



BONNER COUNTY PLANNING DEPARTMENT

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VARIANCE APPLICATION

FOR OFFICE USE ONLY:

FILE #

V0030-25

- ☐ Administrative Variance
☒ Public Hearing Required

RECEIVED:

1/7/26-Revised Application

PROJECT DESCRIPTION:

The applicant is requesting a variance from a: BCRC 12-713, BCRC 12-711(A)(1)

- | | |
|---|--|
| <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) See attachment.

APPLICANT INFORMATION:

Landowner's name: Casey Getty

Mailing address: _____

City: _____ State: WA Zip code: 99016

Telephone: _____ Fax: _____

E-mail: _____

REPRESENTATIVE'S INFORMATION:

Representative's name: Dan Tadic

Company name: HMH Engineering

Mailing address: 476864 Highway 95, Suite 3

City: Ponderay State: ID Zip code: 83852

Telephone: 208-635-5825 Fax: _____

E-mail: dtadic@hmh-llc.com

ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project: Greg Mason, Owner's Representation

Company Name: Wall & Company LLC

Mailing Address: 18512 E Bow Ave

City: Spokane Valley State: WA Zip Code: 99016

Telephone: 509-499-9652 Fax: _____

E-mail: greg.mason@wallandcompany.com

PARCEL INFORMATION:

Section #: 6/31	Township: 56N/57N	Range: 2W/2W	Parcel acreage: 0.52
Parcel # (s): RP02453000010AA			
Legal description: 6-56N-2W & 31-57N-2W LOT 10 & TAX 52 SUNSET BAY EST CPWRS			
Current landowner's name: Casey D. Getty			
Current zoning: R-5 Rural District		Current use: Single-family residential	
What zoning districts border the project site? R-5 Rural District			
North: R-5 Rural District		East: R-5 Rural District	
South: R-5 Rural District		West: R-5 Rural District	
Comprehensive plan designation: Rural Residential (current) Recreational Community (proposed)			
Uses of the surrounding land (describe lot sizes, structures, uses):			
North: single-family residential property			
South: single-family residential property			
East: single-family residential properties that are on the otherside of the waterway.			
West: Community Tennis Court			
Within Area of City Impact?: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, which city?: N/A			
Detailed directions to site: To get to 275 Sundowner Lane, Sagle ID, start on U.S Highway 95 from Sandpoint, Travel approximately 4-5 miles, then turn right onto Lakeshore Drive. Continue on Lakeshore Drive for about 4.7 miles where you'll reach the turnoff for Sundowner Lane. Turn right there. Follow Sundowner Lane and 275 will be on your right hand side.			

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 narrative attachment.*

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 narrative attachment.*

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 narrative attachment.

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: Sunset Bay Owners Association Inc owns the 26' paved road to the property within a 50' wide easement.

☐ 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: _____

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: See attachment.

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

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

Springs & wells: There are no springs or wells on the property.

Existing structures (size & use): The site contains a single-family residential home that is roughly 4,000 square feet. There is also an existing dock that is roughly 680 square feet and parallels the majority of the shoreline with one moorage slip.

Land cover (timber, pastures, etc): 0.182 acres of the property contains typical lawn grass and trees. The rocky outcrop walls make up 0.0164 acres of the property. The Driveway is 0.05 acres. 0.0082 acres of the property is a patio area (impervious surface). 0.019 acres of the property contains crushed landscaping rock with vegetation in the front lawn.

Are wetlands present on site? ☒ Yes ☐ No Source of information: USFWS Wetland Mapper

Other pertinent information (attach additional pages if needed): According to the U.S Fish and Wildlife Service wetland mapper, the property contains one type of wetland that abuts the south-western corner. This is a palustrine emergent persistent seasonally flooded or PEM1C classification. 0.02 acres of the property contain this PEM1C wetland.

SERVICES:

Sewage disposal will be provided by: Southside Water & Sewer

<input checked="" type="checkbox"/>	<u>Existing Community System - List name of sewer district or provider and type of system:</u> <u>Southside Water & Sewer and is a Collection System I according to DEQ.</u>
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<input type="checkbox"/>	<u>Proposed Community System – List type & proposed ownership:</u> _____ _____
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<input type="checkbox"/>	<u>Individual system – List type:</u> _____
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Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: _____

Water will be supplied by: <u>Southside Water & Sewer</u>	
<input checked="checked" type="checkbox"/>	<u>Existing public or community system</u> - List name of provider: <u>Southside Water & Sewer</u>
<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: _____ _____ _____	
Distance (in miles) to the nearest:	
Public/Community Sewer System: <u>0 miles</u>	Solid Waste Collection Facility: <u>2.4 miles</u>
Public/Community Water System: <u>0 miles</u>	Fire Station: <u>3.4 miles</u>
Elementary School: <u>3.7 miles Sagle Elementary</u>	Secondary Schools: <u>2 miles Forrest M. Bird Charter</u>
County Road: <u>0.30 miles</u>	County Road Name: <u>Lakeshore Drive</u>
Which fire district will serve the project site? <u>Sagle Fire District</u>	
Which power company will serve the project site? <u>Northern Lights Inc.</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>See attachment.</u> _____ _____	
Population: _____ _____ _____	
School facilities & Transportation: _____ _____ _____	
Economic Development: _____ _____ _____	
Land Use: _____ _____ _____	
Natural Resources: _____ _____ _____	
Hazardous Areas: _____ _____ _____	
Public Services: _____ _____ _____	
Transportation: _____	

Recreation:
Special Areas or Sites:
Housing:
Community Design:
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: Craig Kelly Date: 8.5.2025

Landowner's signature: _____ Date: _____