



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - VA0022-24 Agency Review - - Variance - Administrative - Maximum Lot Coverage - SPG Properties

1 message

William Berg <billb@bbsewer.org>

Tue, Oct 15, 2024 at 10:36 AM

To: Bonner County Planning <planning@bonnercountyid.gov>

No Comment

Bill Berg**President****Bottle Bay Recreational****Water & Sewer Dist.****From:** Bonner County Planning <planning@bonnercountyid.gov>**Sent:** Tuesday, October 15, 2024 9:44 AM

To: Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Amber Burgess <clerk@ebsewerdistrict.com>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Avista Copr - Jay West <jay.west@avistacorp.com>; Avista Corp - Peggy George <peggy.george@avistacorp.com>; Becky Meyer <becky.meyer@lposd.org>; William Berg <billb@bbsewer.org>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <DIRECTOR@bonnercountyhistory.org>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Chace Bell <chace.bell@idwr.idaho.gov>; Chief Debbie Carpenter <chief@spirittlakefire.com>; City of Clark Fork <city@clarkforkidaho.org>; City of Dover <cityclerk@cityofdoveridaho.org>; City of East Hope Franck <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; City of Oldtown <cityofoldtown@hotmail.com>; City of Priest River <layers@priestriver-id.gov>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spirittlakeid.gov; Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>; Connie Nelson <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>; Dan Scholz <dan.scholz@nli.coop>; 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 <Frankiejduhn@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>; ID State Historical Society - Dan Everhart <dan.everhart@ishs.idaho.gov>; Idaho Department of Environmental Quality <deqcomments@deq.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 <info@lacledewaterdistrict.org>; 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>; Sam Ross <sam.ross@nli.coop>; 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; TC Energy / TransCanada <US_crossings@tcenergy.com>; Teresa Decker <Huckleberryhoa@gmail.com>; Teresa Decker <huckbayutilities01@gmail.com>; Teresa Zamora <utilities@stoneridgeidaho.com>; Theresa Wheat <theresa@kootenai.org>; Tim Ventress <chventresswplvfd@hotmail.com>; Timberlake Fire District <Kwright@timberlakefire.com>; Tom Renzi <epfldchief@gmail.com>; US Fish & Wildlife Services <fw1idahoconsultationrequests@fws.gov>; West Bonner Library <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>
Cc: Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Travis Haller <travis.haller@bonnercountyid.gov>
Subject: Bonner County Planning - VA0022-24 Agency Review - - Variance - Administrative - Maximum Lot Coverage - SPG Properties

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

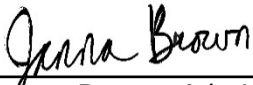


Notice of Agency Review VA0022-24.pdf
2486K

NOTICE OF AGENCY REVIEW



I hereby certify that a true and correct copy of this "Notice of Agency Review" was digitally transmitted or mailed (postage prepaid) on this **15th** day of **October 2024**.


Jenna 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, October 15, 2024**.

File VA0022-24 - Variance - Administrative – Maximum Lot Coverage – SPG Properties

The above-named application has been submitted to the Bonner County Planning Department for processing and has been determined to be complete. The applicant is requesting a variance to lot coverage of 36% where 35% is required. The parcel is zoned Commercial (C). The project site is located off Highway 95 in Section 16, Township 56 North, Range 02 West, Boise-Meridian.

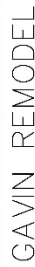
To review this application, go to the Planning Department web site at bonnercountyid.gov/current-projects. If you experience difficulties visiting the project web page, try an alternative browser (Mozilla Firefox or Google Chrome) for access. If you prefer to receive hard copies of the application or have any difficulties reaching this web site, please contact the planning department as soon as possible.

Please review the application relative to your agency's area of expertise and include any recommended conditions of approval and supporting code sections by **November 5, 2024**. If your agency requires any additional information from the applicant, please advise the planning department in writing allowing ample time for applicant response. All comments will be forwarded to the applicant and representatives. If no response is provided, staff will conclude your agency has no objections to the project or recommended conditions.

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

NO COMMENT	<u>William M. Berg, Bottle Bay Sewer</u>	<u>10/15/2024</u>
	Name	Date

cc: SPG Properties, Landowner
cc: Krys Karns, Selkirk Design Company, LLC , Project Representative
cc: Sarah Coward, Mountain View Construction, Project Representative



EXISTING BUILDING	1280	SQ. FT.
PROPOSED ADDITION	5763	SQ. FT.
TOTAL COVERAGE	= 7043	SQ. FT.
LOT SIZE	= 19602	SQ. FT.
COVERAGE %	= 35.9%	

