



BONNER COUNTY PLANNING DEPARTMENT

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VARIANCE APPLICATION

FOR OFFICE USE ONLY:

FILE #

V0014-24

RECEIVED:

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By Alex Feyen at 9:05 am, Jun 06, 2024

☐ Administrative Variance

☒ Public Hearing Required

PROJECT DESCRIPTION:

The applicant is requesting a variance from a: Minimum Lot Size below 10 AC for existing parcels.

☐ Front yard setback

☐ Rear yard setback

☐ Side yard setback

☐ Water front setback

The applicant is requesting a _____ foot setback to allow for the construction of:
(Specify the type of structure and use) _____

☒ Other (Please specify) Requesting a variance to the 10 acre minimum parcel size for two parcels resulting in reconignition of a 4.850 & 4.387 acre parcel.

APPLICANT INFORMATION:

Landowner's name: Hooper, Timothy J

Mailing address: _____

City: Sandpoint

State: ID

Zip code: 83864

Telephone: _____

Fax: _____

E-mail: _____

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 #:4	Township:58N	Range:1W	Parcel acreage:9.237
Parcel # (s): RP58N01W047205A & RP58N01W047650A			
Legal description: 4-58N-1W PORTION OF TAX 24 S & E OF TAX 23			
Current landowner's name: TJ Hooper			
Current zoning: AF 20		Current use: SFR & Vacant	
What zoning districts border the project site? AF 20			
North: AF 20		East: AF 20	
South: AF 20		West: AF 20	
Comprehensive plan designation: AF 10/20			
Uses of the surrounding land (describe lot sizes, structures, uses):			
North: 131-Land-ag/timb w/resid Imp on 10 Acres			
South: 131-Land-ag/timb w/resid Imp on 57 Acres			
East: 131-Land-ag/timb w/resid Imp on 10 Acres			
West: 534-Resid improv on cat 12 on 4.36 Acres			
Within Area of City Impact?: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, which city?:			
Detailed directions to site: US 95 to Colburn Culver Rd. Take Colburn east to address 3508 on south side of road.			

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: _____ _____
<input checked="" type="checkbox"/>	<u>Public Road</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 right-of-way width and name, if existing: <u>Colburn Culver is a hard surface County road within an 80' ROW.</u> _____
<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: _____ _____

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 subject parcels are relativly unremarkable. They are typical of the area, comprised of meadow and secondary riparian timber and scrb brush growth. The parcels sit within the Grouse Creek drainage and border Grouse Creek. Parcels are relativly flat sloping toward Grouse Creek.

Water courses (lakes, streams, rivers & other bodies of water):
Grouse Creek borders the parcels.

Is site within a floodplain? ☒ Yes ☐ No Firm Panel #: 0515E Map designation: AE

Springs & wells: Idaho DWR identifies one well on the subject parcel. Well ID# 330919 Production rate 30 GPM.

Existing structures (size & use):
RP58N01W047205A is improved with an 80' x 90' structure.
RP58N01W047650A is vacant, non-irrigated agg land.

Land cover (timber, pastures, etc):
Pasture with scattered cottonwood and alder.

Are wetlands present on site? ☒ Yes ☐ No Source of information: BC GIS

Other pertinent information (attach additional pages if needed):
See attached.

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: existing on site.

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: _____

Water will be supplied by:	
<input type="checkbox"/>	<u>Existing public or community system</u> - List name of provider: _____
<input type="checkbox"/>	<u>Proposed Community System</u> – List type & proposed ownership: _____ _____
<input checked="" type="checkbox"/>	<u>Individual well:</u> <u>Existing servicing improvements.</u>
Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: <u>Well. 30GPM</u> _____ _____	
Distance (in miles) to the nearest:	
Public/Community Sewer System: > 6 M	Solid Waste Collection Facility: 2.7 M
Public/Community Water System: > 6 M	Fire Station: 5.5 M
Elementary School: 3.5 M	Secondary Schools:
County Road: <u>Abutting</u>	County Road Name: <u>Colburn Culber</u>
Which fire district will serve the project site? <u>Northside</u>	
Which power company will serve the project site? <u>Avista</u>	

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: <u>See attached.</u> _____ _____	
Population: <u>See attached.</u> _____ _____	
School facilities & Transportation: <u>See attached.</u> _____ _____	
Economic Development: <u>See attached.</u> _____ _____	
Land Use: <u>See attached.</u> _____ _____	
Natural Resources: <u>See attached.</u> _____ _____	
Hazardous Areas: <u>See attached.</u> _____ _____	
Public Services: <u>See attached.</u> _____ _____	
Transportation: <u>See attached.</u> _____	

Recreation: <u>See attached.</u>
Special Areas or Sites: <u>See attached.</u>
Housing: <u>See attached.</u>
Community Design: <u>See attached.</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 Date: 5.31.24

Representative: _____ Date: _____

Landowner's signature: