



Agenda

Bonner County Commissioners

Bonner County Board of Commissioners

Meeting with Planning Department & Prosecutor's Office

November 2, 2023, 1:30 p.m.
County Administration Building
Third Floor, Board Meeting Room

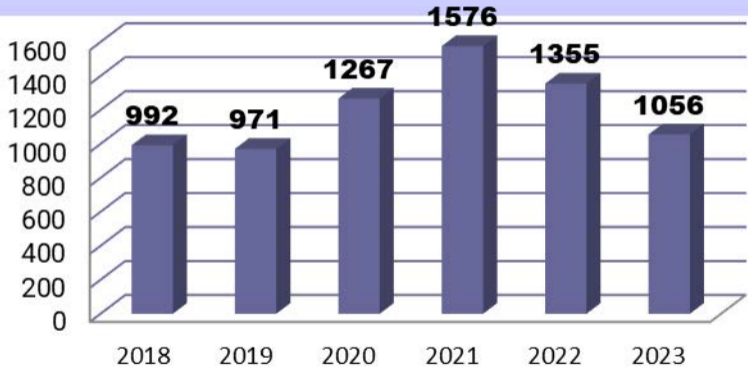
Open Session:

1. Update on Planning Department Activities
 - a. Department updates
 1. Zoning Stats, Staffing, etc.
 2. Operations – EnerGov
 3. Revenue and Expenses YTD
 - b. Code/Ordinance updates
 1. Title 12
 - c. Comprehensive Plan
 1. Update on Planning Commission progress and timeline
 - d. November Planning Related Meetings
 - e. Enforcement
 1. Compliance Update
2. **Discussion/Decision** – Is recording issuance documents for variance, administrative variance, administrative exceptions, and conditional use permits considered county business?

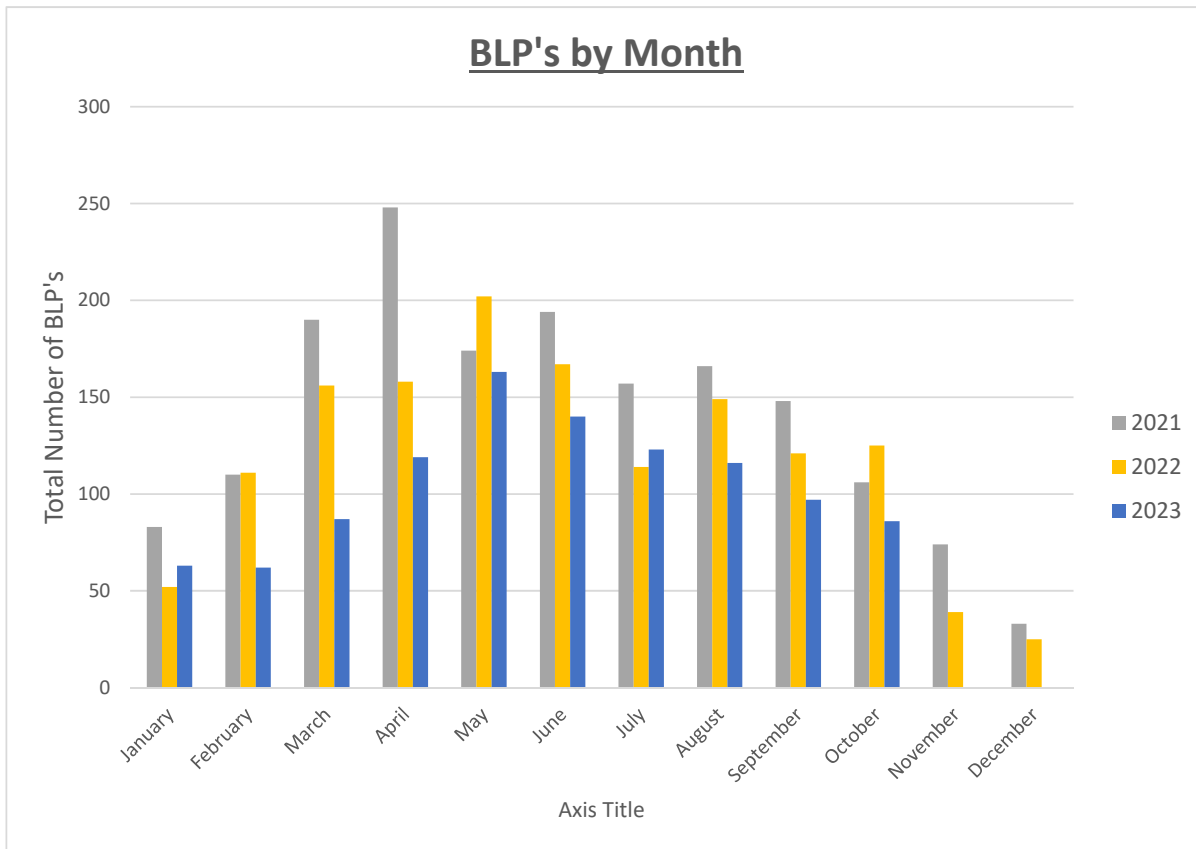
Executive Session:

