

# BONNER COUNTY PLANNING DEPARTMENT

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## VARIANCE APPLICATION

### FOR OFFICE USE ONLY:

FILE #

~~VA0023-25~~

VA0020-25

RECEIVED:

RECEIVED

david.fisher , 6/17/2025, 7:21:40 AM

☒ Administrative Variance

☒ ~~Public Hearing Required~~

6/24/25

### PROJECT DESCRIPTION:

The applicant is requesting a variance from a: creek bank

☐ Front yard setback

☐ Rear yard setback

☐ Side yard setback

☒ Water front setback

The applicant is requesting a ~~50~~ 52.5 foot setback to allow for the construction of:  
(Specify the type of structure and use) Single family dwelling

☐ Other (Please specify) \_\_\_\_\_

### APPLICANT INFORMATION:

Landowner's name: Alexis Kelley

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

City: Clark Fork

State: ID

Zip code: 83801

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

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

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

### REPRESENTATIVE'S INFORMATION:

Representative's name: \_\_\_\_\_

Company name: \_\_\_\_\_

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

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip code: \_\_\_\_\_

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

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

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

### ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project: Alexis Kelley - owner

Company Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip Code: \_\_\_\_\_

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

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

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

**PARCEL INFORMATION:**

Section #:	Township:	Range:	Parcel acreage:
Parcel # (s): RP024230000010A			
Legal description: 26-56N-2E LIGHTNING CREEK ESTATES LOT 1			
Current landowner's name: Steven and Alexis Kelley			
Current zoning: r-10		Current use: recreational	
What zoning districts border the project site?			
North:		East:	
South:		West:	
Comprehensive plan designation:			
Uses of the surrounding land (describe lot sizes, structures, uses):			
North:			
South:			
East:			
West:			
Within Area of City Impact?: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No      If yes, which city?:			
Detailed directions to site: Take Lightning Creek Rd and driveway is on left of rd before Cascade Creek 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. There is a cliffside going up to the road and a 75 ft setback wouldn't allow enough room to build a structure. It's flat ground at the building site*

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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? We did split up the parcel at the road but its a mountain side cliff on the other side of the road*

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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?* It shouldn't cause any obstruction or be seen by the road or any neighbors

### 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 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: _____ _____
<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: Mountain, cliff side, bank of creek and creek, flat and heavily treed/vegetation

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Springs & wells: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Existing structures (size & use): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Land cover (timber, pastures, etc): timber  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Are wetlands present on site? ☐ Yes ☒ No Source of information: \_\_\_\_\_

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: septic

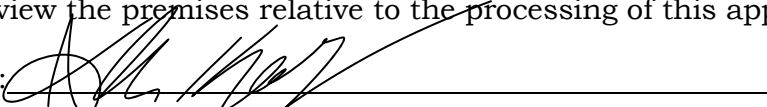
Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

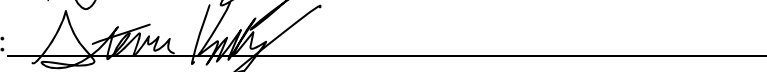
Water will be supplied by:	
<input type="checkbox"/>	Existing public or community system - List name of provider: _____
<input type="checkbox"/>	Proposed Community System – List type & proposed ownership: _____ _____
<input checked="" type="checkbox"/>	Individual well: _____ _____
Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: _____ _____ _____	
Distance (in miles) to the nearest:	
Public/Community Sewer System:	Solid Waste Collection Facility:
Public/Community Water System:	Fire Station:
Elementary School:	Secondary Schools:
County Road:	County Road Name:
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: _____ _____	
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:  Date: 6/12/25

Landowner's signature:  Date: 6/12/25