



# NOTICE OF ADMINISTRATIVE VARIANCE

I hereby certify that a true and correct copy of this "Notice of Administrative Variance" was digitally transmitted or mailed (postage prepaid) on this **8<sup>th</sup>** day of **December 2025**.

*Janna Brown*

Janna Brown, Administrative Assistant III

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Monday, December 8, 2025**.

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**File VA0031-25 - Variance - Administrative – Depth to Width:** The applicant is requesting a Variance to the lot dimension standards for depth to width, to allow depth to width ratios of 3.596:1 and 4.027:1 on two lots, where 3.2:1 is the maximum allowable. The parcel is zoned Rural 5 (R-5). The project site is located off Daytona Drive in Section 22, Township 56 North, Range 5 West, Boise-Meridian. The project site is within the service area of West Pend Oreille Fire District.

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 **January 7, 2026**. 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.**

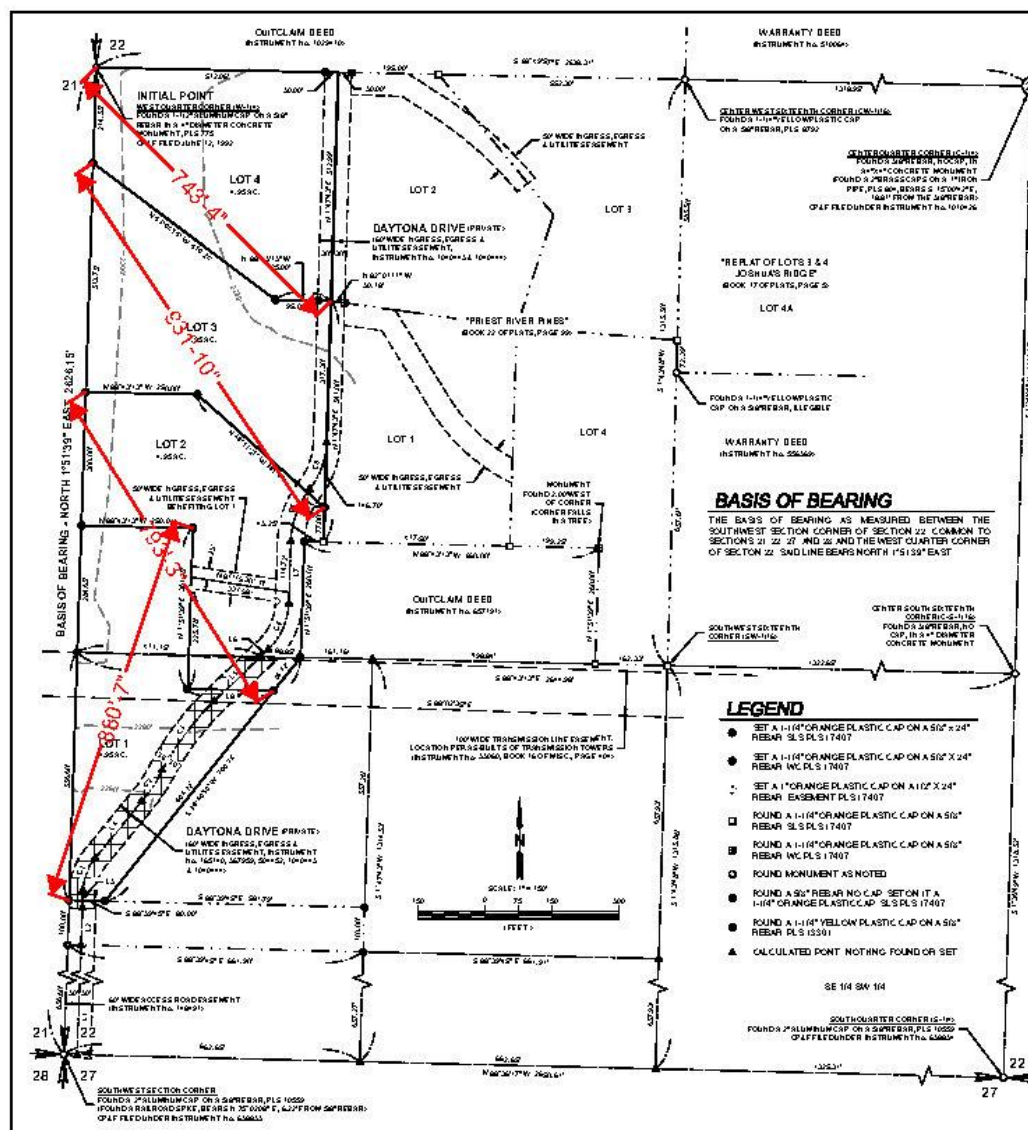
NO COMMENT \_\_\_\_\_  
Name Date

Lot 1  
 $215622 / 880.583 = 244.863$   
 $880.583 / 244.863 = 3.596$

Lot 2  
 $215622 / 793.25 = 271.821$   
 $793.25 / 271.821 = 2.918$

Lot 3  
 $215622 / 931.833 = 231.396$   
 $931.833 / 231.396 = 4.027$

Lot 4  
 $215622 / 743.333 = 290.075$   
 $743.333 / 290.075 = 2.563$



## PRIEST RIVER PINES 1ST ADDITION

LOCATED WITHIN THE NORTHWEST 1/4 OF THE  
SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 20  
NORTH, RANGE 6 WEST, BOISE MERIDIAN,  
BONNER COUNTY, IDAHO