1. Pending Litigation
Action Item: Discussion/Decision Placing/Lifting of Notice to Title

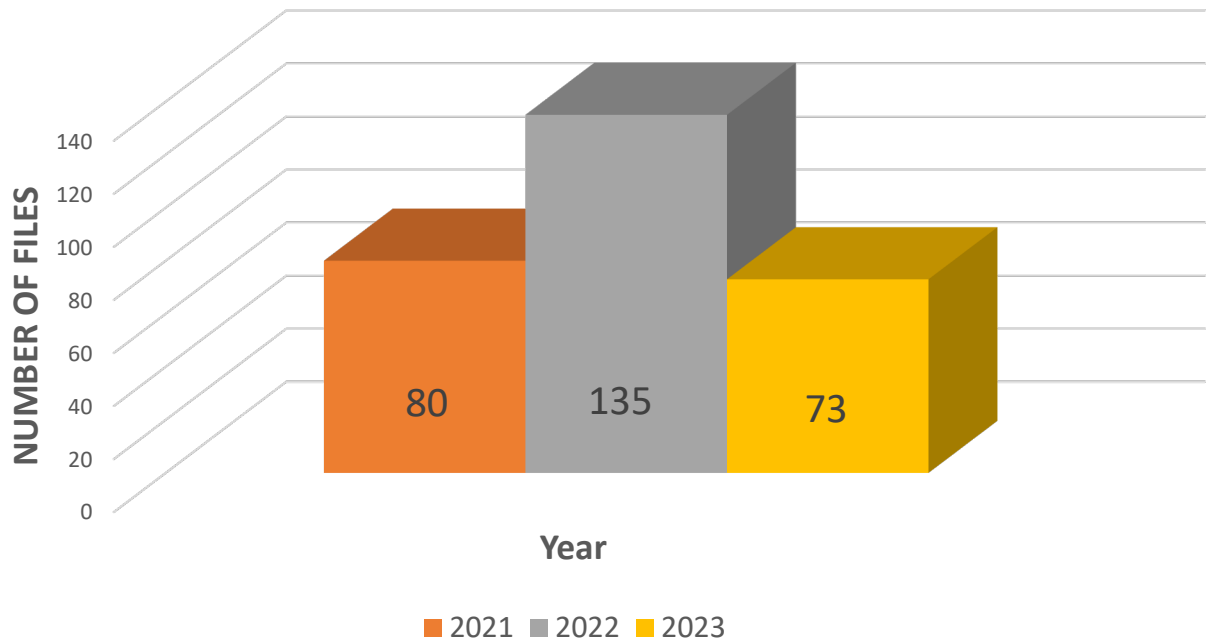
Building Location Permit



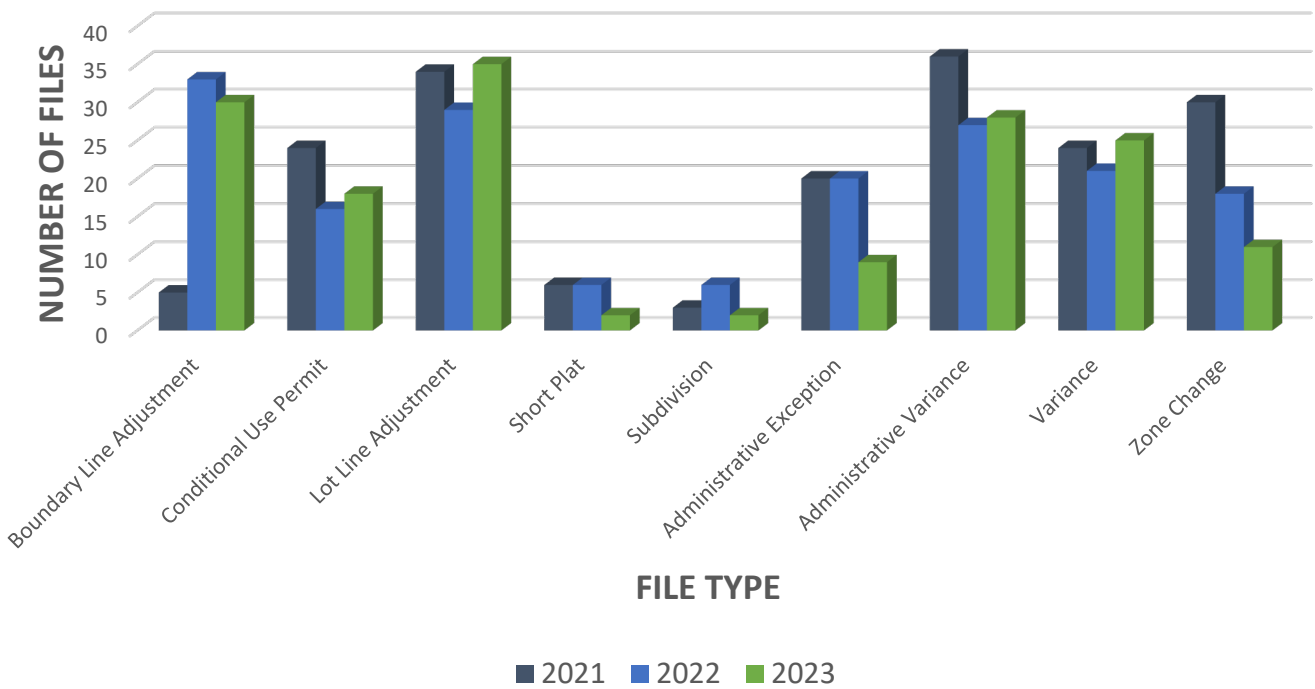
| 2021 | | 2022 | | 2023 | |
|-----------|-------|-----------|-------|-----------|-------|
| Month | BLP's | Month | BLP's | Month | BLP's |
| January | 83 | January | 52 | January | 63 |
| February | 110 | February | 111 | February | 62 |
| March | 190 | March | 156 | March | 87 |
| April | 248 | April | 158 | April | 119 |
| May | 174 | May | 202 | May | 163 |
| June | 194 | June | 167 | June | 140 |
| July | 157 | July | 114 | July | 123 |
| August | 166 | August | 149 | August | 116 |
| September | 148 | September | 121 | September | 97 |
| October | 106 | October | 125 | October | 86 |
| November | 74 | November | 39 | November | |
| December | 33 | December | 25 | December | |



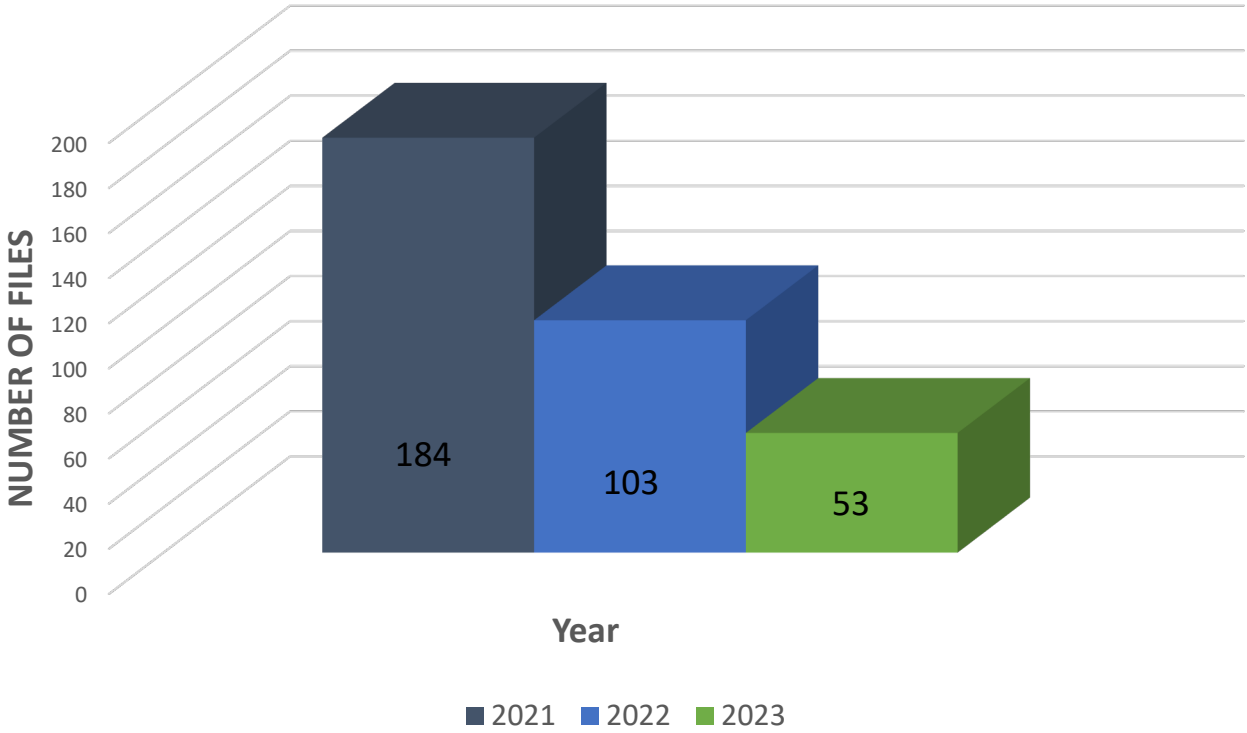
Vacation Rental Permits - YTD



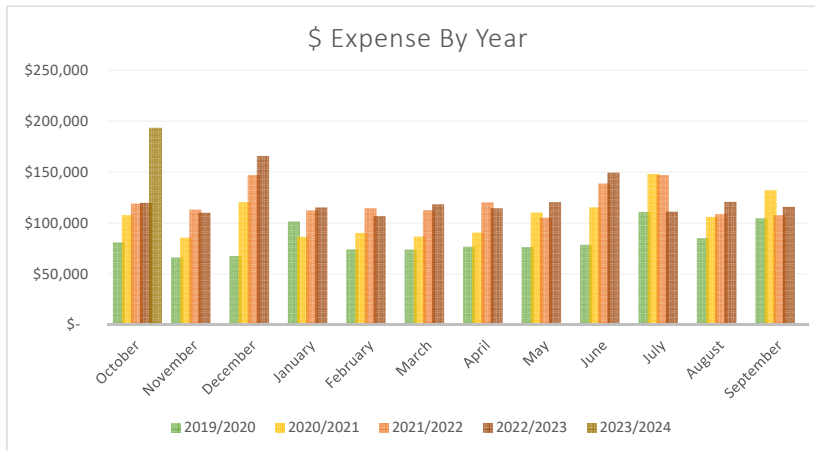
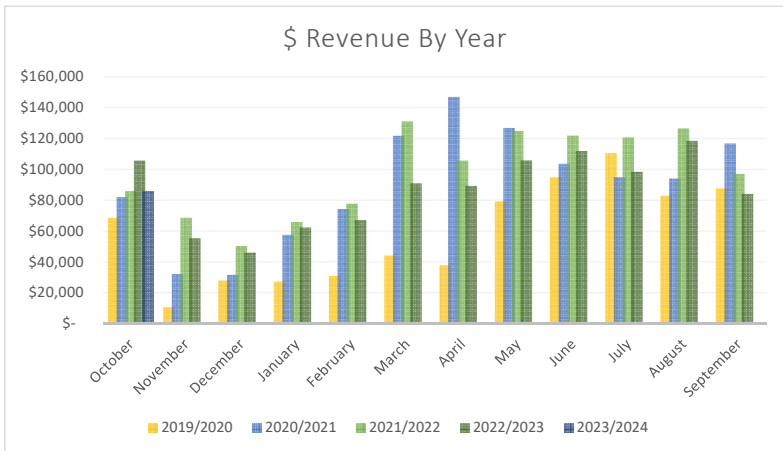
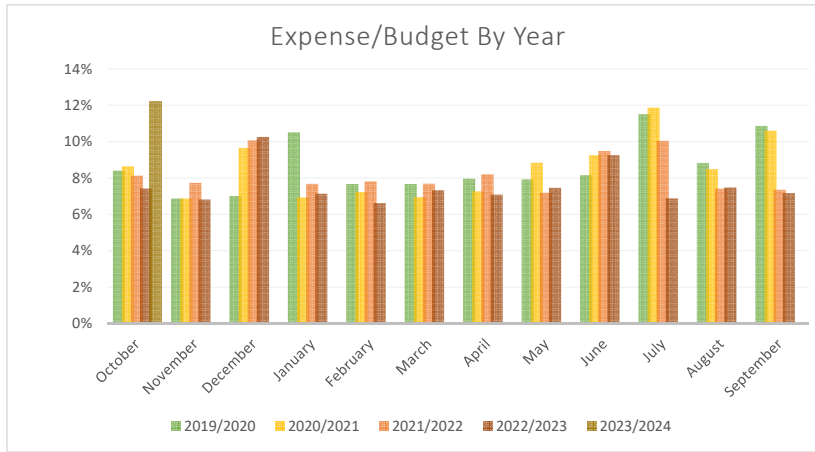
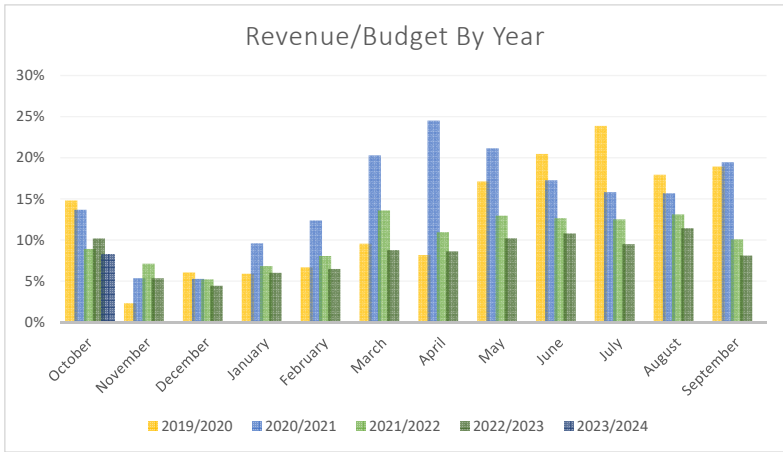
October - YTD



