



**BONNER COUNTY PLANNING DEPARTMENT
HEARING EXAMINER
STAFF REPORT FOR OCTOBER 15, 2025**

Project Name: **Modification of Terms – Modification of V0010-24**

File Number,Type: **FILE #MOD0007-25**

Request: The applicants are requesting a modification of V0010-24, modifying the approved site plan to include a lean-to addition.

Legal Description: 1-56N-1E TALL TIMBER TRACTS REPLAT OF LOTS 1A & 2A LOT 2B

Location: The project site is located off Fir Drive in Section 01, Township 56 North, Range 1 East, Boise-Meridian.

Parcel Number: RP0045900002B0A

Parcel Size: 1.71-acres

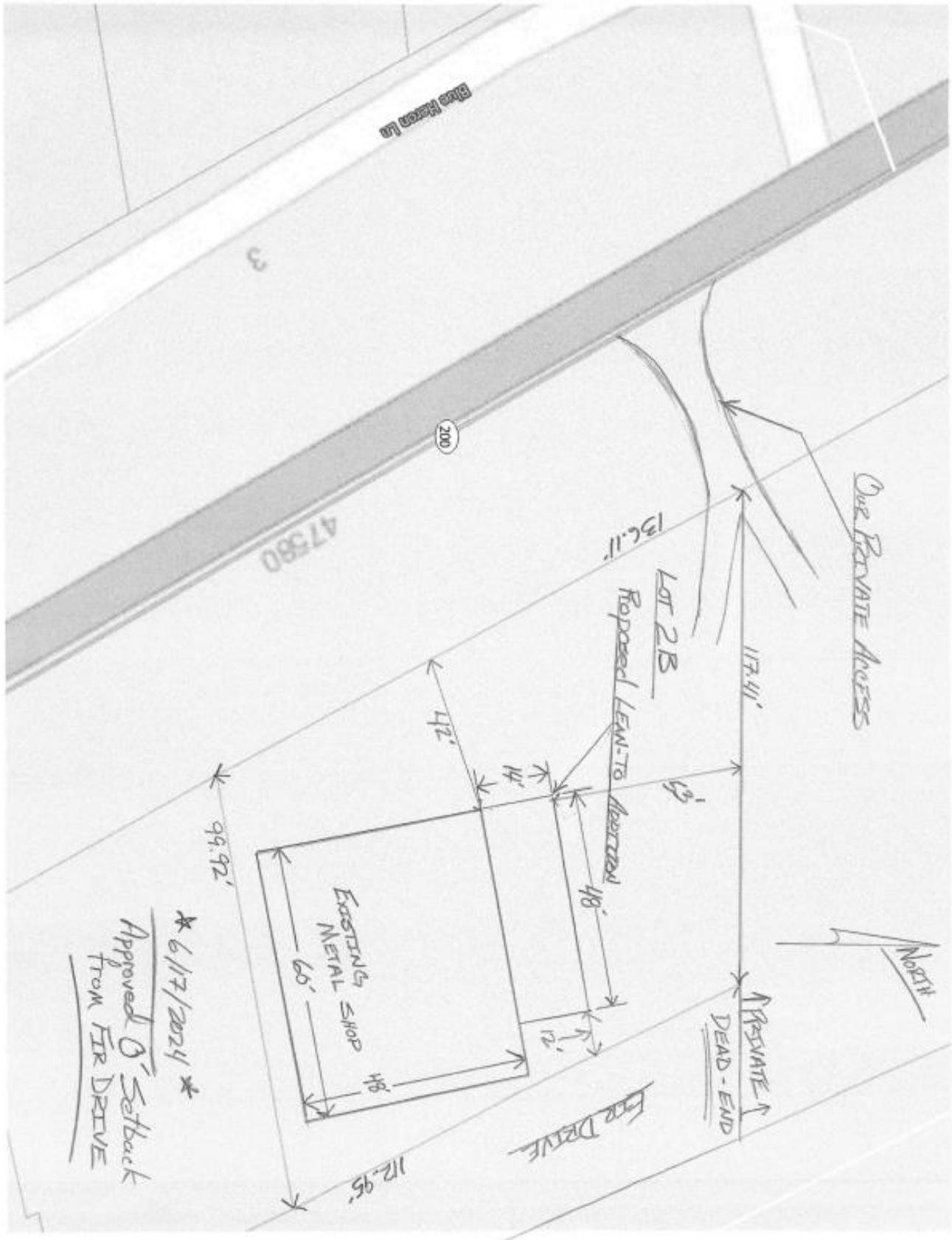
Applicant/Property Owner: Joseph & Saundra Taylor
PO Box 223
Clark Fork, ID 83811

Application filed: August 21, 2025

Notice provided: Mail: September 16, 2025
Site Posting: September 29, 2025
Published in newspaper: September 16, 2025

Appendices: Appendix A – Notice of Public Hearing Record of Mailing
Appendix B – Agency Comments
Appendix C – Applicant Narrative
Appendix D – V0010-24 Decision Letter

Site Plan



Project summary:

The applicants are requesting a modification to V0010-24, modifying the approved site plan to include a lean-to addition. The 1.71-acre lot is zone Recreation (Rec) and Rural 5 (R-5). The project site is located off Fir Drive in Section 01, Township 56 North, Range 01 East, Boise-Meridian. The project is located within the Sam Owen Fire District and Ellisport Bay Sewer.

Applicable laws:

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

BCRC 12-266: Modification of Terms and Conditions of Permit Approval
BCRC 12-232, General provisions
BCRC 12-233, Application, contents
BCRC 12-234, Variance, standards for review of applications
BCRC 12-7.2, et seq., Grading/erosion/stormwater management
BCRC 12-800 et seq., Definitions

Background:

A. Site data:

Land Use: Residential
Platted
Size: 1.71-acres
Zoning Designation: Recreation/Rural 5
Comp Plan Designation: Resort Community

B. Access:

Blue Heron Lane, a privately owned and maintained road, and Fir Drive, a Bonner County owned and privately maintained public right-of-way.

C. Environmental factors:

Site does contain mapped slopes. (USGS)
Site does not contain mapped wetlands. (USFWS)
Site does contain frontage on Lake Pend Oreille.
Bonner County Floodplain Comment: Parcel is within SFHA Zone AE and Zone X per FIRM Panel Number 16017C1000E, Effective Date 11/18/2009. Per the submitted site plan and county GIS, the proposed development is within SFHA Zone X. No further floodplain review is required on this proposal.

D. Services:

- Water: Individual Well
- Sewage: Individual Septic
- Fire: Sam Owen Fire District
- Power: Avista Utilities
- 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	Resort Community	Recreation/Rural 5	Residential, 1.71-acres
North	Resort Community	Recreation	Residential, 1.39-acres
East	Resort Community	Rural 5	Railroad Right of Way
South	Resort Community)	Recreation/Rural 5	Residential, 1.03-acres
West	Lake Pend Oreille	Lake Pend Oreille	Lake Pend Oreille

F. BCRC 12-266: Modification of Terms and Conditions of Permit Approval

A. The terms and conditions of the approval of any permit authorized or required in this title may be modified only by the Planning Director, Zoning Commission and/or Board as established in this section. This section applies to modifications of approved permits, including, but not limited to, conditional use permits, special use permits, variances, preliminary plats, final plats, lot line adjustments and planned unit developments.

STAFF: V0010-24 was originally heard by the Bonner County Hearing Examiner on June 17, 2024 and approved for a 0-foot setback from Fir Drive where 25 feet is required, on June 21, 2024. The modification aims to modify the approved site plan to include the addition of a lean-to structure with a 12-foot street setback.

B. Application for a modification of terms and conditions of approval shall be made to the Planning Department, on forms provided by the department, and accompanied by the fee specified in section 12-265 of this subchapter.

STAFF: This application was deemed complete by the Planning Department on August 21, 2025.

C. A public hearing shall be scheduled and notice provided in accordance with the requirements for the original permit issuance.

STAFF: The hearing for this file is scheduled to be heard by the Hearing Examiner, the original decision maker, for October 15, 2025.

D. The Planning Director, Zoning Commission and/or Board shall consider the proposed modification in accordance with the requirements for the original permit application and shall confine the review to the proposed modification.

