



Jessica Montgomery &lt;jessica.montgomery@bonnercountyid.gov&gt;

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**Fwd: [EXT SENDER] RE: State Cabin Road**

1 message

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**Alex Feyen** <alexander.feyen@bonnercountyid.gov>  
To: Jessica Montgomery <jessica.montgomery@bonnercountyid.gov>

Wed, Nov 6, 2024 at 12:28 PM

Please add this as an agency comment for V0012-24.

----- Forwarded message -----

From: **Dan Brown** <[DBrown@idl.idaho.gov](mailto:DBrown@idl.idaho.gov)>

Date: Wed, Nov 6, 2024 at 12:14 PM

Subject: [EXT SENDER] RE: State Cabin Road

To: Paul Craig <[pmcraig12@gmail.com](mailto:pmcraig12@gmail.com)>, Alex Feyen <[alexander.feyen@bonnercountyid.gov](mailto:alexander.feyen@bonnercountyid.gov)>, Steven Swartley <[stevenswartley@sisna.com](mailto:stevenswartley@sisna.com)>, Dr Robb Heinrich <[drbh@msn.com](mailto:drbh@msn.com)>, Terry Bromley <[terrybromley@comcast.net](mailto:terrybromley@comcast.net)>

Hi Paul,

IDL has guidance for issuing easements across endowment lands. Easements are issued based on the impact on endowment lands, the potential burden to endowment lands, and the potential benefits to endowment lands. Historically, IDL has issued easements into perpetuity, but now only offers term easements (standard is 10 years) as the Land Board does not want the long-term encumbrance on endowment lands. The process for applying for an easement can be found on our website. Once the application is filled out it goes to the local IDL office and then onto a Right-of-Way committee for review and approval/denial. If an easement is granted it comes with maintenance and road use terms enforced by the Grantor. IDL's direction with recent easements is that they are non-transferable.

The application fee is a non-refundable \$100.

The applicant pays the appraisal fee of requested easement area.

IDL determines a cost based on land values and usage.

If you have any questions or concerns, please feel free to contact me.

Regards,

Dan Brown

Area Manager – Priest Lake

Idaho Department of Lands

[4053 Cavanaugh Bay Road, Coolin, ID 83821](#)

[Office: \(208\) 443-2516](#)

Email: [dbrown@idl.idaho.gov](mailto:dbrown@idl.idaho.gov)

<https://www.idl.idaho.gov>



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**From:** Paul Craig <[pmcraig12@gmail.com](mailto:pmcraig12@gmail.com)>

**Sent:** Wednesday, November 06, 2024 11:43 AM

**To:** Alex Feyen <[alexander.feyen@bonnercountyid.gov](mailto:alexander.feyen@bonnercountyid.gov)>; Dan Brown <[DBrown@idl.idaho.gov](mailto:DBrown@idl.idaho.gov)>; Steven Swartley <[stevenswartley@sisna.com](mailto:stevenswartley@sisna.com)>; Dr Robb Heinrich <[drrobh@msn.com](mailto:drrobh@msn.com)>; Terry Bromley <[terrybromley@comcast.net](mailto:terrybromley@comcast.net)>

**Subject:** Re: State Cabin Road

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Hi Alex

Dan Brown from IDL just told me on the phone that Priest Lake Syndicate does not have an easement to use State Cabin road. He said if PLS applied for an easement and it was approved, the PLS would be required to sign covenants to take care of the road as part of the easement. Dan said we could ask PLS to join our road association, that maintains the road, should they receive an easement.

Dan will be sending a confirmation email to the planning department about this matter.

Thank you,

Paul Craig

509 953 9050

On Wed, Nov 6, 2024 at 10:36 AM Alex Feyen <[alexander.feyen@bonnercountyid.gov](mailto:alexander.feyen@bonnercountyid.gov)> wrote:

Mr. Craig,

It appears that this property has access off State Cabin Road. Whether they participate in maintenance or not is not something we can mandate them to do or provide as a condition on their variance. This is strictly a private matter. You

would need to come to an agreement with the property owner on your own accord.

Thanks,

Alex

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**Alex Feyen, MPA**

**Planner II**

Bonner County Planning Department

[1500 Highway 2, Suite 208](#)

[Sandpoint, ID 83864](#)

Phone: 208-265-1458

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**Alex Feyen, MPA**

**Planner II**

Bonner County Planning Department

[1500 Highway 2, Suite 208](#)

[Sandpoint, ID 83864](#)

Phone: 208-265-1458



Janna Brown &lt;janna.brown@bonnercountyid.gov&gt;

**[EXT SENDER] RE: File V0012-24 - Variance - Shoreline Setback - Priest Lake Syndicate LLC**

1 message

**DEQ Comments** <deqcomments@deq.idaho.gov>

Fri, Oct 18, 2024 at 3:22 PM

To: Bonner County Planning &lt;planning@bonnercountyid.gov&gt;

Thank you for the opportunity to comment. DEQ has no new comments for this appeal. All comments previously submitted are still applicable.

Previously submitted comments:

Thank you for the opportunity to comment. Development setbacks from stream banks and lake shorelines are an important tool for

protecting water quality. Riparian vegetation provides natural filtration of stormwater runoff and provides numerous other benefits to

promote healthy surface water ecology. DEQ recognizes that there are sometimes unique circumstances that may justify reduced

setbacks. While an individual variance likely has a relatively small impact on water quality, the cumulative impact of development in

close proximity to shorelines and stream banks is a significant threat to water quality. DEQ advises local government planning

departments to maintain established setbacks whenever possible. Exceptions should be considered carefully by the local jurisdiction

and used only when absolutely necessary to accommodate unique circumstances. Geomorphic changes can vary significantly from year

to year, and it is not uncommon for branches of streams to be dry for several years and then flow again after a spring runoff rearranges

things again. Maintaining established setbacks helps keep structures out of the way of these geomorphic changes.

If you have any questions about the comments this project has received please contact:

- Katy Baker-Casile for engineering and wastewater.
- Anna Moody for drinking water.
- Shawn Sweetapple for air quality.
- Kevin Aardahl for remediation or RCRA.
- Robert Steed for surface water and setback requirements.

Thank you-

Idaho Department of Environmental Quality

10/21/24, 1:20 PM

Bonner County Mail - [EXT SENDER] RE: File V0012-24 - Variance - Shoreline Setback - Priest Lake Syndicate LLC

[2110 Ironwood Parkway, Coeur d'Alene, Idaho 83814](#)

Office Line: 208.769.1422

[www.deq.idaho.gov](http://www.deq.idaho.gov)

**Our mission:** To protect human health and the quality of Idaho's air, land, and water.



Janna Brown &lt;janna.brown@bonnercountyid.gov&gt;

**[EXT SENDER] RE: Notice of Public Hearing - File V0012-24 Reconsideration - Priest Lake Syndicate - Two Mouths shoreline setback**

1 message

**DEQ Comments** <deqcomments@deq.idaho.gov>

Tue, Dec 24, 2024 at 3:30 PM

To: Bonner County Planning Department &lt;planning@bonnercountyid.gov&gt;

Good afternoon,

It looks like back on July 17<sup>th</sup> 2024 we gave a comment for this project stating "Development setbacks from stream banks and lake shorelines are an important tool for protecting water quality. Riparian vegetation provides natural filtration of stormwater runoff and provides numerous other benefits to promote healthy surface water ecology. DEQ recognizes that there are sometimes unique circumstances that may justify reduced setbacks. While an individual variance likely has a relatively small impact on water quality, the cumulative impact of development in close proximity to shorelines and stream banks is a significant threat to water quality. DEQ advises local government planning departments to maintain established setbacks whenever possible. Exceptions should be considered carefully by the local jurisdiction and used only when absolutely necessary to accommodate unique circumstances. Geomorphic changes can vary significantly from year to year and it is not uncommon for branches of streams to be dry for several years and then flow again after a spring runoff rearranges things again. Maintaining established setbacks helps keep structures out of the way of these geomorphic changes". At this time we do not have any new comments but the previous one does still apply.

Thank you so much and happy holidays!

Idaho Department of Environmental Quality  
2110 Ironwood Parkway, Coeur d'Alene, Idaho 83814  
Office Line: 208.769.1422

[www.deq.idaho.gov](http://www.deq.idaho.gov)**Our mission:** To protect human health and the quality of Idaho's air, land, and water.**From:** Bonner County Planning Department <planning@bonnercountyid.gov>**Sent:** Tuesday, December 24, 2024 8:00 AM

**To:** Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Assessors Office Group <assessorsgroup@bonnercountyid.gov>; Avista Copr - Jay West <jay.west@avistacorp.com>; Bay Drive Recreation District <kirbymc45@gmail.com>; Bayview Water & Sewer <bwsd637@gmail.com>; BC Airport Manager Dave Schuck <dave.schuck@bonnercountyid.gov>; BC EMS Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Bonner Sheriff <bonnersheriff@bonnerso.org>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; City of Clark Fork <city@clarkforkidaho.org>; City of Dover <cityclerk@cityofdoveridaho.org>; City of East Hope <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; City of Kootenai - Ronda Whittaker <cityclerk@cityofkootenai.org>; City of Oldtown <cityofoldtown@hotmail.com>; City of Ponderay KayLeigh Miller <klmiller@ponderay.org>; City of Priest River

<layers@priestriver-id.gov>; City of Sandpoint <cityplanning@sandpointidaho.gov>; cityclerk@spiritlakeid.gov; Coolin Sewer <coolinsewer@gmail.com>; Coolin-Cavanaugh Bay Fire District <coolinfirechief@gmail.com>; DEQ Comments <deqcomments@deq.idaho.gov>; Drainage District #7 Kim Hoodenpyle <kjh5345@gmail.com>; East Bonner Library <vanessa@ebonnerlibrary.org>; East Priest Lake Fire Chief Tom Renzi <epfldchief@gmail.com>; Ellisport Bay Sewer District <clerk@ebsewerdistrict.com>; Facilities Director LPOSD #84 <matt.diel@lposd.org>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Granite Reeder Sewer District <granitereeder@gmail.com>; Dan Everhart <Dan.Everhart@ishs.idaho.gov>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>; Mike Ahmer <mahmer@idl.idaho.gov>; IDL - Nav. Waters Ryan Zandhuisen <RZandhuisen@idl.idaho.gov>; IDL - Pend Oreille Lake Supervisory <esjoquist@idl.idaho.gov>; dbrown@idl.idaho.gov; IDWR Chase Bell <chase.bell@idwr.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdcclerk@gmail.com>; ITD <D1Permits@itd.idaho.gov>; Jack Schenck Vyve/Northland Cable <Jack.schenck@vyvebb.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Kenny Huston <kenny.huston@oer.idaho.gov>; Kootenai Ponderay Sewer District <CJohnson@kootenaiponderaysewerdistrict.org>; Laclede Water District <LWdistrict@frontier.com>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lakeland Joint School District #272 Jessica Grantham <jessica.grantham@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; North of the Narrows Fire Dept <Huckbay2501@gmail.com>; Northern Lights - Kristin Mettke <kristin.mettke@nli.coop>; Northside Fire District - Karen Quenell <kquenell@northsidefire.org>; Outlet Bay Sewer District <outletbaysewer@gmail.com>; Pend Orielle Hospital District <kim.kichenmaster@bonnergeneral.org>; PHD <EHApplications@phd1.idaho.gov>; Priest Lake Public Library District <plplibrary@hotmail.com>; Priest Lake Translator District - Frankie Dunn <Frankiejduhn@hotmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Ruen Yeager <planning@ruenyeager.com>; Sagle Valley Water & Sewer District <saglewatersewer@gmail.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; joekren@sd83.org; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; Schweitzer Fire, Spencer Newton <firedistrict@msn.com>; Selkirk Association of Realtors Danielle <danielle@selkirkaor.com>; Selkirk Fire Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Selkirk Recreation District <selgar@mac.com>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Spirit Lake Fire Dept. (Debbie Carpenter) <chief@spiritlakefire.com>; Superintendent No. 84 Becky Meyer <becky.meyer@lposd.org>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Syringa Heights Water <allwater49@outlook.com>; Timberlake Fire <kwright@timberlakefire.com>; Trestle Creek Sewer District Janice Best <janicesb@televar.com>; US Fish & Wildlife Services - Christy Johnson Hughes <FW1idahoconsultationrequests@fws.gov>; West Bonner Library <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>; West Priest Lake Fire Josh Gilbert <WPLFD.Chief@gmail.com>

**Subject:** Notice of Public Hearing - File V0012-24 Reconsideration - Priest Lake Syndicate - Two Mouths shoreline setback

**CAUTION:** This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

The above-named application has been submitted to the Bonner County Planning Department for processing.

