



BONNER COUNTY PLANNING DEPARTMENT

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VARIANCE APPLICATION

FOR OFFICE USE ONLY:

FILE #

VA0014-25

RECEIVED:

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david.fisher, 5/15/2025, 1:35:16 PM

- ☒ 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) PARCEL SIZE VARIANCE FROM 20 AC TO 15.4 AC

SEE AERIAL ATTACHMENT - VICINITY COMPARISON

APPLICANT INFORMATION:

Landowner's name: DAVID AND TANJI WOLFERT

Mailing address: _____

City: SANDPOINT

State: ID

Zip code: 83864

Telephone: _____

Fax: _____

E-mail: _____

REPRESENTATIVE'S INFORMATION:

Representative's name: DAN PROVOLT

Company name: PROVOLT LAND SURVEYING

Mailing address: PO BOX 580

City: PONDERAY

State: ID

Zip code: 83852

Telephone: 208-290-1725

Fax: _____

E-mail: JPROVOLTPLS@GMAIL.COM

ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project: _____

Company Name: _____

Mailing Address: _____

City: _____

State: _____

Zip Code: _____

Telephone: _____

Fax: _____

E-mail: _____

PARCEL INFORMATION:

Section #: 13 Township: 59N Range: 1W Parcel acreage: 35.39

Parcel # (s): RP59N01W132870A

Legal description: 13-59N-1W NENW LESS PT N OF CO RD & PRIVATE
RD ALSO LESS PT TAX 12 SEC 12 & 13 N2SENW

Current landowner's name: DAVID AND TANJI WOLFERT

Current zoning: AF20

Current use: RES

What zoning districts border the project site?

North: AF20

East: NONE

South: AF20

West: AF20

Comprehensive plan designation: AF10-20

Uses of the surrounding land (describe lot sizes, structures, uses):

North: 20 AC RES

South: 20 AC RES

East: FEDERAL LANDS

West: 12.3 AC RES

Within Area of City Impact?: ☐ Yes ☒ No If yes, which city?:Detailed directions to site: NORTH ON HWY 95 TO ELMIRA RD, TRAVEL 3.8 MILES TO
PROPERTY**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 PARCEL IS LOCATED IN THE AF20 ZONE, HOWEVER 16 OF THE 25 NEIGHBORING PARCELS ARE NOT CONFORMING DUE TO CONTAINING 19 ACRES OR LESS. OF THOSE 16 PARCELS, 10 HAVE LESS THAN 10 ACRES. THIS PROPERTY IS ACCESSED BY A COUNTY MAINTAINED PUBLIC ROAD, AND DOES NOT CONTAIN ANY PRIME FARMLAND PER THE GIS MAP. THIS VARIANCE WILL STILL MAINTAIN ONE 20 ACRE PARCEL WHILE ALLOWING A SINGLE 15.4 ACRE PARCEL WHICH MEETS THE 30% REQUIREMENT.

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 TOPOGRAPHY OF THIS PARCEL ALONG THE EAST, SOUTH AND CENTER PORTIONS CONTAINING 27.4 ACRES MAKES BUILDING UNLIKELY AND DIFFICULT. BY ALLOWING THIS VARIANCE, THE LAND OWNER CAN UTILIZE THE PARCEL IN AN ECONOMIC AND RESPONSIBLE MANNER, WHILE STILL HONORING THE SPIRIT OF THE LAND USE PLAN.

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?*

THIS VARIANCE CLOSELY MATCHES THE PROPERTIES SURROUNDING THIS PARCEL. AS STATED ABOVE, 64% OF THE NEIGHBORING PARCELS ARE ALREADY AT OR SIGNIFICANTLY BELOW THIS PROPOSED ACREAGE. NO EXCESSIVE CHANGES, DEVELOPMENTS OR IMPROVEMENTS ARE PROPOSED BY THIS VARIANCE, SO THERE IS NO CONFLICT WITH THE PUBLIC INTEREST.

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: ELMIRA RD, PUBLIC COUNTY MAINTAINED ROAD. 50-55' WIDE

☐ 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: APPROX. 8 ACRES OF OPEN, FLAT LAND IN NORTHWEST PORTION OF PARCEL.

SLOPES FROM WEST TO EAST VARY FROM 15% TO 30% ON REST OF THE PARCEL.

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

SAND CREEK CROSSES NORTHWEST CORNER OF PARCEL

Is site within a floodplain? ☐ Yes ☒ No Firm Panel #: C0510E Map designation: X

Springs & wells: NONE

Existing structures (size & use): 1000 SQFT HOME

Land cover (timber, pastures, etc): 75% TIMBER COVERED

Are wetlands present on site? ☒ Yes ☐ No Source of information: 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 INDIVIDUAL SEPTIC SYSTEM

Water will be supplied by:

- ☐ Existing public or community system - List name of provider: _____
- ☐ Proposed Community System - List type & proposed ownership: _____
- ☒ Individual well: _____

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: TYPICAL INDIVIDUAL WELL

Distance (in miles) to the nearest:

Public/Community Sewer System: 15.9

Solid Waste Collection Facility: 11.3

Public/Community Water System: 4.5

Fire Station: 8

Elementary School: 14.9

Secondary Schools: 20

County Road: 0

County Road Name: ELMIRA RD

Which fire district will serve the project site? NORTHSIDE

Which power company will serve the project site? NORTHERN LIGHTS

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: NO PROPERTY WILL BE TAKEN BY THIS PROPOSED VARIANCE, THIS WILL ALLOW THE LAND OWNER TO HAVE THE SAME RIGHTS AS THE NEIGHBORS.

Population: POPULATION GROWTH SHOULD BE SUSTAINABLE AND RESPONSIBLE, THIS PROPOSAL WILL ALIGN WITH THOSE GOALS.

School facilities & Transportation: PROPERTY IS ACCESSED BY A PUBLIC, COUNTY MAINTAINED ROAD.

Economic Development: THIS VARIANCE ALLOWS FOR SMART, RESPONSIBLE LAND USE WHICH MAINTAINS THE NECESSARY ECONOMIC NEEDS OF THE COMMUNITY.

Land Use: THIS VARIANCE WILL ALLOW THE LAND OWNER TO MAINTAIN A 20 ACRE PARCEL WHILE STILL PERMITTING A USABLE REMAINDER THAT MATCHES SURROUNDING USES.

Natural Resources: NATURAL RESOURCES WILL NOT BE CHANGED OR AFFECTED BY THIS VARIANCE IN ANY WAY.

Hazardous Areas: THERE ARE NO HAZARDOUS AREAS ON OR NEAR THIS PARCEL

Public Services: THIS PARCEL IS SERVED BY PRIVATE SERVICES, HAS POWER AND A COUNTY ROAD TO THE PROPERTY.

Transportation: ELMIRA ROAD IS A COUNTY MAINTAINED AND PUBLIC RIGHT OF WAY

Recreation: RECREATIONAL USES ARE NOT A PART OF THIS VARIANCE.

Special Areas or Sites: NO SPECIAL AREAS OR SITES NEAR OR ON THIS PARCEL

Housing: THIS VARIANCE WOULD ALLOW FOR SIMILAR HOUSING RATIOS OF NEARBY PARCELS.

Community Design: AS STATED ABOVE, THIS AREA IS MOSTLY AT OR BELOW THE ACREAGE REQUESTED BY THIS VARIANCE.

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:  (REP) Date: 5-13-25

Landowner's signature: _____ Date: _____