E. The Planning Director, Zoning Commission and/or Board shall render a decision in writing on the proposed modification within five (5) working days after consideration of the proposal, and the decision shall conform to the procedures, standards and requirements pertaining to the original permit.

G. BCRC 12-232, General Provisions

In accordance with BCRC 12-232, the applicant is seeking a 100% variance to street setbacks. The modification aims to modify the approved site plan to include the addition of a lean-to structure with a 12-foot street setback.

H. BCRC 12-233, Application, contents

In accordance with BCRC 12-233, the applicant submitted all the required documents and the application was deemed complete on August 21, 2025.

I. BCRC 12-234, Variances, standards for review of applications

BCRC 12-234 specifies that "The staff, Zoning Commission, hearing examiner and/or Board shall review the particular facts and circumstances of each proposal submitted. To grant a variance, the hearing examiner or the Governing Body must 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: See attached narrative in Appendix C.

Staff: According to GIS LiDAR data, the subject property contains minimal slopes of 0-30%. The property does have frontage on Lake Pend Oreille and is located within FEMA SFHA Zone AE and Zone X; however, these natural features and floodplain designations apply to the portion of the property that is west of Highway 200.

When Highway 200 was constructed, it cut through many of the properties in the Timber Tracts subdivision. This divided the lot into a western portion and a much smaller eastern portion. This eastern portion, where the subject development will occur, is hindered by two street setbacks on the East and West property lines. This presents notable challenges when seeking to further develop the eastern portion of the subject lot.

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

Applicant: See attached narrative in Appendix C.

Staff: The applicant acquired the subject property via Warranty Deed, Instrument No. 881425, on October 28, 2015. The construction of Highway 200 and the subsequent division of the subject property occurred well before the applicant acquired the property. The subject property is also split zoned. The portion to the West of Highway 200 is zoned Recreation and the portion to the East of Highway 200 is zoned Rural-5. This property has been split zoned since the effective date of Ordinance 502 in December of 2008.

- (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: See attached narrative in Appendix C.

Staff: No comments from the public or any public agency or taxing district were received that indicated that the proposed project would be detrimental to the public health, safety, or welfare or be materially injurious to the surrounding properties or improvements within the vicinity of this project.

J. Stormwater plan

Stormwater Management concerns will be addressed during the Building Location Permit phase in accordance with BCRC 12-720. No further review is required for this project.

K. Agency Review

Agencies were notified of this project on September 16, 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":

TC Energy
Panhandle Health District
Kootenai-Ponderay Sewer District
Idaho Transportation Department
Idaho Department of Water Resources
Idaho Department of Fish and Game
Bonner County Historical Society

All other agencies did not reply.

Public Notice & Comments

At the time this Staff Report was prepared, public comments were received.

Planner's Initials: KS Date: October 8, 2025

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:

- 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** A Building Location Permit shall be required for the highlighted development.
- A-4** All conditions set forth in the issuance of Planning File V0010-24 shall be enforced, unless otherwise stated.

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 Hearing Record of Mailing

RECORD OF MAILING

Page 1 of 1

File No.: MOD0007-25

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 16th day of **September 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 MOD0007-25 Agency Review

1 message

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

Mon, Sep 22, 2025 at 3:16 PM

No comment

Thank you,
Hannah Combs
Bonner County Historical Society

On Tue, Sep 16, 2025 at 9:00 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.

Dylan Young
Bonner County Planning Department
Hearing Coordinator
208-265-1458

Now Live: Apply for Your Building Location Permit Online!

We're making building easier! You can now apply for your **Building Location Permit** quickly and securely through our **new citizen online portal**, available 24/7 from the comfort of your home or office. You can also apply on one of the kiosks provided in the Planning Department office, located in the County Administrative Building, Suite 208.

Fast & easy application process
Track your permit status in real time
Upload documents directly

Online Application Guide

Visit <https://bonnercountyid-energovweb.tylerhost.net/apps/selfservice#/home> **to get started today!**

Effective July 1, 2025, all Building Location Permits must be applied for through the online citizen portal and we will no longer be accepting applications sent via email or printed paper applications. Have questions? Call 208-265-1458, our team is ready to help.

Build smarter. Apply online.

--
Hannah Combs
Executive Director

BONNER COUNTY
HISTORICAL SOCIETY &
MUSEUM
HISTORY CREATING COMMUNITY

Bonner County Historical Society & Museum

611 S. Ella Ave

Sandpoint, ID 83864

208.263.2344

www.bonnercountyhistory.org

[Become a member today!](#)



Dylan Young <dylan.young@bonnercountyid.gov>

Bonner County Planning - File MOD0007-25 Agency Review

Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>
To: Bonner County Planning Department <planning@bonnercountyid.gov>

Fri, Sep 26, 2025 at 1:46 PM

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: Tuesday, September 16, 2025 9:00 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>; Bonner County Solid Waste <solidwaste@bonnercountyid.gov>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Carrol

Stejer <CASTEJER@gmail.com>; 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 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; Clark Fork Fire Department <firedept@clarkforkidaho.org>; 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 Scholz <dan.scholz@nli.coop>; Dave Schuck <dave.schuck@bonnercountyid.gov>; Dean Davis <deandavis@sd83.org>; 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>; Bates, Luke <Luke.Bates@idwr.idaho.gov>; Matt Diel <matt.diel@lposd.org>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>; Midas Water <midaswatercorp@gmail.com>; Mike Ahmer <mahmer@idl.idaho.gov>; Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>; Navy - Glynis Casey <glynis.casey@navy.mil>; North of the Narrows Fire District <northofthenarrowsfire@gmail.com>; Northern Info <northerninfo@idwr.idaho.gov>; 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>; 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 <epfldchief@gmail.com>; US Fish & Wildlife Services <fw1idahoconsultationrequests@fws.gov>; meagan <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>

Cc: Alexander Feyen <alexander.feyen@bonnercountyid.gov>

Subject: Bonner County Planning - File MOD0007-25 Agency Review

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.

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.

[Quoted text hidden]



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - File MOD0007-25 Agency Review

1 message

Bates, Luke <Luke.Bates@idwr.idaho.gov>

Wed, Sep 17, 2025 at 9:06 AM

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

REF: MOD0007-25

TO: Dylan Young – Bonner County Planning Department Hearing Coordinator

Good morning,

Idaho Department of Water Resources (IDWR) – Northern Regional Office has no comments related to MOD0007-25.

Thank you for the opportunity to comment,

**From:** Bonner County Planning Department <planning@bonnercountyid.gov>**Sent:** Tuesday, September 16, 2025 9:00 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>; Bonner County Solid Waste <solidwaste@bonnercountyid.gov>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Carrol

Stejer <CASTEJER@gmail.com>; Chief Debbie Carpenter <chief@spiritlakefire.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@spiritlakeid.gov; Clark Fork Fire Department <firedept@clarkforkidaho.org>; 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 Scholz <dan.scholz@nli.coop>; Dave Schuck <dave.schuck@bonnercountyid.gov>; Dean Davis <deandavis@sd83.org>; 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>; Bates, Luke <Luke.Bates@idwr.idaho.gov>; Matt Diel <matt.diel@lposd.org>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>; Midas Water <midaswatercorp@gmail.com>; Mike Ahmer <mahmer@idl.idaho.gov>; Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>; Navy - Glynis Casey <glynis.casey@navy.mil>; North of the Narrows Fire District <northofthenarrowsfire@gmail.com>; Northern Info <northerninfo@idwr.idaho.gov>; 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>; 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 <epfldchief@gmail.com>; US Fish & Wildlife Services <fw1idahoconsultationrequests@fws.gov>; meagan <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>

Cc: Alexander Feyen <alexander.feyen@bonnercountyid.gov>

Subject: Bonner County Planning - File MOD0007-25 Agency Review

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.

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.

Dylan Young

Bonner County Planning Department

Hearing Coordinator

208-265-1458

Now Live: Apply for Your Building Location Permit Online!

We're making building easier! You can now apply for your **Building Location Permit** quickly and securely through our **new citizen online portal**, available 24/7 from the comfort of your home or office. You can also apply on one of the kiosks provided in the Planning Department office, located in the County Administrative Building, Suite 208.

Fast & easy application process

Track your permit status in real time

Upload documents directly

Online Application Guide

Visit <https://bonnercountyid-energovweb.tylerhost.net/apps/selfservice#/home> to get started today!

Effective July 1, 2025, all Building Location Permits must be applied for through the online citizen portal and we will no longer be accepting applications sent via email or printed paper applications. Have questions? Call 208-265-1458, our team is ready to help.

Build smarter. Apply online.

 **Bates_ Luke.vcf**
2K



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - File MOD0007-25 Agency Review

1 message

Robert Beachler <Robert.Beachler@itd.idaho.gov>
 To: Bonner County Planning Department <planning@bonnercountyid.gov>
 Cc: D1Permits <D1Permits@itd.idaho.gov>

Thu, Sep 18, 2025 at 1:06 PM

No Comment from the Idaho Transportation Department.

Robert Beachler
 District 1 Planning Program Manager
 Idaho Transportation Department
 600 W. Prairie Ave
 Coeur d'Alene, ID 83815
robert.beachler@itd.idaho.gov
 (208) 772-1216
 Office Hours M-TH 6-4:30

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

Sent: Tuesday, September 16, 2025 9:00 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>; Bonner County Solid Waste <solidwaste@bonnercountyid.gov>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Carrol Stejer <CASTEJER@gmail.com>; Chief Debbie Carpenter <chief@spiritleakefire.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@spiritleakeid.gov; Clark Fork Fire Department <firedept@clarkforkidaho.org>; 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 Scholz <dan.scholz@nli.coop>; Dave Schuck <dave.schuck@bonnercountyid.gov>; Dean Davis <deandavis@sd83.org>; 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>; Luke Bates <luke.bates@idwr.idaho.gov>; Matt Diel <matt.diel@lposd.org>; Merritt Horsmon <merritt.horsmon@idfg.idaho.gov>; Midas Water <midaswatercorp@gmail.com>; Mike Ahmer <mahmer@idl.idaho.gov>; Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>; Navy - Glynis Casey <glynis.casey@navy.mil>; North of the Narrows Fire District <northofthenarrowsfire@gmail.com>; Northern Info <northerninfo@idwr.idaho.gov>; 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>; 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 <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: Alexander Feyen <alexander.feyen@bonnercountyid.gov>
Subject: Bonner County Planning - File MOD0007-25 Agency Review

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Dylan Young

Bonner County Planning Department

Hearing Coordinator

208-265-1458

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[Online Application Guide](#)

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Build smarter. Apply online.



Janna Brown <janna.brown@bonnercountyid.gov>

File MOD0007-25 Modification Setback

1 message

'Colleen Johnson' via Mail-Planning <planning@bonnercountyid.gov>
Reply-To: Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>
To: Bonner County Planning <planning@bonnercountyid.gov>

Wed, Sep 17, 2025 at 8:48 AM

Good Morning:

Attached is the District's response to the above-named file.

NOTICE OF CHANGE IN HOURS: THE OFFICE WILL BE CLOSED ON FRIDAYS. WE WILL BE OPEN NORMAL HOURS MONDAY THRU THURSDAY.

Colleen Johnson

Business Office Manager

Kootenai-Ponderay Sewer District

208-263-0229 Fax – 208-265-5326 Mobile: 208-304-5820

511 Whiskey Jack Road Sandpoint, Idaho 83864

P.O. Box 562, Kootenai, ID 83840

“Dance with Life”



 **25_09_BC_MOD0007_25Modification.pdf**
95K

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 **16th** day of **September 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, September 16, 2025**.

NOTICE IS HEREBY GIVEN that the Hearing Examiner will hold a public hearing at **1:30 pm** on **Wednesday, October 15, 2025** in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following request:

File MOD0007-25 – Modification of Terms– V0010-24 Street Setback

The applicants are requesting a modification to V0010-24, modifying the approved site plan to include a lean-to addition. The 1.71-acre lot is zoned Recreation (Rec) and Rural 5 (R-5). The project site is located off Fir Drive in Section 01, Township 56 North, Range 01 East, Boise-Meridian. The project is located within the Sam Owen Fire District and Ellisport Bay Sewer.

