



Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone (208) 265-1458 - Fax (866) 537-4935

Email: planning@bonnercountyid.gov - Web site: www.bonnercountyid.gov

August 13, 2025

Daniel Pantano & Stacy Bjordahl
4680 Riverside Dr
Punta Gorda, FL 33982

Subj: File V0019-25 – Variance – Street Setback

Appendices: (A) Reasoned Statement for V0019-25
(B) File V0019-25 Hearing Examiner Approved Site Plan
(C) File V0019-25 Staff Report

Dear Applicant,

The Bonner County Hearing Examiner approved the referenced application with conditions.

Hearing Examiner Rucker approved this project V0019-25, requesting a Variance to the street setback requirement to allow for a 0ft setback where 25ft is required, to construct a new accessory structure, finding that it **is** in accord with the Bonner County Revised Code as enumerated in the following conclusions of law:

Conclusion 1

Conditions apply to the property that **do not** apply generally to other properties in the same zone or vicinity, which conditions are a result of lot size, shape, topography, or other circumstances over which the applicant has no control.

Conclusion 2

Special conditions and circumstances **do not** result from the actions of the applicant.

Conclusion 3

The granting of the variance **is not** in conflict with the public interest in that it **will not** be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity of the subject parcel or lot. (Ord. 559, 142017)

This decision is based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at the Hearing. Hearing Examiner Rucker has provided a Reasoned Statement attached as Appendix A, adopts the

analysis provided in the Staff Report (or as amended in the adopted Reasoned Statement), and directs Planning Staff to transmit this decision to all interested parties. The action that could be taken to obtain the Variance is to complete the Conditions of Approval as adopted. This action does not result in the taking of private property.

CONDITIONS OF APPROVAL:

- A-1.** Only the development highlighted on the site plan has been reviewed for variance standards. All other development shown must comply with Bonner County Revised Code.
- A-2.** This variance shall not supersede any deed restrictions.
- A-3.** An approved Stormwater Management Plan shall be obtained at the time of Building Location Permit.
- A-4.** Building Location Permits must be obtained.
- A-5.** Existing impervious surface percentage not to be increased.
- A-6.** Existing percentage of vegetated areas within buffer zone not to be reduced any further.

Bonner County Revised Code, Section 12-262, provides an opportunity for affected persons to appeal Hearing Examiner decisions with the Planning Director within 28 days after the final written decision of the Hearing Examiner has been issued. Any such appeal must be submitted in accordance with the referenced code section no later than **5:00 p.m., September 10, 2025. AN APPEAL SHALL BE ACCOMPANIED BY A FILING FEE IN ACCORDANCE WITH THE APPROVED FEE SCHEDULE. THE FEES ARE PAYABLE TO THE BONNER COUNTY PLANNING DEPARTMENT.**

NOTE: Following any final decision concerning a site-specific land use request, the applicant has a right to request a regulatory taking analysis pursuant to Section 67-8003, Idaho Code (*Idaho Code §67-6535(3)*).

Please contact the Planning Department if you have any questions.

Sincerely,



Jacqueline Rucker
Hearing Examiner

cc. Jeremy Grimm, Whiskey Rock Planning & Consulting

Appendix A: Reasoned Statement for V0019-25

Per Idaho Code §67-6516:

“A Variance shall not be considered a right or special privilege, but may be granted to an applicant only upon a showing of undue hardship because of characteristics of the site and that the variance is not in conflict with the public interest.

The following is the supporting evidence that I, Jacqueline S Rucker, Bonner County Hearing Examiner used to determine my decision.

1. BRCR 12-232: General Provisions

a. Evidence:

This Variance application is seeking a 0ft setback where 25ft is required, to construct a new accessory structure.

2. BRCR 12-233: Application, contents

a. Evidence:

In accordance with BCRC 12-233, the applicant submitted all of the required documents and the application was deemed complete by the Bonner County Planning Department.

3. BCRC 12-234: Variance, standards for review of applications

A. Conclusion 1:

Conditions apply to the property that **do not** apply generally to other properties in the same zone or vicinity, which conditions are a result of lot size, shape, topography, or other circumstances over which the applicant has no control.

1. Evidence:

While the splitting of the subject property into three segments by Raven View Drive and Driftwood Shores is not unique to this property only, the subject property is irregularly shaped in comparison to other lots in the vicinity which is not the result of the placement of the above mentioned roads. The applicant is asking to place a cabana near Driftwood Shores which is unique in comparison to a majority of the much larger residential structures built within the 25ft setback to said road.

B. Conclusion 2:

Special conditions and circumstances **do not** result from the actions of the applicant.

