



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] FW: Notice of Public Hearing - File V0005-24 - Variance - Street Setback

1 message

Alleman, Tammy <Tammy.Alleman@idwr.idaho.gov>
To: Bonner County Planning <planning@bonnercountyid.gov>

Mon, Mar 18, 2024 at 3:30 PM

Bonner County Planning Department,

Based upon our understanding of the project, the Idaho Department of Water Resources determined it is non jurisdictional.

Sincerely,



Tammy Alleman | Water Right Agent
Idaho Department of Water Resources
Northern Regional Office
7600 N Mineral Drive, Suite 100
Coeur d'Alene, ID 83815-7763
Phone: (208) 762-2800

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

Sent: Tuesday, March 12, 2024 10:32 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>; 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>; 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 <epdfdchief@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>; IDL - Nav. Waters Ryan Zandhuisen <RZandhuisen@idl.idaho.gov>; IDL - Pend Oreille Lake Supervisory <esjoquist@idl.idaho.gov>; dbrown@idl.idaho.gov; Northern Info

<northerninfo@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>; 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 <Frankiejdunn@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 Fire Gavin Gilcrease <ggilcrease@selkirkfire.com>; Selkirk Recreation District <elgar@whoi.edu>; 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 <cthatcher@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: Robert Winningham <robertb.winningham@bonnercountyid.gov>; Jacob Gabell <jake.gabell@bonnercountyid.gov>; Travis Haller <travis.haller@bonnercountyid.gov>; worleyhomes@gmail.com; doug@dougcolearchitect.com; tom.lindquist@headwaters.ventures

Subject: Notice of Public Hearing - File V0005-24 - Variance - Street 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,

Jenna Crone, Hearing Coordinator

Bonner County Planning Department

208-265-1458 ext - 1277

 **Notice of Public Hearing - Hearing Examiner 4.17.24.pdf**
352K

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 **12th** day of **March 2024**.

J Crone

Jenna Crone, Hearing Coordinator

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Tuesday, March 12, 2024**.

NOTICE IS HEREBY GIVEN that the Bonner County Hearing Examiner will hold a public hearing at **1:30 pm** on **Wednesday, April 17, 2024** in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following request:

File V0005-24 - Variance - Street Setback. The applicant is requesting a 10.68-foot street setback where 25 feet is required. The 0.39 acre property is zoned Recreation. The project is located off Pinto Point Road in Section 27, Township 61 North, Range 4 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. 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. 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 body 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



Excerpt from Original Plat Map



Impervious Surface Notes

THE AREA BETWEEN PINTO POINT ROAD AND THE EXISTING RESIDENCE IS CURRENTLY COVERED COMPLETELY IN GRAVEL. THE PROPOSED NEW GARAGE HAS A FOOTPRINT OF 296 SF AND A TOTAL AREA OF 1,192 SF WHEN ROOF OVERHANGS ARE INCLUDED. GIVEN THE EXISTING GRAVEL SURFACES, NO NEW IMPERVIOUS SURFACE IS BEING CREATED BY THIS APPLICATION, AND AREAS THAT ARE CURRENTLY IN GRAVEL ARE PROPOSED TO BE REDUCED IN SIZE AND LANDSCAPED WITH NATIVE GRASSES AND PLANTINGS AS SHOWN ON THIS SITE PLAN.

Impervious Surface Calculations

TOTAL SITE AREA (0.39 ACRES)	16,988 SF
TOTAL SITE AREA WITHIN 200' OF SHORELINE	16,988 SF
MAXIMUM IMPERVIOUS SURFACE AREA AT 35%	5,946 SF
IMPERVIOUS SURFACES	TOTALS
EXISTING RESIDENCE ROOFLINE	2,106 SF
EXISTING SLEEPING PORCH ROOFLINE	132 SF
NEW GARAGE ROOFLINE	1,192 SF
FRONT DRIVEWAY AND PARKING APRON/WALKS	2,035 SF
PORCHES, LANDINGS, WALKS (NOT UNDER ROOFLINES)	108 SF
TOTALS	5,633 SF
IMPERVIOUS COVERAGE:	32.2%

Site Plan Key Notes

- CONNECT TO EXISTING WATER AND SEWER SERVICES UNDERNEATH MAIN HOUSE

UNLESS NOTED OTHERWISE, THIS DRAWING HAS A SCALE OF 1" = 40.0'. DIMENSIONS ARE SHOWN IN FEET AND INCHES. DIMENSIONS ARE SHOWN TO SCALE. WRITTEN DIMENSIONS SUPERCEDE GRAPHIC SCALING.

DATE	DESCRIPTION
06-26-2022	INITIAL SITE & FLOOR PLAN STUDIES
07-07-2022	PRELIMINARY VARIANCE APPLICATION
07-19-2022	BUILDING PERMIT & VARIANCE SITE DRAWINGS ISSUED
07-21-2022	CONSTRUCTION DRAWINGS PROGRESS
08-24-2022	PRELIMINARY VARIANCE STUDY
08-25-2022	PERMITS FOR VARIANCE SET TO CLARIFY BEARING OF APPLICANT
08-25-2022	CONSTRUCTION DOCUMENTS PROGRESS
08-15-2023	USE VARIATIONS TO FACTOR IN 35% MAX IMPERVIOUS SURFACES
11-14-2023	USE PLAN AMERICAN NOTATION
12-01-2023	VARIANCE SITE PLAN ANALYSIS
12-29-2023	PROPOSED IMPROVEMENTS
01-25-2024	VARIANCE SITE PLAN COMMENTS 1 & A1.1
01-25-2024	VARIANCE SITE PLAN 1

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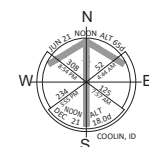
Doug Cole Architect
 Architecture
 Planning
 Development
 Construction Management

DAC ARCHITECTURE, LLC
 804 SOUTH COLE AVENUE
 LA CONNER, WASHINGTON
 360-486-2555

TOM & JULI LINDQUIST
 MERGER (BLAND, WA)

PINTO POINT GARAGE/SHOP & GUEST ROOM

125 PINTO POINT ROAD
 COOLIN, IDAHO 83821



Modified Variance Request Site Plan
 SCALE: 1:1120 1" = 10.0'
 Lot 37 - 125 Pinto Point

0m 5m 10m 15m 20m

METRIC
 IMPERIAL 0' 5' 10' 20' 30' 50' 65.62'

DRAWN BY:	DAC	CHECKED BY:	DAC
SCALE:	AS NOTED		
SHEET TITLE:	SITE PLAN		
REV NO.	3	SHEET	A1.1