Minor Land Division - YTD



| | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | Total | Budget | Budget | Actual |
|-----------|---------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|--------------|-------------|--------|--------|
| | | October | November | December | January | February | March | April | May | June | July | August | September | | | Re/Ex | Re/Ex |
| 2023/2024 | Revenue | \$ 85,881 | | | | | | | | | | | | \$ 85,881 | \$1,035,822 | 65% | 44% |
| | Expense | \$ 193,562 | | | | | | | | | | | | \$ 193,562 | \$1,584,923 | | |
| | R % of Budget | 8% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 8% | | | |
| | E % of Budget | 12% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 12% | | | |
| 2022/2023 | Revenue | \$ 105,692 | \$ 55,423 | \$ 46,004 | \$ 62,304 | \$ 67,097 | \$ 90,972 | \$ 89,324 | \$ 105,816 | \$ 111,939 | \$ 98,481 | \$ 118,510 | \$ 84,112 | \$ 1,035,674 | \$1,035,822 | 64% | 71% |
| | Expense | \$ 119,867 | \$ 110,137 | \$ 165,872 | \$ 115,217 | \$ 106,919 | \$ 118,407 | \$ 114,510 | \$ 120,463 | \$ 149,508 | \$ 111,165 | \$ 120,838 | \$ 115,838 | \$ 1,468,741 | \$1,614,594 | | |
| | R % of Budget | 10% | 5% | 4% | 6% | 6% | 9% | 9% | 10% | 11% | 10% | 11% | 8% | 100% | | | |
| | E % of Budget | 7% | 7% | 10% | 7% | 7% | 7% | 7% | 7% | 9% | 7% | 7% | 7% | 91% | | | |
| 2021/2022 | Revenue | \$ 85,977 | \$ 68,619 | \$ 50,324 | \$ 65,836 | \$ 77,795 | \$ 131,067 | \$ 105,661 | \$ 124,919 | \$ 121,878 | \$ 120,728 | \$ 126,508 | \$ 97,131 | \$ 1,176,443 | \$ 964,250 | 66% | 81% |
| | Expense | \$ 119,124 | \$ 113,228 | \$ 147,522 | \$ 112,478 | \$ 114,433 | \$ 112,594 | \$ 120,260 | \$ 105,252 | \$ 138,907 | \$ 147,215 | \$ 108,644 | \$ 107,724 | \$ 1,447,381 | \$1,464,471 | | |
| | R % of Budget | 9% | 7% | 5% | 7% | 8% | 14% | 11% | 13% | 13% | 13% | 13% | 10% | 122% | | | |
| | E % of Budget | 8% | 8% | 10% | 8% | 8% | 8% | 8% | 7% | 9% | 10% | 7% | 7% | 99% | | | |
| 2020/2021 | Revenue | \$ 82,062 | \$ 32,162 | \$ 31,675 | \$ 57,540 | \$ 74,310 | \$ 121,772 | \$ 147,203 | \$ 126,851 | \$ 103,614 | \$ 94,902 | \$ 94,096 | \$ 116,739 | \$ 1,082,926 | \$ 600,100 | 48% | 85% |
| | Expense | \$ 107,770 | \$ 85,737 | \$ 120,514 | \$ 86,477 | \$ 90,232 | \$ 86,713 | \$ 90,623 | \$ 110,299 | \$ 115,442 | \$ 148,225 | \$ 105,950 | \$ 132,262 | \$ 1,280,244 | \$1,247,444 | | |
| | R % of Budget | 14% | 5% | 5% | 10% | 12% | 20% | 25% | 21% | 17% | 16% | 16% | 19% | 180% | | | |
| | E % of Budget | 9% | 7% | 10% | 7% | 7% | 7% | 7% | 9% | 9% | 12% | 8% | 11% | 103% | | | |
| 2019/2020 | Revenue | \$ 68,519 | \$ 10,711 | \$ 28,030 | \$ 27,279 | \$ 30,899 | \$ 44,207 | \$ 37,884 | \$ 79,248 | \$ 94,770 | \$ 110,552 | \$ 83,020 | \$ 87,619 | \$ 702,738 | \$ 462,850 | 48% | 70% |
| | Expense | \$ 81,050 | \$ 66,281 | \$ 67,615 | \$ 101,379 | \$ 74,040 | \$ 73,969 | \$ 76,804 | \$ 76,476 | \$ 78,731 | \$ 111,085 | \$ 85,161 | \$ 104,829 | \$ 997,420 | \$ 964,336 | | |
| | R % of Budget | 15% | 2% | 6% | 6% | 7% | 10% | 8% | 17% | 20% | 24% | 18% | 19% | 152% | | | |
| | E % of Budget | 8% | 7% | 7% | 11% | 8% | 8% | 8% | 8% | 8% | 12% | 9% | 11% | 103% | | | |

