



# BONNER COUNTY PLANNING DEPARTMENT

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## HOME OCCUPATION PERMIT TIER III APPLICATION

### FOR OFFICE USE ONLY:

FILE #

HO0007-25

RECEIVED:

### PROJECT DESCRIPTION:

Tier III- Home Occupation

### APPLICANT INFORMATION:

Landowner name: Rodney E Williams

Mailing address: [REDACTED]

City: Priest River

State: ID

Zip code: 83856

Telephone: [REDACTED]

Fax:

E-mail: [REDACTED]

### REPRESENTATIVE'S INFORMATION:

Representative's name: Rodney E Williams

Company name: Full Throttle Small Engine Repair LLC

Mailing address: 5124 Vay Rd

City: Priest River

State: ID

Zip code: 83856

Telephone: 2082908188

Fax:

E-mail: Fullthrottlellc@gmail.com

### ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to project: Colton E Williams

Company name: Full Throttle Small Engine Repair LLC

Mailing address: 5124 Vay Rd

City: Priest River	State: ID	Zip code: 83856
Telephone: 4258774018	Fax:	
E-mail: Coltonw45@gmail.com		

**PARCEL INFORMATION:**

Section #:	Township:	Range:	Parcel Acreage: 5.660
Parcel # (s): RP55N04W018200A1			
Legal description: 1-55N-4W TAX 8			
Current landowner's name: Rodney & Debbie Williams			
Current zoning: Rural 5		Current use: Rural 5	
What zoning districts border the project site?			
North: Rural 5		East: Rural 5	
South: Rural 5		West: Rural 5	
Comprehensive plan designation:			
Uses of the surrounding land (describe lot sizes, structures, uses):			
North: Residential, 7.230 acres, house			
South: Residential, 5.101 acres, house			
East: Residential, 5.003 acres, church			
West: Residential, 50.521 acres, house			
Nearest city: Priest River		Distance to the nearest city: 7 miles	
Detailed directions to site: The property is 0.3 miles south of Dufort Rd, on Vay Rd. Business is conducted in the shop located on the east side of the property.			

**ADDITIONAL PROJECT DESCRIPTION:**

Business Name: Full Throttle Small Engine Rep	Type of Business: Small Engine and Automotive
Describe the proposed use: Repairing small engines and vehicles by appointment only, conducted in the shop, utilizing only 1,500 sq/ft of space.	
<b>Please describe in detail all applicable uses/plans for subject property, including:</b>	
1) Size of buildings to be used for the home occupation: 50 ' x100 ' , utilizing only 1,500 sq/ft for bus	
2) Type of buildings (home, garage...) Shop	
3) Type of machinery to be use for the home occupation: Car Lift, Tire Machine, A/C Service Machine, hand and power tools.	
4) Storage plans for the home occupation: Equipment and vehicles are stored inside and outside the shop. No more 3 vehicles are stored on the premises at any given time. The outside storage location has a prepared, graveled, flat surface.	
5) Expected start-up dates: May 2023	

6) # of employees: <u>0</u>
7) Hours of operation: <u>8am-4pm, Monday to Friday, and closed on weekend and holidays</u>
8) Expected customers per day: <u>3</u>
9) Maximum number of customers at any one time: <u>1</u>
10) Associated functions (if any): <u>None</u>
11) Number of vehicles to be used in the home-based business: <u>2</u>
12) Parking, loading areas: <u>West side of the shop-graveled, level surface for parking &amp; loading &amp; unloading vehicles/equipments.</u>
13) Advertising sign, size and location (Signs are not to exceed 4 square feet): <u>On site advertising sign will be located on the side of the shop wall, not exceeding size limit.</u>
14) Lighting plans: <u>None</u>
15) Solid waste management plan: <u>Taken to designated recycling centers.</u>
16) Complete detail of scope/process: <u>Business is conducted inside the existing 50' x100' shop, utilizing only 1,500 sq/ft of space. By appointment only.</u> <u>Hours are 8-4 PM, Monday to Friday. Customers enter the property off of Vay Rd., and park in the designated parking area on the west side of the shop, hidden from street view. Customers are received in the office located on the west side of shop. There is no lighting around the shop, other than the exterior office entrance light.</u>
17) If required, are landscaping plans attached? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>

### ACCESS INFORMATION:

Please check the 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 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 right-of-way width and name, if existing: <u>Paved, two lane road</u>

☐ 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:  
Land is flat with scattered trees.

Water courses (lakes, streams, rivers & other bodies of water):  
None.

Springs & wells:  
1 well on the property.

Existing structures (size & use):  
50 ' x 100 ' shop for personal use. 1,500 sq/ft inside that shop for business use. The main house and a guest house.

Land cover (timber, pastures, etc):  
Timber

Are wetlands present on site? ☐ Yes ☐ No

Source of information:

Other pertinent information (attach additional pages if needed):  
This is a father-and-son business, with the goal of simply making a living. We do not plan to expand the shop, which has 1500 sq/ft used for our repair work, nor grow the business beyond what we can handle. That's why we operate by appointment only.

**SERVICES:**

Sewage disposal will be provided by:

☐ Existing Community System - List name of sewer district or provider and type of system:

<input type="checkbox"/>	Proposed Community System – List type & proposed ownership: _____
<input checked="" type="checkbox"/>	Individual system – List type: <u>Septic</u>
Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: Septic, 1,000 gallons. Pumped if needed. Bathroom is located in office.	
Water will be supplied by:	
<input type="checkbox"/>	<u>Existing public or community system</u> - List name of provider: _____
<input type="checkbox"/>	Proposed Community System – List type & proposed ownership: _____
<input checked="" type="checkbox"/>	<u>Individual well</u>
Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: Well pump, maintained if needed.	
Distance (in miles) to the nearest:	
Public/Community Sewer System:	Solid Waste Collection Facility:
Public/Community Water System:	Fire Station: <u>7.4 mi</u>
Elementary School: <u>7.1 m</u>	Secondary Schools: <u>7.5 mi</u>
County Road: <u>0</u>	County Road Name: <u>Vay Rd</u>
Which fire district will serve the project site? <u>West Pend Orielle Fire Department</u>	
Which power company will serve the project site? <u>Northern Lights Inc.</u>	

**NARRATIVE STATEMENT:**

How is the use designed to avoid a hazard or dangers to persons on or adjacent to the property?  
 Safety measures are in place to deal with hazards (fire extinguisher, water spouts with hoses, contained metal shop that has spray foam, and first aid kit).

Explain the effects of elements such as noise, light glare, odor, fumes and vibrations on adjoining property:  
 None

How is the proposed use compatible with the adjoining land uses:

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**How is the use/plan not in conflict with the policies of the Comprehensive Plan?**

Property Rights: We are the owners of the property, conducting business on our property.
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Population:
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School facilities & Transportation: None
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Economic Development: None
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Land Use: Residential and business
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Natural Resources: None
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Hazardous Areas: None
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Public Services: None
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Transportation: None
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Recreation: None
Special Areas or Sites: None
Housing: Single dwelling and small guest house for the owners.
Community Design:
Agriculture: None
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: 10/19/2025

Landowner's signature:  Date: 10/19/2025