



BONNER COUNTY PLANNING DEPARTMENT

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planning@bonnercountyid.gov (email) www.bonnercountyid.gov (web page)

VARIANCE APPLICATION

FOR OFFICE USE ONLY:

FILE #

RECEIVED:

Public Hearing Required: Yes ☐ No ☐

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*):

- | | |
|--|---|
| ☐ Street Setback (___ feet) | ☐ Shoreline Setback (___ feet) |
| ☐ Property Line Setback (___ feet) | ☐ Bulk Increase (Volume) (___ % increase) |
| ☐ Lot and/or Impervious Surface Coverage (___%) | ☐ Lot/Parcel Size Minimum (¹⁰ ___ acres) |
| ☐ Depth to Width Ratio (___ :1) | ☐ Other: _____ |

APPLICANT INFORMATION:

Landowner's name: Vincent Trust/ (John Vincent) & Coon, Marilyn & Lynn

Mailing address: _____

City: _____

State: _____

Zip code: _____

Telephone: _____

Fax: _____

E-mail: _____

REPRESENTATIVE'S INFORMATION:

Representative's name: Jeremy Grimm

Company name: Whiskey Rock Planning + Consulting

Mailing address: _____

City: Sandpoint

State: ID

Zip code: 83864

Telephone: _____

Fax: _____

E-mail: _____

ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project: _____

Company Name: _____

Mailing Address: _____

City: _____

State: _____

Zip Code: _____

Telephone: _____

Fax: _____

E-mail: _____

PARCEL INFORMATION:

Section #: 58N	Township: 01W	Range:	Parcel acreage: Vincent (67.73) Coon(39.8)
Parcel # (s): RP58N01W040002A & RP58N01W033001A			
Legal description: 3-58N-1W GOV LOT 4, SWNW LESS TAX 2,5 2000 GOLDEN WEST 27 X 52 MH* & 4-58N-1W GOV LOT 1 CPWRS			
Current landowner's name: Vincewnt Trust & Coon			
Current zoning: AF 20		Current use: (Coon) 103 Vincent 131	
What zoning districts border the project site?			
North: AF10		East: AF 20	
South: AF 20		West: AF 20	
Comprehensive plan designation: AF 10/20			
Uses of the surrounding land (describe lot sizes, structures, uses):			
North: 107 10.5 Acres, 106 76.25 Acres			
South: 131 @ 10 Acres			
East: 131 9.9 Acres & 106 53 acres			
West: 146 10.4 Acres			
Within Area of City Impact?: ☐ Yes ☒ 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.

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.

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.

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:
Colburn 24' Hard Surface, Evergreen Rd-26' 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:
The subject property is characterized by predominantly flat to gently undulating terrain, with estimated slopes generally in the 0 - 3% range across the majority of the site. The landscape does not exhibit prominent benches, ridgelines, or other significant topographic breaks. No notable rock outcroppings or exposed bedrock features were observed.

Water courses (lakes, streams, rivers & other bodies of water):
The subject property contains a single localized wet area of approximately 0.5 acres, exhibiting characteristics consistent with a seasonally saturated or boggy area. This feature appears isolated and limited in extent relative to the overall parcel size (~100 acres).

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

Springs & wells: Per IDWR No wells on present.

Existing structures (size & use):
The Vincen Property includes the original home aprox 2,300 Sq. Ft, a MH and various outbuildings typical for a rural farm.

Land cover (timber, pastures, etc):
See Site Map. Meadow and Timber.

Are wetlands present on site? ☒ Yes ☐ No

Source of information: BC GIS

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

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: 3-20-26

Representative

Landowner's signature: _____ Date: _____