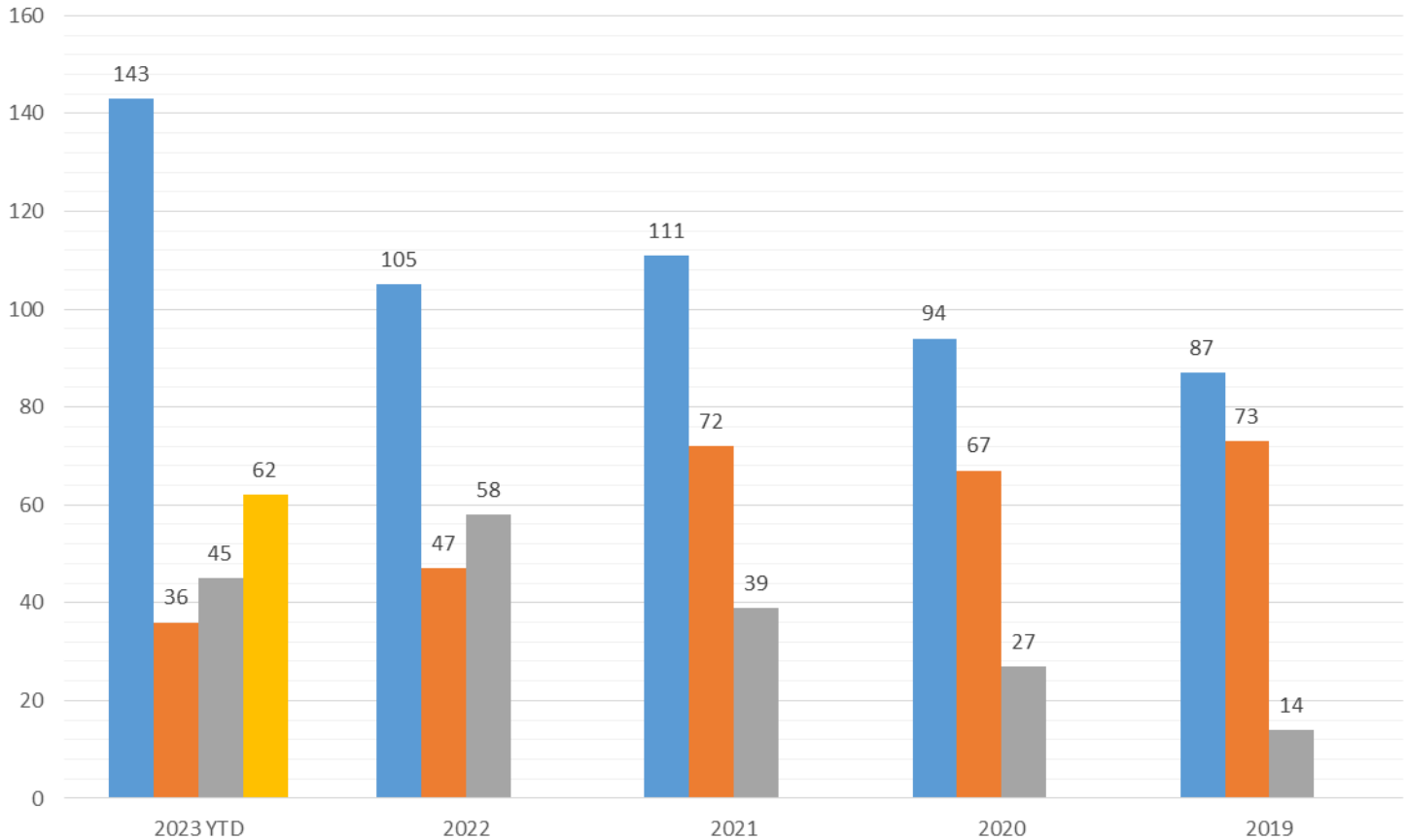


| DATE | WS FOR COMM. DISCUSSION | WS W PUBLIC COMMENT | PC HEARING |
|----------|--|--|--|
| 11.1.22 | School Facilities & Transportation Transportation | Hazardous Areas Community Design Special Areas or Sites | Property Rights Recreation |
| 11.15.22 | Agriculture | School Facilities & Transportation Transportation | Community Design |
| 12.6.22 | Public Airports Population | Agriculture | Hazardous Areas Special Areas or Sites |
| 1.17.23 | Economic Development | Public Airports Population Agriculture | School Facilities & Transportation Transportation |
| 2.7.23 | Economic Development Housing | Agriculture | |
| 2.21.23 | Housing | Economic Development Agriculture | Public Airports Population |
| 3.7.23 | Housing | Economic Development Public Airport Facilities | |
| 3.21.23 | Housing | | Public Airport Facilities |
| 4.4.23 | Housing | | Agriculture |
| 4.18.23 | | Housing | Economic Development |
| 5.2.23 | Natural Resources - Chapters 1-3 Natural Resources - Meeting with IDFG | | |
| 5.16.23 | Natural Resources - Meeting with IDEQ Natural Resources - Meeting with IDL | | |
| 6.6.23 | Natural Resources - Meeting with IDWR (No response till 05.31.2023) Natural Resources - Meeting with USDA/ NRCS/ ISWC | | Housing |
| 6.20.23 | Natural Resources - Meeting with USACE (No response till 06.13.2023) Natural Resources - Meeting with USFWS (No response till 06.13.2023) Natural Resources - Discussions about Chapters 1, 4, 5 and 7 | | |
| 7.18.23 | Natural Resources - Meeting with IDWR Natural Resources - Discussions about Chapters 2, 3, 6, and 9 | | |
| 8.1.23 | Natural Resources | | |
| 8.15.23 | Natural Resources Land Use | | |
| 9.5.23 | Natural Resources Public Services, Facilities, and Utilities | | |
| 9.19.23 | Natural Resources Public Services, Facilities, and Utilities | | |
| 10.3.23 | Natural Resources Public Services, Facilities, and Utilities | | |
| 10.17.23 | Natural Resources Land Use | Public Services, Facilities, and Utilities | |
| 11.07.23 | | Natural Resources Public Services, Facilities, and Utilities - Meeting with PHD | |
| 11.14.23 | | | |

| Component | PC Hearing | BOCC Adoption Date |
|---|--------------------|---------------------------|
| Property Rights | November 1, 2022 | December 7, 2022 |
| Population | February 21, 2023 | April 12, 2023 |
| School Facilities and Transportation | January 17, 2023 | March 22, 2023 |
| Economic Development | April 18, 2023 | May 24, 2023 |
| Land Use | | |
| Natural Resources | | |
| Hazardous Areas | December 6, 2022 | February 22, 2023 |
| Public Services, Facilities, and Utilities | | |
| Transportation | January 17, 2023 | March 22, 2023 |
| Recreation | November 1, 2022 | December 7, 2022 |
| Special Areas or Sites | December 6, 2022 | February 22, 2023 |
| Housing | June 6, 2023 | July 26, 2023 |
| Community Design | November 15, 2022 | February 22, 2023 |
| Agriculture | April 4, 2023 | May 24, 2023 |
| National Interest Electric Transmission Corridors | N/A | N/A |
| Public Airport Facilities | March 21, 2023 | April 12, 2023 |
| Implementation | September 20, 2022 | December 21, 2022 |

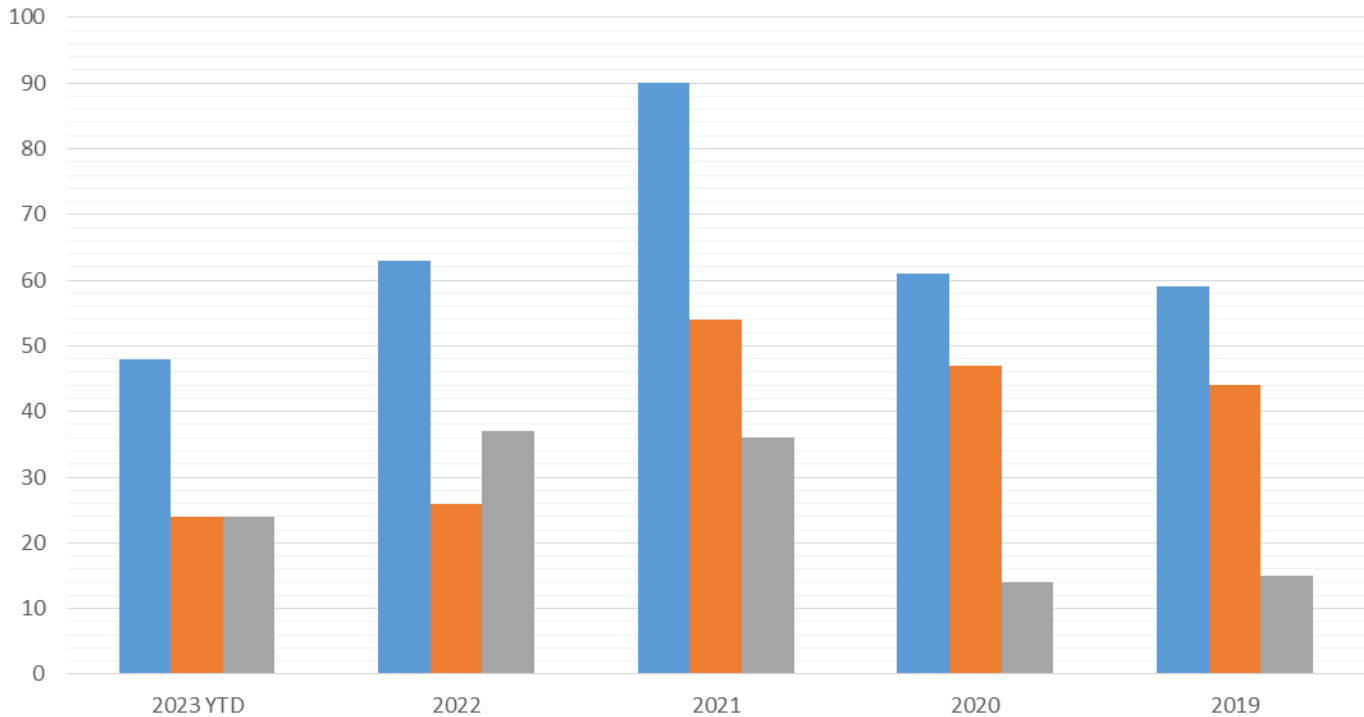
Building Violations

■ Total Building Violations ■ BVs Closed (Abated/Unfounded) ■ Unresolved BVs ■ BLPs Submitted (abate once finalized)



Zoning Violations

■ Total Zoning Violations ■ Closed ZVs (Abated/Unfounded) ■ Unresolved ZVs



Instrument # 1024302
Bonner County, Sandpoint, Idaho
08/23/2023 08:48:20 AM No. of Pages: 3
Recorded for: BONNER COUNTY PLANNING
Michael W. Rosedale Fee \$16.00
Ex-Officio Recorder Deputy
Index to: MISC



**BONNER COUNTY PLANNING DEPARTMENT
CONDITIONAL USE PERMIT – FILE CUP0009-23
ASSESSOR’S PARCEL NUMBER: RP55N04W332100A**

TO: Hoodoo Valley Church, Inc. 7336 Spirit Lake Cutoff, Priest River, ID 83856

PURPOSE: Approved for an expansion of an existing church and construction of a new church building.

