



**BOTTLE BAY**  
RECREATIONAL WATER & SEWER DISTRICT



**SPECIAL  
BOARD OF DIRECTORS  
MEETING**

**Via Zoom**

**February 9, 2024**

**4:00 pm**

Bottle Bay Recreational Water & Sewer District  
P. O. Box 304, Sagle, Idaho 83860 Phone: 208-265-4964

**SPECIAL MEETING AGENDA**

Friday, February 9, 2024, 4 p.m.

**Meeting is via Zoom**

Invitation is available on District website: [bottlebaydistrict.org](http://bottlebaydistrict.org)

1. Call to Order
2. Announce Quorum Present
3. Introduce Attendees
4. District's Review and Official Comment on Wycoff Set-Back Variance Application – **Action Item**
5. Adjourn





# BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)  
[planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov) (email) [www.bonnercountyid.gov](http://www.bonnercountyid.gov) (web page)

## VARIANCE APPLICATION

### FOR OFFICE USE ONLY:

FILE #  <input type="checkbox"/> Administrative Variance <input type="checkbox"/> Public Hearing Required	V0029-23	RECEIVED:  11/28/2023
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### PROJECT DESCRIPTION:

The applicant is requesting a variance from a:	
<input checked="" type="checkbox"/> Front yard setback	<input type="checkbox"/> Rear yard setback
<input type="checkbox"/> Side yard setback	<input type="checkbox"/> Water front setback
The applicant is requesting a 4 foot setback to allow for the construction of: (Specify the type of structure and use) addition to our 800SF cabin - supports year round living in the future for our family to have set living space, allows water heater and well pressure tank to	
<input type="checkbox"/> Other (Please specify) be placed in addition versus under cabin and allows for garage to store dock equipments and car. Precident along both Bottle Bay and Eureka with 11 existing & 4 additions that are 0-5 feet of front. Space is the only useable location; we are within the 35% (31%)	

### APPLICANT INFORMATION:

Landowner's name: Christopher Wyckoff and Holly Kyle		
Mailing address: [REDACTED]		
City: Cedar Park	State: TX	Zip code: 78613
Telephone: [REDACTED]	Fax:	
E-mail: [REDACTED]		

### REPRESENTATIVE'S INFORMATION:

Representative's name:		
Company name:		
Mailing address:		
City:	State:	Zip code:
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 #: 33	Township: 57 N	Range: 1 W	Parcel acreage: 0.137
Parcel # (s): RP00413001002FA (Lot 1)			
Legal description: 33-57N-1W SHAFFERS LAKESHORE BLK 1 N 50FT OF LOTS LOT 2 LESS W 109.5FT			
Current landowner's name: Christopher Wyckoff and Holly Kyle			
Current zoning: 537		Current use: Resid improv on cat 15	
What zoning districts border the project site?			
North: 537-Resid improv on cat 15		East: 107- Bare forest land	
South: 537-Resid improv on cat 15		West: 537-Resid improv on cat 15	
Comprehensive plan designation: Attached			
Uses of the surrounding land (describe lot sizes, structures, uses):			
North: Private Property Garage			
South: Private Property Garage			
East: Bare forest land			
West: Private Property Cabin			
Within Area of City Impact?: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		If yes, which city?:	
Detailed directions to site: Head southeast on Sagle Rd - 1.3 miles, Turn left to stay on Sagle Rd - 5.8 miles, Slight left onto Bottle Bay Rd/Glengary Rd - 1.8 miles, Turn left onto Bottle Bay Rd - 1.2 miles Turn right onto E Bottle Bay Rd - .6 miles			

**NARRATIVE STATEMENT:**

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. We would like to add onto our current cabin (aprox 800SF). Our intent is to live in ID 6 months out of the year. Our family also has grandchildrer now and we'd like dedicated living space for them to use as a family. Hardships: 1. Lot size (.137 a) 2. topography (cabin sits on a relatively flat plateau with excessive slope directly behind existing cabin), 3. downslope also has easement to lake and sewer system and 4. water lines to downslope neighboring cabin; our well has legal requirement to provide water for the cabin below ours. Requested addition location is also currently used for parking and walking area. With addition we are under the 35% (31%). We wanted to make sure the above hardship was factual so we worked new survey and worked with our archtiect to minimize variance. Our architect/construction firm (Selkirk) and other firm we consulted (Boden) has also stated the location is the only option for add*

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? N/A - our property is sized as we bought it (7/14/2015) - we made no changes to the property to make any portion unbuildable. The land, size, topography and location of cabin are as we bought them.*

