



BONNER COUNTY PLANNING DEPARTMENT

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VARIANCE APPLICATION

FOR OFFICE USE ONLY:

FILE #	RECEIVED:
<input type="checkbox"/> Administrative Variance <input type="checkbox"/> Public Hearing Required	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> RECEIVED By Swati Rastogi at 2:41 pm, Aug 21, 2023 </div>

PROJECT DESCRIPTION:

The applicant is requesting a variance from a: Lot size minimum	
<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 parcel in question is 28 acres and the applicant would like to use a minor land division to create an 8 acre lot and two 10 acre lots in a A/F-10 zone use area.</u>	

APPLICANT INFORMATION:

Landowner's name: Ernie & Nancy Brandt Trustees		
Mailing address: 488 Syringa Heights Road		
City: Sandpoint	State: Idaho	Zip code: 83864
Telephone: 208-290-3340	Fax:	
E-mail: ernie@wildwoodgrilling.com		

REPRESENTATIVE'S INFORMATION:

Representative's name: Taylor Bradish		
Company name:		
Mailing address: 523 Syringa Heights Road		
City: Sandpoint	State: Idaho	Zip code:
Telephone: 208-304-7506	Fax:	
E-mail: tbradish09@gmail.com		

ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

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

PARCEL INFORMATION:

Section #:33	Township:58N	Range:01W	Parcel acreage:28
Parcel # (s):RP58N01W334350A			
Legal description:3-58N-1W W2SENW LESS S 416FT of W280FT, SESENW 1998 FUQUA 40x60 RP			
Current landowner's name:Ernie & Nancy Brandt			
Current zoning:A/F-10		Current use:Residential and Forestry	
What zoning districts border the project site?			
North:A/F-10		East:A/F-20	
South:A/F-20		West:A/F-10	
Comprehensive plan designation:A/F- 10,20			
Uses of the surrounding land (describe lot sizes, structures, uses):			
North:Residential and Aq			
South:Residential and Forestry			
East:Sawmill Facility			
West:Residential and Forestry			
Within Area of City Impact?: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
If yes, which city?:			
Detailed directions to site:			
Turn north on Shingle Mill Road from Highway 200 and travel to the junction, turn right on East Shingle Mill Road. The subject property is on the inside corner when East Shingle Mill road turns north.			

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 Appendix A, Narrative 1*

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 Appendix A, Narrative 2*

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

Springs & wells: See Appendix A Springs and Wells

Existing structures (size & use): See Appendix A Existing Structures

Land cover (timber, pastures, etc): See Appendix A Land Cover

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

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: Individual drain fields

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: Oden Water Association

Proposed Community System – List type & proposed ownership: _____

Individual well: Under permit 76044

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: N/A Solid Waste Collection Facility: 9 miles

Public/Community Water System: On site Fire Station: 3.5 miles

Elementary School: 3.5 Secondary Schools: 12 miles

County Road: On site County Road Name: East Shingle Mill Road

Which fire district will serve the project site? Northside Fire

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: See Appendix A- Property Rights

Population: See Appendix A- Population

School facilities & Transportation: See Appendix A- School facilities & Transportation

Economic Development: See Appendix A- Economic Development

Land Use: See Appendix A- Land Use

Natural Resources: See Appendix A- Natural Resources

Hazardous Areas: See Appendix A- Hazardous Areas

Public Services: Oden Water Association runs along the ROW in front of the property

Transportation: East Shingle Mill Road is a well maintained County paved road.

Recreation: Public legal recreational accesses and amenities are not obstructed or adversely impacted by the future development of this property.

Special Areas or Sites: Future developments of this property will not adversely affect or destroy culturally or ecologically sensitive sites.


Housing: This project will create additional housing without the need to increase county infrastructure or transportation costs.

Community Design: See Appendix A- Community Design

Implementation: (Not required to complete this element) See Appendix A- Implementation

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:  Date: 7 AUG 2023

Landowner's signature:  Date: 8/7/23

Narrative 1

It is not possible to comply with the zoning requirements due to the fact that previous owners sold a 2 acre piece of the contiguous 30 acre parcel making it a 28 acre parcel. The lot size, the location of the current house, and the L shaped current lot would not make it possible to do an even split while keeping with setbacks. Create two 10 acre parcels and one 8 acre parcel that will be retained by the sawmill operation to the east will create symbiotic community design that will help insulate the sawmill operation from future development.

Narrative 2

Prior owners of the previous owners of the subject property sold 2 acres of the contiguous 30 acre property to create the current property of 28 acres in 2001. The prior owners Devon and Mickey Hardy were always supporters and advocates of the sawmilling facility to the east. Because of their support once they decided to move closer to family they approached Ernie and Nancy Brandt to sell them the property as to protect the operating feasibility of the sawmill to the east. In this situation the applicants would like to create 2 standard 10 acre lots on the western side of the parcel while creating an 8 acre parcel across the street from the mill in order to create an additional buffer between the operations and any additional development.