LOCATION: 7336 Spirit Lake Cutoff, Priest River, ID in Section 33, Township 55N, Range 4W, Boise-Meridian.

CONDITIONS OF APPROVAL:

- A-1 The use shall be developed and shall be operated in accordance with the approved site plan.
- A-2 The Conditional Use Permit shall not supersede deed restrictions.
- A-3 All county setbacks shall be met as shown on the approved site plan.
- A-4 The Conditional Use Permit shall expire if not issued within two (2) calendar years from the date of approval, or once issued, if the use has not commenced within two (2) calendar years from the date of issuance. At any time prior to the expiration date of the Conditional Use Permit, the applicant may make a written request to the Planning Director for an extension of the Conditional Use Permit for a period up to two (2) years. The Planning and Zoning Commission may consider such request for extension at any public hearing. The extension request must be approved or denied prior to the expiration date of the Conditional Use Permit.
- A-5 The applicant shall install prior to ground disturbing activities all temporary erosion control measures as designed and approved. The applicant shall provide to the Planning Department prior to ground disturbing activities a signed statement from the project engineer or design professional stating that these measures have been installed as per the design specifications as approved. The applicant shall install upon completing ground disturbing activities and shall maintain thereafter all permanent erosion control and stormwater management measures as designed and approved. The applicant shall provide to the Planning Department upon completing ground disturbing activities a signed statement from the project engineer or design professional stating that these measures have been installed as per the design specifications as approved.
- A-6 The applicant shall follow BCRC 12-335 Public Use Table standards for Churches, grange halls, public or private community facilities as found in this staff report.
- A-7 The applicant shall follow BCRC 12-4.3, Parking standards as found in this staff

report.

- A-8 The applicant shall follow BCRC 12-4.4, Sign Standards as found in this staff report.
- A-9 The applicant shall follow BCRC 12-4.5, Design Standards as found in this staff report.
- A-10 The applicant shall follow BCRC 12-4.6, Landscaping and Screening Standards as found in this staff report.
- A-11 The applicant shall obtain Building Location Permits for all future structures.

This Conditional Use Permit is issued pursuant to the July 20, 2023 written decision of the Bonner County Hearing Examiner.

Jacob Gabell
 Jacob Gabell, Planning Director

8/22/23
 Date

STATE OF IDAHO)
) :ss
 COUNTY OF BONNER)

On this 22 day of August in the year 2023 before me, a Notary Public in and for said State, personally appeared Bonner County Planning Director Jacob Gabell known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same, as such Director of the Bonner County Planning Department.

Janna Berard
 Notary Public

Residing at: Sandpoint, Idaho

My commission expires: 9-07 2023

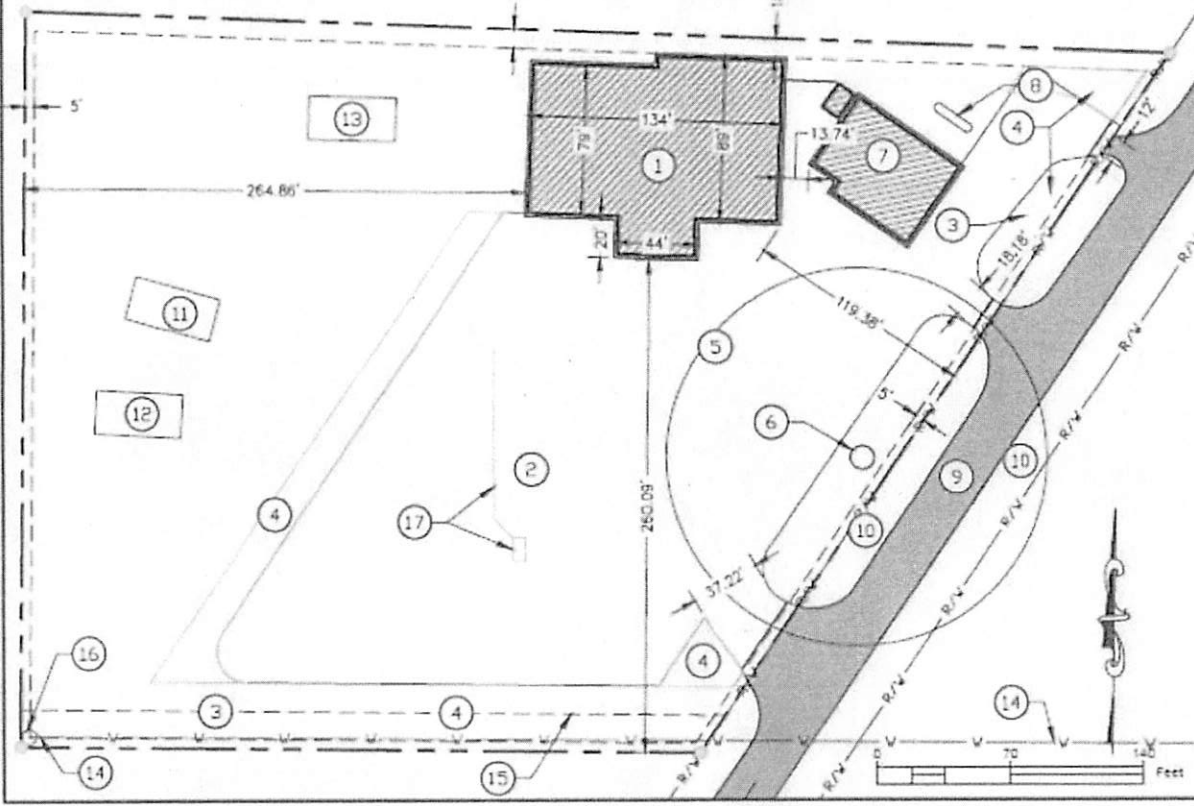


**BONNER COUNTY
APPROVED SITE PLAN**

Jacqueline S. Kuehn 7/9/23
DATE

COPIED/ALTERED CONTENT OR DIMENSIONS SHALL BE RE-PROCESSED AT THE CONTRACTOR'S EXPENSE BY A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF IDAHO, PRIOR TO FINAL ACCEPTANCE.

\\blonaster\7b...mpg\engineering\2023\23012 hoodoo valley baptist\dwg\c-base_23012.dwg



- KEYNOTES:**
- 1 PROPOSED BUILDING
 - 2 PROPOSED GRAVEL PARKING
 - 3 PROPOSED BIINFILTRATION AREA - SEE DETAIL A/2, SHEET 2
 - 4 PROPOSED SNOW STORAGE AREA
 - 5 100' WELL BUFFER
 - 6 APPROXIMATE WELL PUMP HOUSE LOCATION
 - 7 EXISTING BUILDING
 - 8 APPROXIMATE LOCATION OF PROPANE TANK
 - 9 SPIRIT LAKE CUTOFF RD
 - 10 EXISTING ROADSIDE DRAINAGE DITCH
 - 11 PROPOSED SAND PIT AREA
 - 12 PAVILION
 - 13 PLAYGROUND AREA
 - 14 APPROXIMATE LOCATION OF EXISTING WATER LINE
 - 15 25' EASEMENT LINE
 - 16 POWER POLE LOCATION
 - 17 APPROXIMATE LOCATION OF EXISTING SEPTIC TANK AND DRAIN FIELD TO BE RELOCATED
- | TAJ |
|------|
| 1. S |
| 2. S |
| 3. S |
| 4. C |
| 5. C |

Instrument # 1018678
Bonner County, Sandpoint, Idaho
04/06/2023 02:24:22 PM No. of Pages: 3
Recorded for: BONNER COUNTY PLANNING
Michael W. Rosedale Fee: \$19.00
Ex-Officio Recorder Deputy
Index to MISC

BC



**BONNER COUNTY PLANNING DEPARTMENT
MODIFICATION OF CONDITIONAL USE PERMIT – FILE MOD0006-22
ASSESSOR’S PARCEL NUMBER: RP0247000002A0A**

TO: Northern Lights Attn: Kristin Mettke, P.O. Box 269, Sagle, ID 83860

PURPOSE: Approved a modification of a conditional use permit CM605-98, previously approved for a public utility facility to now include new structures, future additions and additional parking spaces.

