



BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)
planning@bonnercountyid.gov (email) www.bonnercountyid.gov (web page)

VARIANCE APPLICATION

FOR OFFICE USE ONLY:

FILE # V0001-25

- ☐ Administrative Variance
☒ Public Hearing Required

RECEIVED:

RECEIVED

kyle.snider , 1/15/2025, 7:39:28 AM

PROJECT DESCRIPTION:

The applicant is requesting a variance from a: Shoreline Setback Bulk Expansion

- ☐ Front yard setback ☐ Rear yard setback
☐ Side yard setback ☒ Water front setback Adding Bulk / SF

The applicant is requesting a 36'9" foot setback to allow for the construction of:
(Specify the type of structure and use) To allow the bulk expansion of the original cabin The property has an existing nonconforming deck that the owners desire to enclose for living space.

- ☒ Other (Please specify) The expansion of bulk seeks to mirror the existing front facade of the cabin by extending the cabin 20' to the north, covering the existing deck area.

The total bulk expansion requested is 3' 3" x 20'. The remainder of the expansion is conforming.

APPLICANT INFORMATION:

Landowner's name: Mackin, Mark S & Patricia A

Mailing address

City: Spokane

State: WA

Zip code: 99224

Telephone:

Fax:

E-mail

REPRESENTATIVE'S INFORMATION:

Representative's name: Jeremy Grimm

Company name: Whiskey Rock Planning + Consulting

Mailing address: 614 Creekside Lane

City: Sandpoint

State: ID

Zip code: 83864

Telephone: 208-946-9944

Fax:

E-mail: jeremy@whiskeyrockplanning.com

ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project:

Company Name:

Mailing Address:

City:

State:

Zip Code:

Telephone:

Fax:

E-mail:

PARCEL INFORMATION:

Section #: 3	Township: 60N	Range: 4W	Parcel acreage: 1.59 AC
Parcel # (s): RP059520010220A			
Legal description: <u>HORTON CREEK BLK 1 LOT 22</u>			
Current landowner's name: Mackin, Mark S & Patricia A			
Current zoning: Recreation		Current use: Residential	
What zoning districts border the project site?			
North: Recreation		East: Forest (40)	
South: Recreation		West: Lake	
Comprehensive plan designation: Resort Community			
Uses of the surrounding land (describe lot sizes, structures, uses):			
North: Single Family Residential 1.66 Acres			
South: Single Family Residential 1.59 Acres			
East: Forest Undeveloped 96 Acres			
West: Priest Lake			
Within Area of City Impact?: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, which city?:			
Detailed directions to site: <u>Take Eastside Road out of Coolin. Take left on Horton Creek Road. First Right onto West Horton Creek Road. Arrive at subject property (80 West Horton Creek Rd).</u>			

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: W Horton Creek Road is listed as "Unknown" on the County Road list. Assumed To be a private existing easement Approximately 30' wide improved at 23' with gravel.

☐ 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: _____

☒ 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: W Horon Creek Road is listed as unknown on the County Road List. It's assumed to be a private easement.

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: Very steep slopes > 30% running east to west.

Water courses (lakes, streams, rivers & other bodies of water): The property is bound by Priest Lake to the west.

<hr/> <hr/> <hr/>		
Is site within a floodplain? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Firm Panel #: <u>16017C</u>	Map designation: <u>AE</u>
Springs & wells: <u>No. N/A.</u> <hr/> <hr/> <hr/> <hr/>		
Existing structures (size & use): <u>Single Family Former State Cabin +/- 572 SF. Boat House. See Site Plan.</u> <hr/> <hr/> <hr/> <hr/>		
Land cover (timber, pastures, etc): <u>Mature Timber.</u> <hr/> <hr/> <hr/> <hr/>		
Are wetlands present on site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Source of information: <u>National Map</u>		
Other pertinent information (attach additional pages if needed): <u>See Attached</u> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>		

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>Community Drainfield. Servicing the residents of the area. Existing.</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: <u>The homes in this area are serviced by an existing community system.</u> <u>No changes are proposed.</u>	

Water will be supplied by:	
<input type="checkbox"/>	<u>Existing public or community system</u> - List name of provider: _____
<input type="checkbox"/>	<u>Proposed Community System</u> – List type & proposed ownership: _____ _____
<input type="checkbox"/>	<u>Individual well</u> : _____ _____
Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: <u>Existing Lake system. Historical use. No changes proposed.</u> _____ _____ _____	
Distance (in miles) to the nearest:	
Public/Community Sewer System: > 1.5 M	Solid Waste Collection Facility: > 15 Miles
Public/Community Water System: > 4 M	Fire Station: > 10 Miles
Elementary School: > 15 M	Secondary Schools: > 15 Miles
County Road: 1/4 M	County Road Name: Eastshore Road
Which fire district will serve the project site? <u>East Priest Lake</u>	
Which power company will serve the project site? <u>Northern Lights</u>	

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: <u>The request would support the property rights of the owner. The modification would have been an as a right entitlement prior to 2008.</u> _____
Population: <u>No impact. Mute. In accordance.</u> _____ _____
School facilities & Transportation: <u>No impact. Mute. In accordance.</u> _____ _____
Economic Development: <u>No impact. Mute. In accordance.</u> _____ _____
Land Use: <u>The request provides for the continued use of the property at a scale that is in keeping with adjacent land use and structures.</u> _____
Natural Resources: <u>No impact. In accordance.</u> _____ _____
Hazardous Areas: <u>No impact. In accordance.</u> _____ _____
Public Services: <u>No impact. In accordance.</u> _____ _____
Transportation: <u>No impact. In Accordance.</u>

Recreation: <u>No impact. In accordance.</u>
Special Areas or Sites: <u>No Impact. In accordance.</u>
Housing: <u>No impact. In accordance.</u>
Community Design: <u>If approved, the conversion of the nonconforming encroachment would mirror other structures adjacent to the subject property</u>
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 jonathan grimm Date: _____
Representative: _____11.11.2024