning. As of the date of this staff report, a decision to approve or disapprove the zone change application has not been made.

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**Proposed Conditions of approval:**

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**Standard permit conditions:**

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**A-1** Only the lot size minimums as shown on the site plan have been reviewed for variance standards. All other lot design standards and future development must comply with Bonner County Revised Code excepting the modified lot size minimums herein.

**A-2** The granting of this variance shall not supersede any deed restrictions.

**A-3** All requirements of BCRC 12-623 shall be satisfied prior to the approval of a final plat.

Please contact the Planning Department if you have any questions.

Sincerely,

  
Jacqueline Rucker  
Hearing Examiner

c: Caliber Land Company, LLC, applicant  
Jeremy Grimm, Project Representative