LOCATION: 321 Chevy Street, Sagle, ID 83860 in Section 15, Township 56N, Range 2 W, Boise-Meridian.

CONDITIONS OF APPROVAL:

- A-1 The use shall be developed and shall be operated in accordance with the approved site plan.
- A-2 The Conditional Use Permit shall not supersede deed restrictions.
- A-3 All county setbacks shall be met as shown on the approved site plan.
- A-4 The Conditional Use Permit shall expire if not issued within two (2) calendar years from the date of approval, or once issued, if the use has not commenced within two (2) calendar years from the date of issuance. At any time prior to the expiration date of the Conditional Use Permit, the applicant may make a written request to the Planning Director for an extension of the Conditional Use Permit for a period up to two (2) years. The Planning and Zoning Commission may consider such request for extension at any public hearing. The extension request must be approved or denied prior to the expiration date of the Conditional Use Permit.
- A-5 The applicant must submit a grading, stormwater management, and erosion control plan per BCRC 12-7.2. The applicant shall install prior to ground disturbing activities all temporary erosion control measures as designed and approved. The applicant shall provide to the Planning Department prior to ground disturbing activities a signed statement from the project engineer or design specifications as approved. The applicant shall install upon completing ground disturbing activities and shall maintain thereafter all permanent erosion control and stormwater management measures as designed and approved. The applicant shall provide to the Planning Department upon completing ground disturbing activities a signed statement from the project engineer or design professional stating that these measures have been installed as per the design specifications as approved.
- A-6 The applicant shall follow BCRC 12-4.1, Density and Dimensional Standards as found in this staff report.
- A-7 The applicant shall follow BCRC 12-4.3, Parking Standards as found in this staff report.
- A-8 The applicant shall follow BCRC 12-4.5, Design Standards as found in this staff report.
- A-9 The applicant shall follow BCRC 12-4.6, Landscaping and Screening Standards as found in this staff report.
- A-10 The applicant shall obtain Building Location Permits per BCRC 11-101.

This Modification of Conditional Use Permit is issued pursuant to the March 1, 2023 written decision of the Bonner County Hearing Examiner.

Jacob Gabell
Jacob Gabell, Planning Director

4/6/23
Date

STATE OF IDAHO)
) :ss
COUNTY OF BONNER)

On this 6 day of April in the year 2023 before me, a Notary Public in and for said State, personally appeared Bonner County Planning Director Jacob Gabell known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same, as such Director of the Bonner County Planning Department.

Janna Berard
Notary Public

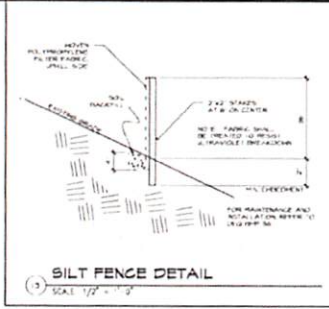
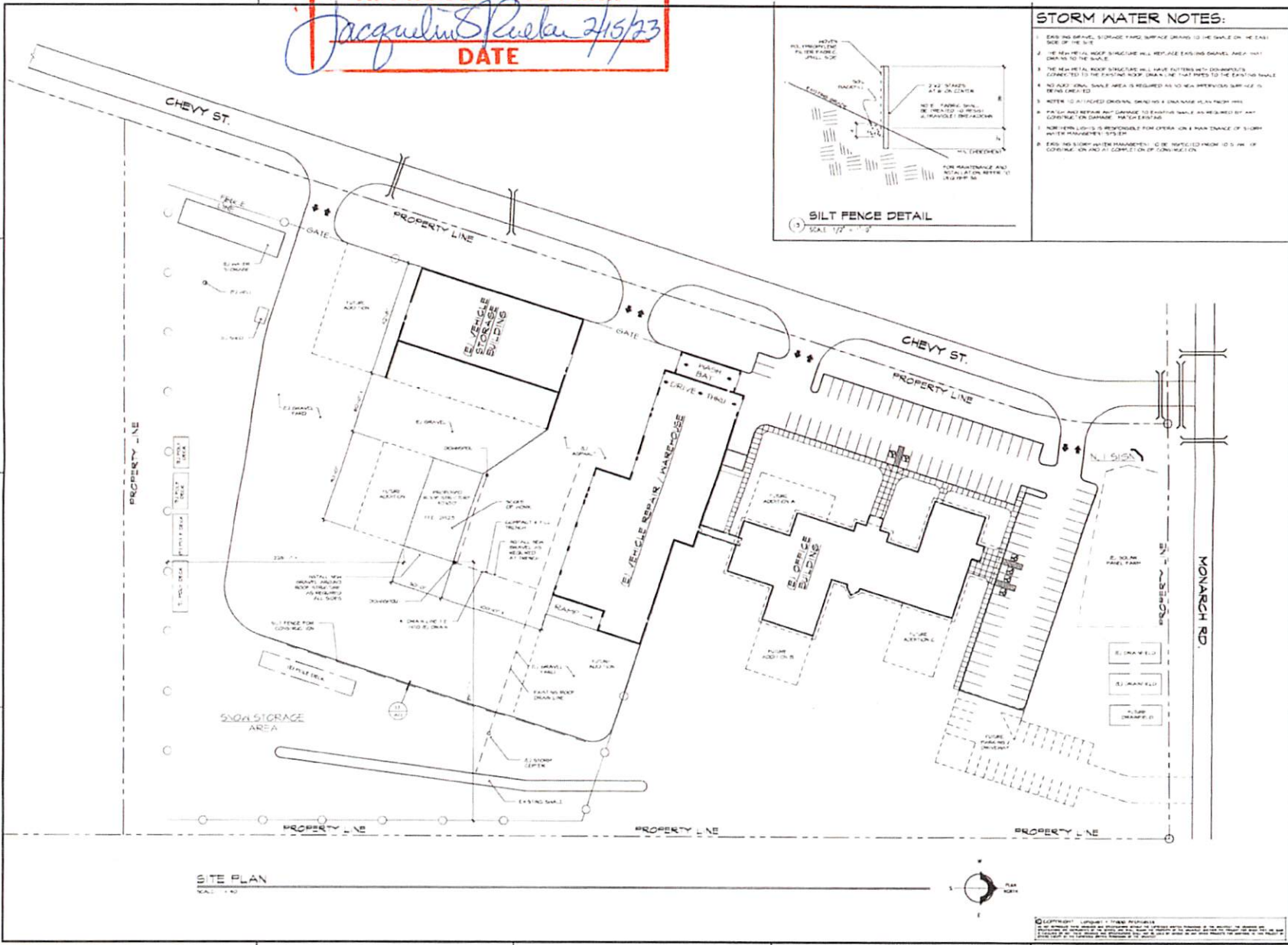
Residing at: Sandpoint, Idaho

My commission expires: 9-07 2023



**BONNER COUNTY
APPROVED SITE PLAN**

Jacqueline S. Reiter 2/15/23
DATE



- STORM WATER NOTES:**
1. EXISTING GRADE, STORAGE TANK SURFACE DRAIN TO THE SWALE ON THE EAST SIDE OF THE SITE
 2. THE NEW METAL ROOF STRUCTURE WILL REPLACE EXISTING DRAINAGE AREA THAT DRAINS TO THE SWALE.
 3. THE NEW METAL ROOF STRUCTURE WILL HAVE PATTERS WITH DOWNSPOUTS CONNECTED TO THE EXISTING ROOF DRAIN LINE THAT PASSES TO THE EXISTING SWALE.
 4. NEW ROOF DRAIN SWALE AREA IS REQUIRED AS TO NEW IMPROVED SURFACE IS BEING CREATED.
 5. REFER TO ATTACHED ORIGINAL DRAWING FOR DRAINAGE PLAN FROM THIS.
 6. PAVING AND SEWER AND DRAINAGE TO EXISTING SWALE AS REQUIRED BY ANY CORRELATING CHANGES THAT ARE MADE.
 7. NORTH-HULLS IS RESPONSIBLE FOR OBTAINING A PERMITSANCE OF STORM WATER MANAGEMENT. 1/23/24
 8. EXISTING STORM WATER MANAGEMENT TO BE REEVALUATED FROM 10.5' HIGHER CORRELATING ON AND AT COMPLETION OF CONSTRUCTION.

