BONNER COUNTY PLANNING DEPARTMENT

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MODIFICATION OF TERMS OF PERMIT APPLICATION

FOR OFFICE USE ONLY:

FILE #	RECEIVED:
MOD0008-24	RECEIVED By Alex Feyen at 12:06 pm, Dec 10, 2024

PROJECT DESCRIPTION:

Modification request: revise approved site plan

Permit File # of original application: CUP 11-23 | Date original permit was approved: 9/20/23

Type of Permit:

☒ Conditional Use Permit	☐ Variance	☐ Special Use Permit
☐ Plat	☐ Planned Unit Development	☐ Zone Change

APPLICANT INFORMATION:

Landowner name: Newman Community Bible Church

Mailing address: [redacted]

City: Sagle | State: ID | Zip code [redacted]

Telephone: [redacted] | Fax:

E-mail: [redacted]

REPRESENTATIVE'S INFORMATION:

Representative's name: Don Davis

Company name:

Mailing address: 11062 Sagle Road

City: Sagle | State: ID | Zip code: 83860

Telephone: 208-265-0454 | Fax:

E-mail: jadcdavis@yahoo.com

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to project:

Company name:

Mailing address:

City: | State: | Zip code:

Telephone: | Fax:

E-mail:

PARCEL INFORMATION:

Section #: 10	Township: 56N	Range: 1W	Parcel acreage: 12.6
Parcel # (s): rp0238500001AA			
Legal description: Newman Community, Lots 1&2			
Current landowner's name: Newman Community Bible Church			
Current zoning: R5		Current use: vacant	
What zoning districts border the project site?			
North: R10		East: R10	
South: R10		West: R10	
Comprehensive plan designation: Rural Residential			
Uses of the surrounding land (describe lot sizes, structures, uses):			
North: Residential			
South: Forest			
East: Garfield Bay Sewer District effluent ponds			
West: Forest			
Nearest city: Sandpoint		Distance to the nearest city: 15	
Detailed directions to site: US-95 south to Sagle Road, east on Sagle Road to Garfield Bay Cutoff, south on Garfield Bay Cutoff 0.9 miles to site on the west side of the road.			

ADDITIONAL PROJECT DESCRIPTION:

Explain modification request: (Please attach additional pages if necessary) Modify the approved site plan due to a lot line adjustment. Revised site plan shows the open air pavilion and main meeting building with building setbacks in excess of code requirements.
Reason(s) for the modifications: Lot line adjustment applied for in July 2024 in order to place the open air pavilion at a better location.

Which section(s) of the Bonner County Revised Code are affected by the modification?

12-222

What effect will the modification have on the project's land use code requirements? (Density, open space, setbacks, parking, etc.)

The site plan modification shows revised locations of an open air pavilion and a main meeting building due to a lot line adjustment. Both buildings are arranged on the property to more than meet building line setbacks.

ACCESS INFORMATION:

Access to the project site is:	☒ Public	☐ Private

Roads within and serving the condominium project property are proposed to be:
☐ Public ☐ Private

Road maintenance will be provided by:

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 easterly portion of the property slopes from the north to the south at less than 15%. The westerly border sits on a ridge with slopes up to 30% to the east down to a seasonal drainage that runs north/south at roughly the center of the property.

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

There are two seasonal drainages on the property, one running north/south at roughly the center of the property and one running north to southeast on the farthest east portion of Lot 1.

Springs & wells:

There are no known springs on the property. A well was drilled on the property in October 2024.

Existing structures (size & use):

There are no existing structures on the property.

Land cover (timber, pastures, etc):

Timber covers the westerly half of the property as well as the north and south portions of the easterly half of the property with a centrally located clearing (former, repeated log decks).

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 tank and drainfield
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: Public water system approved by Idaho DEQ for the property.	

Distance (in miles) to the nearest:	
Public/community sewer system: 1.5	Solid waste collection facility: 0.5
Public/community water system: 1.5	Fire station: 2.0
Elementary school: 8.5	Secondary schools: 16
County road: 0	County road name: Garfield Bay Cutoff
Which fire district will serve the project site? Sagle Fire District	
Which power company will serve the project site? Norther Lights	

How is the modification in accordance with the general and specific objectives of the Comprehensive Plan? (Copy of goals and objectives attached)

Property Rights:

No change from original CUP 11-23 application

Population:

No change from original CUP 11-23 application

School facilities & Transportation:

No change from original CUP 11-23 application

Economic Development:

No change from original CUP 11-23 application

Land Use:

No change from original CUP 11-23 application

Natural Resources:

No change from original CUP 11-23 application

Hazardous Areas:

No change from original CUP 11-23 application

Public Services:

No change from original CUP 11-23 application

Transportation:

No change from original CUP 11-23 application

Recreation:

No change from original CUP 11-23 application

Special Areas or Sites:

No change from original CUP 11-23 application

Housing:

No change from original CUP 11-23 application

Community Design:

No change from original CUP 11-23 application

Agriculture:

No change from original CUP 11-23 application

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: /s/ Don Davis Date: 12/10/2024

Landowner's signature: _____ Date: _____