



# BONNER COUNTY PLANNING DEPARTMENT

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## VARIANCE APPLICATION

### FOR OFFICE USE ONLY:

FILE #

VA0031-25

Public Hearing Required: Yes ☐ No ☒

RECEIVED:



### PROJECT DESCRIPTION:

The applicant is requesting a variance from a (*request will be actual measurement, i.e. a structure is measured at 20 feet from the property line, the request will be 20 feet, where 25 feet is required*):

- |   |   |
|---|---|
| <input type="checkbox"/> Street Setback (____ feet)                             | <input type="checkbox"/> Shoreline Setback (____ feet)            |
| <input type="checkbox"/> Property Line Setback (____ feet)                      | <input type="checkbox"/> Bulk Increase (Volume) (____ % increase) |
| <input type="checkbox"/> Lot and/or Impervious Surface Coverage (____%)         | <input type="checkbox"/> Lot/Parcel Size Minimum (____ acres)     |
| <input checked="" type="checkbox"/> Depth to Width Ratio ( <sup>4.027</sup> :1) | <input type="checkbox"/> Other: _____                             |

### APPLICANT INFORMATION:

Landowner's name: Sanborn Creek Ventures, LLC

Mailing address: PO Box 55

City: Priest River

State: ID

Zip code: 83856

Telephone: 208-610-4425

Fax:

E-mail: jakeweimer10@gmail.com

### REPRESENTATIVE'S INFORMATION:

Representative's name: Jeremy Grimm Whiskey Rock Planning + Consulting

Company name: Whiskey Rock Planning + Consulting

Mailing address: 614 Creekside Lane

City: Sandpoint

State: ID

Zip code: 83864

Telephone: 208-946-9944

Fax:

E-mail: jeremy@whiskeyrockplanning.com

### ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project:

Company Name:

Mailing Address:

City:

State:

Zip Code:

Telephone:

Fax:

E-mail:

**PARCEL INFORMATION:**

Section #: 22	Township: 56N	Range: 5W	Parcel acreage: 20
Parcel # (s): RP56N05W225560A			
Legal description: 22-56N-5W TAX 24			
Current landowner's name: Sanborn Creek Ventures Llc			
Current zoning: Rural 5		Current use: 110-Land Ag Timber	
What zoning districts border the project site?			
North: Rural 5		East: Rural 5	
South: Rural 5		West: Rural 5	
Comprehensive plan designation: Rural Residential 5-10			
Uses of the surrounding land (describe lot sizes, structures, uses):			
North: 100 Ac 106 Productive Forest Land			
South: 40 Acres 11-Land Ag with Residential Imp			
East: 5 Ac Vacant			
West: 80 Acres 10-Non Irrigated Ag land			
Within Area of City Impact?: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, which city?:			

**NARRATIVE STATEMENT****(ADDITIONAL DOCUMENTATION MAY BE SUBMITTED FOR NARRATIVE STATEMENT, IF NECESSARY):**

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.*

See attached Narrative

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?*

See Attached Narrative

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?*

See attached Narrative

**ACCESS INFORMATION:**

Please check appropriate boxes:



Private Easement

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: 60' wide easment. See Preliminary Plat. Daytona Drive. Minimum gravel surface per BCRC.



Public Road

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

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:  
Mostly north to south sloping with minor grading of less than 5%.

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

N/A

Is site within a floodplain? ☐ Yes ☒ No

Firm Panel #: \_\_\_\_\_ Map designation: \_\_\_\_\_

Springs & wells: None

Existing structures (size & use):

No

Land cover (timber, pastures, etc):  
Sparse pine timber due to recent harvesting.

Are wetlands present on site? ☐ Yes ☒ No

Source of information: National Map

Other pertinent information (attach additional pages if needed):  
See Narrative

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: Jeremy Grimm

Digitally signed by Jeremy Grimm  
Date: 2025.11.14 14:31:31 -08'00'

Date: 11.14.25

Landowner's signature: \_\_\_\_\_ Date: \_\_\_\_\_