**LT
A
ARCHITECTS**

ARCHITECTS
North 8877 Wayne Drive, Suite A
Pocatello, Idaho 83201
PH: 208.775.8262
EMAIL: info@ltaarchitects.com

project team:

Client: Northern Lights LLC
AS (Owner), SE (Design),
NORTH-HULLS (Design)

Architect: TERRY WILSON/ARCHITECTS
Landscape: JACQUELINE S. REITER
Mechanical: JAMES B. SMITH
Foundation: JAMES B. SMITH
Civil: LARRY TRAVIS, AIA, C.D.

CD

Stamp: *Jacqueline S. Reiter*

project title:
**NEW POLE BUILDING
NORTHERN LIGHTS
421 CHEVY ST.
SAGLE, IDAHO 83660**

revisions:


| | |
|--|--|
| | |
| | |
| | |

drawing code:
**SITE PLAN, STORM
WATER NOTES**

project no.: 2022-0603
date: 03/24/2022
drawn by: JRSB, JRS, JMC
checked by: CDJ

sheet number:
A1.1

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Instrument # 1024941
Bonner County, Sandpoint, Idaho
09/06/2023 03:26:44 PM No. of Pages: 2
Recorded for: BONNER COUNTY PLANNING
Michael W. Rosedale Fee: \$13.00
Ex-Officio Recorder Deputy 
Index to: MISC

**BONNER COUNTY PLANNING DEPARTMENT
HOME OCCUPATION PERMIT TIER II – FILE HO0010-23
ASSESSOR'S PARCEL NUMBER: RP56N02W136400A**

TO: Evan & Leah Pollock, 104 Fry Creek Road, Sagle, ID 83860

PURPOSE: Approved for a Home Occupation II permit for a gunsmithing, repair, and cleaning of firearms business.

LOCATION: 104 Fry Creek, Sagle, ID in Section 13, Township 56N, Range 2W, Boise-Meridian.

Conditions of approval:

Standard continuing permit conditions. To be met for the life of the use:

1. The Home Occupation II shall expire within three months of a recorded change in ownership where the new property owner has not modified this file to claim ownership of Home Occupation II. At any time prior to the expiration date of the permit, the applicant may make a written request to the Planning Director for an extension of the permit for a period up to two (2) years. The Zoning Commission may consider such a request for an extension at any public hearing. The extension request must be approved or denied prior to the expiration date of the permit.
2. The use shall be developed and shall be operated in accordance with the approved site plan.
3. The home occupation permit shall not supersede deed restrictions.
4. Sales in connection with the home occupation shall be limited to gunsmithing and firearm maintenance services.
5. The home occupation shall be carried out by only those residing in the dwelling and no more than 2 additional employees per BCRC 12-489 (C)(2)(a).
6. The home occupation shall be clearly incidental and secondary to the use of the property for dwelling purposes per BCRC 12-489 (C)(2)(b).
7. There shall be no visible evidence of the home occupation other than one sign, not exceeding four (4) square feet in area, non-illuminated, and meeting applicable setbacks requirements per BCRC 12-489 (C)(2)(c).
8. Where access to the site is by road, the road shall be located within a recorded easement or public right of way, and constructed to provide adequate emergency vehicle access (including, but not limited to, fire, medical, and law enforcement), except where subject to the terms of an approved special use permit issued by a state or federal agency per BCRC 12-333(2).
9. Customers/clients are prohibited on the premises prior to six o'clock (6:00) A.M. and after eight o'clock (8:00) P.M. per BCRC 12-489 (C)(2)(d)(3)
10. Vehicular traffic generated by such home occupation shall not exceed fourteen (14) vehicle trips per day on average. Any need for parking generated by the conduct of such occupation shall be met off the street and other than in a required front or side yard per BCRC 12-489 (C)(2)(e).
11. Certain activities are prohibited per BCRC 12-489 (C)(2)(f):
 - a. Automobile, truck and heavy equipment repair;
 - b. Auto body work or painting;
 - c. Parking and storage of heavy equipment;
 - d. Stables, kennels, animal husbandry or farming activities, except as provided in this title;
 - e. Any activities involving more than five (5) customer or business visits per day; and
 - f. Any use of a nature that is similar to those listed in BCRC 12-489 (C)(2)(f) or which creates impacts on the surrounding neighborhood similar to those created by the uses listed in BCRC 12-489 (C)(2)(f).
12. No equipment or process shall be used in such home occupation which creates objectionable noise, vibration, glare, fumes, odors or electrical interference per BCRC 12-489 (C)(2)(h).
13. Manufacturing shall be limited to the small scale assembly of already manufactured parts, but does not preclude production of small, individually handcrafted items, furniture or other wood items as long as the activity meets the other standards of this chapter per BCRC 12-489 (C)(2)(i).

This Home Occupation Permit is issued pursuant to the August 7, 2023 written decision of the Bonner County Planning Director.

Travis Haller
Travis Haller, Assistant Planning Director

9/6/2023
Date

STATE OF IDAHO)

COUNTY OF BONNER) :ss
)

On this 6 day of September in the year 2023 before me, a Notary Public in and for said State, personally appeared Bonner County Planning Assistant Director Travis Haller known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same, as such Assistant Director of the Bonner County Planning Department.

Janna Berard
Notary Public

Residing at: Sandpoint, Idaho

My commission expires: 9-07-2023



Instrument # 1025392
Bonner County, Sandpoint, Idaho
09/19/2023 11:53:35 AM No. of Pages: 2
Recorded for: BONNER COUNTY PLANNING
Michael W. Rosedale Fee: \$13.00
Ex-Officio Recorder Deputy
Index to: MISC

BC

**BONNER COUNTY PLANNING DEPARTMENT
VARIANCE – FILE V0013-23
ASSESSOR’S PARCEL NUMBER: RP059510010180A**

TO: Craig & Jill Looper
6916 Cascade Ave.
Snoqualmie, WA 98065

PURPOSE: 25’ setback from the shoreline where 40’ is required as well as a 53% bulk increase to an existing boat house.

LOCATION: 126 Bull Trout Road, Coolin, ID 83821 in Section 3, Township 60 North, Range 4 West, Boise-Meridian.

CONDITIONS OF APPROVAL:

A-1 Only the development highlighted (expanded boathouse development) as shown on the site plan has been reviewed for variance standards. All other development shown must comply with Bonner County Revised Code excepting the modified building envelope herein.

A-2 The granting of this variance shall not supersede any deed restrictions.

A-3 A Floodplain Development Permit shall be filed with the Bonner County Planning Department prior to development.

A-4 A Building Location Permit shall be filed with the Bonner County Planning Department prior to development.

A-5 Per BCRC 12-720.2 (E) a stormwater management plan shall be required for all new building construction or development which occurs on or within 300’ of a slope with 15% or greater incline.

This Variance is issued pursuant to the August 21, 2023, written decision of the Bonner County Hearing Examiner.




Jacob Gabell, Planning Director

9/19/23

Date

STATE OF IDAHO)
) :ss
COUNTY OF BONNER)

On this 19th day of September in the year 2023 before me, a Notary Public in and for said State, personally appeared Bonner County Planning Director Jacob Gabell known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same, as such Senior Planner of the Bonner County Planning Department.



Notary Public

Residing at: Sandpoint, Idaho

My commission expires: August 11 2028



**BONNER COUNTY
APPROVED SITE PLAN**

Jacqueline S Ruelca 8/14/23
DATE



Shoreline Setback
Area Approved File VAR0012-20



Approximate 40' Shoreline Setback



Area Requesting Reciprocal Transfer
Unused 40' Shoreline Setback
Deviation from House



Instrument # 1023557
Bonner County, Sandpoint, Idaho
08/03/2023 10:10:59 AM No. of Pages: 2
Recorded for: BCP
Michael W. Rosedale Fee: \$13.00
Ex-Officio Recorder Deputy
Index to: MISC



**ADMINISTRATIVE VARIANCE
ISSUANCE**

FILE: VA0012-23 **PARCEL No:** RP012240010040A
APPLICANT: Nicole & Drew Diedrich - 3406 Cascade St, Kennewick, WA 99337
PURPOSE: Approved for a 30% bulk increase from 900 sq. ft. to 1170 sq. ft. for an Accessory Dwelling Unit.
LOCATION: 306 Jupiter Way, Spirit Lake, ID in Section 27, Township 54N, Range 4W, Boise-Meridian.

