



BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)
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VARIANCE APPLICATION

FOR OFFICE USE ONLY:

FILE #

RECEIVED:

April 07, 2025

- ☒ Administrative Variance
☐ Public Hearing Required

KS

PROJECT DESCRIPTION:

The applicant is requesting a variance from a:

- | | |
|---|--|
| <input type="checkbox"/> Front yard setback | <input type="checkbox"/> Rear yard setback |
| <input type="checkbox"/> Side yard setback | <input type="checkbox"/> 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) Lot Size Minimum Variance of 37% to create a 9.691-acre lot with approximately 3.362-acres of submerged land (per National Wetlands Mapper), reducing the area for calculations to 6.329-acres, where a 10-acre minimum for calculations exists.

APPLICANT INFORMATION:

Landowner's name: Troy & Bonnie Davis

Mailing address: _____

City: Priest River

State: ID

Zip code: 83864

Telephone: _____ or _____

Fax: _____

E-mail: troy

REPRESENTATIVE'S INFORMATION:

Representative's name: Kristopher James

Company name: Glahe & Associates

Mailing address: 303 Church St.

City: Sandpoint

State: ID

Zip code: 83864

Telephone: 208-265-4474

Fax: _____

E-mail: kjames@glaheinc.com

ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project: _____

Company Name: _____

Mailing Address: _____

City: _____

State: _____

Zip Code: _____

Telephone: _____

Fax: _____

E-mail: _____

PARCEL INFORMATION:

Section #: 20	Township: 57N	Range: 4W	Parcel acreage: 19.39
Parcel # (s): RP042050000020A			
Legal description: 19/20-57N-4W HENERY'S LOTS LOT 2 CPWRS			
Current landowner's name: Troy & Bonnie Davis			
Current zoning: Rural-10		Current use: 537-Resid improv on cat 15	
What zoning districts border the project site?			
North: Rural-10		East: Rural-10	
South: Rural-10		West: Rural-10 & Agricultural/Forestry-10	
Comprehensive plan designation: Rural Residential (5-10 ac)			
Uses of the surrounding land (describe lot sizes, structures, uses):			
North: Priest River is north boundary, across River is 20.6 Ac with use as 104-Meadow Land			
South: 6.3 Ac: 548- MH real prop on own land and 10.9 Ac use 132-Land-ag/timb w/ non res imp			
East: 11.5 Ac use 534-Resid improv on cat 12 and a 8.6 Ac use 548-MH real prop on own land			
West: 18.41 ac use 515-Land resid rural subdv vac (Henerey's Lots L1)			
Within Area of City Impact?: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, which city?:			
Detailed directions to site: From Sandpoint, head westerly on Highway 2 towards Priest River, appx. 22.5 miles. At intersection with ID 57, turn towards Priest Lake and travel 3.5 miles.			
Turn right onto Peninsula Road and travel northeasterly for 4.3 miles.			
Turn right (sharp right southerly) and travel on Peninsula Loop Rd. to 2516 Peninsula Loop Rd.			

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.*

The subject property is 9.691 acres, with 3.362 acres of submerged lands per the NWI Online Mapper. Unlike most properties in the same zoning district, this parcel's submerged lands are excluded from the lot size calculation under BCRC 12-622, reducing its effective acreage below the minimum required for a Short Plat in R-10. This condition is beyond the applicant's control. Despite the submerged portion, the upland area meets all requirements for access, utilities, and development. The variance request is well within a reasonable allowance and granting it would allow for equitable treatment compared to similar properties while still aligning with the zoning ordinance's intent.

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?*

The special conditions affecting this property are natural and not the result of any action by the applicant. The property's boundaries and total acreage existed prior to the variance request, and the applicant has not altered the lot in a way that would create a noncompliant or unbuildable parcel. Under BCRC 12-622, submerged lands are excluded from the lot size calculation, reducing effective acreage below what is required. However, the applicant had not taken any steps that would have contributed to this restriction. The limitations exists solely due to natural conditions over which the applicant has no control.