Please review the application relative to your agency's area of expertise and include any recommended conditions of approval and supporting code sections. Please see attached for details.

Thank you,

**Jessica Montgomery, Hearing Coordinator**

**Bonner County Planning Department**

**(208) 265-1458 x1277**



Janna Brown &lt;janna.brown@bonnercountyid.gov&gt;

**[EXT SENDER] RE: Notice of Public Hearing - File V0012-24 Reconsideration - Priest Lake Syndicate - Two Mouths shoreline setback**

1 message

**Horsmon, Merritt** <merritt.horsmon@idfg.idaho.gov>

Tue, Jan 7, 2025 at 1:24 PM

To: Bonner County Planning Department &lt;planning@bonnercountyid.gov&gt;

Hi Jessica,

The Idaho Department of Fish and Game would like the previous comments submitted for this project to be considered.

Thank you,

**Merritt Horsmon**

Regional Technical Assistance Manager

Panhandle Region

2885 W. Kathleen Ave.

[Coeur d'Alene, ID 83815](#)

208.769.1414 office

208.251.4509 mobile

[merritt.horsmon@idfg.idaho.gov](mailto:merritt.horsmon@idfg.idaho.gov)**From:** Bonner County Planning Department <[planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov)>**Sent:** Tuesday, December 24, 2024 8:00 AM**To:** Army Corps of Engineers <[CENWW-RD-CDA@usace.army.mil](mailto:CENWW-RD-CDA@usace.army.mil)>; Assessors Office Group <[assessorsgroup@bonnercountyid.gov](mailto:assessorsgroup@bonnercountyid.gov)>; Avista Copr - Jay West <[jay.west@avistacorp.com](mailto:jay.west@avistacorp.com)>; Bay Drive Recreation District <[kirbymc45@gmail.com](mailto:kirbymc45@gmail.com)>; Bayview Water & Sewer <[bwsd637@gmail.com](mailto:bwsd637@gmail.com)>; BC Airport Manager Dave Schuck

<dave.schuck@bonnercountyid.gov>; BC EMS Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Bonner Sheriff <bonnersheriff@bonnerso.org>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; City of Clark Fork <city@clarkforkidaho.org>; City of Dover <cityclerk@cityofdoverydaho.org>; City of East Hope <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; City of Kootenai - Ronda Whittaker <cityclerk@cityofkootenai.org>; City of Oldtown <cityofoldtown@hotmail.com>; City of Ponderay KayLeigh Miller <klmiller@ponderay.org>; City of Priest River <layers@priestriver-id.gov>; City of Sandpoint <cityplanning@sandpointidaho.gov>; cityclerk@spiritlakeid.gov; Coolin Sewer <coolinsewer@gmail.com>; Coolin-Cavanaugh Bay Fire District <coolinfirechief@gmail.com>; DEQ Comments <deqcomments@deq.idaho.gov>; Drainage District #7 Kim Hoodenpyle <kjh5345@gmail.com>; East Bonner Library <vanessa@ebonnerlibrary.org>; East Priest Lake Fire Chief Tom Renzi <eplfdchief@gmail.com>; Ellisport Bay Sewer District <clerk@ebsewerdistrict.com>; Facilities Director LPOSD #84 <matt.diel@lposd.org>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Granite Reeder Sewer District <granitereeder@gmail.com>; Dan Everhart <Dan.Everhart@ishs.idaho.gov>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>; Mike Ahmer <mahmer@idl.idaho.gov>; IDL - Nav. Waters Ryan Zandhuisen <RZandhuisen@idl.idaho.gov>; IDL - Pend Oreille Lake Supervisory <esjoquist@idl.idaho.gov>; dbrown@idl.idaho.gov; IDWR Chase Bell <chase.bell@idwr.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; ITD <D1Permits@itd.idaho.gov>; Jack Schenck Vyve/Northland Cable <Jack.schenck@vyvebb.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Kenny Huston <kenny.huston@oer.idaho.gov>; Kootenai Ponderay Sewer District <CJohnson@kootenaiponderaysewerdistrict.org>; Laclede Water District <LWDistrict@frontier.com>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lakeland Joint School District #272 Jessica Grantham <jessica.grantham@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; North of the Narrows Fire Dept <Huckbay2501@gmail.com>; Northern Lights - Kristin Mettke <kristin.mettke@nli.coop>; Northside Fire District - Karen Quenell <kquenell@northsidefire.org>; Outlet Bay Sewer District <outletbaysewer@gmail.com>; Pend Orielle Hospital District <kim.kichenmaster@bonnergeneral.org>; PHD <EHApplications@phd1.idaho.gov>; Priest Lake Public Library District <plplibrary@hotmail.com>; Priest Lake Translator District - Frankie Dunn <Frankiejduhn@hotmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Ruen Yeager <planning@ruenyeager.com>; Sagle Valley Water & Sewer District <saglewatersewer@gmail.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; joekren@sd83.org; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; Schweitzer Fire, Spencer Newton <firedistrict@msn.com>; Selkirk Association of Realtors Danielle <danielle@selkirkaor.com>; Selkirk Fire Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Selkirk Recreation District <selgar@mac.com>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Spirit Lake Fire Dept. (Debbie Carpenter) <chief@spiritlakefire.com>; Superintendent No. 84 Becky Meyer <becky.meyer@lposd.org>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Syringa Heights Water <allwater49@outlook.com>; Timberlake Fire <kwright@timberlakefire.com>; Trestle Creek Sewer District Janice Best <janicesb@televar.com>; US Fish & Wildlife Services - Christy Johnson Hughes <FW1idahoconsultationrequests@fws.gov>; West Bonner Library <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>; West Priest Lake Fire Josh Gilbert <WPLFD.Chief@gmail.com>

**Subject:** Notice of Public Hearing - File V0012-24 Reconsideration - Priest Lake Syndicate - Two Mouths shoreline setback

**CAUTION:** This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

The above-named application has been submitted to the Bonner County Planning Department for processing.

Please review the application relative to your agency's area of expertise and include any recommended conditions of approval and supporting code sections. Please see attached for details.

Thank you,

**Jessica Montgomery, Hearing Coordinator**

**Bonner County Planning Department**

**(208) 265-1458 x1277**



Janna Brown &lt;janna.brown@bonnercountyid.gov&gt;

**[EXT SENDER] FW: Public Comment - File V0012-24**

1 message

**Dan Brown** <DBrown@idl.idaho.gov>

Mon, Oct 21, 2024 at 12:12 PM

To: Bonner County Planning Department &lt;planning@bonnercountyid.gov&gt;

Please see the comment below. Thanks

Dan Brown

Area Manager – Priest Lake

Idaho Department of Lands

4053 Cavanaugh Bay Road, Coolin, ID 83821

Office: (208) 443-2516

Email: [dbrown@idl.idaho.gov](mailto:dbrown@idl.idaho.gov)

<https://www.idl.idaho.gov>

**From:** Google Forms <[forms-receipts-noreply@google.com](mailto:forms-receipts-noreply@google.com)>**Sent:** Friday, July 05, 2024 12:38 PM**To:** Dan Brown <[DBrown@idl.idaho.gov](mailto:DBrown@idl.idaho.gov)>**Subject:** Public Comment - File V0012-24

**CAUTION:** This email originated outside the State of Idaho network. Verify links and attachments **BEFORE** you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Thanks for filling out [Public Comment - File V0012-24](#)

Here's what was received.

## Public Comment - File V0012-24

**File V0012-24 - Variance - Shoreline Setback**

Email \*

[dbrown@idl.idaho.gov](mailto:dbrown@idl.idaho.gov)

Your Name: \*

Dan Brown

Your Address: \*

[4053 Cavanaugh Bay Rd Coolin ID 83821](#)

Your Opinion: \*

Neutral

Enter your comment regarding the above referenced file \*

The Idaho Department of Lands (IDL) has no jurisdiction regarding the development of the parcel. However, if the landowner plans

any timber management activities, I recommend they contact our office regarding the stream and Idaho Forest Practices Rules. The lower stretch of Two Mouth Creek is a braided stream channel consisting of multiple stream channels. While there is a blockage

on the north channel today, the question is for how long. The application refers to the changing stream flow and migration, and that is consistent with a braided stream. The braided stream also results in the lower portion of Two Mouth Creek being a flood-prone

area. Our office has been involved with cabin owners adjacent to this parcel recently as the spring (May) of 2020, 2022, and 2023 with flooding from the channel in question. The water from the north channel was flooding parcels to the south, crossing the access

road, and impacting the backsides of previously IDL-owned cottage sites. Our office observation is that the 2024 spring runoff was mild compared to previous years and no cabin owners contacted our office for assistance. The floodplain administrator for Bonner

County may have some recommendations for mitigation measures if a structure is to be built along the stream channel. Regards, Dan Brown Priest Lake Supervisory Area Idaho Dept of Lands 208-443-2516

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Janna Brown &lt;janna.brown@bonnercountyid.gov&gt;

## [EXT SENDER] RE: Notice of Public Hearing - File V0012-24 Reconsideration - Priest Lake Syndicate - Two Mouths shoreline setback

1 message

D1Permits &lt;D1Permits@itd.idaho.gov&gt;

Mon, Dec 30, 2024 at 4:24 PM

To: Bonner County Planning Department &lt;planning@bonnercountyid.gov&gt;

ITD permits has no comment.

Have a nice day!

**Kimberly Hobson***Project Coordinator**Innovation Steward***District 1****Work:** 208.772.8079**Email:** [kimberly.hobson@itd.idaho.gov](mailto:kimberly.hobson@itd.idaho.gov)**Website:** [itd.idaho.gov](http://itd.idaho.gov)**Work schedule:** M-W-Th-F 6AM- 4:30 PM**From:** Bonner County Planning Department <[planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov)>**Sent:** Tuesday, December 24, 2024 8:00 AM

**To:** Army Corps of Engineers <[CENWW-RD-CDA@usace.army.mil](mailto:CENWW-RD-CDA@usace.army.mil)>; Assessors Office Group <[assessorsgroup@bonnercountyid.gov](mailto:assessorsgroup@bonnercountyid.gov)>; Avista Copr - Jay West <[jay.west@avistacorp.com](mailto:jay.west@avistacorp.com)>; Bay Drive Recreation District <[kirbymc45@gmail.com](mailto:kirbymc45@gmail.com)>; Bayview Water & Sewer <[bwsd637@gmail.com](mailto:bwsd637@gmail.com)>; BC Airport Manager Dave Schuck <[dave.schuck@bonnercountyid.gov](mailto:dave.schuck@bonnercountyid.gov)>; BC EMS Jeff Lindsey <[jeff.lindsey@bonnercountyid.gov](mailto:jeff.lindsey@bonnercountyid.gov)>; Bonner Sheriff <[bonnersheriff@bonnerso.org](mailto:bonnersheriff@bonnerso.org)>; Brenna Garro <[Brenna.Garro@oer.idaho.gov](mailto:Brenna.Garro@oer.idaho.gov)>; Bryan Quayle <[quaylelanduseconsulting@gmail.com](mailto:quaylelanduseconsulting@gmail.com)>; City of Clark Fork <[city@clarkforkidaho.org](mailto:city@clarkforkidaho.org)>; City of Dover <[cityclerk@cityofdoveridaho.org](mailto:cityclerk@cityofdoveridaho.org)>; City of East Hope <[easthope.city@gmail.com](mailto:easthope.city@gmail.com)>; City of Hope <[hopecityclerk@gmail.com](mailto:hopecityclerk@gmail.com)>; Manda Corbett <[cityclerk@cityofkootenai.org](mailto:cityclerk@cityofkootenai.org)>; City of Oldtown <[cityofoldtown@hotmail.com](mailto:cityofoldtown@hotmail.com)>; City of Ponderay KayLeigh Miller <[klmiller@ponderay.org](mailto:klmiller@ponderay.org)>; City of Priest River <[layers@priestriver-id.gov](mailto:layers@priestriver-id.gov)>; City of Sandpoint <[cityplanning@sandpointidaho.gov](mailto:cityplanning@sandpointidaho.gov)>; City of Spirit Lake <[cityclerk@spiritleakeid.gov](mailto:cityclerk@spiritleakeid.gov)>; Coolin Sewer <[coolinsewer@gmail.com](mailto:coolinsewer@gmail.com)>; Coolin-Cavanaugh Bay Fire District <[coolinfirechief@gmail.com](mailto:coolinfirechief@gmail.com)>; DEQ <[deqcomments@deq.idaho.gov](mailto:deqcomments@deq.idaho.gov)>; Drainage District #7 Kim Hoodenpyle <[kjh5345@gmail.com](mailto:kjh5345@gmail.com)>; East Bonner Library <[vanessa@ebonnerlibrary.org](mailto:vanessa@ebonnerlibrary.org)>; East Priest Lake Fire Chief Tom Renzi <[epfldchief@gmail.com](mailto:epfldchief@gmail.com)>; Ellisport Bay Sewer District <[clerk@ebsewerdistrict.com](mailto:clerk@ebsewerdistrict.com)>; Facilities Director LPOSD #84

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**Subject:** Notice of Public Hearing - File V0012-24 Reconsideration - Priest Lake Syndicate - Two Mouths shoreline setback

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The above-named application has been submitted to the Bonner County Planning Department for processing.

