



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

RECEIVED

kyle.snider , 7/1/2025, 12:24:43 PM

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) The depth to width standards for Lots 1 & 4 shown on the
proposed plat "McCutchan Lots" currently being reviewed by the county planning department,
Project number MLD0023-25.

APPLICANT INFORMATION:

Landowner's name: Michael and Gayle McCutchan

Mailing address: _____

City: Cocolalla

State: ID

Zip code: 83813

Telephone: _____

Fax: _____

E-mail: _____

REPRESENTATIVE'S INFORMATION:

Representative's name: Sam Osborne

Company name: Glahe & Associates, Inc.

Mailing address: 303 Church St.

City: Sandpoint

State: ID

Zip code: 83864

Telephone: 208-265-4474

Fax: _____

E-mail: sosborne@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 #: 33	Township: 55N	Range: 3W	Parcel acreage: 27.28 & 5.04
Parcel # (s): RP55N03W138240A, RP55N03W138750A			
Legal description: 13-55N-3W TAX 12, 13-55N-3W W2SWSWSE			
Current landowner's name: G & M McCutchan Family Trust (Michael & Gayle McCutchan			
Current zoning: Rural 5		Current use: Rural Residential	
What zoning districts border the project site?			
North: R-5		East: R-5	
South: AF-10		West: AF-10	
Comprehensive plan designation: Rural Residential			
Uses of the surrounding land (describe lot sizes, structures, uses):			
North: unplatted vacant forest land, 5.0 acre parcels			
South: ag/forest with mobile home and various pold buildings			
East: Platted Lots, 5-10 Ac., Mostly vacant forest with residence.			
West: 161 Acre forest land			
Within Area of City Impact?: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, which city?:			
Detailed directions to site: On Hwy 95, near Cololalla Lake, head S. 0.6 miles, turn right on Cocolalla Loope Rd., proceed 1.1 miles, turn left onto Roop Rd., proceed ≈0.5 miles to destination on left.			

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 application is for a variance from the depth to width standards for Lots 1 & 4 shown on the proposed plat "McCutchan Lots" currently being reviewed (project number MLD0023-25). The common boundary between proposed Lot 4 and Lot 2 has an angle point to accomodate an existing well which must remain on Lot 2. Likewise, the common boundary between Lot 1 and Lot 2 has an angle point to accomodate an existing water spigot which must remain on Lot 2. The depth to width of the proposed lots exceed the 3.2 standard. The proposed depth to widths are 3.98 (Lot 1) and 3.99 (Lot 4).

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 special conditions were not caused by the applicant as the well and spigot were in place before the applicant owned the property.*

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 does not conflict with the public interest. It will not be detrimental to public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity of the subject lots. No detrimental effects are anticipated from approving the greater depth to width. The property will still be compatible with all other standards for the Rural-5 zone and land uses.

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: _____
- ☒ 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: _____
Lot 1 connects to Roop Rd (Public, Gravel, 20' wide travel-way within 50' wide R/W),
Lot 4 to private road Inst. No. 308719 (15' wide gravel travelway within 30' wide 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:
Land is on a hill, gently sloping toward Cocolalla Lake to the east.

Water courses (lakes, streams, rivers & other bodies of water):
None on site.

Is site within a floodplain? ☐ Yes ☒ No Firm Panel #: 16017C1150E Map designation: X

Springs & wells: An existing well on Lot 2 to the east of proposed Lots 1 & 4

Existing structures (size & use): None on proposed Lots 1 & 4

Land cover (timber, pastures, etc): Heavily forested.

Are wetlands present on site? ☐ Yes ☒ No Source of information: USF&W

Other pertinent information (attach additional pages if needed):
See attached for proposed depth to width dimensions and calculations.

SERVICES:

Sewage disposal will be provided by:

<input type="checkbox"/>	<u>Existing Community System - List name of sewer district or provider and type of system:</u>
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<input type="checkbox"/>	<u>Proposed Community System - List type & proposed ownership:</u> _____ _____
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<input checked="" 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: Standard individual septic systems

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>Standard individual wells.</u> _____ _____	
Distance (in miles) to the nearest:	
Public/Community Sewer System: 9.5	Solid Waste Collection Facility: 5.5
Public/Community Water System: 9.5	Fire Station: 7.9
Elementary School: 2.4	Secondary Schools: 16
County Road: 0	County Road Name: Roop Rd.
Which fire district will serve the project site? <u>Sagle</u>	
Which power company will serve the project site? <u>Northern Lights</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>No effect.</u> _____ _____	
Population: <u>No effect</u> _____ _____	
School facilities & Transportation: <u>No effect.</u> _____ _____	
Economic Development: <u>No effect.</u> _____ _____	
Land Use: <u>No effect.</u> _____ _____	
Natural Resources: <u>No effect</u> _____ _____	
Hazardous Areas: <u>No effect</u> _____ _____	
Public Services: <u>No effect</u> _____ _____	
Transportation: <u>No effect</u> _____	

Recreation: <u>No effect</u>
Special Areas or Sites: <u>No effect</u>
Housing: <u>No effect</u>
Community Design: <u>No effect</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: _____

Date: 6/11/2025

Landowner's signature: _____

Date: _____

[Signature]
 TRUSTEE, GIM MCCLUTCHAN FAMILY TRUST