



BONNER COUNTY PLANNING DEPARTMENT

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planning@bonnercountyid.gov (email) www.bonnercountyid.gov (web page)

VARIANCE APPLICATION

FOR OFFICE USE ONLY:

FILE # VA0022-24

RECEIVED:

- ☒ Administrative Variance
☐ Public Hearing Required

RECEIVED

By Alex Feyen at 4:50 pm, Oct 01, 2024

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) A lot coverage of 36%

APPLICANT INFORMATION:

Landowner's name: Sean Gavin (Mountain View Construction)

Mailing address: 468211 Hwy 2

City: Sagle

State: ID

Zip code: 83864

Telephone: 208-290-6660

Fax: 208-263-1679

E-mail: sean@mvcsandpoint.com

REPRESENTATIVE'S INFORMATION:

Representative's name: Krys Karns

Company name: Selkirk Design Company

Mailing address: 414 Church Street #203

City: Sandpoint

State: ID

Zip code: 83864

Telephone: 208-946-4299

Fax:

E-mail: kryes@selkirkdesignco.com

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 #:	Township:	Range:	Parcel acreage:
Parcel # (s): RP00752002003A			
Legal description: 16-56N-2W Algoma Addition Block 2 Lot 3 Commercial Park			
Current landowner's name: PG Properties, LLC			
Current zoning: Commercial		Current use: Commercial	
What zoning districts border the project site? Commercial			
North: Commercial		East: Commercial	
South: Commercial		West: Commercial	
Comprehensive plan designation:			
Uses of the surrounding land (describe lot sizes, structures, uses):			
North: 1.340 Acres Commercial, 2 Structures			
South: .380 Acres Commercial, 1 Structure			
East: .400 Acres Commercial, 1 Structure			
West: .470 Acres Commercial, No Structures			
Within Area of City Impact?: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, which city?:			
Detailed directions to site: The parcel is on the corner of US HWY 95 and Roy Way in Sagle, ID.			

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:

- ☐ Private Easement ☐ Existing ☐ Proposed
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: _____
- ☒ Public Road ☒ Existing ☐ Proposed
Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade right-of-way width and name, if existing: Gravel, Roy Way & HWY 95
- ☐ Combination of Public Road/Private Easement ☐ Existing ☐ Proposed
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:
Flat topography.

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

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Is site within a floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Firm Panel #: _____	Map designation: _____
Springs & wells: _____ <div style="border-bottom: 1px solid black; height: 10px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 10px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 10px;"></div>		
Existing structures (size & use): <u>2 existing structure; 1 Remaining, w/ Addition, 1 Demolition</u> <div style="border-bottom: 1px solid black; height: 10px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 10px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 10px;"></div>		
Land cover (timber, pastures, etc): _____ <u>Sparse Trees</u> <div style="border-bottom: 1px solid black; height: 10px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 10px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 10px;"></div>		
Are wetlands present on site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Source of information: _____	
Other pertinent information (attach additional pages if needed): _____ <div style="border-bottom: 1px solid black; height: 10px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 10px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 10px;"></div>		

SERVICES:

Sewage disposal will be provided by:	
<input checked="" type="checkbox"/>	<u>Existing Community System - List name of sewer district or provider and type of system:</u> <u>Sagle Valley Water & Sewer</u>
<input type="checkbox"/>	<u>Proposed Community System - List type & proposed ownership:</u> _____ _____
<input type="checkbox"/>	<u>Individual system - List type:</u> _____
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: Sagle Valley Sewer & Water

☐ 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: _____

Distance (in miles) to the nearest:

Public/Community Sewer System: 2.3 miles

Solid Waste Collection Facility: 14.7 miles

Public/Community Water System: 2.3 miles

Fire Station: 3.7 miles

Elementary School: 1.3 miles

Secondary Schools: n/a

County Road: On HWY 95

County Road Name: HWY 95

Which fire district will serve the project site? Sagle Fire Station #3

Which power company will serve the project site? Northern Lights, LLC

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: _____

Population: _____

School facilities & Transportation: _____

Economic Development: _____

Land Use: _____

Natural Resources: _____

Hazardous Areas: _____

Public Services: _____

Transportation: _____

Recreation: _____
Special Areas or Sites: _____
Housing: _____
Community Design: _____
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: 9-23-24

Landowner's signature: _____ Date: _____