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)

The granted variance will not conflict with public interest, if anything it will create a more favorable environment in the Selle Valley because the operations of the sawmill facility will be buffered from any new development. In addition to the added buffer it's the intention of the applicant to possibly work with Bonner County Road and Bridge to adjust the alignment of the 90 degree corner which sees many wrecks every winter as the current owner owns both sides of the road. Creating one 8 acre parcel and two 10 acre parcels now will reduce additional potential development in the future while create lot shapes that will satisfy the current setback requirements of the existing house and shop.

Topography

This parcel is mostly flat with some rolling topographic features on the eastern portion of the parcel. These features include a small forested wet area partitioned off by a forested ridge that looks to be the original Shingle Mill Road right of way before the road was moved to its current position. The western portion of the parcel is also flat with two small swales, one in the northwest corner and the other more centrally located.

Water Courses

No named streams or rivers run through the property but the presence of water exists in small depressions and low spots on the property. On the national wetland map there is the headwater of a watercourse running partially through the northwest portion labeled R4SBC which stands for a course that intermittently flows water which surface water is present during the initial growing season but is absent by the end of the growing season. This water course eventually seeps through the ground and runs into Boyer Slough two miles away. This is not a defined wetland or flood plain.

Spring and Wells

One well is located on the property on the southwestern portion under permit 760442.

Existing Structures

One living dwelling currently exists on the property in the southwest portion of the property roughly 3,000 square feet of living area exist. Along with the home there is a detached 2 car garage and various garden sheds. Around the home exists a well-kept yard and garden with a short driveway and roundabout.

Land Cover

This parcel consists of a multi-story multi age timber stand that is the result of past sustainable timber harvest activity that has left a valuable and vigorously growing stand. Toward the southwestern side of the parcel some small open meadows indicate past cattle grazing operations.

Property Rights

This variance is consistent with the current zoning district and will fit in harmony with surrounding particular uses while conserving the value of land and structures while encouraging the most appropriate use of the land as defined in Bonner County Revised Code Title 12 Chapter 1.

Population

The population of Idaho continues to grow. Although this plan would only provide the possibility of one additional dwelling the availability of 10 acre parcels are a more reasonable and consistent to align with the similar people per square mile as listed in the population component of the comprehensive plan.

School facilities & Transportation

The subject parcel is within 3.5 miles of the local elementary school and within 12 miles of the middle and high school. The 10 acre parcels are more reasonably priced for young families than larger parcels in the Selle Valley potentially increasing the number of students at Northside Elementary. The parcel is surrounded on two sides by a paved county road. There is a unique long term planning opportunity in which the county and local residents could benefit. This parcel is west of the inside corner of East Shingle Mill road. As mentioned previously the previous owners of the property intentionally sold the parcel to the sawmill owners to the east in order to create a buffer between their operations and additional future development. This creates consistent ownership east and west of the 90 degree corner that causes many wrecks in slippery wither months. With support from Bonner County Road and Bridge a realignment of this 90 degree corner could take place which would increase public safety.

Economic Development

One additional parcel for home development that fits with the surrounding character will further increase the economic vitality of the Selle Valley and greater Bonner County. The entire 28 acres is forested with high value timber species and will also contribute to the robust forest products industry present in the county.

Land Use

This variance is in accordance with the surrounding land use and zoning. As listed in the Economic Development section and the property description this forested parcel is consistent with the uses and intention of the agriculture and forestry zone and will continue to be if the variance is granted.

Natural Resources

As referenced above this parcel is well forested and under a current forestry plan. There is a long term plan to foster and harvest the current stand of timber while propagating the next crop of seral tree species for additional timber crops into the future.

Hazardous Areas

No hazardous areas exist on site. The slopes are particularly flat and there are no flood plains on the parcel. There is also a very low risk of wildfire and the property to the east has a high flow fire hydrant attached to the Oden Water Association water system.

Public Services

This development is adequately served by fire protection, roads, sewer, schools, law enforcement, ambulance, power and emergency services, water and other public or private services including the Oden Water Association.

Community Design

Ernie and Nancy Brandt Variance Application Appendix A

The layout of this property and the presence of a well-managed and healthy stand of timber will afford the opportunity for forestry centric management operations to continue on all three parcels. Two parcels will be the 10 acre minimum and one will be 8 acres. All three parcels will support future forestry operations, agricultural pursuits, and add to the rural character. The current home is not visible from the county road and the right of way easement design will create a second home that is also obscured from the county road.

Implementation

If this variance application is approved a follow up minor land division application will be submitted. The 8 acre parcel will remained undeveloped and retained by the sawmill operation to the east and the new 10 acre parcel and associated road development will proceed within 5 years.