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

Kootenai-Ponderay-Sawtooth District

Date

CA

9/17/25

Out of District Boundaries



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] FILE MOD007-25-MODIFICATION OF TERMS-V0010-24 STREET SETBACK

1 message

Denis Twohig <dtwohig@phd1.idaho.gov>

Wed, Sep 24, 2025 at 3:32 PM

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

**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.govW: Panhandlehealthdistrict.org**IMPORTANT:** The information contained in this email may be privileged, confidential or otherwise protected from disclosure.

All persons are advised that they may face penalties under state and federal law for sharing this information with unauthorized individuals.

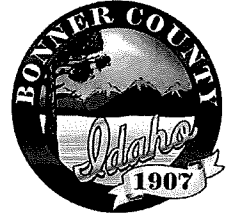
If you received this email in error, please reply to the sender that you received this information in error.

Also, please delete this email after replying to the sender.

**FILE MOD007-25-MODIFICATION OF TERMS-V0010-24 STREET SETBACK.pdf**

87K

NOTICE OF PUBLIC HEARING



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Dylan Young

Dylan Young, Hearing Coordinator

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

NO COMMENT _____

Name

T. Kunda, for handle
Health
District

Date

9/24/25



Janna Brown <janna.brown@bonnercountyid.gov>

Re: [EXTERNAL] Bonner County Planning - File MOD0007-25 Agency Review

1 message

'Ken Flint' via Mail-Planning <planning@bonnercountyid.gov>

Fri, Sep 19, 2025 at 10:38 AM

Reply-To: Ken Flint <ken_flint@tcenergy.com>

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

No comment from TC Energy

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

Sent: Tuesday, September 16, 2025 9:00 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>; Bonner County Solid Waste <solidwaste@bonnercountyid.gov>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Carrol Stejer <CASTEJER@gmail.com>; Chief Debbie Carpenter <chief@spiritleakefire.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@spiritleakeid.gov <cityclerk@spiritleakeid.gov>; Clark Fork Fire Department <firedept@clarkforkidaho.org>; 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 Scholz <dan.scholz@nli.coop>; Dave Schuck <dave.schuck@bonnercountyid.gov>; Dean Davis <deandavis@sd83.org>; 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>; ITD - 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>; 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@lacledewaterdistrict.org>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lisa

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Cc: Alexander Feyen <alexander.feyen@bonnercountyid.gov>
Subject: [EXTERNAL] Bonner County Planning - File MOD0007-25 Agency Review

EXTERNAL EMAIL: PROCEED WITH CAUTION.

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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.

Dylan Young
Bonner County Planning Department
Hearing Coordinator
208-265-1458

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Appendix C – Applicant Narrative

August 16, 2025

The Tall Timber Tract subdivision pre-dated the planning and construction of Hwy 200. Fir Drive was initially intended to be an access road to properties that extended to the waterfront. However, with the construction of Hwy 200, the access to the lakefront section of these properties from Fir Drive was no longer necessary as Hwy 200 divided the properties and provided lakefront access. As such, Fir Drive is a 475' long section of public frontage road that dead-ends at both ends and is used for local shop/parcel access only.

There is no legal public access to Fir Drive and Bonner County Road and Bridge plays no role in the upkeep of the road section. All 4 of the other existing shops along Fir Drive are in obvious violation of the 25' setback from the public frontage road with two of them sitting a mere 2' off Fir Drive and no setback variance for building was ever applied for or granted by Bonner County for any of these other 4 shops. Another parcel was initially granted a 5' setback for building a shop but never followed through on the build. We ourselves went through the variance application process and were granted a 0-foot setback for the construction of a shop due to the unique factors involved with this parcel. It should be further pointed out that since the time of our initial variance application process, the access to Fir Drive has changed. There is no longer any traffic allowed across the private property to the north of our lot and there is a new private easement on the south end of Fir Drive connecting Hwy 200 and Fir Drive. Again, this is a private road easement so there is still no legal public access to Fir Drive and the road is only used by the 8 landowners along Fir Drive. Our property now sits at the very north end of Fir Drive and as such, the only people needing to drive anywhere in front of our shop/property is us alone, as there is no outlet beyond our property.