Please review the application relative to your agency's area of expertise and include any recommended conditions of approval and supporting code sections. Please see attached for details.

Thank you,

**Jessica Montgomery, Hearing Coordinator**

**Bonner County Planning Department**

**(208) 265-1458 x1277**



Janna Brown &lt;janna.brown@bonnercountyid.gov&gt;

**[EXT SENDER] RE: Bonner County Planning -V0012-24 Appeal Agency Review - Variance - Shoreline Setback - Priest Lake Syndicate LLC.**

1 message

**Kristie May** <Kristie.May@deq.idaho.gov>

Thu, Sep 5, 2024 at 2:59 PM

To: Bonner County Planning &lt;planning@bonnercountyid.gov&gt;

Thank you for the opportunity to provide comments for project VA0015-24. Development setbacks from stream banks and lake shorelines are an important tool for protecting water quality. Riparian vegetation provides natural filtration of stormwater runoff and provides numerous other benefits to promote healthy surface water ecology. DEQ recognizes that there are sometimes unique circumstances that may justify reduced setbacks. While an individual variance likely has a relatively small impact on water quality, the cumulative impact of development in close proximity to shorelines and stream banks is a significant threat to water quality. DEQ advises local government planning departments to maintain established setbacks whenever possible. Exceptions should be considered carefully by the local jurisdiction and used only when absolutely necessary to accommodate unique circumstances.

If you have any questions about the comments this project has received please contact:

- Katy Baker-Casile for engineering and wastewater.
- Anna Moody for drinking water.
- Shawn Sweetapple for air quality.
- Kevin Aardahl for remediation or RCRA.
- Robert Steed for surface water and setback requirements.

Thank you-

Idaho Department of Environmental Quality  
2110 Ironwood Parkway, Coeur d'Alene, Idaho 83814  
Office Line: 208.769.1422

[www.deq.idaho.gov](http://www.deq.idaho.gov)

**Our mission:** To protect human health and the quality of Idaho's air, land, and water.

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**From:** Bonner County Planning <[planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov)>

**Sent:** Tuesday, August 20, 2024 1:00 PM

**To:** Alan Brinkmeier <[alan.brinkmeier@bonnercountyid.gov](mailto:alan.brinkmeier@bonnercountyid.gov)>; Amber Burgess <[clerk@ebsewerdistrict.com](mailto:clerk@ebsewerdistrict.com)>; Army Corps of Engineers <[CENWW-RD-CDA@usace.army.mil](mailto:CENWW-RD-CDA@usace.army.mil)>; Avista Copr - Jay West <[jay.west@avistacorp.com](mailto:jay.west@avistacorp.com)>; Avista Corp - Peggy George <[peggy.george@avistacorp.com](mailto:peggy.george@avistacorp.com)>; Becky Meyer <[becky.meyer@lposd.org](mailto:becky.meyer@lposd.org)>; Bill Berg <[billb@bbsewer.org](mailto:billb@bbsewer.org)>; Bonner County Assessors <[assessorsgroup@bonnercountyid.gov](mailto:assessorsgroup@bonnercountyid.gov)>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <[DIRECTOR@bonnercountyhistory.org](mailto:DIRECTOR@bonnercountyhistory.org)>; Brenna Garro <[Brenna.Garro@oer.idaho.gov](mailto:Brenna.Garro@oer.idaho.gov)>; Bryan Quayle <[quaylelanduseconsulting@gmail.com](mailto:quaylelanduseconsulting@gmail.com)>; Bell, Chace <[Chace.Bell@idwr.idaho.gov](mailto:Chace.Bell@idwr.idaho.gov)>; Chief Debbie Carpenter

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**Subject:** Bonner County Planning -V0012-24 Appeal Agency Review - Variance - Shoreline Setback - Priest Lake Syndicate LLC.

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The above-named application has been submitted to the Bonner County Planning Department for processing.

Please review the application relative to your agency's area of expertise and include any recommended conditions of approval and supporting code sections. Please see attached for details.

**Thank you,**

**Janna Brown, Administrative Assistant III**

**Bonner County Planning Department**

**208-265-1458 ext - 1252**



Janna Brown &lt;janna.brown@bonnercountyid.gov&gt;

**[EXT SENDER] RE: Bonner County Planning -V0012-24 Appeal Agency Review - Variance - Shoreline Setback - Priest Lake Syndicate LLC.**

1 message

**Horsmon, Merritt** <merritt.horsmon@idfg.idaho.gov>  
To: Bonner County Planning <planning@bonnercountyid.gov>

Wed, Sep 4, 2024 at 2:07 PM

Hi Janna,

Because this is an request to hear the file de novo, I sent IDFG's original comments from 08/23 along with the appeal comments from 07/24.

Please find both corresponding Idaho Department of Fish and Game comments attached.

Thank you,

**Merritt Horsmon**

Regional Technical Assistance Manager

Panhandle Region

2885 W. Kathleen Ave.

[Coeur d'Alene, ID 83815](#)

208.769.1414 office

208.251.4509 mobile

[merritt.horsmon@idfg.idaho.gov](mailto:merritt.horsmon@idfg.idaho.gov)**From:** Bonner County Planning <[planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov)>**Sent:** Tuesday, August 20, 2024 1:00 PM

**To:** Alan Brinkmeier <[alan.brinkmeier@bonnercountyid.gov](mailto:alan.brinkmeier@bonnercountyid.gov)>; Amber Burgess <[clerk@ebsewerdistrict.com](mailto:clerk@ebsewerdistrict.com)>; Army Corps of Engineers <[CENWW-RD-CDA@usace.army.mil](mailto:CENWW-RD-CDA@usace.army.mil)>; Avista Copr - Jay West <[jay.west@avistacorp.com](mailto:jay.west@avistacorp.com)>; Avista Corp - Peggy George <[peggy.george@avistacorp.com](mailto:peggy.george@avistacorp.com)>; Becky Meyer <[becky.meyer@lposd.org](mailto:becky.meyer@lposd.org)>; Bill Berg <[billb@bbsewer.org](mailto:billb@bbsewer.org)>; Bonner County Assessors <[assessorsgroup@bonnercountyid.gov](mailto:assessorsgroup@bonnercountyid.gov)>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <[DIRECTOR@bonnercountyhistory.org](mailto:DIRECTOR@bonnercountyhistory.org)>; Brenna Garro <[Brenna.Garro@oer.idaho.gov](mailto:Brenna.Garro@oer.idaho.gov)>; Bryan Quayle <[quaylelanduseconsulting@gmail.com](mailto:quaylelanduseconsulting@gmail.com)>; Bell, Chace <[Chace.Bell@idwr.idaho.gov](mailto:Chace.Bell@idwr.idaho.gov)>; Chief Debbie Carpenter

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**Cc:** Robert Winningham <robertb.winningham@bonnercountyid.gov>; Travis Haller <travis.haller@bonnercountyid.gov>; Jacob Gabell <jake.gabell@bonnercountyid.gov>; larry@eightarms.com; Jeremy grimm <jeremy@whiskeyrockplanning.com>

**Subject:** Bonner County Planning -V0012-24 Appeal Agency Review - Variance - Shoreline Setback - Priest Lake Syndicate LLC.

**CAUTION:** This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

The above-named application has been submitted to the Bonner County Planning Department for processing.

Please review the application relative to your agency's area of expertise and include any recommended conditions of approval

and supporting code sections. Please see attached for details.

**Thank you,**

**Janna Brown, Administrative Assistant III**

**Bonner County Planning Department**

**208-265-1458 ext - 1252**

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**2 attachments**



**BC\_V0012-24\_PriestL\_ShorelineSetback\_PriestLakeSyndicate.pdf**

208K



**BC\_VA0015-23\_PriestL\_PriestLakeSyndicateLLC.pdf**

207K



## IDAHO DEPARTMENT OF FISH AND GAME

### PANHANDLE REGION

2885 West Kathleen Avenue

Coeur d'Alene, Idaho 83815

Brad Little / Governor  
Jim Fredericks / Director

July 8, 2024

Bonner County Planning Department  
1500 Highway 2, Suite 208  
Sandpoint, ID 83864

REFERENCE: V0012-24 – Shoreline Setback Variance – Priest Lake Syndicate, LLC

The Idaho Department of Fish and Game has reviewed the above request for a shoreline variance for a 40-foot shoreline setback, where 75 feet is required to build an Accessory Dwelling Unit (ADU) along the shoreline of Priest Lake and the North Branch of Two Mouth Creek. The purpose of these comments is to assist the decision-making authority by providing technical information that can be used to minimize fish and wildlife impacts.

The Bonner County Code (subchapter 7.1) states that the purpose of the shoreline setback chapter is to preserve both the quality and quantity of Bonner County water resources. Additionally, it aims to reduce erosion and sedimentation into waterways.

IDFG verified the class I status of both branches of Two Mouths Creek with Idaho Department of Lands (IDL) prior to making these comments. As defined by the Idaho Forest Practices Act, a Class I stream is important for spawning, rearing or migration of fish. Stream shoreline setbacks help preserve the beneficial functions of the floodplain, by allowing the stream to move naturally within it. Additionally, they protect water quality and reduce flood risks.

In the project narrative Mr. Grimm makes a good point that “Dramatic and substantial geomorphological work has occurred in the Two Mouth Creek drainage resulting in the North Branch of Two Mouth no longer functioning as a flowing stream or creek as clearly documented in the supplemental information of this application.” Due to the geology of the area, Two Mouth Creek does exhibit substantial geomorphological change through time, as indicated by the now dry channel that is still classified as a Class I stream by IDL. That said, stream environments are very dynamic, and Two Mouth Creek is likely to change more into the future. Also, stream flow can often become subterranean on a seasonal basis around where alluvial substrate is deposited, but the overall value of stream function is not necessarily lost, nor the classification compromised because of that streamflow behavior. A one-time documentation of a dry streambed after a dry summer and fall (when stream flow may typically be subterranean) should not suffice as evidence that would support a setback variance.

IDFG recommends that the applicant hire a professional fluvial geomorphologist to conduct a robust examination of the channel and its functionality, and what the effects of this variance might be on the natural processes of Two Mouth Creek and its interaction with Priest Lake. Until then, IDFG recommends adherence to Bonner County Code where a 40' setback from Priest Lake, and a 75' setback from Two Mouth Creek be required for the construction of the proposed ADU.

Should this variance be granted, we recommend the applicant consider creating a shoreline riparian buffer using natural, native vegetation to help ameliorate any negative effects to water quality and loss of wildlife habitat from this project.

If variances to code become regularly allowed, we would expect that to lead to modified shorelines, increased nutrient inputs to the lake, declines in water quality, and subsequent negative affects to the fishery.

Thank you for the opportunity to comment and please don't hesitate to contact the Panhandle Regional Office with additional questions or continued collaboration. We welcome the opportunity to work further with the county on this and other projects that may affect Idaho's wildlife.

