




Janna Brown &lt;janna.brown@bonnercountyid.gov&gt;

**[EXT SENDER] VA0001-25**

1 message


**Audrey Landingham** <alandingham@phd1.idaho.gov>  
To: Bonner County Planning <planning@bonnercountyid.gov>

Fri, Jan 31, 2025 at 1:37 PM

	<p><b>Audrey Landingham</b>   Technical Records Specialist 1</p> <p><a href="#">2101 W Pine St Sandpoint ID 83864</a></p> <p>P: 208-265-6384</p> <p>W: <a href="http://Panhandlehealthdistrict.org">Panhandlehealthdistrict.org</a></p>
---	---

IMPORTANT: The information contained in this email may be privileged, confidential or otherwise protected from disclosure. All persons are advised that they may face penalties under state and federal law for sharing this information with unauthorized individuals. If you received this email in error, please reply to the sender that you received this information in error. Also, please delete this email after replying to the sender.

---

 **79-09-60688 1.31.25 letter.pdf**  
768K



# Panhandle Health District

*Healthy People in Healthy Communities*

**Public Health**  
Prevent. Promote. Protect.

**Panhandle Health District**

January 31, 2025

Bonner County Planning Department

1500 Highway 2, Suite 208

Sandpoint, ID 83864

**RE: File VA0001-25 Administrative Variance**

Bonner County Planning Department,

The Panhandle Health District is not opposed to the proposed Administrative Variance, but wanted to comment that if the applicant needs Sanitary Restrictions lifted and approved via a signature from the Panhandle Health District for a proposed new plat in the future, the applicant must submit a Land Development Application with our office.

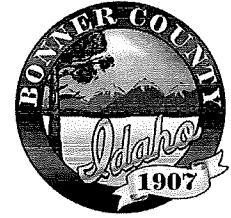
Thank you,

Timothy S. French

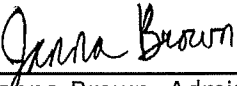
REHS, Panhandle Health District

Sandpoint – Bonner County  
2101 W. Pine St.  
Sandpoint, ID 83864  
208.263.5159

# NOTICE OF AGENCY REVIEW



I hereby certify that a true and correct copy of this "Notice of Agency Review" was digitally transmitted or mailed (postage prepaid) on this **29th** day of **January 2025**.

  
Jenna Brown, Administrative Assistant III

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Wednesday, January 29, 2025**.

---

## File VA0001-25 - Variance - Administrative - Depth to Width Ratio

The above-named application has been submitted to the Bonner County Planning Department for processing and has been determined to be complete. The applicant is requesting a depth to width ratio of 3.88:1 where 3.2:1 is required on two lots. The parcel is zoned Rural 5 (R-5). The project site is located off Upper Pack River Road, and Bearwood Lane in Section 24, Township 59 North, Range 2 West, Boise-Meridian.

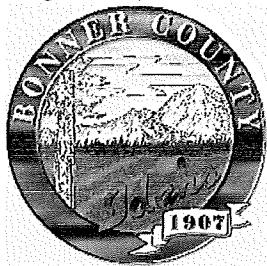
To review this application, go to the Planning Department web site at [bonnercountyid.gov/current-projects](http://bonnercountyid.gov/current-projects). If you experience difficulties visiting the project web page, try an alternative browser (Mozilla Firefox or Google Chrome) for access. If you prefer to receive hard copies of the application or have any difficulties reaching this web site, please contact the planning department as soon as possible.

Please review the application relative to your agency's area of expertise and include any recommended conditions of approval and supporting code sections by **March 3, 2025**. If your agency requires any additional information from the applicant, please advise the planning department in writing allowing ample time for applicant response. All comments will be forwarded to the applicant and representatives. If no response is provided, staff will conclude your agency has no objections to the project or recommended conditions.

**If you have no comment or response, you may indicate below and return this form to the Planning Department.**

NO COMMENT \_\_\_\_\_  
Name

\_\_\_\_\_  
Date



# 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 #

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) Depth to Width

### APPLICANT INFORMATION:

Landowner's name: Dee Crocker/Crocker Trust

Mailing address: \_\_\_\_\_

City: Sandpoint

State: Idaho

Zip code: 83864

Telephone: \_\_\_\_\_

Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

### REPRESENTATIVE'S INFORMATION:

Representative's name: Tyson Glahe, PLS

Company name: Glahe & Associates, Inc

Mailing address: 303 Church Street

City: Sandpoint

State: Idaho

Zip code: 83864

Telephone: (208)265-4474

Fax: \_\_\_\_\_

E-mail: manager@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 #: 24	Township: 59N	Range: 2W	Parcel acreage: 14.69
Parcel # (s): RP59N02W242900A			
Legal description: 24-59N-2W TAX 1			
Current landowner's name: Crocker Trust			
Current zoning: Rural 5		Current use: Residential	
What zoning districts border the project site?			
North: Rural 10		East: Rural 10	
South: Rural 5		West: Rural 10	
Comprehensive plan designation:			
Uses of the surrounding land (describe lot sizes, structures, uses):			
North: 7.05 acres ag/timber with residence and 5.04 acres ag/timber with residence.			
South: 20 acres with one residence and another structure in progress.			
East: 23.5 acre parcel NE across Upper Pack River Rd. Appears to have two residences on the parcel.			
West: 28.69, 12, (both forest land) and 28 acre (ag/timber) with residence.			
Within Area of City Impact?: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No      If yes, which city?:			
Detailed directions to site: <u>From Sandpoint: North on Hwy 95 for 9.1 miles. Turn left (East) onto Upper Pack River Rd. Continue for 3.4 miles to Bearwood Ln.</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.* \_\_\_\_\_

