



BONNER COUNTY PLANNING DEPARTMENT

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VARIANCE APPLICATION

FOR OFFICE USE ONLY:

FILE #

RECEIVED:

- ☐ Administrative Variance
☐ Public Hearing Required

PROJECT DESCRIPTION:

The applicant is requesting a variance from a:

- ☐ 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) retaining wall which exceeds 3' in some areas

APPLICANT INFORMATION:

Landowner's name: Craig & Jill Looper

Mailing address: _____

City: Snoqualmie

State: WA

Zip code: 98065

Telephone: _____

Fax: _____

E-mail: _____

REPRESENTATIVE'S INFORMATION:

Representative's name: n/a

Company name: _____

Mailing address: _____

City: _____

State: _____

Zip code: _____

Telephone: _____

Fax: _____

E-mail: _____

ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project: n/a

Company Name: _____

Mailing Address: _____

City: _____

State: _____

Zip Code: _____

Telephone: _____

Fax: _____

E-mail: _____

PARCEL INFORMATION:

Section #: 3	Township: 60N	Range: 4W	Parcel acreage: 0.98
Parcel # (s): RP059510010180A			
Legal description: 126 Bull Trout Rd; 3-60N-4W Hunt Creek Blk 1 Lot 18			
Current landowner's name: Looper Revocable Living Trust			
Current zoning: Recreation		Current use: Recreation	
What zoning districts border the project site?			
North: Recreation		East: Recreation	
South: Recreation		West: Flood - Priest Lake	
Comprehensive plan designation: Recreation			
Uses of the surrounding land (describe lot sizes, structures, uses):			
North: Recreation; Cabin, boat house, bunk house 2.17 acres			
South: Recreation; Cabin, shed, .46 acres			
East: shared drainfield for lots 18-21, 1.2 acres			
West: Lake			
Within Area of City Impact?: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, which city?:			
Detailed directions to site: <u>Heading north on Eastshore Road turn left onto Bull Trout Road just past the 5 mile marker. Go down the hill which curves to the right to the end of the road to 126 Bull Trout.</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.*

- Site has excessive slope greater than 30% in certain areas. In the middle of the lot a 3' up to 6' rock wall was created. This was to allow for us to create a vegetative buffer and create proper runoff from the home and bring the level of the yard to the base of the home.
- On the North side of the property a 2' up to 8' rock wall was created. Due to the significant slope of the property and the required removal of a large pine tree for safety reasons (it was leaning on our existing boathouse) the wall was required to prevent erosion of the hillside and the likely collapse of the hillside into the boathouse.
- The rockery allowed us to plant a shoreline buffer of native plants to help stabilize the soil and prevent erosion, slow runoff, and take up excess nutrients before they enter the lake.

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?*

The East side of Priest Lake in this area consists of numerous lots with significant slope. This is evidenced by several homes (both North and South) of our property that have built similar rock wall structures.

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?*

The property is pleasing to the eye with the construction of the rock retaining walls and does not create any hardships to others.

ACCESS INFORMATION:

Please check appropriate boxes:

<input checked="" type="checkbox"/>	<u>Private Easement</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 and easement width. Include recorded instrument number for existing easements & name, if existing: <u>Lot 18, as the Dominant Lot, shall have the right of access and utilities over, across and under the Driveway on Lots 17, 19, 20 and 21. Instrument #877419.</u> <u>Instrument Delaration of Driveway/Utility Easement State Subdivision Hunt Creek ES100075</u>
<input 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: _____ _____
<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 site has tiered hills and slopes west towards Priest Lake.

Water courses (lakes, streams, rivers & other bodies of water):

Priest Lake sits to the West of the subject property.

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

Springs & wells: _____

There are no springs or wells on site.

Existing structures (size & use): _____

Garage, house and boathouse all used for recreational purposes

Land cover (timber, pastures, etc): _____

timber, grass, native vegetation

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

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 neighborhood drain field

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

Typical community drain field. Owned by the neighboring 4 lots.

Water will be supplied by:

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

☐ Proposed Community System – List type & proposed ownership: _____

☒ Individual well: existing lake pump

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

existing water pump

Distance (in miles) to the nearest:

Public/Community Sewer System: n/a

Solid Waste Collection Facility: n/a

Public/Community Water System: n/a

Fire Station: Coolin 8.2; EPLFD coming soon 3mi

Elementary School: Priest Lake Elem

Secondary Schools: Priest River

County Road: .2 miles to East Shore Road

County Road Name: East Shore Road

Which fire district will serve the project site? East Priest Lake FD

Which power company will serve the project site? NLI

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: This variance would not infringe on public or private property rights.

Population: No effects on population.

School facilities & Transportation: No effects on school facilities & transportation.

Economic Development: No effects on economic development.

Land Use: No effects on land use.

Natural Resources: This proposal will not affect natural resources.

Hazardous Areas: There are no known hazardous areas.

Public Services: No public services exist on site. All services are privately used, owned and maintained.

Transportation:

Access to the lot does not change.

Recreation:

No affects on recreation.

Special Areas or Sites:

No affects on special areas.

Housing:

No affects on housing

Community Design:

No additional change is being 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:



Date:

12/2/2024

Landowner's signature:



Date:

12/2/24