1. Evidence:

The subject parcel was replatted on October 10, 2012, under instrument #833736, increasing the size from 21,548 sq. ft. to 43,396 sq. ft. The applicant purchased the property on December 12, 2022 under instrument # 1015347.

The existing structures, easements, and constraints were constructed prior to the applicant purchasing the subject property

C. Conclusion 3:

The granting of the variance **is not** in conflict with the public interest in that it **will not** be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity of the subject parcel or lot. (Ord. 559, 1 4 2017)

1. Evidence:

No agency or public comments were submitted on this request that show evidence that the proposed variance could affect public health, safety, or welfare or be materially injurious to properties or improvements in the vicinity of the subject property.

4. BCRC 12-7.2 et seq.: Grading/Erosion/Stormwater Management

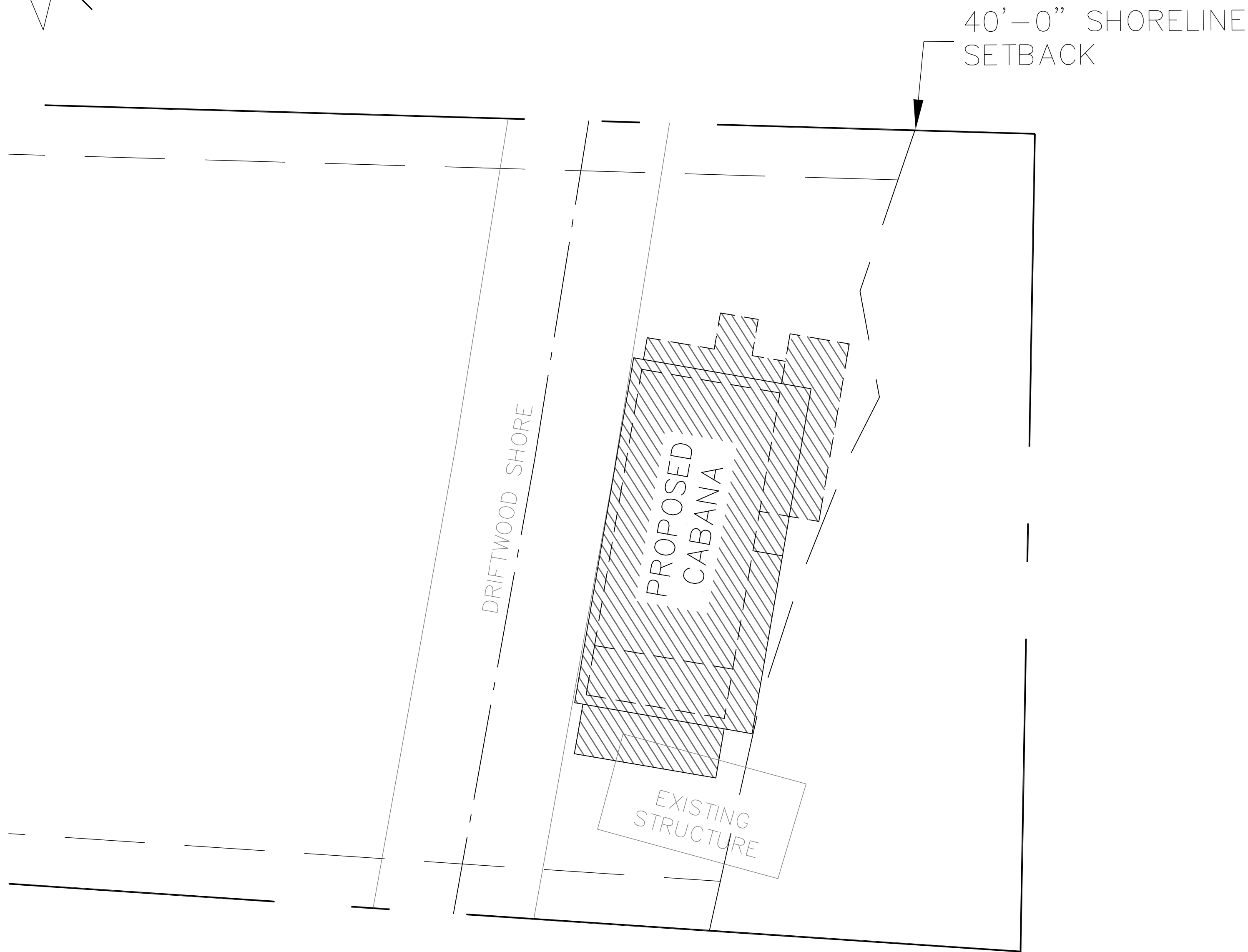
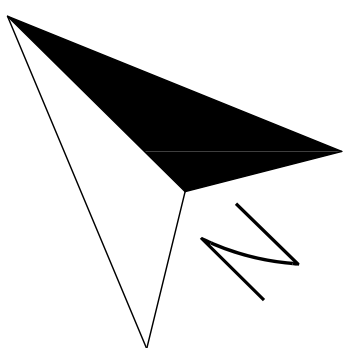
a. Evidence:

Per BCRC 12-720.3(K), a Stormwater Management Plan will be required pursuant to BCRC 12-720.2 and shall be submitted at the time of the Building Location Permit.

