



Janna Brown <janna.brown@bonnercountyid.gov>

Fwd: Bonner County Planning - V0007-25 Agency Review - Variance - Street Setback

1 message

Matt Mulder <matt.mulder@bonnercountyid.gov>
To: Mail-Planning <planning@bonnercountyid.gov>

Fri, Apr 11, 2025 at 11:57 AM

The Bonner County Road & Bridge Department has no objections to the proposed 10ft setback variance request. Bay Drive is a privately maintained public road, and the requested setback will provide sufficient space to avoid future conflicts with utility installations and neighborhood maintenance of the roadway.

-Matt Mulder, PE
Staff Engineer
Bonner County Road & Bridge
208-255-5681 ext 1

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

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

Date: Wed, Apr 9, 2025 at 11:24 AM

Subject: Bonner County Planning - V0007-25 Agency Review - Variance - Street Setback

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>, Bill 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@cityofdoverydaho.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 <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 <Amanda@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>, Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>, ID State Historical Society - Dan Everhart <dan.everhart@shs.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 <joe.kren@sd83.org>, Jordan Brooks <coolinsewer@gmail.com>, Kayleigh Miller <kmiller@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.mettk@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 <rzanhuisen@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 <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 <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 <epifdchief@gmail.com>, US Fish & Wildlife Services <fw1idahoconsultationrequests@fws.gov>, West Bonner Library <meagan@westbonnerlibrary.org>, West Pend Oreille Fire District <wpofd1@gmail.com>
Cc: Jacob Gabell <jake.gabell@bonnercountyid.gov>, Alexander Feyen <alexander.feyen@bonnercountyid.gov>, Jessica Montgomery <jessica.montgomery@bonnercountyid.gov>, David Fisher <david.fisher@bonnercountyid.gov>

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 Public Hearing_HE05.07.25_Approved.pdf
271K

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 **9th** day of **April 2025**.

A handwritten signature in cursive script that reads "Jessica Montgomery".

Jessica Montgomery, Hearing Coordinator

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Wednesday, April 9, 2025**.

NOTICE IS HEREBY GIVEN that the Bonner County Hearing Examiner will hold a public hearing at **1:30 pm** on **Wednesday, May 7, 2025** in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following request:

File V0007-25 - Variance – Street Setback

The applicants are requesting a variance to the street setback standards, to allow for a 10-foot setback, where 25 feet is required. The 0.216-Acre property is zoned Recreation. The project site is located off Bay Drive in Section 33, Township 57 North, Range 1 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.

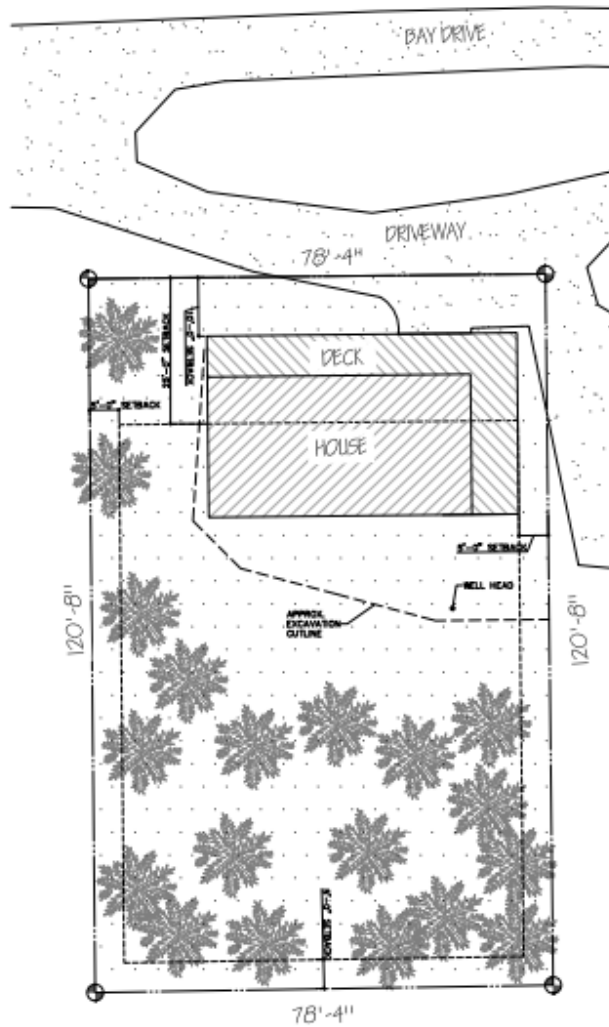
Written statements must be submitted to the planning department record no later than seven (7) days prior to the public hearing. Written statements not exceeding one standard letter sized, single spaced page may be submitted at the public hearing. Statements can be sent to the Bonner County Planning 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



LEGEND

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

SITE INFO.	
ZONE:	REC.
SETBACKS:	
FRONT:	25'
SIDES:	5'
REAR:	5'
MAX. ALLOWED COVERAGE:	35%
COVERAGE:	22.4%
MAX. BLDG. HT.:	35'
BLDG. HT.:	XX

SITE PLAN
BONNER COUNTY, ID 83864 SCALE 3/32"=1'



FOR
DESIGN
ONLY

THESE PLANS HAVE NOT BEEN REVIEWED BY A LICENSED ENGINEER AND STRUCTURAL MEMBERS HAVE BEEN PROVIDED AS A COURTESY FOR BIDDING PURPOSES ONLY. SELKIRK DESIGN CO. IS NOT RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR DAMAGES THAT MAY BE INCURRED BY THE OWNER AND BUILDER TO VERIFY ALL STRUCTURAL ITEMS PRIOR TO CONSTRUCTION.

WASSIF RESIDENCE
LOT RP00350000150A

SITE PLAN
COVER PAGE/

SCALE: 3/32"=1'-0"
SIZES SHOWN ARE FOR 1/4" & 1/2" PRINTS ONLY
DATE: 02-27-2025
THE DIMENSIONS SHOWN ON THE PLANS SHALL BE ATTAINED WITHIN LIMITS OF PRECISION THAT GOOD CONSTRUCTION PRACTICES WILL PERMIT

A-0