

NARRATIVE

I purchased my property in 1992 for what I hoped would be a place to raise my family. We put a home on the property in 2000. I did not move to Sandpoint full time until 2007. At that time, I started my surveying business and continued to develop my property. Our single daughter and two granddaughters have lived in Sandpoint since 2013. And on and off over that time lived in our home with us. In 2020 we began the process of constructing an ADU for them to live in. At least since 2009 to my knowledge and for many years before that, the Bonner County Comprehensive Plan has listed our property as R-5. So, when we started preparing the ADU for our family, I was hoping that one day I could make sure our daughter would be able to have a stake in the family property. She has worked hard in raising her daughters while advancing her career. She is now at a point where she believes that home ownership is crucial to her future financial stability. However, she really does not want to leave the family property. At the same time, my wife and I are both in our 70's and struggling to be able to afford a full retirement. We are both working part time at this point. Being able to sell five acres to our daughter would greatly help our retirement cause.

The current usage of the parcels on both sides of Hidden Valley Road more closely fits the 12-323 Rural District designation than the 12-322 Agricultural/Forestry District. With one exception on the south of Hidden Valley Road, a 40-acre parcel that could be considered an active farming operation. The rest of the parcels easily fit nicely into all the characteristics detailed in 12-323 Rural District. Our use of this property is strictly rural residential. With tree thinning operations only for fire prevention.

The two homesites of this parcel combined are located well away from any neighboring homesites. The adjoining land parcels are either currently vacant or used as rural residential. The three lots to the south of our land have designated building envelopes that are along Micheal Lane and away from our lot line.

This proposal is consistent with the Comprehensive Plan R-5 designation.