



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

## 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>

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 be for 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 - Ja <peggy.george@avistacorp.com>, Becky Meyer <becky.meyer@iposd.org>, Bill Berg <billb@bbsewer.org>, Bonner County Assessors <assessorsgroup@bonnercountyid.gov>, BONNER COUNTY DIRECTOR <bonnercountyhistory.org>, Brenna Garro <Brenna.Garro@oer.idaho.gov>, Bryan Quayle <bryanquayle@quaylelanduseconsulting@gmail.com>, Chace Bell <chace.bell@idwr.idaho.gov>, CI <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 <id.gov>, City of Sandpoint Planning <cityplanning@sandpointidaho.gov>, cityclerk@spirittlakeid.gov <cityclerk@spirittlakeid.gov>, Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>, Cavanaugh Bay Fire Protection District <coolinfirechief@gmail.com>, Craig Hill <craighill@hillsresort.com>, D1Permits <D1Permits@itd.idaho.gov>, Dan Brown <dbrown@id.idaho.gov>, Dan <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 <esjoquist@id.idaho.gov>, Federal Aviation Administration <Heather.pate@faa.gov>, Frankie Dunn <Frankiedunn@hotmail.com>, Fritz Broschet <outletbaysewer@gmail.com>, Garfield Bay <gavin.gilcrease@ggilcrease@sandpointidaho.gov>, Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>, ID State Historical Society - Dan Everhart <dan.everhart@ishs.idaho.gov>, Idaho De <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 <Jason <jason.johnson@bonnercountyid.gov>, Jason Kimberling <jason.kimberling@itd.idaho.gov>, Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>, Jessie Roe <BWSD637@gmail.com>, 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>, Water District <info@lakedewaterdistrict.org>, Lakeland Joint School District #272 <cpursley@lakeland272.org>, Lisa Rosa <hr@ebonnerlibrary.org>, Matt Diel <matt.diel@iposd.org>, Midas <mahmer@id.idaho.gov>, Mike Schacht <firedept@clarkforkidaho.org>, Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>, Navy - Glynis Casey <glynis.cas <Huckbay2501@gmail.com>, Northern Lights <kristin.mettke@nli.coop>, Northern Lights - Clint Brewing <clint.brewington@nli.coop>, Northside Water and Syringa Heights Water Association <odenwater@gmail.com>, Pend Oreille Hospital District <kim.kichenmaster@bonnergeneral.org>, PHD <EHApplications@phd1.idaho.gov>, Priest Lake Public Library District <plplibrary@hc <Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>, Ryan Zandhuisen <rzandhuisen@id.idaho.gov>, Sagle Valley Water and Sewer District <saglewatersewer@gmail.com>, Sagle Va <Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>, Sam Ross <sam.ross@nli.coop>, sandpointairport@gmail.com <sandpointairport@gmail.com>, Sarah Gilmore <sgilmore@sandpointic <james.koehler@iposd.org>, Selkirk Association of Realtors <danielle@selkirka.com>, Selkirk Recreation District <elgar@whoi.edu>, Sheryl Austin <granitereeder@gmail.com>, SOURDO <sourdoughpoint@hotmail.com>, Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>, Spencer Newton <firedistrict@msn.com>, Steve Elgar <selgar@mac.com>, Supe <Symone.legg@itd.idaho.gov <Symone.legg@itd.idaho.gov>, TC Energy / TransCanada <US\_crossings@tcenergy.com>, Teresa Decker <Huckleberryhoa@gmail.com>, Teresa Decker <hucl <utilities@stoneridgeidaho.com>, Theresa Wheat <theresa@kootenai.org>, Tim Ventress <chventresswplvfd@hotmail.com>, Timberlake Fire District <Kwright@timberlakefire.com>, Tom Rei <fw1idahoconsultationrequests@fws.gov>, West Bonner Library <meagan@westbonnerlibrary.org>, West Pend Oreille Fire District <wpofd1@gmail.com>

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**.

*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**.

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**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](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.

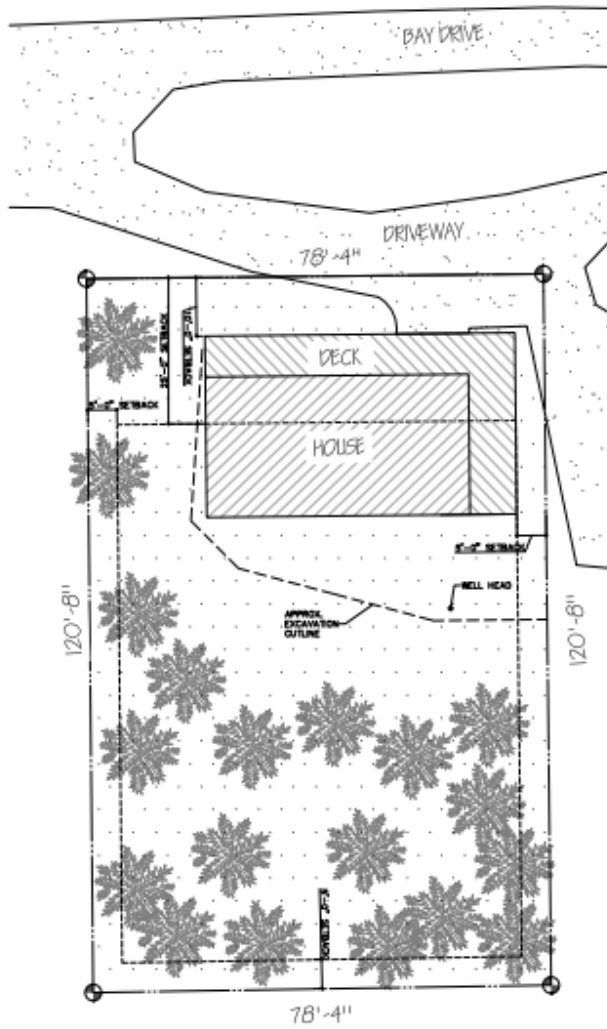
**Written statements must be submitted to the planning department record no later than seven (7) days prior to the public hearing.** Written statements not exceeding one standard letter sized, single spaced page may be submitted at the public hearing. Statements can be sent to the Bonner County Planning 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 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:	36%
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. THE CLIENT IS RESPONSIBLE FOR VERIFYING ALL SETBACKS, EASEMENTS, AND UTILITIES. 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"  
 SCALES SHOWN ARE FOR 1/4" x 1/4" PLOTS 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**