PANTANO CABANA

AREA SUMMARY

MAIN FLOOR FINISHED	=	392 SQ. FT.
UPPER FLOOR FIN.	=	462 SQ. FT.
MAIN HARDSCAPING	=	~182 SQ. FT.
UPPER IMPERVIOUS	=	~166 SQ. FT.
TOTAL COVERAGE	=	~783 SQ. FT.
WITHIN 200' AREA SIZE	=	17,801 SQ. FT.
PROPOSED ADD'L COV.	=	~4.4 %



PROJECT EXHIBIT
CLARK FORK, ID SCALE 1/8"=1'



PANTANO RESIDENCE
109 RAVENVIEW DRIVE
CLARK FORK, ID

PROJECT
EXHIBIT

SCALE: 1/4"=1'-0"

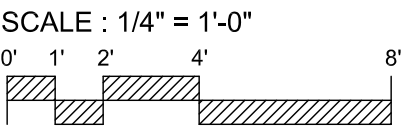
SCALES SHOWN ARE FOR
24" X 36" PRINTS ONLY

DATE: 03-27-2025

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

A-0

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.



**BONNER COUNTY PLANNING
DEPARTMENT
HEARING EXAMINER
STAFF REPORT FOR AUGUST 6, 2025**



Project Name: **Pantano & Bjordahl – Street Setback**

File Number, Type: **FILE #V0019-25, Variance**

Request: The applicants are requesting a Variance to the street setback requirement to allow for a 0-foot setback where 25-feet is required, to construct a new accessory structure.

Legal Description: 17-56N-1E WALSTONS LAKE LOTS 1ST ADDN LOT 9A REPLAT LOT 9 BLOCK 1 SIDELINES EXTENDED

Location: The project site is located off Raven View Drive in Section 17, Township 56 North, Range 1 East, Boise-Meridian.

Parcel Number: RP0047800109A0A

Parcel Size: 0.990-Acres

Applicant: Daniel Pantano & Stacy Bjordahl
4680 Riverside Dr.
Punta Gorda, FL 33982

Project Representative: Jeremy Grimm; Whiskey Rock Planning & Consulting

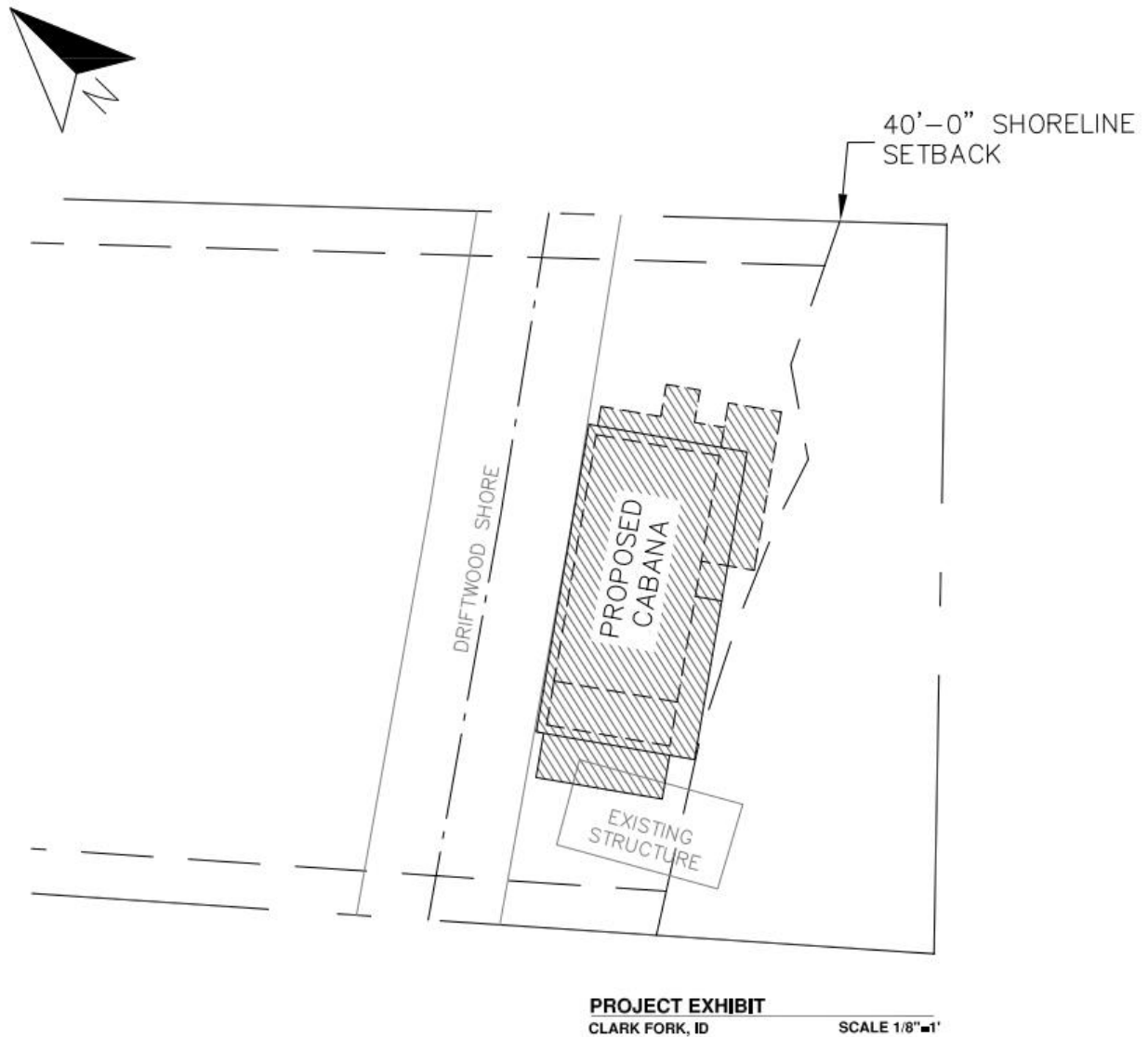
Property owner: Daniel Pantano & Stacy Bjordahl
4680 Riverside Dr.
Punta Gorda, FL 33982