What is clear is that the governmental action of taking of lands for the purpose of the construction of the Highway divided all the Lots of the Tall Timber Subdivision into two separate pieces of property. The resultant portions sitting to the East of the Highway right-of-way were left as small, oddly shaped angular lots. The parcels became designated as legal non-conforming with the western lakeside portions being designated as recreation zoning and the smaller angular portions to the east of the highway being designated as Rural 5 zoning. All of these smaller Rural 5 lots sat undeveloped for over 30 years due to the hardship for development, posed by the small size and irregularity of the lots. There is no practical use for these parcels, other than building a shop. We constructed a shop in 2024 and are simply attempting to maximize the use of the parcel by adding a lean-to on to the existing structure, as was always our intention. In fact, several early drawings of our shop structure with the building contractor, included this lean-to. We ultimately decided due to his timing and availability to do the building in 2 stages. This would openly address the 0-foot corner in the first stage of the building of the main shop structure. Obviously, the lean-to is set back further from Fir Drive so the initial applied for 0-foot setback for the shop is the more stringent variance. The planned lean-to dimensions will fall below the stated 35% coverage requirement and the lean-to will also be set back approximately an additional 12 feet from the front of our existing shop and will be flush with the back wall of the shop. The

build site for the lean-to was already prepared at the time of the initial shop so there are no notable changes to the previously described build site.

As we pointed out in our initial variance application and hearing there are unique circumstances pertaining to this particular parcel:

1. An undue hardship exists because of site characteristics which we have described above, and which are peculiar to the land, structure or building involved as the state Highway divided this lot in 1974 creating an odd-sized, compressed, angular lot that is extraordinarily difficult to fully utilize and develop. This is compounded by setback requirements from 2 public roads. One exceedingly important and the other virtually irrelevant. The combination of two roadway setbacks, the unique angularity of the lot, as well as the slope of 15% as you approach the highway and a desire to maintain the treed green-zone, imposes building restrictions on this property which result in an average building envelope depth of approximately 30-feet. These restrictions simply make the lot unusable. This is exactly the reason this property was a dumping ground and burn site for massive burn piles for decades. And also, the reason none of the other existing shops are in compliance with the stated regulations.
2. A literal interpretation of the county building and setback regulations would deprive us of the rights commonly enjoyed by other properties in the same district. Accessory buildings are a permitted use in the Rural zoning district. Bonner County has issued permits for similar structures and indeed has issued setback variances along this same stretch as well. We are simply adding a modification to the variance conclusion authorization.
3. The past history and current relevance of every public road is unique and changes through time. Not every public road is equivalent in current or future potential relevance and importance. This is, in fact why one large section of Fir Drive was vacated in 1972, and in fact why there is still a recognized process to vacate public roads as was recently done at Camp Bay. It is not reasonable or productive to apply every rule regarding public roads uniformly like applying paint with the same brush. This is certainly the case here. Fir Drive is a very short frontage road and should not be subjected to the same standard regulations of a well-traveled county road or indeed a major highway such as Highway 200. This is why there is a check and balance and indeed why there is a hearing commission for the public to be heard and for a reasoned judgement to be applied with consideration of the specific circumstances in each case. Fir Drive is similarly unique in that it is a very short section of public road that dead-ends at both ends and which furthermore has no legal public access.

4. Granting our variance request to add a lean-to to our existing shop will not confer any special privileges to us that have been denied to other lands, structures, or buildings in the same area. Accessory buildings are a permitted use in the rural zoning area and Bonner County has issued permits for similar structures in the area between Highway 200 and Fir Drive, and indeed has issued similar variances in the same area. This lean-to addition remains within the accepted 35% Bonner County coverage regulation.
5. Special conditions and circumstances were not a result from the action of the applicant. The hardships and challenges of the build site were initiated by the actions of the government in dividing these properties with the final taking of property occurring in 1974 with the subsequent construction of Highway 200 (10A). This resulted in small angular lots that are difficult to utilize with existing setback impositions. We purchased the property through a lot line adjustment in 2022.
6. The Zero-foot setback variance requested is the minimum necessary to alleviate this undue hardship. We are requesting an opportunity to construct a 14' x 48' attached metal lean-to to our existing shop structure to fully utilize our property. This lean-to addition does not exceed the 35 % coverage limitation of the lot in question. As pointed out, the lean-to will sit approximately 12 feet behind the front of the shop, but for the point of not having to adjust another variance we are requesting an extension of our previously granted Zero-foot setback. This is not a new development, but simply an addition to the previously granted development intended to maximize the use of the otherwise unusable parcel. Again, this lean-to structure has always been part of our development plan for this lot. Indeed, this lean-to structure was present on several early building structure renditions that we discussed with the building contractor. The division of this project into two phases was due to time and availability of the building contractor as well as an effort to address the obviously more stringent 0-foot setback at the northeast corner of the primary shop building structure. The footprint of the building site pad, which includes the footprint for the lean-to, has now been in existence for two years.

