



BONNER COUNTY

PLANNING DEPARTMENT

1500 Highway 2, Suite 208
Sandpoint, Idaho 83864
(208) 265-1458 FAX: (208) 265-1463

APPLICATION FOR MODIFICATION OF TERMS OF A PERMIT

Instructions:

1. Prior to submittal of this application, the applicant shall discuss the proposal with a staff planner.
2. The following items shall be submitted with the application to modify the terms and conditions of a permit:

- Copy of the approved site plan/plat from original application. (The planning department can assist in obtaining this copy.)
- Revised site plan/plat (if the modification affects the site plan/map) illustrating the requested modification.
- Copy of the current, recorded deed of the subject property.
- Additional information which the applicant believes supports the requested modification.
- Application filing fee. The application cannot be accepted by the planning department unless accompanied by the appropriate fees. (BCRC 12-265)



BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)
planning@co.bonner.id.us (e-mail) <http://www.co.bonner.id.us/planning/index.html> (web page)

MODIFICATION OF TERMS OF PERMIT APPLICATION

FOR OFFICE USE ONLY:

| | |
|--------|-----------|
| FILE # | RECEIVED: |
|--------|-----------|

PROJECT DESCRIPTION:

| | | |
|--|---|---|
| Modification request: Conditional Use Permit for a church | | |
| Permit File # of original application: C988-15 | Date original permit was approved: 8/20/2015 | |
| Type of Permit: | | |
| <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Variance | <input type="checkbox"/> Special Use Permit |
| <input type="checkbox"/> Plat | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Zone Change |

APPLICANT INFORMATION:

| | | |
|--|-----------|-----------------|
| Landowner name: Victory Baptist Church, Inc. | | |
| Mailing address: PO Box 648 | | |
| City: Sagle | State: ID | Zip code: 83860 |
| Telephone: 208-290-9432 | Fax: | |
| E-mail: jlfavor@gmail.com | | |

REPRESENTATIVE'S INFORMATION:

| | | |
|--|-----------|-----------------|
| Representative's name: Joel Andring | | |
| Company name: Glahe & Associates, Inc. | | |
| Mailing address: 303 Church St. | | |
| City: Sandpoint | State: ID | Zip code: 83864 |
| Telephone: 208-265-4474 | Fax: | |
| E-mail: jandring@glaheinc.com | | |

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

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

PARCEL INFORMATION:

| | | | |
|---|--------------|----------------------------------|---------------------|
| Section #:9 | Township:56N | Range:2W | Parcel acreage:2.88 |
| Parcel # (s):RP56N02W098900A | | | |
| Legal description: TAX 21 (See attached deed.) | | | |
| Current landowner's name:Victory Baptist Church, Inc. | | | |
| Current zoning:Rural 5 | | Current use:Church | |
| What zoning districts border the project site? | | | |
| North:Rural 5 | | East:Rural 5 | |
| South:Suburban | | West:Rural 5 | |
| Comprehensive plan designation:Rural-Residential | | | |
| Uses of the surrounding land (describe lot sizes, structures, uses): | | | |
| North:5.74 ac parcel with a single-family dwelling used residentially | | | |
| South:1.67 ac lot with a single-family dwelling used residentially, and a pole building. | | | |
| East:4.25 ac parcel with a single-family dwelling used residentially, a barn and several sheds. | | | |
| West:5 ac parcels, one vacant forest land, and one with a sfd and several sheds. | | | |
| Nearest city:Sandpoint | | Distance to the nearest city:5.3 | |
| Detailed directions to site: From Sandpoint, South on US95, 4.7 miles. Turn Right onto Gun Club Rd. After 0.6 miles, church is on the Right. | | | |

ADDITIONAL PROJECT DESCRIPTION:

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|--|
| Explain modification request: (Please attach additional pages if necessary) Expand the building and parking lot per the attached site plan. Construction of Phase 1 expected to begin Spring 2024, to be completed Fall 2025. Phase 2, additional office space, to be constructed at an undetermined future date. People on site expected to increase to 5 employees and 300 visitors. Hours of operation to expand to regularly include other days beside Sunday and Wednesday. Traffic generation to increase to approximately 100 - 150 vehicles per week. |
| Reason(s) for the modifications: Church growth. |

Which section(s) of the Bonner County Revised Code are affected by the modification?
12-335, 12-411, 12-7.2

What effect will the modification have on the project's land use code requirements? (Density, open space, setbacks, parking, etc.)