A-0 COVER PAGE/SITE PLAN
A-1 ELEVATIONS
A-2 ELEVATIONS
A-4 FOUNDATION PLAN
A-6 MAIN FLOOR PLAN
A-12 ROOF FRAMING PLAN

THESE PLANS SHALL COMPLY WITH THE FOLLOWING CODES

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

SEISMIC DESIGN CATEGORY - C
BASIC WIND SPEED - 90 MPH (115 MPH, 3 SECOND GUSTS)
FROST DEPTH - 24" MIN.
ROOF SNOW LOAD - 60 LBS. PFS
SOIL BEARING CAPACITY - 1500 PSF

1. THE BUILDING THERMAL ENVELOPE SHALL BE DURABLY SEALED TO LIMIT INFILTRATION, AS PER (IECC 402.4.1).
2. LIGHTING – A MINIMUM OF 75% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HI-EFFICIENCY FASTENERS TO BE USED IN PRESSURE TREATED WOOD SHALL BE MINIMUM HOT DIPPED GALVANIZED STEEL.
3. DRYER DUCTING LENGTH – WHERE EXHAUST DUCTS ARE CONCEALED WITHIN BUILDING CONSTRUCTION, THE EQUIVALENT LENGTH OF THE DUCTING SHALL BE MAINTAINED.
4. REFRIGERANT CIRCUIT ACCESS PORTS LOCATED OUTSIDE SHALL BE FITTED WITH LOCKING TYPE TAMPER RESISTANT CAPS AS PER (IRC-M1411.6).
5. PER (IRC-M1411.6).
6. FOR NEW CONSTRUCTION, AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING QUARTER, AND FOR EXISTING CONSTRUCTION, CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN EACH SLEEPING QUARTER.
7. APPROVED CONSTRUCTION DOCUMENTS SHALL BE KEPT AT THE SITE OF THE WORK AND SHALL BE OPEN TO INSPECTION BY THE BUILDING OFFICIAL AS PER (IRC 109.3.1).
8. BUILDING LINING IS REQUIRED – MAY USE MINIMUM 38" WIDE SMOOTH ROLL ROOFING OR ICE AND WATER SHIELD AS PER (IRC 905.2.2).
9. ROOF SURFACES SHALL BE USED IN LIEU OF NORMAL ROOFING UNDERLAYMENT AND EXTEND FROM THE LOWEST EDGES OF ALL ROOF SURFACES TO A POINT AT LEAST 4" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING AS PER (IRC R405.2.1).
10. FLOOR INSULATION SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH THE UNDERSIDE OF THE SURFLOOR DECKING AS PER (IECC 402.6.6).
11. A WEATHER RESISTIVE BARRIER SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR WALLS AS PER (IRC R703.2).
12. EXTERIOR WALLS SHALL BE CONSTRUCTED WITH INSULATION AND FINISHES TO BE APPLIED TO THE EXTERIOR SURFACES OF THE TYPE "X" OR "B" FOR GARAGE CEILINGS BENEATH VARIABLE ROOFS SHALL BE INSTALLED PERPENDICULAR TO THE CEILING.
13. FRAMING AND SHALL BE FASTENED AT MINIMUM 6 INCHES O.C. BY MINIMUM 1-7/8" 6d COATED NAILS OR EQUIVALENT DRYWALL SCREWS AS PER (IRC R702.3.5 FOOTNOTE e).
14. SLAB ON GRADE REMOVE ALL VEGETATION, TOP SOIL AND FOREIGN MATERIAL IN AREA WITHIN FOUNDATION WALLS.
15. ALL FOUNDATION SEAMS AND OTHER CONNECTIONS IN DUCTWORK SHALL BE SECURELY FASTENED AND SEALED.
16. ALL FOUNDATION SEAMS SHALL BE SECURELY FASTENED AND SEALED.

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



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

SITE INFO.	
ZONE:	C
SETBACKS:	
ROAD:	25
SIDES:	5
MAX. ALLOWED COVERAGE:	35%
COVERAGE:	35.9%
MAX. BLDG. HT.:	45'
BLDG. HT.:	26'-7"

THIS REVISION HAS NOT BEEN
ENGINEERED, PLEASE SEE
SUPPLEMENTAL ENGINEERED
PLANS DATED 5/2/2024

2-REVISION #1	7/16/2024
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GAVIN REMODEL
468211 HWY 95
SAGLE, ID 83860

SITE PLAN
COVER PAGE/

SCALE: AS SHOWN
SCALES SHOWN ARE FOR
24" X 36" PRINTS ONLY
DATE: 06-19-2024

THE DIMENSIONS
SHOWN ON THE
PLANS SHALL BE
ATTAINED WITHIN
LIMITS OF
PRECISION THAT
GOOD CONSTRUCTION
PRACTICES
WILL PERMIT

A-O



SITE PLAN SCALE 1"=10'

468211 HWY. 95, SAGLE ID 83860

PROPOSED ADDITION = 5738 S.F.

EXISTING = 4290 S.F.