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?*

N/A - properties on either side of Eureka and Bottle Bay have structures (cabins/garages) of similar or larger sizes w/variances of 0-5 feet with no issues. The addition will not be a hazard to the dirt/gravel community maintained road. Traffic will not be impacted - large cedar located beside the road will remain which is closer to the front property line than the addition will be. All along the road are structures, trees, fences 0-5 feet from road with no current or historical impact

Construction access will be straightforward with space on either side and across vacant forest land similar to discussion above

**ACCESS INFORMATION:**

Please check appropriate boxes:

Private Easement       Existing       Proposed  
 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       Existing       Proposed  
 Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade right-of-way width and name, if existing: Survey attached shows road next to property and where building site will be. Road is gravel/hard pack (Eureka Rd)

Combination of Public Road/Private Easement       Existing       Proposed  
 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: See attached survey - includes topography. Property is generally flat on top and then slopes down drastically from the cabin to the lake. Per consultation from architects/construction co - there really is only one place to add onto cabin (where the plans show).

Water courses (lakes, streams, rivers & other bodies of water): N/A - property is secondary waterfront to Lake Pend Oreille

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Is site within a floodplain?  Yes  No Firm Panel #: \_\_\_\_\_ Map designation: \_\_\_\_\_

Springs & wells: Well located on property and annotated on survey; well log # 090743  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Existing structures (size & use): Cabin - existing SF = aproximately 800SF; home and used year round  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Land cover (timber, pastures, etc): Timber, bare space (at Northeast end where proposed addition will be built  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Are wetlands present on site?  Yes  No Source of information: \_\_\_\_\_

Other pertinent information (attach additional pages if needed): \_\_\_\_\_  
Attachments:  
1. Selkirk Design Co - addition plans  
2. GO Land Surveying, PLLC - comprehensive survey  
3. Legal Description of property  
4. Vicinity Map  
5. Deed  
6. Easement  
7. Water and Sewer map

**SERVICES:**

Sewage disposal will be provided by:

Existing Community System - List name of sewer district or provider and type of system:  
Bottle Bay Water and Sewer District - sewer already tied into the district (Hookup #40)

Proposed Community System - List type & proposed ownership: \_\_\_\_\_  
\_\_\_\_\_

Individual system - List type: \_\_\_\_\_

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: We'll get approval to add additional bathrooms/sewer capacity to existing after variance  
\_\_\_\_\_

Water will be supplied by:

Existing public or community system - List name of provider: \_\_\_\_\_

Proposed Community System – List type & proposed ownership: \_\_\_\_\_

Individual well: We own our own well on the property (shown on survey)

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: \_\_\_\_\_

Well will provide water for the addition - already provides adequate capability

Distance (in miles) to the nearest:

Public/Community Sewer System: .8 miles

Solid Waste Collection Facility: .8 miles

Public/Community Water System: onsite

Fire Station: 12 miles

Elementary School: 10 miles

Secondary Schools: \_\_\_\_\_

County Road: 0 miles

County Road Name: Eureka Rd

Which fire district will serve the project site? Selkirk Fire Rescue and EMS

Which power company will serve the project site? Avista

**How is the use/plan in accordance with the general and specific objectives of the Comprehensive Plan? (Copy of goals and objectives attached)**

Property Rights: In accordance - addition will fall within the 35% (31%) allowed and enhance the property by creating increased useability and modernize internal mechanics (electrical/plumbing). Surrounding area and neighbors have similar/larger structures so there will be no impact

Population: No impact to local population - the addition is purely for family use

School facilities & Transportation: No impact - local schools are not used and no transportation is needed or available

Economic Development: The addition will benefit the local economy by allowing easier use year round for the family to stay

Land Use: No negative impact - the addition will conform to the current cabin and surrounding area while optimizing the current land space and remaining within the percentage allowable

Natural Resources: No impact - location for addition is already flat and used for parking and foot traffic

Hazardous Areas: No impact

Public Services: No impact - rural maintained road already has structures in the setback we are striving for with no impacts for those

Transportation: No impact - see above



Recreation: Approval will allow us to take advantage of our property and space to the upmost for not only Holly and I but our kids, grandkids

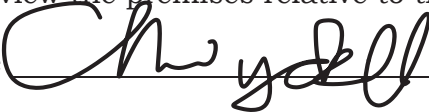
Special Areas or Sites: No impact to natural or manmade

Housing: Our log cabin will be maintained and augmented to support the overall area

Community Design: See above - we'll be able to live longer in our community with the addition, the dedicated living space and garage - it allows us to store what is outside, inside

Implementation: ( Not required to complete this element)

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: 15 Nov 23

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

### LEGEND

- SETBACK LINE - - - - -
- EASEMENT - - - - -
- PROPERTY LINE - - - - -
- BUILDING OUTLINE - - - - -
- STREET CENTERLINE - - - - -
- DRIVEWAY - - - - -

## WYCKOFF RESIDENCE

### AREA SUMMARY

MAIN FLOOR FINISHED	=	524 SQ. FT.
UPPER FLOOR FINISHED	=	805 SQ. FT.
GARAGE	=	392 SQ. FT.
TOTAL	=	1721 SQ. FT.
TOTAL COVERAGE	=	1890 SQ. FT.
LOT SIZE	=	5974 SQ. FT.