Application filed: May 12, 2025

Notice provided: Mail: July 8, 2025
Site Posting: July 23, 2025
Published in newspaper: July 8, 2025

Appendix: Appendix A – Notice of Public Hearing Record of Mailing
Appendix B - Agency Comments

Site Plan



Project summary:

The applicants are requesting a Variance to the street setback requirement to allow for a 0-foot setback where 25-feet is required, to construct a new accessory structure. The 0.990-acre property is zoned Rural 10 (R-10). The project is located off Raven View Drive in Section 17, Township 56 North, Range 01 East, Boise-Meridian.

Applicable laws:

The following sections of BCRC, Title 12, apply to this project:

BCRC 12-222, Application, contents
BCRC 12-231, Variances, general provisions, application, standards, procedures
BCRC 12-234, Variance standards
BCRC 12-323, Rural District
BCRC 12-344, Nonconforming Structures
BCRC 12-400, et seq., Development standards
BCRC 12-7.1, et seq., Shorelines
BCRC 12-7.2, et seq., Grading/erosion/stormwater management
BCRC 12-7.6, et seq., Hillsides
BCRC 12-800 et seq., Definitions

Background:

A. Site data:

Land Use: Residential – SFD & ADU
Platted
Size: 0.990-acres
Zoning Designation: Rural 10 (R-10)
Comp Plan Designation: Rural Residential (5-10 AC)

B. Access:

Raven View Drive, a privately owned, and maintained easement.

C. Environmental factors:

Site does contain mapped slopes of 15-30+%. (USGS)
Site does contain mapped wetlands. (USFWS)
Site does contain frontage on Lake Pend Oreille.
Parcel is within SFHA Zone AE and Zone X per FIRM Panel Number 16017C1000E
Effective Date 11/18/2009.

D. Services:

- Water: Individual Well
- Sewage: Individual Septic System
- Fire: Sagle Fire District
- Power: Northern Lights, Inc.
- School District: Lake Pend Oreille School District #84.

E. Comprehensive Plan, Zoning and Current Land Use

Compass	Comp Plan	Zoning	Current Land Use & Density
Site	Rural Residential (5-10 AC)	Rural 10 (R-10)	Residential, 10-Acres

North	Rural Residential (5-10 AC)	Rural 10 (R-10)	Residential, 20.994-Acres
East	Rural Residential (5-10 AC)	Rural 10 (R-10)	Residential, 0.720-Acres
South	Rural Residential (5-10 AC) Lake Pend Oreille	Rural 10 (R-10) Lake Pend Oreille	Residential, 0.395-Acres Lake Pend Oreille
West	Rural Residential (5-10 AC)	Rural 10 (R-10)	Residential, 0.444-Acres

F. Standards review

BCRC 12-234 specifies that "Staff, the commission and/or board shall review the particular facts and circumstances of each proposal submitted and shall find adequate evidence showing that:

- (a) **Conditions apply to the property that do not apply generally to other properties in the same zone or vicinity, which conditions are a result of lot size, shape, topography, or other circumstances over which the applicant has no control.**

Applicant: *"The subject parcel slopes steeply and was platted in 1961, establishing a narrow strip of land between the lake shore and Driftwood Shore, a 16' wide easement that divides the lot. Applying the more recent 25' setback from access easements in conjunction with the 40' shoreline setback standards results in the property losing functional use for more than 100' of depth from the shoreline. As such, it is appropriate to provide a deviation to allow the property owner functional use of their property, which they would have but for the present standards. This characteristic is unique to the properties along Driftwood Shore and the County has accommodated numerous other adjacent property owners through approval of a variance."*

Staff: The subject lot is similar to neighboring properties, having frontage on two roads, and having a narrow strip of land between the lake shore and Driftwood Shore. The parcel contains slopes of 15-30%+, mostly in this narrow strip, and to the north of Driftwood Shore. The subject property is more than twice as large as the neighboring parcels which have structures along the shoreline. Neighboring parcels currently have dwellings in this narrow strip, while the subject parcel already has two dwellings on the portion north of Driftwood Shore.

- (b) **Special conditions and circumstances do not result from the actions of the applicant.**

Applicant: *"Special Conditions and circumstances are not the result of the owner's actions. They had no control over the original layout or placement of their cabin in relation to the placement of the Driftwood Shore easement. Unfortunately, the result of the current location of the easement, in concert with the 25' access easement setback standards of BCRC, results in the property being severely encumbered."*

Staff: The subject parcel was replatted on October 10, 2012, under instrument # 833736, increasing the size from 21,548 sq. ft. to 43,396 sq. ft. Applicant Pantano purchased the property on December 12, 2022 under instrument # 1015347. The applicants did not create the configuration of the subject lot; the existing structures, easements, and constraints were constructed prior to the applicant purchasing the

property. There appears to be no evidence that the applicant has performed any actions on the property that would require the applicant to request this variance.

- (c) The granting of the variance is not in conflict with the public interest in that it will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity of the subject parcel or lot.**

Applicant: *"In an effort to provide comprehensive relief, transparency and to approach the challenges of building on this lot, the property owner has chosen to seek a variance whereby additional flexibility to the standards may be granted. The County is required to find that the granting of a variance will not be in conflict with the public interest, public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity of the subject parcel. We believe that the requested Variance from Bonner County Code will have no detrimental impact on the safety of property in the area. As can be witnessed on the abutting properties to the north and south, similar deviations from the strict application of the 25' setback have been accommodated to allow improvements to be constructed closer to Driftwood Shore. Finally, the existence of the fence on the edge of the travel way shows that there would be no material impact to functionality of the travel area."*

Staff: A 0-foot setback to a travel way could pose complications with use, and maintenance, especially in Bonner County where snow removal is an issue. A 16-foot travel way also poses problems with large vehicles, trailers and RV's, especially when there is a need to pass, and traffic moving in both directions. In this situation, the proposed project site sits along a straight stretch in the travel way and already has a 0-foot setback to the existing fence. No public comments were received indicating that this would be detrimental to the public health, safety, or welfare, or be materially injurious to surrounding lots or parcels. Utilizing the Bonner County GIS mapping tools, the existing site appears to be currently nonconforming to the impervious surface standards of Bonner County Revised Code 12-713, and the vegetative buffer standards of BCRC 12-714, both existing to preserve the quality and quantity of Bonner County water resources, and to reduce erosion and sedimentation into waterways. It is unclear if this proposal would expand that non-conformity. **See Conditions of Approval.**

G. Stormwater plan

A stormwater management plan is required pursuant to BCRC 12-720.2. The plan shall be submitted at the time of the Building Location Permit.

H. Agency Review

Agencies were notified of this project on July 8, 2025. A full list of the agencies notified can be found in the attached Appendix A.

The following agencies commented:

Bonner County Floodplain Review

The following agencies replied "No Comment":

Idaho Department of Environmental Quality

Idaho Department of Fish and Game
Idaho Transportation Department
Panhandle Health District
Bonner County Historical Society

All other agencies did not reply.

Public Notice & Comments

At the time this Staff Report was written, no public comments had been received.

Planner's Initials: __DF__ Date: 7/28/25 Note:
The final decision rests with the governing body after the completion of the public hearing and consideration of all relevant oral and written testimony and evidence.