### REFERENCES

- UPPER RECORDS OF BONNER COUNTY, UNLESS OTHERWISE NOTED:
- (R1) RECORD OF SURVEY BY GILBERT C. BAILEY, PLS 10350, FILED UNDER INSTRUMENT NO. 632602, DATED NOVEMBER 20, 2003.
  - (R2) RECORD OF SURVEY BY DEAN E. YONGUE, PLS 4193, FILED UNDER INSTRUMENT NO. 734804, DATED JULY 7, 2008.
  - (R3) PRIEST RIVER PINES, RECORDED IN BOOK 22 OF PLATS, PAGE 33, BY RON C. HEDGEMANN, PLS 1767, DATED FEBRUARY 20, 2005.
  - (R4) JOYLA'S RIDGE, RECORDED IN BOOK 15 OF PLATS, PAGE 33, BY GLEN D. CASH, JR., PLS 3732, DATED OCTOBER 20, 2011.
  - (R5) HOLLEY MEADOWS, RECORDED IN BOOK 15 OF PLATS, PAGE 31, BY MARK W. DUFFNER, PLS 2005, DATED MARCH 19, 2005.
  - (R6) WINDMILL SUBDIVISION, RECORDED IN BOOK 17 OF PLATS, PAGE 50, DANIEL D. INGLETS, PLS 2033, DATED AUGUST 26, 2002.

### NOTES

1. FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NUMBER R-0041, DATED MARCH 28, 2005, WAS RELIED ON FOR THE PREPARATION OF THIS PLAN.
2. A WARRANTY DEED RECEIVING MINERAL RIGHTS, AFFECTS THE SUBJECT PROPERTY INSTRUMENT NO. 12400, RECORDED IN BONNER COUNTY, IDAHO.
3. A 15-FOOT WIDE UTILITIES EASEMENT BENEFITING SAGEHORN CREEK VENTURES, LLC, AFFECTS THE SUBJECT PROPERTY INSTRUMENT NO. 100888, RECORDED IN BONNER COUNTY, IDAHO.
4. WATER IS PROVIDED BY INDIVIDUAL WELLS.
5. SEWAGE DISPOSAL IS PROVIDED BY INDIVIDUAL SEPTIC SYSTEMS.
6. A 30-FOOT WIDE HIGHWAY, RIGHTS OF WAY AND UTILITIES EASEMENT IS HEREBY GRANTED TO THE LOT OWNER AND UTILITY PROVIDERS OF LOT 1, AS SHOWN HEREON.
7. PROPOSED USE IS RESIDENTIAL.
8. PROPOSED SOLID WASTE DISPOSAL IS COUNTY TRANSFER STATION OR PRIVATE CONTRACTOR.
9. SUBJECT IS LOCATED WITHIN THE PANDORA FIRE DISTRICT.
10. ZONING DISTRICT IS R-100A.
11. CONTOURS ARE FIELD LOCATED (UNADJUSTED).
12. NO WATER COURSE IS PRESENT (UNADJUSTED).
13. INCLINED ARE NOT PRESENT (USE W 5° N 41° E MAP).
14. NO FLOOD HAZARD AREAS ARE PRESENT (FIRM PANEL 1801UC0000E, 1:100,000, ZONE X).

### CENTERLINE LINE TABLE

LINE	BEARING	LENGTH
L1	N 1°51'00"E	656.63'
L2	N 1°51'00"E	60.30'
L3	N 1°51'00"E	60.30'
L4	N 30°10'00"E	165.30'
L5	N 4°12'00"E	113.30'
L6	N 4°12'00"E	22.20'
L7	N 1°51'00"E	139.60'
L8	N 80°21'12"W	192.21'

### CENTERLINE CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	78.47'	120.00'	37°28'00"	N 20°30'11"E 77.00'
C2	80.30'	100.00'	11°47'31"	N 33°26'00"E 80.10'
C3	196.03'	600.00'	10°47'30"	N 30°53'00"E 195.10'
C4	116.33'	150.00'	44°23'55"	N 2°40'53"E 113.30'
C5	126.00'	200.00'	36°00'00"	N 10°52'00"E 123.90'
C6	113.60'	180.00'	32°10'00"	N 10°52'00"E 111.70'



RECORDER'S  
CERTIFICATE

880 W. CANFIELD AVE., STE. 200  
 COEUR D'ALENE, IDAHO 83815  
 (208) 714-4544

**SAWTOOTH**  
 Land Surveying, LLC

WWW.SAWTOOTHLS.COM

DATE:	DRAWN BY:	CHECKED BY:	JOHN:	OWEN:	SHEET:
05-2025	OWEN	ROCK	2020/01	2021-01-15 PAGES 127-167	212