



BONNER COUNTY PLANNING DEPARTMENT

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VARIANCE APPLICATION

FOR OFFICE USE ONLY:

FILE #

40037-25

Public Hearing Required: Yes ☒ No ☐

VA0001-26

RECEIVED:

11/18/2026

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 checked="" type="checkbox"/> Street Setback (<u>17.5</u> feet)	<input type="checkbox"/> Shoreline Setback (___ feet)
<input type="checkbox"/> Property Line Setback (<u>3.5'</u> 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 type="checkbox"/> Depth to Width Ratio (___ :1)	<input type="checkbox"/> Other: _____

APPLICANT INFORMATION:

Landowner's name: Safe Harbour Holdings LLC

Mailing address: 3946 Edemstpm Rd

City: Calgary

State: Alberta Canada

Zip code: T3A3Z6

Telephone: 403-520-5040

Fax:

E-mail: kevin@palmermail.com

REPRESENTATIVE'S INFORMATION:

Representative's name: Scotti Stephens

Company name: Lexar Homes

Mailing address: 2501 N Farway Rd

City: Liberty Lake

State: WA

Zip code: 99019

Telephone: 208-920-3676

Fax:

E-mail: sstephens@lexarhomes.com

ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project:

Company Name:

Mailing Address:

City:

State:

Zip Code:

Telephone:

Fax:

E-mail:

PARCEL INFORMATION:

Section #: 29	Township: 57N	Range: 1W	Parcel acreage: .334
Parcel # (s): RP004300000090A			
Legal description: 29-57N-1W SOURDOUGH POINT LOT 9			
Current landowner's name: Safe Harbour Holdings LLC			
Current zoning: residential		Current use: vacant land (former home was torn down and removed)	
What zoning districts border the project site?			
North: Rural		East: Lake Pend Oreille	
South: Rural and recreation		West: Rural	
Comprehensive plan designation:			
Uses of the surrounding land (describe lot sizes, structures, uses):			
North: Residential lot with home .266 acres			
South: vacant land with community water building for the Sourdough point community			
East: Lake Pend Oreille			
West: Residential lots some with houses some without ranging in size from .125-.266 acres.			
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.*

Moving the house up to 17.5 feet up from the road/property line will help reduce erosion and excess disturbance of material during construction. It will also help preserve the view of the neighbor to the North who is also closer to 17-20 feet from the road. She is very concerned that placing the home at the 25' setback (which many homes in the neighborhood are not) will impend her view and lower her property value.

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 applicant did not do anything to create the special conditions and circumstances.

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?*

There are many similar homes in the community. Many of which are closer to the road/front setbacks than what we are asking for. There is no potential obstruction of public access nor does it cause a safety hazard. There are no negative effects on the adjoining property. The southern adjoining property is a vacant parcel owned by the community and it houses their water processing building. Approving this variance will help the neighbor to the North retain her view and therefore her property value. She is very concerned about a new home going in and ruining her view. We are also asking for a decrease in the setback on the South property line to 1 foot to allow for our 18 inch eaves.

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:
- ☐ Public Road
Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade right-of-way width and name, if existing:
Sourdough Lane is partially paved and partially gravel. W Shoreline is gravel.
- ☐ 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:
Flat for the first 15 feet then a slope that drops 10 feet over the course of 30 feet or so, and then a gentle slope to the lake.

Water courses (lakes, streams, rivers & other bodies of water):
The parcel is waterfront on Lake Pend Oreille

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

Springs & wells: N/A


Existing structures (size & use):

There was an old unsightly, dilapidating home there. The current owners tore it down to build something new to use the property at its highest and best use helping to increase the value of the community.

Document Details

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