Conditions of approval:

Standard Conditions:

- A-1.** Only the development highlighted on the site plan has been reviewed for variance standards. All other development shown must comply with Bonner County Revised Code.
- A-2.** This variance shall not supersede any deed restrictions.
- A-3.** An approved Stormwater Management Plan shall be obtained at the time of Building Location Permit.
- A-4.** Building Location Permits must be obtained.
- A-5.** Existing impervious surface percentage not to be increased.
- A-6.** Existing percentage of vegetated areas within buffer zone not to be reduced any further.

The complete file is available for review in the Planning Department, 1500 Highway 2, Suite #208, Sandpoint, ID. Some file application material is available online at www.bonnercountyid.gov Bonner County Revised Code (BCRC) is available at the Planning Department or online.

Appendix A – Notice of Public Record of Mailing

RECORD OF MAILING

Page 1 of 1

File No.: V0019-25

Record of Mailing Approved By:



I hereby certify that a true and correct copy of the "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this **8th** day of **July 2025**.



Dylan Young, Hearing Coordinator

Assessor - Email

Bay Drive Recreation District - Email

Bonner County Airport Manager - Email

Bonner County EMS - Email

Bonner County Road & Bridge - Email

Bottle Bay Water & Sewer District - Email

City of Dover - Email

City of Hope - Email

City of Oldtown - Email

City of Priest River - Email

City of Spirit Lake - Email

Coolin-Cavanaugh Bay Fire District - Email

East Bonner Library - Email

Ellisport Bay Sewer - Email

GEM STATE MINER - U.S. Mail

Idaho Department of Environmental Quality (DEQ) - Email

Idaho Department of Lands - CDA - U.S. Mail

Idaho Department of Lands - Navigable Waters & Mining - Email

Idaho Department of Water Resources - IDWR - Email

Idaho Transportation Department- District I - Email

Kalispel Bay Sewer & Water - U.S. Mail

KPBX-FM 91 SPOKANE PUBLIC RADIO - U.S. Mail

Laclede Water District - Email

Lake Pend Oreille School District, #84 (Transportation) - Email

Little Blacktail Ranch Water Association - U.S. Mail

Northern Lights, Inc. - Email

Northside Fire District - Email

Panhandle Health District - Email

Priest Lake Public Library District - Email

Sagle Valley Water & Sewer - Email

Schweitzer Fire District - Email

Selkirk Fire, Rescue & EMS - Email

Southside Water & Sewer District - Email

Spokesman-Review - U.S. Mail

Swan Shores Sewer District - U.S. Mail

Tamarack Village Water & Sewer - U.S. Mail

Trestle Creek Sewer District - Email

U.S. Fish & Wildlife Service - Email

West Bonner County Cemetery District - Email

West Bonner Library - Email

West Pend Oreille Fire District - Email

Avista Utilities - Email

Bayview Water & Sewer - Email

BONNER COUNTY DAILY BEE - U.S. Mail

Bonner County Floodplain Review - Email

Bonner County Sheriff - Email

City of Clark Fork - Email

City of East Hope - Email

City of Kootenai - Email

City of Ponderay - Email

City of Sandpoint - Email

Coolin Sewer District - Email

Drainage District #7 - Email

East Priest Lake Fire District - Email

Garfield Bay Water & Sewer District - Email

Granite Reeder Water & Sewer District - Email

Idaho Department of Fish & Game - Email

Idaho Department of Lands - Coolin - Email

Idaho Department of Lands - Sandpoint - Email

Idaho Transportation Department (Aeronautics) - U.S. Mail

Independent Highway District - Email

Kootenai-Ponderay Sewer District - Email

KSPT-KPND-KIBR RADIO - U.S. Mail

Lake Pend Oreille School District, #84 (Admin Office) - Email

Lakeland Joint School District, #272 - Email

North of the Narrows Fire District - Email

Northland/Vyve Cable Television - Email

Outlet Bay Sewer District - Email

Pend Oreille Hospital District - Email

Priest Lake Translator District - Email

Sam Owen Fire District - Email

SELKIRK ASSOCIATION OF REALTORS - U.S. Mail

Selkirk Recreation District - Email

Spirit Lake Fire District - Email

State Historical Society - Email

Syringa Heights Water Association - Email

Timber Lake Fire District - Email

U.S. Army Corps of Engineers - Email

U.S. Forest Service - U.S. Mail

West Bonner County School District, #83 - Email

West Bonner Water & Sewer District - Email

West Priest Lake Fire District - Email

Appendix B – Agency Comments



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] Re: Bonner County Planning - File V0019-25 Agency Review

1 message

Bonner County History Museum <hannah@bonnercountyhistory.org>
To: Bonner County Planning Department <planning@bonnercountyid.gov>

Fri, Jul 18, 2025 at 3:41 PM

No comment

Thank you,
Hannah Combs
Bonner County Historical Society

On Fri, Jul 11, 2025 at 8:16 AM Bonner County Planning Department <planning@bonnercountyid.gov> wrote:
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.