Sincerely,

Carson Watkins  
Panhandle Regional Supervisor

CJW:MH:lat  
C: eFile M:\



**IDAHO DEPARTMENT OF FISH AND GAME**

PANHANDLE REGION

2885 West Kathleen Avenue

Coeur d'Alene, Idaho 83815

Brad Little / Governor  
Jim Fredericks / Director

August 23, 2023

Rob Winningham, Planning Tech  
Bonner County Planning Department  
1500 Highway 2, Suite 208  
Sandpoint, ID 83864

Dear Mr. Winningham:

REFERENCE: VA0015-23 – Waterfront Administrative Variance – Priest Lake Syndicate, LLC

We have reviewed the above request for a shoreline variance for a 28-foot shoreline setback, where 75 feet is required by county code to build an Accessory Dwelling Unit (ADU) along the shoreline of Priest Lake and the North Branch of Two Mouths Creek. The purpose of these comments is to assist the decision-making authority by providing technical information that can be used to minimize fish and wildlife impacts.

The Bonner County Code (subchapter 7.1) states that the purpose of the shoreline setback chapter is to preserve both the quality and quantity of Bonner County water resources. Additionally, it aims to reduce erosion and sedimentation into waterways. As proposed, this request assumes that the required setback for Two Mouths Creek is 40', where the Idaho Department of Fish and Game (IDFG) would use the Bonner County Code definition (12-711 A2) "For rivers, streams, creeks or other similar flowing bodies of water... no structure shall be located closer than seventy-five feet (75'), measured horizontally from the applicable natural or ordinary watermark of any stream" to define the proper setback distance. While there are exceptions to this rule, none seem to apply in this case due to the large (20 acre) lot size on which to build an ADU. IDFG has verified the class I status of both branches of Two Mouths Creek with Idaho Department of Lands (IDL) prior to making these comments. As defined by the Idaho Forest Practices Act, a Class I stream is important for spawning, rearing or migration of fish. Stream shoreline setbacks help preserve the beneficial functions of the floodplain, by allowing the stream to move naturally within it. Additionally, they protect water quality and reduce flood risks.

IDFG recommends that a 40' setback from Priest Lake, and a 75' setback from Two Mouths Creek be required for the construction of the proposed ADU.

Should this variance be granted, we recommend the applicant consider creating a shoreline riparian buffer using natural, native vegetation to help ameliorate any negative effects to water quality and loss of wildlife habitat from this project.

If variances to code become regularly allowed, we would expect that to lead to modified shorelines, increased nutrient inputs to the lake, declines in water quality, and subsequent negative effects on the fishery.

Thank you for the opportunity to comment and please don't hesitate to contact the Panhandle Regional Office with additional questions or continued collaboration. We welcome the opportunity to work further with the county on this and other projects that may affect Idaho's wildlife.

Sincerely,

Carson Watkins  
Panhandle Regional Supervisor

CJW:MH:lat  
C: eFile M:\



Janna Brown &lt;janna.brown@bonnercountyid.gov&gt;

## [EXT SENDER] RE: Bonner County Planning -V0012-24 Appeal Agency Review - Variance - Shoreline Setback - Priest Lake Syndicate LLC.

1 message

**Kimberly Hobson** <Kimberly.Hobson@itd.idaho.gov>  
 To: Bonner County Planning <planning@bonnercountyid.gov>  
 Cc: Robert Beachler <Robert.Beachler@itd.idaho.gov>

Wed, Aug 21, 2024 at 12:27 PM

ITD has no comment.

Have a nice day!



**Kimberly Hobson**

*Project Coordinator*

*Innovation Steward*

**District 1**

**Work: 208.772.8079**

**Email:** [kimberly.hobson@itd.idaho.gov](mailto:kimberly.hobson@itd.idaho.gov)

**Website:** [itd.idaho.gov](http://itd.idaho.gov)

**Work schedule:** M-W-Th-F 6AM- 4:30 PM

*Due to staffing you may experience longer wait times than usual. Thank you for your patience.*

**From:** Bonner County Planning <[planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov)>

**Sent:** Tuesday, August 20, 2024 1:00 PM

**To:** Alan Brinkmeier <[alan.brinkmeier@bonnercountyid.gov](mailto:alan.brinkmeier@bonnercountyid.gov)>; Amber Burgess <[clerk@ebsewerdistrict.com](mailto:clerk@ebsewerdistrict.com)>; Army Corps of Engineers <[CENWW-RD-CDA@usace.army.mil](mailto:CENWW-RD-CDA@usace.army.mil)>; Avista Copr - Jay West <[jay.west@avistacorp.com](mailto:jay.west@avistacorp.com)>; Avista Corp - Peggy George <[peggy.george@avistacorp.com](mailto:peggy.george@avistacorp.com)>; Becky Meyer <[becky.meyer@lposd.org](mailto:becky.meyer@lposd.org)>; Bill Berg <[billb@bbsewer.org](mailto:billb@bbsewer.org)>; Bonner County Assessors <[assessorsgroup@bonnercountyid.gov](mailto:assessorsgroup@bonnercountyid.gov)>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <[DIRECTOR@bonnercountyhistory.org](mailto:DIRECTOR@bonnercountyhistory.org)>; Brenna Garro <[Brenna.Garro@oer.idaho.gov](mailto:Brenna.Garro@oer.idaho.gov)>; Bryan Quayle <[quaylelanduseconsulting@gmail.com](mailto:quaylelanduseconsulting@gmail.com)>; Chace Bell <[chace.bell@idwr.idaho.gov](mailto:chace.bell@idwr.idaho.gov)>; Chief Debbie Carpenter <[chief@spirittlakefire.com](mailto:chief@spirittlakefire.com)>; City of Clark Fork <[city@clarkforkidaho.org](mailto:city@clarkforkidaho.org)>; City of Dover <[cityclerk@cityofdoveridaho.org](mailto:cityclerk@cityofdoveridaho.org)>; City of East Hope Franck <[easthope.city@gmail.com](mailto:easthope.city@gmail.com)>; City of Hope <[hopecityclerk@gmail.com](mailto:hopecityclerk@gmail.com)>; City of Oldtown <[cityofoldtown@hotmail.com](mailto:cityofoldtown@hotmail.com)>; City of Priest River <[layers@priestriver-id.gov](mailto:layers@priestriver-id.gov)>; City of Sandpoint Planning <[cityplanning@sandpointidaho.gov](mailto:cityplanning@sandpointidaho.gov)>; [cityclerk@spirittlakeid.gov](mailto:cityclerk@spirittlakeid.gov); Colleen Johnson <[C.Johnson@kootenaiponderaysewerdistrict.org](mailto:C.Johnson@kootenaiponderaysewerdistrict.org)>; Connie Nelson <[connien@inlandpower.com](mailto:connien@inlandpower.com)>; Coolin-Cavanaugh Bay Fire Protection District <[coolinfirechief@gmail.com](mailto:coolinfirechief@gmail.com)>; Craig Hill <[craighill@hillsresort.com](mailto:craighill@hillsresort.com)>; D1Permits <[D1Permits@itd.idaho.gov](mailto:D1Permits@itd.idaho.gov)>; Dan Brown <[dbrown@idl.idaho.gov](mailto:dbrown@idl.idaho.gov)>; Dan McCracken <[Dan.McCracken@deq.idaho.gov](mailto:Dan.McCracken@deq.idaho.gov)>; Dean Davis <[deandavis@sd83.org](mailto:deandavis@sd83.org)>; DEQ - Kristie McEnroe <[kristie.mcenroe@deq.idaho.gov](mailto:kristie.mcenroe@deq.idaho.gov)>; East Bonner Library <[vanessa@ebonnerlibrary.org](mailto:vanessa@ebonnerlibrary.org)>; East Priest Lake Fire District <[eastpriestlakefd@gmail.com](mailto:eastpriestlakefd@gmail.com)>; Erik Sjoquist <[esjoquist@idl.idaho.gov](mailto:esjoquist@idl.idaho.gov)>; Federal Aviation Administration <[Heather.pate@faa.gov](mailto:Heather.pate@faa.gov)>; Frankie Dunn <[Frankiejduhn@hotmail.com](mailto:Frankiejduhn@hotmail.com)>; Fritz Broschet <[outletbaysewer@gmail.com](mailto:outletbaysewer@gmail.com)>; Garfield Bay Water and Sewer District Clerk <[garfieldbaywsd@hotmail.com](mailto:garfieldbaywsd@hotmail.com)>; Gavin Gilcrease <[ggilcrease@sandpointidaho.gov](mailto:ggilcrease@sandpointidaho.gov)>; Gwen Victorson <[GVictorson@idl.idaho.gov](mailto:GVictorson@idl.idaho.gov)>; Horsmon, Merritt <[merritt.horsmon@idfg.idaho.gov](mailto:merritt.horsmon@idfg.idaho.gov)>; HUCKLEBERRY SEWER & WATER <[Huckleberryhoa@gmail.com](mailto:Huckleberryhoa@gmail.com)>; ID State Historical Society - Dan Everhart <[dan.everhart@ishs.idaho.gov](mailto:dan.everhart@ishs.idaho.gov)>; Independent Hwy Dist - Julie Bishop <[ihdclerk@gmail.com](mailto:ihdclerk@gmail.com)>; Robert Beachler <[Robert.Beachler@itd.idaho.gov](mailto:Robert.Beachler@itd.idaho.gov)>; Stacy Simkins

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**Cc:** Robert Winningham <robertb.winningham@bonnercountyid.gov>; Travis Haller <travis.haller@bonnercountyid.gov>; Jacob Gabell <jake.gabell@bonnercountyid.gov>; larry@eightarms.com; Jeremy grimm <jeremy@whiskeyrockplanning.com>

**Subject:** Bonner County Planning -V0012-24 Appeal Agency Review - Variance - Shoreline Setback - Priest Lake Syndicate LLC.

**CAUTION:** This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

The above-named application has been submitted to the Bonner County Planning Department for processing.

Please review the application relative to your agency's area of expertise and include any recommended conditions of approval and supporting code sections. Please see attached for details.

Thank you,

Janna Brown, Administrative Assistant III

Bonner County Planning Department

208-265-1458 ext - 1252



Janna Brown &lt;janna.brown@bonnercountyid.gov&gt;

---

**FW: [EXTERNAL] Bonner County Planning -V0012-24 Appeal Agency Review - Variance - Shoreline Setback - Priest Lake Syndicate LLC.**

1 message

**'US Crossings' via Mail-Planning** <planning@bonnercountyid.gov>

Tue, Aug 20, 2024 at 1:43 PM

Reply-To: US Crossings &lt;us\_crossings@tcenergy.com&gt;

To: "planning@bonnercountyid.gov" &lt;planning@bonnercountyid.gov&gt;

Good Afternoon,

Per the engineer, we are not impacted.

Thanks,

Nancy P. Babcock

Land Analyst, USNG Land Services

[us\\_crossings@tcenergy.com](mailto:us_crossings@tcenergy.com)

Desk: 800.562.8931



700 Louisiana St., Suite 14108F

Houston, TX 77002

[TCEnergy.com](https://www.tcenergy.com)

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**From:** Bonner County Planning <[planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov)>**Sent:** Tuesday, August 20, 2024 3:00 PM**To:** Alan Brinkmeier <[alan.brinkmeier@bonnercountyid.gov](mailto:alan.brinkmeier@bonnercountyid.gov)>; Amber Burgess <[clerk@ebsewerdistrict.com](mailto:clerk@ebsewerdistrict.com)>; Army Corps of Engineers <[CENWW-RD-CDA@usace.army.mil](mailto:CENWW-RD-CDA@usace.army.mil)>; Avista Corp - Jay West <[jay.west@avistacorp.com](mailto:jay.west@avistacorp.com)>; Avista Corp - Peggy George <[peggy.george@avistacorp.com](mailto:peggy.george@avistacorp.com)>; Becky Meyer <[becky.meyer@lposd.org](mailto:becky.meyer@lposd.org)>; Bill Berg <[billb@bbsewer.org](mailto:billb@bbsewer.org)>; Bonner County Assessors <[assessorsgroup@bonnercountyid.gov](mailto:assessorsgroup@bonnercountyid.gov)>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <[DIRECTOR@bonnercountyhistory.org](mailto:DIRECTOR@bonnercountyhistory.org)>; Brenna Garro <[Brenna.Garro@oer.idaho.gov](mailto:Brenna.Garro@oer.idaho.gov)>; Bryan Quayle <[quaylelanduseconsulting@gmail.com](mailto:quaylelanduseconsulting@gmail.com)>; Chace Bell <[chace.bell@idwr.idaho.gov](mailto:chace.bell@idwr.idaho.gov)>; Chief Debbie Carpenter <[chief@spiritlakefire.com](mailto:chief@spiritlakefire.com)>; City of Clark Fork <[city@clarkforkidaho.org](mailto:city@clarkforkidaho.org)>; City of Dover <[cityclerk@cityofdoveridaho.org](mailto:cityclerk@cityofdoveridaho.org)>; City of East Hope Franck <[easthope.city@gmail.com](mailto:easthope.city@gmail.com)>; City of Hope <[hopecityclerk@gmail.com](mailto:hopecityclerk@gmail.com)>; City of Oldtown <[cityofoldtown@hotmail.com](mailto:cityofoldtown@hotmail.com)>; City of Priest River <[layers@priestriver-id.gov](mailto:layers@priestriver-id.gov)>; City of Sandpoint Planning <[cityplanning@sandpointidaho.gov](mailto:cityplanning@sandpointidaho.gov)>; [cityclerk@spiritlakeid.gov](mailto:cityclerk@spiritlakeid.gov); Colleen Johnson <[CJohnson@kootenaiponderaysewerdistrict.org](mailto:CJohnson@kootenaiponderaysewerdistrict.org)>; Connie Nelson <[connien@inlandpower.com](mailto:connien@inlandpower.com)>; Coolin-Cavanaugh Bay Fire Protection