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?* Granting this variance does not conflict with the public interest and will not be detrimental to public health, safety, or welfare. The request is strictly an administrative adjustment to how the parcel's acreage is calculated and does not alter the land use, density, or environmental conditions. The proposed lot split maintains compliance with zoning and development standards, ensuring no adverse impact on surrounding properties. The variance will not obstruct public access, create safety hazards, or generate nuisances such as noise, light glare, odor, or vibration. Both the existing and proposed parcels will continue to function in the same manner as neighboring properties, making the use fully compatible with adjoining land uses.

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: _____
- ☐ 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: _____
Peninsula Loop Rd, a public road that is county maintained, will be access for Lot 2
Still Meadows Lane, a private road that is privately maintained, will be access for Lot 1

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 topography is generally lowlands & flat, with no significant rock outcroppings or benches.

Water courses (lakes, streams, rivers & other bodies of water):
Priest River runs along the northern boundary of this property, a lowland area also runs in an arc across the southeastern portion of the property, designated as a Lake/Pond by the NHD.

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AE.X

Is site within a floodplain? ☒ Yes ☐ No

Firm Panel #: _____

Map designation: _____

Springs & wells: N/A

Existing structures (size & use): _____

Lot 1 has no existing structures

Land cover (timber, pastures, etc): _____

Open timbered area with patches of clearings

Are wetlands present on site? ☒ Yes ☐ No

Source of information: NWI Online Mapper

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: Sanitary Resrictions will remain in place, till a PHD review

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"/>	<u>Existing public or community system</u> - List name of provider: _____
<input type="checkbox"/>	<u>Proposed Community System</u> – 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: _____ _____ _____	
Distance (in miles) to the nearest:	
Public/Community Sewer System: 8	Solid Waste Collection Facility: 2.4
Public/Community Water System: 8	Fire Station: 8.1
Elementary School: 8.8	Secondary Schools: 8.1
County Road: 0	County Road Name: Peninsula Loop Rd.
Which fire district will serve the project site? <u>West Pend Oreille Fire</u>	
Which power company will serve the project site? <u>Avista Utilities</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 plan respects individual property rights by enabling the owner to utilize and develop their land responsibly, consistent with the county's commitment to protect property rights through conscientious land-use planning.</u>
Population: <u>By creating an additional parcel, the short plat accommodates anticipated population growth, contributing to the county's strategy for managed and sustainable development.</u>
School facilities & Transportation: <u>The development is expected to have a minimal impact on existing school facilities and transportation systems, as it involves a modest increase in residential capacity.</u>
Economic Development: <u>The short plat supports economic development by potentially increasing the local tax base and providing opportunities for construction and related industries, thereby contributing to the county's economic vitality.</u>
Land Use: <u>The plan promotes efficient land use by adhering to existing zoning regulations and ensuring that the new parcels are compatible with surrounding land uses, in line with the county's goals for responsible land-use planning</u>
Natural Resources: <u>The short plat design considers the preservations of natural resources, including the 3.78 acres of submerged lands, ensuring that development does not adversely affect these areas.</u>
Hazardous Areas: <u>By acknowledging and appropriately designating the submerged lands, the plan mitigates potential hazards associated with development in flood-prone areas, aligning with the county's objectives to protect life and property in such zones.</u>
Public Services: <u>The proposed development is designed to be adequately served by existing public services, ensuring that it does not place undue strain on county resources.</u>
Transportation: _____

The short plat includes considerations for access and transportation, ensuring that any additional traffic generated is manageable and does not negatively impact existing transportation infrastructure

Recreation: By designating 3.362 acres as submerged lands, the plan preserves natural water features, enhancing recreational opportunities such as fishing and boating, which are integral to the county's outdoor lifestyle.

Special Areas or Sites: The short plat acknowledges and protects the unique ecological value of the submerged lands, ensuring that development is sensitive to these special areas and maintains the county's environmental heritage.

Housing: Creating an additional parcel contributes to the county's diverse housing stock, addressing the need for more residential options and supporting the goal of providing safe, sanitary, and adequate housing for current and future residents.

Community Design: The short plat promotes community design by ensuring that new development is harmonious with existing land uses, infrastructure, and the natural environment, fostering a cohesive and aesthetically pleasing community layout.

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.

Signed on behalf of Troy & Bonnie Davis

Landowner's signature: Kristopher A. James

Digitally signed by Kristopher A. James
Date: 2025.02.25 13:14:54 -08'00'

Date: 3/31/2025

Landowner's signature: _____

Date: _____