### TABLE OF CONTENTS

- A-0 COVER PAGE/SITE PLAN
- A-5 FLOOR PLANS

SITE INFO.	
ZONE:	REC.
SETBACKS:	
FRONT:	25'
SIDES:	5'
REAR:	5'
MAX. ALLOWED COVERAGE:	35%
COVERAGE:	31.6%

### GENERAL NOTES

THESE PLANS SHALL COMPLY WITH THE FOLLOWING CODES

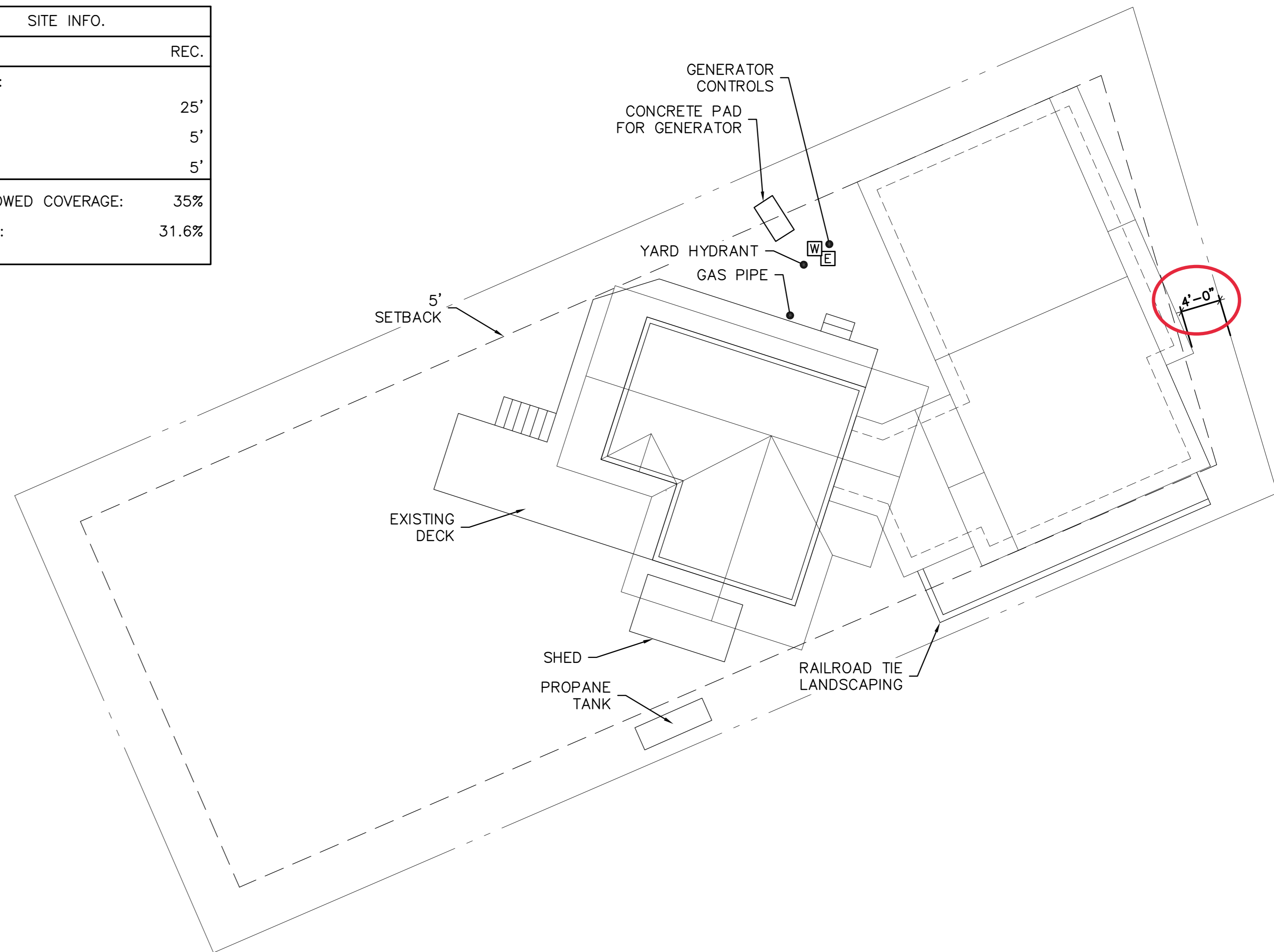
- 2018 INTERNATIONAL RESIDENTIAL CODE
- 2018 INTERNATIONAL BUILDING CODE
- 2018 INTERNATIONAL MECHANICAL CODE
- 2018 INTERNATIONAL FUEL GAS CODE
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE
- ALL APPLICABLE STATE AND LOCAL CODES