District <coolinfirechief@gmail.com>; Craig Hill <craighill@hillsresort.com>; D1Permits <D1Permits@itd.idaho.gov>; Dan Brown <dbrown@idl.idaho.gov>; Dan McCracken <Dan.McCracken@deq.idaho.gov>; Dean Davis <deandavis@sd83.org>; DEQ - Kristie McEnroe <kristie.mcenroe@deq.idaho.gov>; East Bonner Library <vanessa@ebonnerlibrary.org>; East Priest Lake Fire District <eastpriestlakefd@gmail.com>; Erik Sjoquist <esjoquist@idl.idaho.gov>; Federal Aviation Administration <Heather.pate@faa.gov>; Frankie Dunn <Frankiejdunn@hotmail.com>; Fritz Broschet <outletbaysewer@gmail.com>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Gwen Victorson <GVictorson@idl.idaho.gov>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>; HUCKLEBERRY SEWER & WATER <Huckleberryhoa@gmail.com>; ID State Historical Society - Dan Everhart <dan.everhart@ishs.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; ITD - Robert Beachler <robert.beachler@itd.idaho.gov>; ITD - Stacy Simkins <stacy.simkins@itd.idaho.gov>; Jack Schenck <Jack.schenck@vyvebb.com>; Janice Best <janicesb@televar.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Jason Kimberling <jason.kimberling@itd.idaho.gov>; Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Jessie Roe <BWSD637@gmail.com>; Joe Kren <joeKren@sd83.org>; Jordan Brooks <coolinsewer@gmail.com>; KayLeigh Miller <klmiller@ponderay.org>; kbsd sewer <kbsdpl@hotmail.com>; Kenny Huston <kenny.huston@oer.idaho.gov>; Kim Hoodenpyle <kjh5345@gmail.com>; Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>; Laclede Water District <LWdistrict@frontier.com>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; Matt Diel <matt.diel@lposd.org>; Midas Water <midaswatercorp@gmail.com>; Mike Ahmer <mahmer@idl.idaho.gov>; Mike Schacht <firedept@clarkforkidaho.org>; Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>; Navy - Glynis Casey <glynis.casey@navy.mil>; North of the Narrows Fire District <Huckbay2501@gmail.com>; Northern Lights <kristin.mettke@nli.coop>; Northern Lights - Clint Brewing <clint.brewington@nli.coop>; Northside Water and Syringa Heights Water Association <allwater49@outlook.com>; Oden Water Association - Carla Poelstra <odenwater@gmail.com>; Pend Oreille Hospital District <kim.kichenmaster@bonnergeneral.org>; PHD <EHApplications@phd1.idaho.gov>; Priest Lake Public Library District <plplibrary@hotmail.com>; Richard Hash <Rich.hash2022@gmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Ryan Zandhuisen <rzandhuisen@idl.idaho.gov>; Sagle Valley Water and Sewer District <saglewatersewer@gmail.com>; Sagle Valley Water & Sewer District <markc@smartplugs.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; sandpointairport@gmail.com; Sarah Gilmore <sgilmore@sandpointidaho.gov>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; Selkirk Association of Realtors <danielle@selkirkaor.com>; Selkirk Recreation District <elgar@whoi.edu>; Sheryl Austin <granitereeder@gmail.com>; SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Spencer Newton <firedistrict@msn.com>; Steve Elgar <selgar@mac.com>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Symone.legg@itd.idaho.gov; US Crossings <us\_crossings@tcenergy.com>; Teresa Zamora <utilities@stoneridgeidaho.com>; Theresa Wheat <theresa@kootenai.org>; Tim Ventress <chventresswplvfd@hotmail.com>; Timberlake Fire District <Kwright@timberlakefire.com>; Tom Renzi <eplfdchief@gmail.com>; US Fish & Wildlife Services <fw1idahoconsultationrequests@fws.gov>; West Bonner Library <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>

**Cc:** Robert Winningham <robertb.winningham@bonnercountyid.gov>; Travis Haller <travis.haller@bonnercountyid.gov>; Jacob Gabell <jake.gabell@bonnercountyid.gov>; larry@eightarms.com; Jeremy grimm <jeremy@whiskeyrockplanning.com>

**Subject:** [EXTERNAL] Bonner County Planning -V0012-24 Appeal Agency Review - Variance - Shoreline Setback - Priest Lake Syndicate LLC.

**EXTERNAL EMAIL: PROCEED WITH CAUTION.**

This e-mail has originated from outside of the organization. Do not respond, click on links or open attachments unless you recognize the sender or know the content is safe. If this email looks suspicious, report it.

The above-named application has been submitted to the Bonner County Planning Department for processing.

Please review the application relative to your agency's area of expertise and include any recommended conditions of approval and supporting code sections. Please see attached for details.

**Thank you,**

**Janna Brown, Administrative Assistant III**

**Bonner County Planning Department**

**208-265-1458 ext - 1252**

We respect your right to choose which electronic messages you receive. To stop receiving this and similar communications from TC Energy please [Click here to unsubscribe](#). If you are unable to click the request link, please reply to this email and change the subject line to "UNSUBSCRIBE". This electronic message and any attached documents are intended only for the named addressee(s). This communication from TC Energy may contain information that is privileged, confidential or otherwise protected from disclosure and it must not be disclosed, copied, forwarded or distributed without authorization. If you have received this message in error, please notify the sender immediately and delete the original message. Thank you.

Nous respectons votre droit de choisir les messages électroniques que vous recevez. Pour ne plus recevoir ce message et des communications similaires de TC Énergie, veuillez [cliquer ici pour vous désabonner](#). Si vous ne pouvez pas cliquer sur le lien de demande, veuillez répondre à ce courriel avec l'objet « DÉSABONNEMENT ». Ce message électronique et tous les documents joints sont destinés uniquement aux destinataires nommés. Cette communication de TC Énergie pourrait contenir de l'information privilégiée, confidentielle ou autrement protégée de la divulgation, et elle ne doit pas être divulguée, copiée, transférée ou distribuée sans autorisation. Si vous avez reçu ce message par erreur, veuillez en aviser immédiatement l'expéditeur et supprimer le message initial. Merci.

Respetamos el derecho de elegir los mensajes electrónicos que desea recibir. Para dejar de recibir estos comunicados y otros similares de TC Energía [haga clic aquí para cancelar la suscripción](#). Si no puede hacer clic en el enlace, responda este correo y cambie el asunto a "CANCELAR SUSCRIPCIÓN". Este mensaje electrónico y los documentos adjuntos están dirigidos solo a los destinatarios indicados. Este comunicado puede contener información de TC Energía privilegiada, confidencial, o bien protegida contra su divulgación, por lo que no se debe divulgar, copiar, reenviar ni distribuir sin autorización. Si recibió este mensaje por error, notifique de inmediato al remitente y borre el mensaje original. Gracias.

# NOTICE OF PUBLIC HEARING



I hereby certify that a true and correct copy of this "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this **20th** day of **August 2024**.

*Janna Brown*

Janna Brown, Administrative Assistant III

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Tuesday, August 20, 2024**.

**NOTICE IS HEREBY GIVEN** that the Bonner County Commissioners will hold a public hearing at **1:30 pm** on **Monday, September 16, 2024** in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following request:

**Appeal of File V0012-24 - Variance - Shoreline Setback - Priest Lake Syndicate LLC.** The applicant is requesting a 40' shoreline setback where 75' is required. The 20-acre property is zoned Rural 5. The project site is located off South Sandy Shores Lane in Section 27, Township 62 N, Range 4 W, Boise-Meridian. A hearing was held on July 17, 2024 with the Hearing Examiner. Following the hearing, the Hearing Examiner denied the referenced application with conditions in a written decision letter dated July 24, 2024. On July 29, 2024, the Planning Department received a letter of appeal from the project representative. The letter was requesting this file be sent to the Board of County Commissioners to be heard de novo.

For details regarding this application, Zoom teleconference, or YouTube livestream, visit the Planning Department web site at [www.bonnercountyid.gov/departments/Planning](http://www.bonnercountyid.gov/departments/Planning). Staff reports are available online or may be viewed at the planning department approximately a week before the scheduled hearing.

**Written statements must be submitted to the planning department record no later than seven (7) days prior to the public hearing.** Written statements not exceeding one standard letter sized, single spaced page may be submitted at the public hearing. Statements can be sent to the Bonner County Planning Department at 1500 Highway 2, Suite 208, Sandpoint, Idaho 83864; faxed to 866-537-4935 or e-mailed to [planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov). The referenced start time stated above reflects the beginning of the hearing. Specific file start time and hearing duration vary.

During the hearing for this application, the public will be given an opportunity to provide testimony and/or evidence regarding how the proposal does or does not comply with the applicable approval criteria of the Bonner County Revised Code. At the close of the public hearing, the governing board will make a decision on the application that may include, but is not limited to, approval, denial, remand, or continuance of the public hearing. Any person needing special accommodations to participate in the public hearing should contact the Bonner County Planning Department at (208) 265-1458 at least 48 hours prior to the scheduled hearing.

**If you have no comment or response, you may indicate below and return this form to the Planning Department.**

NO COMMENT

*Kootenai-Ponderosa Lower District*  
Name

*9/15/24*  
Date

*Out of District Boundaries*

# NOTICE OF PUBLIC HEARING



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*Janna Brown*

Janna Brown, Administrative Assistant III

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**If you have no comment or response, you may indicate below and return this form to the Planning Department.**

NO COMMENT

Name

*Lana Nedy Inland Power & Light*

Date

*08/21/24*



Janna Brown &lt;janna.brown@bonnercountyid.gov&gt;

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**[EXT SENDER] Planning notices**

1 message

**Connie Nelson** <connien@inlandpower.com>

Thu, Aug 22, 2024 at 6:53 AM

To: Bonner County Planning Department &lt;planning@bonnercountyid.gov&gt;

Good morning,

It seems I have a lot of these, that I haven't responded too, so now you're getting them all at once.

Have a good Thursday.

**Connie Nelson**

Senior Real Estate Specialist



509-789-4291

[connien@inlandpower.com](mailto:connien@inlandpower.com)**Office Hours** 7:00am to 5:30pm Monday – Thursday**Closed Fridays****20240821161610697.pdf**

3155K



Janna Brown &lt;janna.brown@bonnercountyid.gov&gt;

## [EXT SENDER] Notice of Public Hearing - File V0014-24 - Variance - Lot Size Minimum - No Comments

1 message

**Christine Harmon** <Christine.Harmon@deq.idaho.gov>  
 To: Bonner County Planning Department <planning@bonnercountyid.gov>  
 Cc: Kristie May <Kristie.May@deq.idaho.gov>

Thu, Aug 1, 2024 at 10:07 AM

Good Morning,

Thank you for providing the opportunity to comment. DEQ has no environmental impact comments for the project listed above at this stage of development.