CONDITIONS OF APPROVAL:

- 1. The granting of this variance shall not supersede any deed restrictions.
- 2. Only the development highlighted on the site plan has been reviewed for variance standards. All other development shown must comply with Bonner County Revised Code.

This Administrative Variance is issued pursuant to the 6/30/2023, written decision of the Bonner County Planning Department.

Travis Haller, Assistant Planning Director

8/3/2023
Date

STATE OF IDAHO)
) :ss
COUNTY OF BONNER)

On this 3 day of August in the year 2023 before me, a Notary Public in and for said State, personally appeared Bonner County Planning Assistant Director Travis Haller known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same, as such Assistant Director of the Bonner County Planning Department.

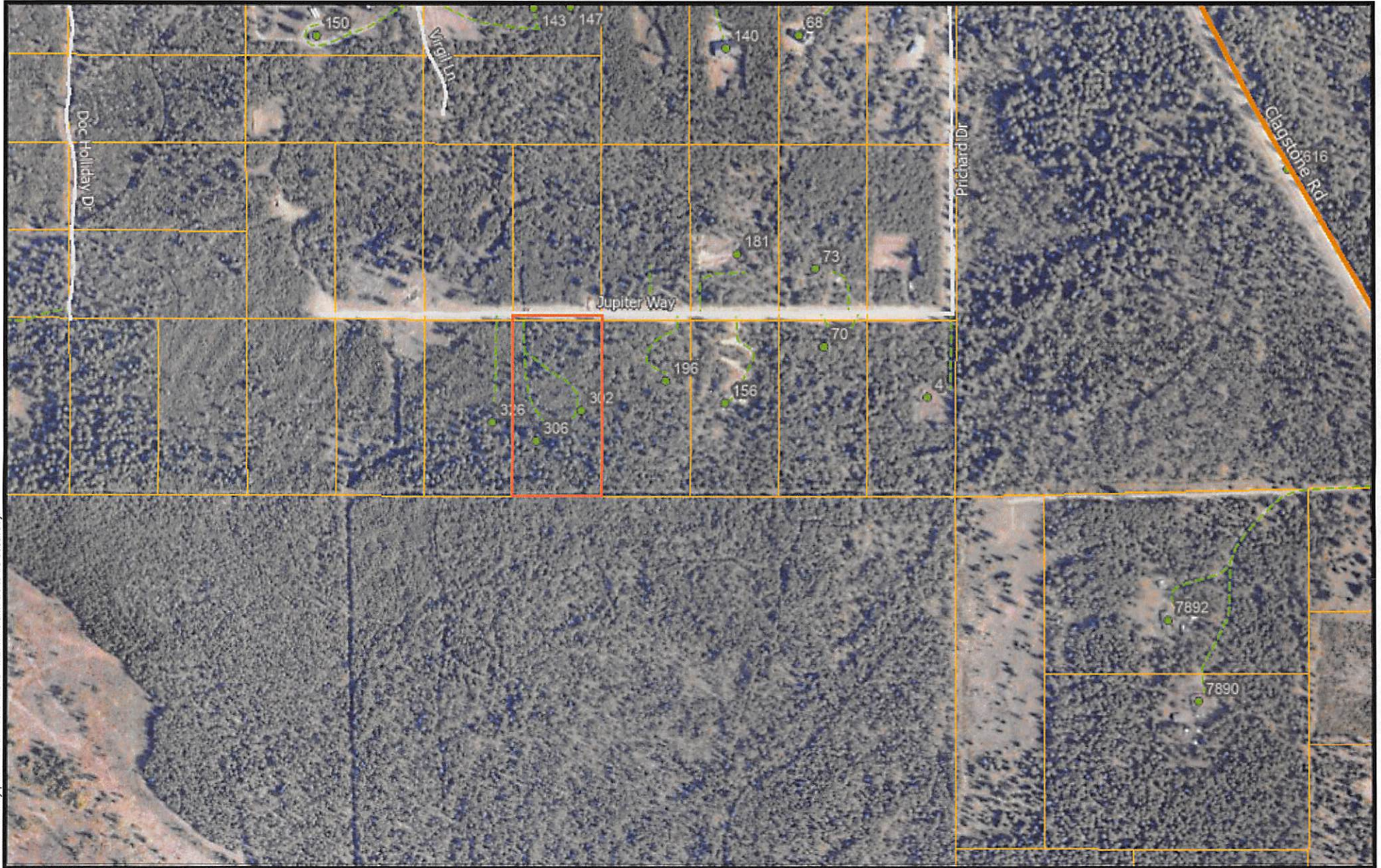
Notary Public

Residing at: Sandpoint, Idaho

My commission expires: 9-07 2023



Bonner County Map



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

6/6/2023, 10:04:22 AM

Street Ownership

- Bonner County
- Unknown
- <all other values>

Road Centerlines

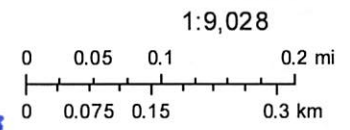
- Primary
- Secondary
- Local; Ramp

- Site
- - - Driveway
- Parcels

**BONNER COUNTY
APPROVED SITE PLAN**

Tom Hall 6/3/2023

DATE



Source: Esri, Maxar, Earthstar Geographics, and the Bonner County Planning none | Maxar |

Instrument # 1023595
Bonner County, Sandpoint, Idaho
08/04/2023 08:57:21 AM No. of Pages: 1
Recorded for: BCP
Michael W. Rosedale Fee: \$10.00
Ex-Officio Recorder Deputy
Index to: MISC

Correcting document 1023555 - Land Owners Names & Address.

**BONNER COUNTY PLANNING DEPARTMENT
ADMINISTRATIVE Exception - FILE VE0004-23
ASSESSOR'S PARCEL NUMBER: RP02388000020A**

TO: ABCD Homebuilders LLC, 2420 Capitol Way S, Olympia, WA 98507

PURPOSE: Approved for a street setback of 22.5' where 25' is required and a waterfront setback of 39' where 40' is required in Recreation zoning.

LOCATION: 1808 Garfield Bay Road, Sagle ID in Section 22, Township 56 North, Range 1 West, Boise-Meridian.

CONDITIONS OF APPROVAL:

This Administrative Exception is issued pursuant to the July 13, 2023 written decision of the Bonner County Planning Director.

Travis Haller
Travis Haller, Assistant Planning Director

8/4/2023
Date

STATE OF IDAHO)
) :ss
COUNTY OF BONNER)

On this 4 day of August in the year 2023 before me, a Notary Public in and for said State, personally appeared Bonner County Assistant Planning Director Travis Haller known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same, as such Assistant Director of the Bonner County Planning Department.

Janna Berard
Notary Public

Residing at: Sandpoint, Idaho

My commission expires: 9-07 2023

File VE0004-23



Instrument # 1023397
Bonner County, Sandpoint, Idaho
07/31/2023 02:47:50 PM No. of Pages: 1
Recorded for: BONNER COUNTY PLANNING
Michael W. Rosedale Fee: \$10.00
Ex-Officio Recorder Deputy
Index to: MISC

CB



**CERTIFICATE OF COMPLIANCE
BONNER COUNTY PLANNING DEPARTMENT - FILE CC0003-23
ASSESSOR'S PARCEL NUMBER: RP58N01W251300A**

On July 6, 2023, the Bonner County Planning Director, in accordance with Section 12-616, Bonner County Revised Code, has determined that the lots or parcels owned by Edward Lee Hogue described in Instrument #470422, Bonner County Records, complies with the applicable provisions of Bonner County Code in effect at the time the divisions of land occurred, subject to the following: Tract 9 and Tract 10 are individual lots.

Background:

- A. Site data:
 - Size: 13.06 acres
 - Zone: Agricultural/Forestry-20
 - Land Use: Agricultural/ Forest Land
- B. Access:
 - The parcel is adjacent to Lower Pack River Road.
- C. Services:
 - The site is served by Northside Fire District and Lake Pend Oreille School District #84.


Travis Haller, Assistant Planning Director

7/31/2023
Date

STATE OF IDAHO)
):ss
COUNTY OF BONNER)

On this 31 day of JULY in the year 2023 before me, a Notary Public in and for said State, personally appeared Bonner County Planning Assistant Director Travis Haller known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same, as such Assistant Director of the Bonner County Planning Department.


Notary Public

Residing at: Sandpoint, Idaho

My commission expires: 9-07-2023

