



BONNER COUNTY PLANNING DEPARTMENT

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VARIANCE APPLICATION

FOR OFFICE USE ONLY:

FILE #

V0002-25

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) A variance for the minimum acreage size. This request is in conjunction with a BLA application between RP58N02W125251A and RP58N02W125390A. Both parcels are currently non-conforming size. The BLA would result in a 3.77 acre parcel (RP58N02W125251A).

APPLICANT INFORMATION:

Landowner's name: Caldwell Trust - David L. and Kathleen C. Caldwell, Co-Trustees

Mailing address

City: Sandpoint

State: ID

Zip code: 83864

Telephone

Fax:

E-mail:

REPRESENTATIVE'S INFORMATION:

Representative's name: James R. Staples

Company name: J.R.S. Surveying, Inc.

Mailing address: P.O. Box 3099

City: Bonners Ferry

State: ID

Zip code: 83805

Telephone: (208) 267-7555

Fax:

E-mail: dstaples@jrssurveying.com and ck@jrssurveying.com

ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project:

Company Name:

Mailing Address:

City:

State:

Zip Code:

Telephone:

Fax:

E-mail:

PARCEL INFORMATION:

Section #:12	Township:58N	Range:2W	Parcel acreage:8.14 (BLA = 3.77 Ac.)
Parcel # (s):RP58N02W125251A			
Legal description: 12-58N-2W TAX 75 (Copy of Deed Attached)			
Current landowner's name: David L and Kathleen C. Caldwell, Trustees of Caldwell Trust			
Current zoning: Agricultural/forestr 10 (A/f-10)		Current use: 435-Comm improv on cat 13	
What zoning districts border the project site?			
North: Agricultural/forestr 10 (A/f-10)		East: Agricultural/forestr 10 (A/f-10)	
South: Agricultural/forestr 10 (A/f-10)		West: US Hwy 95, State of Idaho Transp. Dept	
Comprehensive plan designation:			
Uses of the surrounding land (describe lot sizes, structures, uses):			
North: 1) Colburn Community Cemetery 1.040 ac 2) 534-Resid improv on cat 12 - 3.147 ac; one story hc			
South: 103- Non-irrigated agri land			
East: 534-Resid improv on cat 12 - 12.00 ac; two story w/ basement home			
West: US Hwy 95; 681-Exempt prop state statute			
Within Area of City Impact?: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		If yes, which city?:	
Detailed directions to site: <u>From the Bonner County Administration Building travel north on Highway 95 approximately 9.2 miles to Hidden Meadow Lane - a private road on the East side of the Highway. The subject property is adjacent to the highway on the south side of Hidden Meadow Lane.</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.* This variance request is in conjunction with a BLA application between RP58N02W125251A and RP58N02W125390A. RP58N02W125251A is currently 8.14 acres with an active Veterinary Clinic. The Clinic is being sold and the owners wish to sell only that property that is being used by the Veterinary Clinic - 3.77 Acres. RP58N02W125390A - adjacent (south) to the Vet Clinic - 8.01 acres would increase to 12.38 Acres. Currently both parcels are below the minimum of 10 acres. The resulting BLA would create one parcel that is in compliance with the 10 acre minimum.

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?* RP58N02W125351A and RP58N02W5390A were created by survey in 1995. The current owner purchased both parcels in 2009 and has operated the vet clinic on RP58N02W125351A since. The reduction in size encompasses all of the active vet clinic improvements and allows for some expansion to 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?* The change in boundaries (acreage) will not effect the current operation of the vet clinic which has been in operation since 2009.

ACCESS INFORMATION:

Please check appropriate boxes:

<input checked="" type="checkbox"/>	<u>Private Easement</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 and easement width. Include recorded instrument number for existing easements & name, if existing: <u>Hidden Meadow Lane is a 60' easement for ingress, egress, and utilities granted under Instrument Number 506513, records of Bonner County, Idaho. The easement is described as the North 60' of the property.</u>
<input type="checkbox"/>	<u>Public Road</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 right-of-way width and name, if existing: _____
<input type="checkbox"/>	<u>Combination of Public Road/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 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: The property rises gradually to the East at a maximum slope of 3%. There are no significant benches or rock outcroppings.

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

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Is site within a floodplain? ☐ Yes ☒ No Firm Panel #: _____ Map designation: _____

Springs & wells: There is a well in the SE corner of the proposed new boundary. It is shown on the attached Record of Survey.

Existing structures (size & use): Open Storage Building - 5100 square feet
Veterinary Clinic - 3500 square feet.

Land cover (timber, pastures, etc): Mainly pasture with some timber on the east side of the property.

Are wetlands present on site? ☐ Yes ☒ No Source of information: Nat. Wetlands Inventory

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: Septice System - Drainfield

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: _____

Water will be supplied by:	
<input type="checkbox"/>	Existing public or community system - List name of provider: _____
<input type="checkbox"/>	Proposed Community System – List type & proposed ownership: _____ _____
<input checked="" type="checkbox"/>	Individual well: _____ _____
Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: _____ _____ _____	
Distance (in miles) to the nearest:	
Public/Community Sewer System: 6	Solid Waste Collection Facility: 5
Public/Community Water System: 6	Fire Station: 4
Elementary School: 6	Secondary Schools: 7
County Road: Adjacent	County Road Name: Highway 95
Which fire district will serve the project site? <u>Northside Fire District</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>Continued use of the land encompassed by the BLA for the vet clinic.</u> _____ _____	
Population: <u>No effect on population</u> _____ _____	
School facilities & Transportation: <u>Ther requested variance does not change the use of the property. There would be no effect on school facilities or transportation.</u> _____ _____	
Economic Development: <u>A variance permit would allow for the continued use of the property as a vet clinic</u> _____ _____	
Land Use: <u>Continued use as a vet clinic.</u> _____ _____	
Natural Resources: <u>N/A</u> _____ _____	
Hazardous Areas: <u>N/A</u> _____ _____	
Public Services: <u>N/A</u> _____ _____	
Transportation: <u>N/A</u>	

Recreation: <u>N/A</u>
Special Areas or Sites: <u>Vet Clinic</u>
Housing: <u>N/A</u>
Community Design: <u>N/A</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 signature: Coral Koberski, JRS Rep. Date: 1/6/25

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