Thank you,

Idaho Department of Environmental Quality  
 2110 Ironwood Parkway, Coeur d'Alene, Idaho 83814  
 Office Line: 208.769.1422

[www.deq.idaho.gov](http://www.deq.idaho.gov)

**Our mission:** To protect human health and the quality of Idaho's air, land, and water.

**From:** Bonner County Planning Department <planning@bonnercountyid.gov>

**Sent:** Friday, July 26, 2024 7:14 AM

**To:** Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Assessors Office Group <assessorsgroup@bonnercountyid.gov>; Avista Copr - Jay West <jay.west@avistacorp.com>; Bay Drive Recreation District <kirbymc45@gmail.com>; Bayview Water & Sewer <bwsd637@gmail.com>; BC Airport Manager Dave Schuck <dave.schuck@bonnercountyid.gov>; BC EMS Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Bonner Sheriff <bonnersheriff@bonnerso.org>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; City of Clark Fork <city@clarkforkidaho.org>; City of Dover <cityclerk@cityofdoverydaho.org>; City of East Hope <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; City of Kootenai - Ronda Whittaker <cityclerk@cityofkootenai.org>; City of Oldtown <cityofoldtown@hotmail.com>; City of Ponderay KayLeigh Miller <klmiller@ponderay.org>; City of Priest River <layers@priestriver-id.gov>; City of Sandpoint <cityplanning@sandpointidaho.gov>; cityclerk@spiritlakeid.gov <cityclerk@spiritlakeid.gov>; Coolin Sewer <coolinsewer@gmail.com>; Coolin-Cavanaugh Bay Fire District <coolinfirechief@gmail.com>; Kristie May <Kristie.May@deq.idaho.gov>; Drainage District #7 Kim Hoodenpyle <kjh5345@gmail.com>; East Bonner Library <vanessa@ebonnerlibrary.org>; East Priest Lake Fire Chief Tom Renzi <epfldchief@gmail.com>; Ellisport Bay Sewer District <clerk@ebsewerdistrict.com>; Facilities Director LPOSD #84 <matt.diel@lposd.org>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Granite Reeder Sewer District <granitereeder@gmail.com>; Dan Everhart <Dan.Everhart@ishs.idaho.gov>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>; Mike Ahmer <mahmer@idl.idaho.gov>; IDL - Nav. Waters Ryan Zandhuisen <RZandhuisen@idl.idaho.gov>; IDL - Pend Oreille Lake Supervisory <esjoquist@idl.idaho.gov>;

[dbrown@idl.idaho.gov](mailto:dbrown@idl.idaho.gov) <[dbrown@idl.idaho.gov](mailto:dbrown@idl.idaho.gov)>; IDL Pend Oreille Nav. Waters Gwen Victorson <[GVictorson@idl.idaho.gov](mailto:GVictorson@idl.idaho.gov)>; IDWR Chase Bell <[chase.bell@idwr.idaho.gov](mailto:chase.bell@idwr.idaho.gov)>; Independent Hwy Dist - Julie Bishop <[ihdclerk@gmail.com](mailto:ihdclerk@gmail.com)>; ITD <[D1Permits@itd.idaho.gov](mailto:D1Permits@itd.idaho.gov)>; Jack Schenck Vyve/Northland Cable <[Jack.schenck@vyvebb.com](mailto:Jack.schenck@vyvebb.com)>; Jason Johnson <[jason.johnson@bonnercountyid.gov](mailto:jason.johnson@bonnercountyid.gov)>; Kenny Huston <[kenny.huston@oer.idaho.gov](mailto:kenny.huston@oer.idaho.gov)>; Kootenai Ponderay Sewer District <[CJohnson@kootenaiponderaysewerdistrict.org](mailto:CJohnson@kootenaiponderaysewerdistrict.org)>; Laclede Water District <[LWdistrict@frontier.com](mailto:LWdistrict@frontier.com)>; Lakeland Joint School District #272 <[cpursley@lakeland272.org](mailto:cpursley@lakeland272.org)>; Lakeland Joint School District #272 Jessica Grantham <[jessica.grantham@lakeland272.org](mailto:jessica.grantham@lakeland272.org)>; Lisa Rosa <[hr@ebonnerlibrary.org](mailto:hr@ebonnerlibrary.org)>; North of the Narrows Fire Dept <[Huckbay2501@gmail.com](mailto:Huckbay2501@gmail.com)>; Northern Lights - Kristin Mettke <[kristin.mettke@nli.coop](mailto:kristin.mettke@nli.coop)>; Northside Fire District - Karen Quenell <[kquenell@northsidefire.org](mailto:kquenell@northsidefire.org)>; Outlet Bay Sewer District <[outletbaysewer@gmail.com](mailto:outletbaysewer@gmail.com)>; Pend Orielle Hospital District <[kim.kichenmaster@bonnergeneral.org](mailto:kim.kichenmaster@bonnergeneral.org)>; PHD <[EHApplications@phd1.idaho.gov](mailto:EHApplications@phd1.idaho.gov)>; Priest Lake Public Library District <[plplibrary@hotmail.com](mailto:plplibrary@hotmail.com)>; Priest Lake Translator District - Frankie Dunn <[Frankiejduhn@hotmail.com](mailto:Frankiejduhn@hotmail.com)>; Road & Bridge - Matt Mulder <[matt.mulder@bonnercountyid.gov](mailto:matt.mulder@bonnercountyid.gov)>; Ruen Yeager <[planning@ruenyeager.com](mailto:planning@ruenyeager.com)>; Sagle Valley Water & Sewer District <[saglewatersewer@gmail.com](mailto:saglewatersewer@gmail.com)>; Sam Owen Fire Rescue Sam Owen Fire Rescue <[sofd@wow-tel.net](mailto:sofd@wow-tel.net)>; [joekren@sd83.org](mailto:joekren@sd83.org) <[joekren@sd83.org](mailto:joekren@sd83.org)>; School District 84 Transportation - James Koehler <[james.koehler@lposd.org](mailto:james.koehler@lposd.org)>; Schweitzer Fire, Spencer Newton <[firedistrict@msn.com](mailto:firedistrict@msn.com)>; Selkirk Association of Realtors Danielle <[danielle@selkirkaor.com](mailto:danielle@selkirkaor.com)>; Selkirk Fire Gavin Gilcrease <[ggilcrease@sandpointidaho.gov](mailto:ggilcrease@sandpointidaho.gov)>; Selkirk Recreation District <[selgar@mac.com](mailto:selgar@mac.com)>; Southside Water and Sewer <[southsidewaterandsewer@swsdidaho.org](mailto:southsidewaterandsewer@swsdidaho.org)>; Spirit Lake Fire Dept. (Debbie Carpenter) <[chief@spiritleakefire.com](mailto:chief@spiritleakefire.com)>; Superintendent No. 84 Becky Meyer <[becky.meyer@lposd.org](mailto:becky.meyer@lposd.org)>; Superintendent School Dist 84 <[kelly.fisher@lposd.org](mailto:kelly.fisher@lposd.org)>; Syringa Heights Water <[allwater49@outlook.com](mailto:allwater49@outlook.com)>; Timberlake Fire <[kwright@timberlakefire.com](mailto:kwright@timberlakefire.com)>; Trestle Creek Sewer District Janice Best <[janicesb@televar.com](mailto:janicesb@televar.com)>; US Fish & Wildlife Services - Christy Johnson Hughes <[FW1idahoconsultationrequests@fws.gov](mailto:FW1idahoconsultationrequests@fws.gov)>; West Bonner Library <[meagan@westbonnerlibrary.org](mailto:meagan@westbonnerlibrary.org)>; West Pend Oreille Fire District <[wpofd1@gmail.com](mailto:wpofd1@gmail.com)>; West Priest Lake Fire Josh Gilbert <[WPLFD.Chief@gmail.com](mailto:WPLFD.Chief@gmail.com)>  
**Cc:** [abchorsetrans@yahoo.com](mailto:abchorsetrans@yahoo.com) <[abchorsetrans@yahoo.com](mailto:abchorsetrans@yahoo.com)>; Jeremy grimm <[jeremy@whiskeyrockplanning.com](mailto:jeremy@whiskeyrockplanning.com)>; Jacob Gabell <[jake.gabell@bonnercountyid.gov](mailto:jake.gabell@bonnercountyid.gov)>; Travis Haller <[travis.haller@bonnercountyid.gov](mailto:travis.haller@bonnercountyid.gov)>; Robert Winningham <[robertb.winningham@bonnercountyid.gov](mailto:robertb.winningham@bonnercountyid.gov)>  
**Subject:** Notice of Public Hearing - File V0014-24 - Variance - Lot Size Minimum

**CAUTION:** This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

The above-named application has been submitted to the Bonner County Planning Department for processing.

Please review the application relative to your agency's area of expertise and include any recommended conditions of approval and supporting code sections. Please see attached for details.

Thank you,

**Jenna Crone, Hearing Coordinator**  
**Bonner County Planning Department**  
**208-265-1458 ext - 1277**

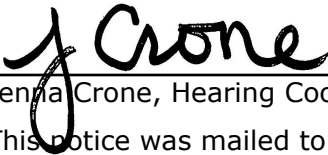


**Notice of Public Hearing - Hearing Examiner 8.21.24.pdf**

380K

# NOTICE OF PUBLIC HEARING

I hereby certify that a true and correct copy of this "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this **26th** day of **July 2024**.

  
Jenna Crone, Hearing Coordinator

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Friday July 26, 2024**.

---

**NOTICE IS HEREBY GIVEN** that the Bonner County Hearing Examiner will hold a public hearing at **1:30 P.M. on Wednesday August 21, 2024** in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following request:

**File V0014-24 - Variance - Lot Size Minimum.** The applicant is requesting a lot size minimum variance for a 4.387-acre parcel and a 4.850-acre parcel where 20-acres is required. The 4.387-acre and 4.850-acre parcels are zoned Agricultural/Forestry 20. The project site is located off Culburn Culver Road in Section 4, Township 58 North, Range 01 West, Boise-Meridian.

For details regarding this application, Zoom teleconference, or YouTube livestream, visit the Planning Department web site at [www.bonnercountyid.gov/departments/Planning](http://www.bonnercountyid.gov/departments/Planning). Staff reports are available online or may be viewed at the planning department approximately a week before the scheduled hearing.

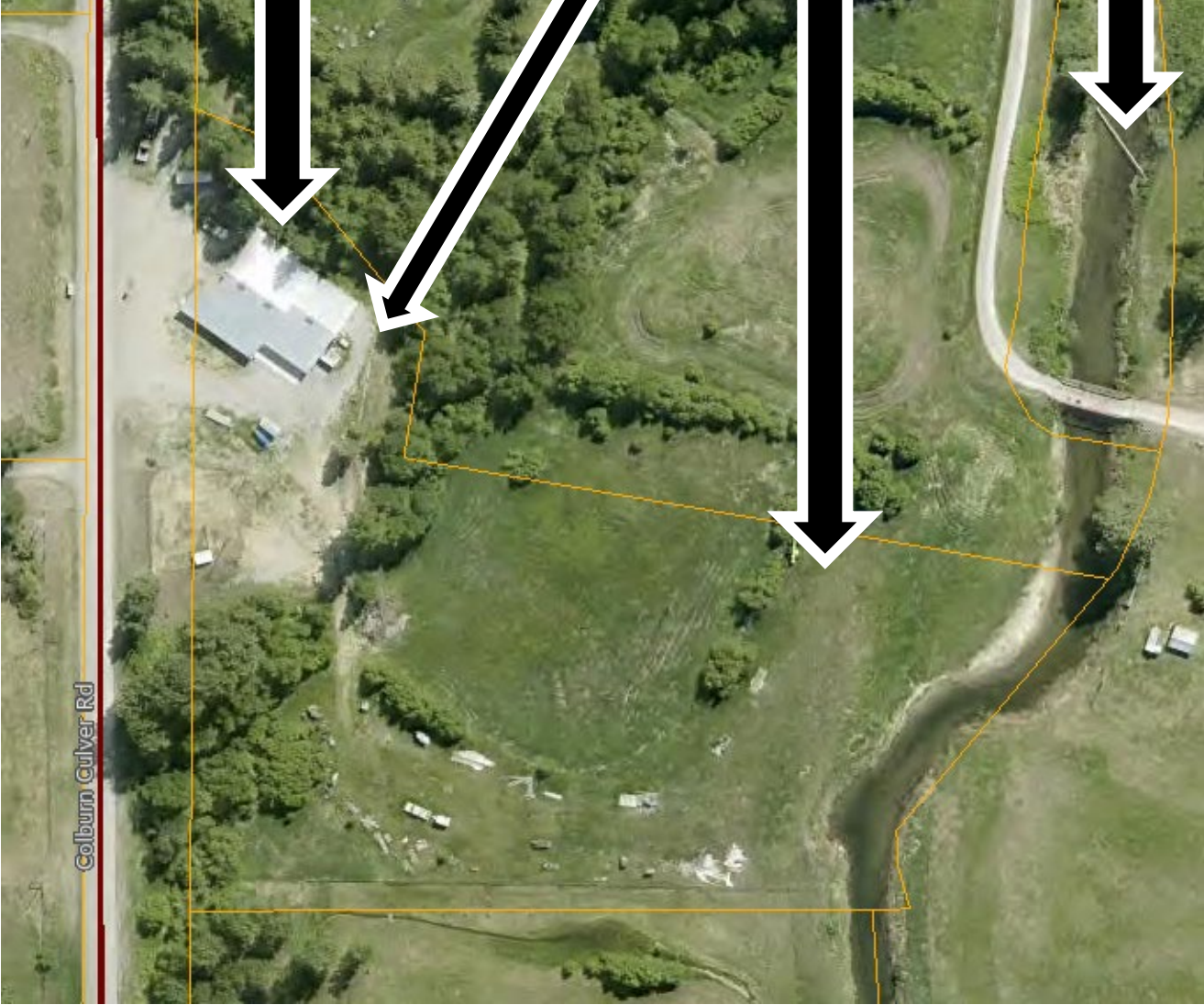
**Written statements must be submitted to the planning department record no later than seven (7) days prior to the public hearing.** Written statements not exceeding one standard letter sized, single spaced page may be submitted at the public hearing. Statements can be sent to the Bonner County Planning Department at 1500 Highway 2, Suite 208, Sandpoint, Idaho 83864; faxed to 866-537-4935 or e-mailed to [planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov). The referenced start time stated above reflects the beginning of the hearing. Specific file start time and hearing duration vary.

