



BONNER COUNTY PLANNING DEPARTMENT

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(email) (web page)

VARIANCE APPLICATION

FOR OFFICE USE ONLY:

FILE #

VA0011-25

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) OUR 667 SF EXIST'G ADU MEETS ALL BONNER CO
CRITERIA EXCEPT IMPERVIOUS SURFACE COVERAGE IS
SLIGHTLY OVER WITHIN 200' OF SHORELINE.

APPLICANT INFORMATION:

Landowner's name: Daniel A. Schwalbe Family Trust

Mailing address: _____

City: Solene Valley

State: WA

Zip code: 99206

Telephone: _____

Fax: _____

E-mail: _____

REPRESENTATIVE'S INFORMATION:

Representative's name: (Same as above)

Company name: _____

Mailing address: _____

City: _____

State: _____

Zip code: _____

Telephone: _____

Fax: _____

E-mail: _____

ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project: _____

Company Name: _____

Mailing Address: _____

City: _____

State: _____

Zip Code: _____

Telephone: _____

Fax: _____

E-mail: _____

PARCEL INFORMATION:Section #: 31 Township: 56N Range: 03W Parcel acreage: 1.52 AParcel # (s): RP56N03W313320ALegal description: Part of Lot 3, Section 31, Township 56N, Range 3 West, Boise Meridian, Bonner County, Idaho. (1.5 Acres more or less)Current landowner's name: Daniel A. Schwalbe Family TrustCurrent zoning: SCurrent use: Residential

What zoning districts border the project site?

North: 336 - INDUSTRIAL (IDAHO FOREST GROUP) East: 537 - Resid. Improvement on Lot 15South: Pend Oreille River West: "

Comprehensive plan designation:

Uses of the surrounding land (describe lot sizes, structures, uses):

North: (I) IDAHO FOREST GROUP INDUSTRIAL LOGGING OPERATION - NOISE & EMISSIONS ↑ PARTICULATESouth: Recreation PUBLIC RIVEREast: (S) Residential Suburban - large over 1.5 AcresWest: (S) Residential Suburban "Within Area of City Impact?: ☐ Yes ☒ No

If yes, which city?:

Detailed directions to site: Hwy 2 to Riley Creek south turn right (west) @ Riley Creek PAVE, 4TH DRIVEWAY TURN LEFT (south) INTO 617 Riley Creek Dr.**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.

Our large 1.5 Acre lot HAS BEEN DESIGNED TO MEET CO STORMWATER PLAN STANDARDS TO HOLD OVER 75% OF LOT SURFACE DRAINAGE IN THE (1) ACRE OF OPEN GRASS SWALE FROM NORTH (RILEY CRK DR. TO SOUTH AT HOUSE & DETACHED GARAGE (& ADD). THE FRENCH DRAIN & ROOF GUTTERS DISCHARGE ROOF WATER INTO UNDERGROUND DRAINAGE PIPE THEN INTO RIVER. THE LARGE 1 ACRE SWALE (GRASS) NORTH OF THE HOUSE & GARAGE HOLDS & FILTERS ALL DRAINAGE WATER ACROSS THE SITE. THE 1/4 ACRE SWALE AT THE LOWER GRASS YARD IS ANOTHER RETENTION SWALE TO PREVENT EROSION.

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?

No - we designed the lot & BUILDINGS TO MINIMIZE ANY ADVERSE EFFECTS ON SUPERVISORS SHORELAND DEVELOPMENT STANDARDS.

WE HAVE MAXIMIZED THE OPEN GRASS SWALE AREAS THROUGHOUT OUR LOT. THIS HAS MINIMIZED ANY ADVERSE EFFECTS OF ROOF OR SURFACE DRAINAGE ON NEIGHBORING PROPERTIES EAST & WEST, OR POLLUTION TO RIVER ON THE SOUTH.

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?

We have a very short term rental window from mid July to mid August. The Vacasa Mt Company does not allow noise disturbances to neighbors on East & West. Both neighbors have been provided manager phone contact - and none have been reported. From the small amount of STR Rentals we have had over the last 5-7 yrs that we have had this Bonner Co permitted STR USE.

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: Asphalt Paved Driveway 10' w/ 18" gravel shoulders.

☐ 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: Asphalt Driveway connects to paved Riley Creek Drive with 15' wide radius turns for easy access & emergency vehicles.

☐ 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: Our lot has a min 2% slope from North (Riley Creek Rd) to south where house and garage are located. The basement of house daylights so the (2) side yards slope 5-8% to lower yard. Lower yard has min 1.5% slope to south (River)

Water courses (lakes, streams, rivers & other bodies of water): Drainage of lot is North to South ultimately draining into Bend Oreille River after filtering through grass swales & French drain with filtered roof gutters.

Is site within a floodplain? ☐ Yes ☐ No

Firm Panel #: _____ Map designation: _____

Springs & wells: N/A

Existing structures (size & use): Residence 1876 SF + 3000 SF
Detached Garage (ADU)

Land cover (timber, pastures, etc): 1.52 ACRES (66,211 SF)

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: _____

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: GRAVELLESS - BED, INFILTRATOR - EZ FLOW
(2) 1000 GAL. TANKS. NEW SYSTEM INSTALLED 5-4-2020
REFER ATTACHED BONNER CO INSPECTION.

Water will be supplied by:

☒ Existing public or community system - List name of provider: LACLEDE WATER DISTRICT

☐ 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: LACLEDE WATER DISTRICT, MONTHLY BILLING
UTILITY 2" LINE

Distance (in miles) to the nearest:

Public/Community Sewer System: N/A

Solid Waste Collection Facility:

Public/Community Water System: 100 YARDS

Fire Station: WESTSIDE LACLEDE (1) MILE

Elementary School: PRIEST RIVER 8MI

Secondary Schools: PRIEST RIVER HIGH SCHOOL

County Road: RILEY CREEK DR.

County Road Name: HOW 2 8 MILE

Which fire district will serve the project site? WESTSIDE / SECKUR FIRE RESCUE & EMS (14 mi)

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: RESIDENTIAL SUBURBAN IN COMPLIANCE

Population: LACLEDE IDAHO POPULATION IS 364.

School facilities & Transportation: PRIEST RIVER ELEMENTARY, MIDDLE & HIGH SCHOOL BUS SYSTEM PROVIDED

Economic Development: N/A

Land Use: RESIDENTIAL SUBURBAN ZONE

Natural Resources: Pond Brielle River

Hazardous Areas: NONE IDAHO FOREST GROUP LOCATED ON NORTH PROPERTY LINE.

Public Services: BONNER CO SHERIFF EMS & FIRE PROVIDED BY SECKUR FIRE RESCUE & EMS.

Transportation: SCHOOL BUS TO SCHOOLS PUBLIC

Recreation: Pend Oreille River Access

Special Areas or Sites: Riley Creek Recreation State Park (1 mi)

Housing: N/A

Community Design: N/A

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: Daniel A. Schwalbe Date: 4-16-25

Landowner's signature: _____ Date: _____