



BONNER COUNTY PLANNING DEPARTMENT

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VARIANCE APPLICATION

FOR OFFICE USE ONLY:

FILE #

VA0015-25

RECEIVED:

05/20/2025

- ☐ 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) Variance from the 35% lot impervious surface coverage (BCRC 12-713)
in order to construct a garage with an accessory dwelling unit above the garage.

APPLICANT INFORMATION:

Landowner's name: Brian and Sandra Gump

Mailing address: _____

City: Spokane

State: WA

Zip code: 99208

Telephone: _____

Fax: _____

E-mail: _____

REPRESENTATIVE'S INFORMATION:

Representative's name: Kelly Mays

Company name: Kelly Mays Construction

Mailing address: 60 W. Cavanaugh Bay Road

City: Coolin

State: ID

Zip code: 83821

Telephone: 208-443-0537

Fax: _____

E-mail: kellymayspl@gmail.com

ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project: Kevin Koesel

Company Name: James A. Sewell & Associates, LLC

Mailing Address: 600 W. 4th Street

City: Newport

State: WA

Zip Code: 99156

Telephone: 509-447-3626

Fax: 509-447-2112

E-mail: kkoesel@jasewell.com

PARCEL INFORMATION:

Section #:27	Township:60N	Range:4W	Parcel acreage:0.363
Parcel # (s):RP60N04W275850A		RP60N04W275860A is the correct parcel- D.Britt 5.19.25	
Legal description: Tax 39 see attached deed with legal description			
Current landowner's name:Brian and Sandra Gump			
Current zoning: Recreation		Current use: Residential	
What zoning districts border the project site?			
North:Recreation		East:Recreation	
South:Recreation		West: N/A Priest Lake	
Comprehensive plan designation: Resort Community			
Uses of the surrounding land (describe lot sizes, structures, uses):			
North: Resort Community			
South:Resort Community			
East:Resort Community			
West: N/A Priest Lake			
Within Area of City Impact?: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, which city?:			
Detailed directions to site: From Coolin, take Cavanaugh Bay road to Tanglefoot Trail. Left on Tanglefoot Trail. Take Tanglefoot Trail to Two Crows road, Left on Two Crows Road. Take Two Crows Road to the tee with Steamboat Bay. Right on Steamboat Bay to 1062 N. Steamboat Bay.			

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 existing lot shape is triangular starting with the pointed end toward the east or access location. This lot was a tax lot and adjoins a platted subdivision to the south. As such, the tax lot boundaries result in a remainder parcel that pinches on its east end and limits access. The proposed garage/adu is located as far to the east of the lot, or away from the lake, as possible. In order to provide access around the garage/adu on the north side, the ADU was positioned one lane width off of the north property line. This provides access but requires construction of additional impervious area within 200-ft of the waterline. As such the overall lot coverage is 8% or 400 square feet greater than the code 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?* This variance request is a result of the existing tax lot size and shape. If the lot shape was non-triangular the proposed ADU/Garage could be moved to the east farther in order to place some of the impervious areas outside the 200-ft setback from the lake. In this way the project would have met the county requirements and provided an access around the ADU to the remainder of the lot. This variance does not result in the creation of special conditions or circumstances.

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 proposed project is compatible with adjoining land uses. The construction of the garage/adu does not limit access to neighboring lot for emergency or fire vehicles. The position of the proposed garage/adu provides access for emergency vehicles to the existing home. The variance will be for construction of additional impervious driveway area roughly 190 feet from the lake. The stormwater management plan will address treatment and flow control for the stormwater generated by the proposed impervious areas.

ACCESS INFORMATION:

Please check appropriate boxes:

<input type="checkbox"/>	<u>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 easement width. Include recorded instrument number for existing easements & name, if existing: _____
<input checked="" type="checkbox"/>	<u>Public Road</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 right-of-way width and name, if existing: <u>N. Steamboat Bay Road</u>
<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 lot contains a gentle slope from the east towards the lake at the west. The lot drops approximately 4-feet from east to west to the base flood elevation along the lake of 2445.50.

Water courses (lakes, streams, rivers & other bodies of water):
The lot is located adjacent to Priest Lake. Priest Lake provides the western border of the lot.

Is site within a floodplain? ☒ Yes ☐ No Firm Panel #: 160206c+ Map designation: ae+

Springs & wells: The lot contains an individual residential well for water service.

Existing structures (size & use): The lot includes an existing residential home.

Land cover (timber, pastures, etc): The lot is sparsely covered with timber.

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

Other pertinent information (attach additional pages if needed): _____

SERVICES:

Sewage disposal will be provided by:

<input checked="" type="checkbox"/>	<u>Existing Community System - List name of sewer district or provider and type of system:</u> <u>Coolin Sewer District</u>
<input type="checkbox"/>	<u>Proposed Community System - List type & proposed ownership:</u> _____ _____
<input type="checkbox"/>	<u>Individual system - List type:</u> _____

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> <u>There is an existing well on-site</u>
Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: <u>The site is served by a private well and water system.</u> _____ _____	
Distance (in miles) to the nearest:	
Public/Community Sewer System: 0 +	Solid Waste Collection Facility: 9 miles, Dickensheet
Public/Community Water System: 5 miles +	Fire Station: 5 miles, Coolin/Cavanaugh Bay Fire
Elementary School: 16 miles, P.L. Elementary	Secondary Schools: 32 miles, Priest River High Sch +
County Road: 0.0 Steamboat Bay Road	County Road Name: Steamboat Bay Road
Which fire district will serve the project site? <u>Coolin/Cavanaugh Bay 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>The project will enhance property values and will not impact personal property right</u> + _____ _____	
Population: <u>The project will support population increase through additional housing opportunities. This will help maintain the current county population projections.</u> _____	
School facilities & Transportation: <u>The project will have a positive impact on schools and the transportation facilities.</u> _____	
Economic Development: <u>The proposed project continues to enhance the economic development of the community by providing local projects constructed by community work force.</u> _____	
Land Use: <u>The proposed project will provide residential development in an area already established for recreational-residential development.</u> _____	
Natural Resources: <u>The project will connect to a public sewer system, include a stormwater management plan, construct stormwater treatment areas for the new development to mitigate and impacts to Priest Lake.</u> _____	
Hazardous Areas: <u>The project is located out of the flood plain. The project is not located in a area containing wetlands, excessive slopes, or areas that are unstable or subject to avalanche.</u> _____	
Public Services: <u>The project will not require expansion of the road system, public sewer system, the power distribution system, law enforcement or fire protection.</u> _____	
Transportation: _____	

The project will not adversely impact the existing road system. Adequate access will be provided for emergency and fire vehicles.

Recreation: The project is consistent with the recreational goals of providing access and amenities for legal recreation. The project will not limit access to public recreation

Special Areas or Sites: The project will not adversely affect or destroy cultural or ecologically sensitive sites.

Housing: The project will develop a ADU to provide an addition option for housing.

Community Design: The project will develop a lot layout that is consistent with neighboring lots. Many of the residential developments include a home and ADU. This is consistent within the local community.

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: Brian Jump Date: 05/15/25

Landowner's signature: _____ Date: _____