During the hearing for this application, the public will be given an opportunity to provide testimony and/or evidence regarding how the proposal does or does not comply with the applicable approval criteria of the Bonner County Revised Code. At the close of the public hearing, the governing board will make a decision on the application that may include, but is not limited to, approval, denial, remand, or continuance of the public hearing. Any person needing special accommodations to participate in the public hearing should contact the Bonner County Planning Department at (208) 265-1458 at least 48 hours prior to the scheduled hearing.

**If you have no comment or response, you may indicate below and return this form to the Planning Department.**

NO COMMENT \_\_\_\_\_  
Name

\_\_\_\_\_  
Date



# Site Plan

Improvements Approx. 80' x 90'

Driveway and access

Unimproved area

Grouse Creek

Scale



Approximately 100'



Janna Brown &lt;janna.brown@bonnercountyid.gov&gt;

**[EXT SENDER] RE: Notice of Public Hearing - File V0014-24 - Variance - Lot Size Minimum**

1 message

**Horsmon, Merritt** <merritt.horsmon@idfg.idaho.gov>

Mon, Aug 5, 2024 at 4:14 PM

To: Bonner County Planning Department &lt;planning@bonnercountyid.gov&gt;

Hi Jenna,

The Idaho Department of Fish and Game does not have any comments to submit for this application.

Thank you for the opportunity to review and comment,

**Merritt Horsmon**

Regional Technical Assistance Manager

Panhandle Region

2885 W. Kathleen Ave.

Coeur d'Alene, ID 83815

208.769.1414 office

208.251.4509 mobile

[merritt.horsmon@idfg.idaho.gov](mailto:merritt.horsmon@idfg.idaho.gov)
**From:** Bonner County Planning Department <[planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov)>

**Sent:** Friday, July 26, 2024 7:15 AM

**To:** Army Corps of Engineers <[CENWW-RD-CDA@usace.army.mil](mailto:CENWW-RD-CDA@usace.army.mil)>; Assessors Office Group <[assessorsgroup@bonnercountyid.gov](mailto:assessorsgroup@bonnercountyid.gov)>; Avista Copr - Jay West <[jay.west@avistacorp.com](mailto:jay.west@avistacorp.com)>; Bay Drive Recreation District <[kirbymc45@gmail.com](mailto:kirbymc45@gmail.com)>; Bayview Water & Sewer <[bwsd637@gmail.com](mailto:bwsd637@gmail.com)>; BC Airport Manager Dave Schuck <[dave.schuck@bonnercountyid.gov](mailto:dave.schuck@bonnercountyid.gov)>; BC EMS Jeff Lindsey <[jeff.lindsey@bonnercountyid.gov](mailto:jeff.lindsey@bonnercountyid.gov)>; Bonner Sheriff <[bonnersheriff@bonnerso.org](mailto:bonnersheriff@bonnerso.org)>; Brenna Garro <[Brenna.Garro@oer.idaho.gov](mailto:Brenna.Garro@oer.idaho.gov)>; Bryan Quayle <[quaylelanduseconsulting@gmail.com](mailto:quaylelanduseconsulting@gmail.com)>; City of Clark Fork <[city@clarkforkidaho.org](mailto:city@clarkforkidaho.org)>; City of Dover <[cityclerk@cityofdoveridaho.org](mailto:cityclerk@cityofdoveridaho.org)>; City of East Hope <[easthope.city@gmail.com](mailto:easthope.city@gmail.com)>; City of Hope <[hopecityclerk@gmail.com](mailto:hopecityclerk@gmail.com)>; City of Kootenai - Ronda Whittaker <[cityclerk@cityofkootenai.org](mailto:cityclerk@cityofkootenai.org)>; City of Oldtown <[cityofoldtown@hotmail.com](mailto:cityofoldtown@hotmail.com)>; City of Ponderay KayLeigh Miller <[klmiller@ponderay.org](mailto:klmiller@ponderay.org)>; City of Priest River <[layers@priestriver-id.gov](mailto:layers@priestriver-id.gov)>; City of Sandpoint <[cityplanning@sandpointidaho.gov](mailto:cityplanning@sandpointidaho.gov)>; [cityclerk@spirittlakeid.gov](mailto:cityclerk@spirittlakeid.gov); Coolin Sewer <[coolinsewer@gmail.com](mailto:coolinsewer@gmail.com)>; Coolin-Cavanaugh Bay Fire District <[coolinfirechief@gmail.com](mailto:coolinfirechief@gmail.com)>; Kristie May

<Kristie.May@deq.idaho.gov>; Drainage District #7 Kim Hoodenpyle <kjh5345@gmail.com>; East Bonner Library <vanessa@ebonnerlibrary.org>; East Priest Lake Fire Chief Tom Renzi <epbfdchief@gmail.com>; Ellisport Bay Sewer District <clerk@ebsewerdistrict.com>; Facilities Director LPOSD #84 <matt.diel@lposd.org>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Granite Reeder Sewer District <granitereeder@gmail.com>; Dan Everhart <Dan.Everhart@ishs.idaho.gov>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>; Mike Ahmer <mahmer@idl.idaho.gov>; IDL - Nav. Waters Ryan Zandhuisen <RZandhuisen@idl.idaho.gov>; IDL - Pend Oreille Lake Supervisory <esjoquist@idl.idaho.gov>; dbrown@idl.idaho.gov; IDL Pend Oreille Nav. Waters Gwen Victorson <GVictorson@idl.idaho.gov>; IDWR Chase Bell <chase.bell@idwr.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; ITD <D1Permits@itd.idaho.gov>; Jack Schenck Vyve/Northland Cable <Jack.schenck@vyvebb.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Kenny Huston <kenny.huston@oer.idaho.gov>; Kootenai Ponderay Sewer District <CJohnson@kootenaiponderaysewerdistrict.org>; Laclede Water District <LWDistrict@frontier.com>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lakeland Joint School District #272 Jessica Grantham <jessica.grantham@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; North of the Narrows Fire Dept <Huckbay2501@gmail.com>; Northern Lights - Kristin Mettke <kristin.mettke@nli.coop>; Northside Fire District - Karen Quenell <kquenell@northsidefire.org>; Outlet Bay Sewer District <outletbaysewer@gmail.com>; Pend Orielle Hospital District <kim.kichenmaster@bonnergeneral.org>; PHD <EHApplications@phd1.idaho.gov>; Priest Lake Public Library District <plplibrary@hotmail.com>; Priest Lake Translator District - Frankie Dunn <Frankiejedunn@hotmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Ruen Yeager <planning@ruenyeager.com>; Sagle Valley Water & Sewer District <saglewatersewer@gmail.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; joekren@sd83.org; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; Schweitzer Fire, Spencer Newton <firedistrict@msn.com>; Selkirk Association of Realtors Danielle <danielle@selkirkraor.com>; Selkirk Fire Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Selkirk Recreation District <selgar@mac.com>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Spirit Lake Fire Dept. (Debbie Carpenter) <chief@spiritlakefire.com>; Superintendent No. 84 Becky Meyer <becky.meyer@lposd.org>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Syringa Heights Water <allwater49@outlook.com>; Timberlake Fire <kwright@timberlakefire.com>; Trestle Creek Sewer District Janice Best <janicesb@televar.com>; US Fish & Wildlife Services - Christy Johnson Hughes <FW1idahoconsultationrequests@fws.gov>; West Bonner Library <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>; West Priest Lake Fire Josh Gilbert <WPLFD.Chief@gmail.com>

Cc: abchorsetrans@yahoo.com; Jeremy grimm <jeremy@whiskeyrockplanning.com>; Jacob Gabell <jake.gabell@bonnercountyid.gov>; Travis Haller <travis.haller@bonnercountyid.gov>; Robert Winningham <robertb.winningham@bonnercountyid.gov>

**Subject:** Notice of Public Hearing - File V0014-24 - Variance - Lot Size Minimum

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Thank you,

**Jenna Crone, Hearing Coordinator**

**Bonner County Planning Department**

**208-265-1458 ext - 1277**



Janna Brown &lt;janna.brown@bonnercountyid.gov&gt;

**[EXT SENDER] RE: Notice of Public Hearing - File V0014-24 - Variance - Lot Size Minimum**

1 message

**Symone Legg** <Symone.Legg@itd.idaho.gov>

Fri, Jul 26, 2024 at 7:50 AM

To: Bonner County Planning Department &lt;planning@bonnercountyid.gov&gt;

Cc: Kimberly Hobson &lt;Kimberly.Hobson@itd.idaho.gov&gt;

ITD Permits has no comment.

Thank you,

**Symone Legg** | Project Coordinator**Idaho Transportation Department** | D1 Traffic/Permits

Ext: 208.772.8073 Dept: 208.772.1297

Email: [symone.legg@itd.idaho.gov](mailto:symone.legg@itd.idaho.gov) | [itd.idaho.gov](http://itd.idaho.gov)*Enhancing quality of life through transportation*

Work schedule: Monday - Friday 7AM- 4PM

**From:** Bonner County Planning Department <[planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov)>**Sent:** Friday, July 26, 2024 7:15 AM

