



# BONNER COUNTY PLANNING DEPARTMENT

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## VARIANCE APPLICATION

### FOR OFFICE USE ONLY:

FILE # **VA0025-24**

RECEIVED:

**February 10, 2026**

- 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) Shoreline impervious area allowance - see narrative statement for expanded ~~expanded~~ explanation and description of the issue. only 49 square feet of the house encroaches the setback.

### APPLICANT INFORMATION:

Landowner's name: Lisa Bonnett-Douglass and Harley C. Douglass

Mailing address: 5520 N. Florida St.

City: Spokane

State: WA

Zip code: 99217

Telephone: [REDACTED]

Fax:

E-mail: [lisa@harleycdouglass.com](mailto:lisa@harleycdouglass.com)

### REPRESENTATIVE'S INFORMATION:

Representative's name: Jay R. Bonnett

Company name: J.R. Bonnett Engineering

Mailing address: 803 E. 3rd Avenue

City: Spokane

State: WA

Zip code: 99202

Telephone: 509-534-3929

Fax:

E-mail: [jbonnett@jrbonnett.com](mailto:jbonnett@jrbonnett.com)

### ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project:

Company Name:

Mailing Address:

City:

State:

Zip Code:

Telephone:

Fax:

E-mail:

**PARCEL INFORMATION:**

Section #: 27	Township: 60N	Range: 4W	Parcel acreage: 5.4 acres
Parcel # (s): RP60N04W276700A			
Legal description: GOVT LT 6 OF S27-T60-R4W.BM BONNER CO. IDAHO			
Current landowner's name: Lisa Bonnett-Douglass and Harley C. Douglass			
Current zoning: Recreation (Rec)		Current use: Resort Community (0-2.5 AC)	
What zoning districts border the project site?			
North: Same		East: Agricultural/forestry	
South: Same		West: NA	
Comprehensive plan designation:			
Uses of the surrounding land (describe lot sizes, structures, uses):			
North: Same			
South: Same			
East: Aq/Forest Land (10-20 AC)			
West: NA			
Within Area of City Impact?: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		If yes, which city?:	
Detailed directions to site:			

**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.* The parcel is bisected by a public ROW, and public utilities (sewer, electricity and telephone). The bisection leaves a limited amount of space to utilize for the construction of the designed home on the water front portion of the parcel while observing setback requirements. When considering the design of the house and how it fits within the small building envelope created as the result of the bisection, only 1.7% of that structure (289 sqft) falls within the 75' coverage area that if out of would qualify for a 50% bonus of allowable coverage by impervious area. The total calculated area in the 200' shoreline space is 41,851 sqft. The threshold of maximum allowable coverage is 35% (or 14,647 sqft). The combined area of impervious coverage (including the house and pre-existing structure) is 16,815 sqft (or 40% of allowed). Via the authority of an Administrative Variance (30%), the expanded allowable area is 19,041 sqft.

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 shape of the lot and the utility easement, and ROW easement are not the result of our actions. They're not within my control. But ~~the~~ creates a lot shape that ~~makes~~ makes fitting the house on difficult.

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 need for a variance stems from the total coverage of impervious area, as it relates to the proposed construction of a newly designed single family home, exceeding the minimum threshold (35%) allowed by Bonner County. Along with a pre-existing structure (storage shed) that will remain, the calculated percentage of impervious area, as proposed by the current design, is

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**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: Public ROW - dirt road Steamboat Bay Rd.  
\_\_\_\_\_

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: Topographical survey previously provided.

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Water courses (lakes, streams, rivers & other bodies of water): Priest Lake  
\_\_\_\_\_  
\_\_\_\_\_

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

Springs & wells: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Existing structures (size & use): Pre-existing boathouse 240 square feet - frame construction used for storage.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Land cover (timber, pastures, etc): Urban Landscape  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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:  
Coolin Sewer District  
\_\_\_\_\_

Proposed Community System - List type & proposed ownership: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Individual system - List type: \_\_\_\_\_

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: Private well 30amp 3,000 gallon resevoir

Distance (in miles) to the nearest:

Public/Community Sewer System:

Solid Waste Collection Facility:

Public/Community Water System:

Fire Station:

Elementary School:

Secondary Schools:

County Road:

County Road Name:

Which fire district will serve the project site? Coolin - Cavanaugh Bay

Which power company will serve the project site? Northern Lights

**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: Lisa Bonnett-Dougan Date: 1/26/20

Landowner's signature: \_\_\_\_\_ Date: \_\_\_\_\_