Very Respectfully,

Dylan Young
Hearing Coordinator

Bonner County Planning Department
1500 Highway 2, Suite 208
Sandpoint, ID 83864
Phone: 208-265-1458



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - File V0019-25 Agency Review

1 message

DEQ Comments <deqcomments@deq.idaho.gov>

Thu, Jul 17, 2025 at 10:20 AM

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

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

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 11, 2025 8:17 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>; 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>; Bell, Chace <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 Kootenai <cityclerk@cityofkootenai.org>; 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>; Coolin-Cavanaugh Bay Fire Protection District <coolinfirechief@gmail.com>; Craig Hill <craighill@hillsresort.com>; D1Permits <D1Permits@itd.idaho.gov>; dbrown@idl.idaho.gov; Dan McCracken <Dan.McCracken@deq.idaho.gov>; Dan Scholz <dan.scholz@nli.coop>; Dave Schuck <dave.schuck@bonnercountyid.gov>; Dean Davis <deandavis@sd83.org>; Kristie May

<Kristie.May@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 <Frankiejduhn@hotmail.com>; Fritz Broschet <outletbaysewer@gmail.com>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Dan Everhart <Dan.Everhart@ishs.idaho.gov>; DEQ Comments <deqcomments@deq.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; Robert Beachler <robert.beachler@itd.idaho.gov>; ITD - Stacy Simkins <stacy.simkins@itd.idaho.gov>; Jack Schenck <Jack.schenck@vyvebb.com>; Jamie Brown <jamieb@inlandpower.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>; joekren@sd83.org; Jordan Brooks <coolinsewer@gmail.com>; Karen Quenell <kquenell@northsidefire.org>; Kayleigh Miller <klmiller@ponderay.org>; kbsd sewer <kbsdpl@hotmail.com>; Ken Flint <ken_flint@tcenergy.com>; Kenny Huston <kenny.huston@oer.idaho.gov>; Kim Hoodenpyle <kjh5345@gmail.com>; Kim Spacek <kimspacek@sd83.org>; Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>; Laclede Water District <info@lacedewaterdistrict.org>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; Matt Diel <matt.diel@lposd.org>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>; 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 & Sewer District <markc@smartplugs.com>; Sagle Valley Water and Sewer District <saglewatersewer@gmail.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; Sam Ross <sam.ross@nli.coop>; Sarah Gilmore <sgilmore@sandpointidaho.gov>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; SCHWEITZER FIRE DISTRICT <SchweitzerFireDistrict@gmail.com>; 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>; 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 <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: Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>

Subject: Bonner County Planning - File V0019-25 Agency Review

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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.

Very Respectfully,

Dylan Young

Hearing Coordinator

Bonner County Planning Department

1500 Highway 2, Suite 208

Sandpoint, ID 83864

Phone: 208-265-1458



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - File V0019-25 Agency Review

1 message

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

Fri, Jul 25, 2025 at 1:21 PM

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

Hi Dylan,

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**From:** Bonner County Planning Department <planning@bonnercountyid.gov>**Sent:** Friday, July 11, 2025 8:17 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>; 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>; Bell, Chace <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 Kootenai <cityclerk@cityofkootenai.org>; 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>; Coolin-Cavanaugh Bay Fire Protection District <coolinfirechief@gmail.com>; Craig Hill <craighill@hillsresort.com>; D1Permits <D1Permits@itd.idaho.gov>; dbrown@idl.idaho.gov; Dan McCracken <Dan.McCracken@deq.idaho.gov>; Dan Scholz <dan.scholz@nli.coop>; Dave Schuck <dave.schuck@bonnercountyid.gov>; Dean Davis <deandavis@sd83.org>; Kristie May <Kristie.May@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 <Frankiejduhn@hotmail.com>; Fritz Broschet <outletbaysewer@gmail.com>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Dan Everhart <Dan.Everhart@ishs.idaho.gov>; DEQ Comments <deqcomments@deq.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; Robert Beachler <robert.beachler@itd.idaho.gov>; ITD - Stacy Simkins <stacy.simkins@itd.idaho.gov>; Jack Schenck <Jack.schenck@vyvebb.com>; Jamie Brown <jamieb@inlandpower.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>; joekren@sd83.org; Jordan Brooks <coolinsewer@gmail.com>; Karen Quenell <kquenell@northsidefire.org>; KayLeigh Miller <klmiller@ponderay.org>; kbsd sewer <kbsdpl@hotmail.com>; Ken Flint <ken_flint@tcenergy.com>; Kenny Huston <kenny.huston@oer.idaho.gov>; Kim Hoodenpyle <kjh5345@gmail.com>; Kim Spacek <kimspacek@sd83.org>; Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>; Laclede Water District <info@lacedewaterdistrict.org>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; Matt Diel <matt.diel@lposd.org>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>; 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 & Sewer District <markc@smartplugs.com>; Sagle Valley Water and Sewer District <saglewatersewer@gmail.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; Sam Ross <sam.ross@nli.coop>; Sarah Gilmore <sgilmore@sandpointidaho.gov>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; SCHWEITZER FIRE DISTRICT <SchweitzerFireDistrict@gmail.com>; 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>; 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 <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: Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>

Subject: Bonner County Planning - File V0019-25 Agency Review

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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.