**To:** Army Corps of Engineers <[CENWW-RD-CDA@usace.army.mil](mailto:CENWW-RD-CDA@usace.army.mil)>; Assessors Office Group <[assessorsgroup@bonnercountyid.gov](mailto:assessorsgroup@bonnercountyid.gov)>; Avista Copr - Jay West <[jay.west@avistacorp.com](mailto:jay.west@avistacorp.com)>; Bay Drive Recreation District <[kirbymc45@gmail.com](mailto:kirbymc45@gmail.com)>; Bayview Water & Sewer <[bwsd637@gmail.com](mailto:bwsd637@gmail.com)>; BC Airport Manager Dave Schuck <[dave.schuck@bonnercountyid.gov](mailto:dave.schuck@bonnercountyid.gov)>; BC EMS Jeff Lindsey <[jeff.lindsey@bonnercountyid.gov](mailto:jeff.lindsey@bonnercountyid.gov)>; Bonner Sheriff <[bonnersheriff@bonnerso.org](mailto:bonnersheriff@bonnerso.org)>; Brenna Garro <[Brenna.Garro@oer.idaho.gov](mailto:Brenna.Garro@oer.idaho.gov)>; Bryan Quayle <[quaylelanduseconsulting@gmail.com](mailto:quaylelanduseconsulting@gmail.com)>; City of Clark Fork <[city@clarkforkidaho.org](mailto:city@clarkforkidaho.org)>; City of Dover <[cityclerk@cityofdoveridaho.org](mailto:cityclerk@cityofdoveridaho.org)>; City of East Hope <[easthope.city@gmail.com](mailto:easthope.city@gmail.com)>; City of Hope <[hopecityclerk@gmail.com](mailto:hopecityclerk@gmail.com)>; Manda Corbett <[cityclerk@cityofkootenai.org](mailto:cityclerk@cityofkootenai.org)>; City of Oldtown <[cityofoldtown@hotmail.com](mailto:cityofoldtown@hotmail.com)>; City of Ponderay KayLeigh Miller <[klmiller@ponderay.org](mailto:klmiller@ponderay.org)>; City of Priest River <[layers@priestriver-id.gov](mailto:layers@priestriver-id.gov)>; City of Sandpoint <[cityplanning@sandpointidaho.gov](mailto:cityplanning@sandpointidaho.gov)>; City of Spirit Lake <[cityclerk@spiritleakeid.gov](mailto:cityclerk@spiritleakeid.gov)>; Coolin Sewer <[coolinsewer@gmail.com](mailto:coolinsewer@gmail.com)>; Coolin-Cavanaugh Bay Fire District <[coolinfirechief@gmail.com](mailto:coolinfirechief@gmail.com)>; DEQ - Kristie McEnroe <[kristie.mcenroe@deq.idaho.gov](mailto:kristie.mcenroe@deq.idaho.gov)>; Drainage District #7 Kim Hoodenpyle <[kjh5345@gmail.com](mailto:kjh5345@gmail.com)>; East Bonner Library <[vanessa@ebonnerlibrary.org](mailto:vanessa@ebonnerlibrary.org)>; East Priest Lake Fire Chief Tom Renzi <[eplfdchief@gmail.com](mailto:eplfdchief@gmail.com)>; Ellisport Bay Sewer District <[clerk@ebsewerdistrict.com](mailto:clerk@ebsewerdistrict.com)>; Facilities Director LPOSD #84 <[matt.diel@lposd.org](mailto:matt.diel@lposd.org)>; Garfield Bay Water and Sewer District Clerk <[garfieldbaywsd@hotmail.com](mailto:garfieldbaywsd@hotmail.com)>; Granite Reeder Sewer District <[granitereeder@gmail.com](mailto:granitereeder@gmail.com)>; ID State Historical Society - Dave Everhart <[dan.everhart@ishs.idaho.gov](mailto:dan.everhart@ishs.idaho.gov)>; Idaho Department of Fish & Game <[merritt.horsmon@idfg.idaho.gov](mailto:merritt.horsmon@idfg.idaho.gov)>; IDL - Mike Ahmer <[mahmer@idl.idaho.gov](mailto:mahmer@idl.idaho.gov)>; IDL - Nav. Waters Ryan Zandhuisen <[RZandhuisen@idl.idaho.gov](mailto:RZandhuisen@idl.idaho.gov)>; IDL - Pend Oreille Lake Supervisory <[esjoquist@idl.idaho.gov](mailto:esjoquist@idl.idaho.gov)>; IDL - Priest Lake Supervisory Area <[dbrown@idl.idaho.gov](mailto:dbrown@idl.idaho.gov)>; IDL Pend Oreille Nav. Waters Gwen Victorson <[GVictorson@idl.idaho.gov](mailto:GVictorson@idl.idaho.gov)>; IDWR Chase Bell <[chase.bell@idwr.idaho.gov](mailto:chase.bell@idwr.idaho.gov)>; Independent Hwy Dist - Julie Bishop <[ihdclerk@gmail.com](mailto:ihdclerk@gmail.com)>; D1Permits <[D1Permits@itd.idaho.gov](mailto:D1Permits@itd.idaho.gov)>; Jack Schenck Vyve/Northland Cable <[Jack.schenck@vyvebb.com](mailto:Jack.schenck@vyvebb.com)>; Jason Johnson <[jason.johnson@bonnercountyid.gov](mailto:jason.johnson@bonnercountyid.gov)>; Kenny Huston <[kenny.huston@oer.idaho.gov](mailto:kenny.huston@oer.idaho.gov)>; Kootenai Ponderay Sewer District <[CJohnson@kootenaiponderaysewerdistrict.org](mailto:CJohnson@kootenaiponderaysewerdistrict.org)>; Laclede Water District <[LWdistrict@frontier.com](mailto:LWdistrict@frontier.com)>; Lakeland Joint School District #272 <[cpursley@lakeland272.org](mailto:cpursley@lakeland272.org)>; Lakeland Joint School District #272 Jessica Grantham <[jessica.grantham@lakeland272.org](mailto:jessica.grantham@lakeland272.org)>; Lisa Rosa <[hr@ebonnerlibrary.org](mailto:hr@ebonnerlibrary.org)>; North of the Narrows Fire Dept <[Huckbay2501@gmail.com](mailto:Huckbay2501@gmail.com)>; Northern Lights - Kristin Mettke

<kristin.mettke@nli.coop>; Northside Fire District - Karen Quenell <kquenell@northsidefire.org>; Outlet Bay Sewer District <outletbaysewer@gmail.com>; Pend Orielle Hospital District <kim.kichenmaster@bonnergeneral.org>; PHD <EHapplications@phd1.idaho.gov>; Priest Lake Public Library District <plplibrary@hotmail.com>; Priest Lake Translator District - Frankie Dunn <Frankiejduhn@hotmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Ruen Yeager <planning@ruenyeager.com>; Sagle Valley Water & Sewer District <saglewatersewer@gmail.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; School District #83 - Joseph Kren <joekren@sd83.org>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; Schweitzer Fire, Spencer Newton <firedistrict@msn.com>; Selkirk Association of Realtors Danielle <danielle@selkirkaor.com>; Selkirk Fire Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Selkirk Recreation District <selgar@mac.com>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Spirit Lake Fire Dept. (Debbie Carpenter) <chief@spiritlakefire.com>; Superintendent No. 84 Becky Meyer <becky.meyer@lposd.org>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Syringa Heights Water <allwater49@outlook.com>; Timberlake Fire <kwright@timberlakefire.com>; Trestle Creek Sewer District Janice Best <janicesb@televar.com>; US Fish & Wildlife Services - Christy Johnson Hughes <FW1idahoconsultationrequests@fws.gov>; West Bonner Library <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>; West Priest Lake Fire Josh Gilbert <WPLFD.Chief@gmail.com>  
**Cc:** abchorsetrans@yahoo.com; Jeremy grimm <jeremy@whiskeyrockplanning.com>; Jacob Gabell <jake.gabell@bonnercountyid.gov>; Travis Haller <travis.haller@bonnercountyid.gov>; Robert Winningham <robertb.winningham@bonnercountyid.gov>  
**Subject:** Notice of Public Hearing - File V0014-24 - Variance - Lot Size Minimum

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Thank you,

**Jenna Crone, Hearing Coordinator**

**Bonner County Planning Department**

**208-265-1458 ext - 1277**



Janna Brown &lt;janna.brown@bonnercountyid.gov&gt;

**[EXT SENDER] RE: Notice of Public Hearing - File V0014-24 - Variance - Lot Size Minimum**

1 message

**kquenell@northsidefire.org** <kquenell@northsidefire.org>

Mon, Jul 29, 2024 at 8:16 AM

To: Bonner County Planning Department &lt;planning@bonnercountyid.gov&gt;

Cc: Steve Zukus &lt;szukus@northsidefire.org&gt;, Jeff Armstrong &lt;jarmstrong@northsidefire.org&gt;

Northside Fire District has no comment on this project.

Thank you,

Karen Quenell

Executive Assistant/Fire Inspector

Northside Fire District

P.O. Box 181

Ponderay, ID 83852

208-265-4114

Fax: 208-255-7164

---

**From:** Bonner County Planning Department <planning@bonnercountyid.gov>**Sent:** Friday, July 26, 2024 7:15 AM**To:** Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Assessors Office Group <assessorsgroup@bonnercountyid.gov>; Avista Copr - Jay West <jay.west@avistacorp.com>; Bay Drive Recreation District <kirbymc45@gmail.com>; Bayview Water & Sewer <bwsd637@gmail.com>; BC Airport Manager Dave Schuck <dave.schuck@bonnercountyid.gov>; BC EMS Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Bonner Sheriff <bonnersheriff@bonnerso.org>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; City of Clark Fork <city@clarkforkidaho.org>; City of Dover <cityclerk@cityofdoveridaho.org>; City of East Hope <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; City of Kootenai - Ronda Whittaker <cityclerk@cityofkootenai.org>; City of Oldtown <cityofoldtown@hotmail.com>; City of Ponderay KayLeigh Miller <klmiller@ponderay.org>; City of Priest River <layers@priestriver-id.gov>; City of Sandpoint <cityplanning@sandpointidaho.gov>; City of Spirit Lake <cityclerk@spiritleakeid.gov>; Coolin Sewer <coolinsewer@gmail.com>; Coolin-Cavanaugh Bay Fire District <coolinfirechief@gmail.com>; DEQ - Kristie McEnroe <kristie.mcenroe@deq.idaho.gov>; Drainage District #7 Kim Hoodenpyle <kjh5345@gmail.com>; East Bonner Library <vanessa@ebonnerlibrary.org>; East Priest Lake Fire Chief Tom Renzi <epfldchief@gmail.com>; Ellisport Bay Sewer District <clerk@ebsewerdistrict.com>; Facilities Director LPOSD #84 <matt.diel@lposd.org>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Granite Reeder Sewer District <granitereeder@gmail.com>; ID State Historical Society - Dave Everhart <dan.everhart@ishs.idaho.gov>; Idaho Department of Fish & Game <merritt.horsmon@idfg.idaho.gov>; IDL - Mike Ahmer <mahmer@idl.idaho.gov>; IDL - Nav. Waters Ryan Zandhuisen <RZandhuisen@idl.idaho.gov>; IDL - Pend Oreille Lake Supervisory <esjoquist@idl.idaho.gov>; IDL - Priest Lake Supervisory Area <dbrown@idl.idaho.gov>; IDL Pend Oreille Nav. Waters Gwen Victorson <GVictorson@idl.idaho.gov>; IDWR Chase Bell <chase.bell@idwr.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; ITD <D1Permits@itd.idaho.gov>; Jack Schenck Vyve/Northland Cable <Jack.schenck@vyvebb.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Kenny Huston

<kenny.huston@oer.idaho.gov>; Kootenai Ponderay Sewer District <CJohnson@kootenaiponderaysewerdistrict.org>; Laclede Water District <LWDistrict@frontier.com>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lakeland Joint School District #272 Jessica Grantham <jessica.grantham@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; North of the Narrows Fire Dept <Huckbay2501@gmail.com>; Northern Lights - Kristin Mettke <kristin.mettke@nli.coop>; Northside Fire District - Karen Quenell <kquenell@northsidefire.org>; Outlet Bay Sewer District <outletbaysewer@gmail.com>; Pend Orielle Hospital District <kim.kichenmaster@bonnergeneral.org>; PHD <EHApplications@phd1.idaho.gov>; Priest Lake Public Library District <plplibrary@hotmail.com>; Priest Lake Translator District - Frankie Dunn <Frankiejduhn@hotmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Ruen Yeager <planning@ruenyeager.com>; Sagle Valley Water & Sewer District <saglewatersewer@gmail.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; School District #83 - Joseph Kren <joeKren@sd83.org>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; Schweitzer Fire, Spencer Newton <firedistrict@msn.com>; Selkirk Association of Realtors Danielle <danielle@selkirkaor.com>; Selkirk Fire Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Selkirk Recreation District <selgar@mac.com>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Spirit Lake Fire Dept. (Debbie Carpenter) <chief@spiritlakefire.com>; Superintendent No. 84 Becky Meyer <becky.meyer@lposd.org>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Syringa Heights Water <allwater49@outlook.com>; Timberlake Fire <kwright@timberlakefire.com>; Trestle Creek Sewer District Janice Best <janicesb@televar.com>; US Fish & Wildlife Services - Christy Johnson Hughes <FW1idahoconsultationrequests@fws.gov>; West Bonner Library <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>; West Priest Lake Fire Josh Gilbert <WPLFD.Chief@gmail.com>  
**Cc:** abchorsetrans@yahoo.com; Jeremy grimm <jeremy@whiskeyrockplanning.com>; Jacob Gabell <jake.gabell@bonnercountyid.gov>; Travis Haller <travis.haller@bonnercountyid.gov>; Robert Winningham <robertb.winningham@bonnercountyid.gov>  
**Subject:** Notice of Public Hearing - File V0014-24 - Variance - Lot Size Minimum

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Thank you,

**Jenna Crone, Hearing Coordinator**

**Bonner County Planning Department**

**208-265-1458 ext - 1277**