Current setbacks will be maintained with new construction. This is a legal non-conforming parcel, 2.88 acres in size. Property line setbacks are 10' per 12-411(11).

Parking will be expanded per 12-4.3 with the number of parking spaces meeting the requirement of Table 4-3.

A Stormwater Management and Erosion Control Plan has been developed. See attached.

ACCESS INFORMATION:

Access to the project site is: Public Private

Roads within and serving the condominium project property are proposed to be:
 Public Private

Road maintenance will be provided by: County

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:
From the county road North 500' the land is nearly level (+/- 1%), then slopes down for 200' at between 5% - 10%, then slopes up for 100' at 5%. No outcroppings, benches, etc. exist on site.

Water courses (lakes, streams, rivers & other bodies of water):
None

Springs & wells:
One drilled well in the northeast portion of the site.

Existing structures (size & use):
3168 sq. ft. building used to hold meetings, services, classes etc. Two storage sheds: 10' X 16' and 12' X 18'.

Land cover (timber, pastures, etc):
3/4 lawn, 1/4 timber

Are wetlands present on site? Yes No Source of information: USFWS map GoogleEarth

Other pertinent information (attach additional pages if needed):
N/A

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:Sub-surface system, 1000 gal tank, standard drainfield,

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:

Proposed Community System – List type & proposed ownership:

Individual well

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details:

Existing individual drilled well located in northeast portion of property.

Distance (in miles) to the nearest:

Public/community sewer system:0

Solid waste collection facility:4

Public/community water system:0

Fire station:2

Elementary school:2

Secondary schools:7

County road:0

County road name:Gun Club Rd.

Which fire district will serve the project site?Sagle

Which power company will serve the project site?Avista

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

Property Rights:

With an eye toward the best interests of present and future generations, the church is concerned about the rights of adjoining landowners, and would strive to protect them. The taking of private property for public use is unnecessary.

Population:

Not applicable

School facilities & Transportation:

This proposal lies within the Lake Pend Oreille school district. The county's ability to provide quality education would be unaffected.

Economic Development:

Ideally located in an area of existing residential uses, no commercial or industrial activities are involved. The surrounding residential neighborhoods would not be adversely impacted. Served by adequate public services and transportation systems.

Land Use:

In accord with the county's land use policies/map, which classify this area as Rural-Residential. The current uses are residential and rural with commercial nearby. The existing/proposed church use fits well in such circumstances, benefiting the community.

Natural Resources:

Negligible affect. See Stormwater Management Plan.

Hazardous Areas:

Well suited to the existing/proposed use, located in a low hazard area: not within floodplain, and not prone to wildland fire. Gun Club Road provides for emergency and escape routes for residents. The site is nearly flat, stable, and not susceptible to avalanche.

Public Services:

Existing services adequately avoid adversely impacting the services or utilities of present-day users. Electric, telephone and natural gas utilities are in place. Water and sewer are private. This small church use does not unduly overburden the current system.

Transportation:

The existing road system provides multiple ingress and egress routes sufficient for both current and proposed uses, without reducing the quality of service or creating hazards or congestion.

Recreation:

The existing/proposed church use provides a place of worship for residents as well as visitors to the area. Additionally, it facilitates civic/community activities.

Special Areas or Sites:

This proposal is in accord with the county's goal to protect special archeological and historical sites and unique visual and ecological features. No special sites are present on the subject property.

Housing:

This proposal would not impact the availability of housing.

Community Design:

This project is located in an area with similar densities and compatible uses and therefore minimizes the adverse impacts on adjacent areas. This would protect natural resources and maintain a rural character.

Agriculture:

No agricultural uses are currently present or proposed.

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: Joel Andrus Date: 1/10/24

Landowner's signature: _____ Date: _____