Very Respectfully,

Dylan Young

Hearing Coordinator

Bonner County Planning Department

1500 Highway 2, Suite 208

Sandpoint, ID 83864

Phone: 208-265-1458



Dylan Young <dylan.young@bonnercountyid.gov>

Bonner County Planning - File V0019-25 Agency Review

Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>
To: Bonner County Planning Department <planning@bonnercountyid.gov>

Fri, Jul 11, 2025 at 11:43 AM

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

Website: itd.idaho.gov

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

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

Sent: Friday, July 11, 2025 8:17 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>; 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@cityofdoveridaho.org>; City of East Hope Franck <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; Manda Corbett <cityclerk@cityofkootenai.org>; 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>; 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>; Dave Schuck <dave.schuck@bonnercountyid.gov>; 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 <Frankiejduhn@hotmail.com>; Fritz Broschet <outletbaysewer@gmail.com>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Gavin Gilcrease <ggilcrease@sandpointidaho.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>; Robert Beachler <Robert.Beachler@itd.idaho.gov>; Stacy Simkins <Stacy.Simkins@itd.idaho.gov>; Jack Schenck <Jack.schenck@vyvebb.com>; Jamie Brown <jamieb@inlandpower.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>; Karen Quenell <kquenell@northsidefire.org>; KayLeigh Miller <klmiller@ponderay.org>; kbsd sewer <kbsdpl@hotmail.com>; Ken Flint <ken_flint@tcenergy.com>; Kenny Huston <kenny.huston@oer.idaho.gov>; Kim Hoodenpyle <kjh5345@gmail.com>; Kim Spacek <kimspacek@sd83.org>; Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>; Laclede Water District <info@lacedewaterdistrict.org>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; Matt Diel <matt.diel@lposd.org>; Merritt Horsmon <merritt.horsmon@idfg.idaho.gov>; 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 & Sewer District <markc@smartplugs.com>; Sagle Valley Water and Sewer District <saglewatersewer@gmail.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; Sam Ross <sam.ross@nli.coop>; Sarah Gilmore <sgilmore@sandpointidaho.gov>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; SCHWEITZER FIRE DISTRICT <SchweitzerFireDistrict@gmail.com>; 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>; Steve Elgar <selgar@mac.com>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Symone Legg <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: Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>

Subject: Bonner County Planning - File V0019-25 Agency Review

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Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] VA0021-25-VARIANCE-DEPTH TO WIDTH VA0019-25-VARIANCE-STREET SETBACK

1 message

Denis Twohig <dtwohig@phd1.idaho.gov>
To: Bonner County Planning <planning@bonnercountyid.gov>

Wed, Jul 23, 2025 at 4:53 PM



Public Health
Prevent. Promote. Protect.
Panhandle Health District

Denis Twohig | Technical Records Specialist 1
2101 W Pine St. Sandpoint, ID 83864
P: 208.265.6384
E: ehapplications@phd1.idaho.gov
W: Panhandlehealthdistrict.org

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2 attachments

 **V0019-25-VARIANCE-STREET SETBACK.pdf**
965K

 **VA0021-25-VARIANCE-DEPTH TO WIDTH.pdf**
1510K



NOTICE OF PUBLIC HEARING

I hereby certify that a true and correct copy of this "Notice of Public Hearing" was digital or mailed (postage prepaid) on this **8th** day of **July 2025**.

Dylan Young

Dylan Young, Hearing Coordinator

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Tuesday, July 8, 2025**.

NOTICE IS HEREBY GIVEN that the Bonner County Hearing Examiner will hold a public hearing at **1:30 pm** on **Wednesday, August 6, 2025**, in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following request:

File V0019-25 - Variance - Street Setback

The applicants are requesting a 0-foot street setback, where 25 feet is required, to construct a new accessory structure. The .990-Acres property is zoned Rural 10 (R-10). The project site is located off Driftwood Shore in Section 17, Township 56 North, Range 1 East, Boise-Meridian. The project site is located within the Sagle Fire District service area.

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

Sarah Tomyan, PHD
Name

7/23/25
Date

Septic not affected