\_\_\_\_\_

The parcel is triangle shaped and bounded by two roads. The current formula used to calculate allowed depth to width puts two if the proposed parcels just outside of the allowable size.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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?* \_\_\_\_\_

This parcel has existed in it's current shape for several years.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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 will not impede any access or in any way be detrimental to the adjacent land

### 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: Bearwood Lane-60'

☒ 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: Upper Pack river Road-50'

☒ 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: Upper Pack River Road-50' wide, paved gravel/ dirt. Bearwood Lane-60' wide, gravel/dirt 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: Majority of property is 2160', with a sliver running East to North (on NE border) at 2200'. Parcel slopes gently to the West and Southwest. Maximum slope is estimated to be under 15%.

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

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

Springs & wells: Typical underground well.

Existing structures (size & use): 1431 sq ft home. 650 sq ft detached garage. 800 sq ft pole building.

Land cover (timber, pastures, etc): Approx half of the property is thinly treed and looks to be pasture. The other half is a thicker stand of timber.

Are wetlands present on site? ☐ Yes ☒ No Source of information: Bonner County GIS

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:

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: Typical underground septic system with leach field.


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: <u>Typical underground well.</u> _____ _____ _____	
Distance (in miles) to the nearest:	
Public/Community Sewer System:	Solid Waste Collection Facility: 6.7 miles
Public/Community Water System:	Fire Station:
Elementary School: 7.9 miles	Secondary Schools: 16.2 miles
County Road: parcel is adjacent	County Road Name: Bearwood Ln
Which fire district will serve the project site? _____	
Which power company will serve the project site? _____	

<b>How is the use/plan in accordance with the general and specific objectives of the Comprehensive Plan? (Copy of goals and objectives attached)</b>	
Property Rights: <u>No taking of land will result from this variance.</u> _____ _____	
Population: <u>This request is consistent with existing growth</u> _____ _____	
School facilities & Transportation: <u>All proposed lots are adjacent to a public road.</u> _____ _____	
Economic Development: <u>Resulting lots will still be over 5 acres</u> _____ _____	
Land Use: <u>Proposed lot configuration is the best fit for the property, fronting on public roads.</u> _____ _____	
Natural Resources: <u>This variance will not affect any natural resources.</u> _____ _____	
Hazardous Areas: <u>n/a</u> _____ _____	
Public Services: <u>The proposed layout will utilize private services only.</u> _____ _____	
Transportation: <u>All proposed lots are adjacent to public roads.</u> _____	



Recreation: <u>There are no recreational sites to consider.</u>
Special Areas or Sites: <u>There are no special areas to consider.</u>
Housing: <u>Allowing this variance is ideal for needed large parcel opportunities.</u>
Community Design: <u>Lots are designed for best fit and will be accessed by public roads.</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: _____	<div style="border: 1px solid black; padding: 2px; display: inline-block;"> <small>DocuSigned by:</small>    <small>50E30B246B7A4E0</small> </div>	Date: _____
Landowner's signature: _____		Date: <u>1/2/2025</u>

1

DEPTH TO WIDTH CALCULATOR	SQ. FT.	218236	← Enter sq. ft. of lot
	DEPTH	902.43	← Enter distance between two furthest corners
	WIDTH	291.91	← Width is sq. ft. ÷ depth. It is calculated for you.
	RATIO	3.73 : 1	

Can not be greater than 3.2:1 for lot width less than 300' or 4.2:1 for lot width more than 300'

Administrative Exception will allow for a 5% increase to 3.36:1 (or 4.41:1)

Administrative Variance will allow for a 50% increase to 4.16:1 (or 5.46:1)

UPDATED Nov. 2024  
FORMULAS LOCKED

DEPTH TO WIDTH CALCULATOR	SQ. FT.	218236	← Enter sq. ft. of lot
	DEPTH	791.57	← Enter distance between two furthest corners
	WIDTH	275.26	← Width is sq. ft. ÷ depth. It is calculated for you.
	RATIO	2.87 : 1	

Can not be greater than 3.2:1 for lot width less than 300' or 4.2:1 for lot width more than 300'

Administrative Exception will allow for a 5% increase to 3.36:1 (or 4.41:1)

Administrative Variance will allow for a 50% increase to 4.16:1 (or 5.46:1)

UPDATED Nov. 2024  
FORMULAS LOCKED

DEPTH TO WIDTH CALCULATOR	SQ. FT.	259338	← Enter sq. ft. of lot
	DEPTH	1002.57	← Enter distance between two furthest corners
	WIDTH	258.62	← Width is sq. ft. ÷ depth. It is calculated for you.
	RATIO	3.98 : 1	

Can not be greater than 3.2:1 for lot width less than 300' or 4.2:1 for lot width more than 300'

Administrative Exception will allow for a 5% increase to 3.36:1 (or 4.41:1)

Administrative Variance will allow for a 50% increase to 4.16:1 (or 5.46:1)

UPDATED Nov. 2024  
FORMULAS LOCKED