#### MINIMUM DESIGN STANDARDS

- SEISMIC DESIGN CATEGORY - C
- BASIC WIND SPEED - 90 MPH (115 MPH, 3 SECOND GUSTS)
- FROST DEPTH - 24" MIN.
- ROOF SNOW LOAD - XXXXX
- SOIL BEARING CAPACITY - 1500 PSF

1. THE BUILDING THERMAL ENVELOPE SHALL BE DURABLY SEALED TO LIMIT INFILTRATION AS PER (IECC 402.4.1)
2. LIGHTING - A MINIMUM OF 75% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HI-EFFICIENCY
3. FASTENERS TO BE USED IN PRESSURE TREATED WOOD SHALL BE MINIMUM HOT DIPPED GALVANIZED STEEL
4. DRYER DUCTING LENGTH - WHERE EXHAUST DUCTS ARE CONCEALED WITHIN BUILDING CONSTRUCTION, THE EQUIVALENT LENGTH SHALL BE IDENTIFIED ON A PERMANENT LABEL OR TAG LOCATED WITHIN 6 FEET OF THE EXHAUST DUCT CONNECTION
5. REFRIGERANT CIRCUIT ACCESS PORTS LOCATED OUTDOORS SHALL BE FITTED WITH LOCKING TYPE TAMPER RESISTANT CAPS AS PER (IRC-M1411.6)
6. FOR NEW CONSTRUCTION, AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AS PER (IRC-R315.1)
7. APPROVED CONSTRUCTION DOCUMENTS SHALL BE KEPT AT THE SITE OF WORK AND SHALL BE OPEN TO INSPECTION BY THE BUILDING OFFICIAL AS PER (IRC 106.3.1)
8. VALLEY LINING IS REQUIRED - MAY USE MINIMUM 36" WIDE SMOOTH ROLL ROOFING OR ICE AND WATER SHIELD AS PER (IRC 905.2.8.2)
9. AN ICE BARRIER SHALL BE USED IN LIEU OF NORMAL ROOFING UNDERLAYMENT AND EXTEND FROM THE LOWEST EDGES OF ALL ROOF SURFACES TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING AS PER (IRC R905.2.7.1)
10. FLOOR INSULATION SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH THE UNDERSIDE OF THE SUBFLOOR DECKING AS PER (IECC 402.2.6)
11. WATER RESISTIVE BARRIER SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR WALLS AS PER (IRC R703.2)
12. ALL SHEAR WALLS TO BE MARKED WITH A PAINTED "S" PER THE PLANS
13. TYPE X GYP. BD. FOR GARAGE CEILINGS BENEATH HABITABLE ROOMS SHALL BE INSTALLED PERPENDICULAR TO THE CEILING FRAMING AND SHALL BE FASTENED AT MAXIMUM 6 INCHES O.C. BY MINIMUM 1-7/8" 6d COATED NAILS OR EQUIVALENT DRYWALL SCREWS AS PER (IRC R702.3.5 FOOTNOTE e)
14. SLAB ON GRADE REMOVE ALL VEGETATION, TOP SOIL AND FOREIGN MATERIAL IN AREA WITHIN FOUNDATION WALLS AS PER (IRC 506.2)
15. ALL JOINTS, SEAMS AND OTHER CONNECTIONS IN DUCTWORK SHALL BE SECURELY FASTENED AND SEALED.

Selkirk Design Company LLC, a residential design firm and not being an engineering firm stands no liability for structural or architectural design integrity. Every effort has been made to ensure all dimensions are correct and governmental regulations have been met. If an error or omission does occur it is the sole responsibility of the contractor and/or the owner to correct the error and/or omission at his own expense and not the responsibility of Selkirk Design Company.



**SITE PLAN**

SAGLE, ID 83860

SCALE 1"=10'







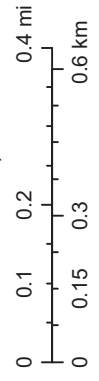
Bonner County provides the data "as is" with no claim as to its accuracy.

10/27/2023

- Road Centerlines**
- Parcels
  - World Boundaries and Places
  - World Imagery
  - Low Resolution 15m Imagery
  - Primary
  - Secondary
  - Local; Ramp

- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 4.8m Resolution Metadata

1:15,489



Esri, HERE, Garmin, (c) OpenStreetMap