7. The variance is not in conflict with the public interest and does not harm the public in any way. There are already four similar shops in existence along Fir Drive which are not within the setback regulations (and none of which applied for or was granted a setback variance), and a variance has been previously granted in 2013 at Lot 8 for a similar front yard setback as well as a Zero-foot rear setback for the construction of a retaining wall along highway 200. The oldest of these shops dates back to 2006 and at no time in the past 18 years have any of the shops been in conflict with the public interest or harmed the public in any way, nor have they impeded anyone's movement or travel along Fir Drive. Just as none of these shops have caused any public harm, neither will ours. The only utility on Fir Drive that is relevant is power access with Avista that is already in place and completed. The last point of power access is at the southeast corner of our proposed shop structure and cannot be extended further from the transformer except to tie into the meter base of our proposed shop. Furthermore, our current shop has been in place since September 2024 and has not been in conflict with the public interest and has not harmed the public in any way. Similarly, the planned lean-to addition to this existing shop will also not be in conflict with the public interest or harm the public in any way.

The initial variance application was based on our stated objective of building a 48'x 60' shop. The permit condition stated the variance applied to the development on the site plan. The lean-to is simply an addition to the development and should fall under the initial variance. It is not a separate development but rather an addition to the existing development and as such should simply need a new BLP. This addition falls within the ground coverage regulations and simply maximizes the use of this otherwise useless parcel. If the intent of the statement on the variance permit condition was a literal intent, then one would assume had we not been able to afford a 48' x 60' shop at the time of the build, that we would have had to reapply for a new variance with a new site plan to reflect a smaller build. Our interpretation is the variance covers the shop development and this is simply an attached lean-to of the originally granted development.

Appendix D – V0010-24 Decision Letter



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

June 21, 2024

Joseph Taylor
P.O. Box 223
Clark Fork. ID 83811

Subj: File V0010-24 – Variance – Street Setback

Encl: (1) File V0010-24 Hearing Examiner Approved Site Plan

Dear Applicant,

The Bonner County Hearing Examiner at the June 17, 2024, hearing approved the referenced application with conditions.

Hearing Examiner Rucker approved this project V0010-24, requesting a 0 foot street setback where 25 feet is required, finding that it is in accord with the Bonner County Revised Code as enumerated in the following conclusions of law, and based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at this hearing. Examiner Rucker further adopted the findings of fact and conclusions of law as set forth in the Staff Report (or as amended during this hearing) and direct planning staff to draft written findings and conclusions to reflect this decision and transmit 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 a taking of private property.

Conclusions of Law:

Based upon the findings of fact, the following conclusions of law are adopted:

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, 1-4-2017)

Findings of Fact

1. The property is split-zoned Recreation and Rural 5.
2. The property is located off Blue Heron Lane, a privately owned and maintained road, and Fir Drive, a Bonner County owned and privately maintained public right-of-way.
3. The property is 1.71-acres.
4. The property has minimal amount of slopes between 0-30+%.
5. The property is served by an individual well and septic system.
6. The property has frontage to Lake Pend Oreille and is located in FEMA SFHA AE & X; the proposed development site (the east portion of the property) does not front Lake Pend Oreille and is located in FEMA SFHA Zone X.
7. The property is served by Sam Owen Fire District and Avista Utilities.
8. The applicant has requested a 0-foot street setback from Fir Drive where 25-feet is required, for the purposes of constructing an accessory structure.
9. The proposal was reviewed for compliance with BCRC 12-234 Variances, and standards for review of applications, BCRC 12-400, et seq.
10. The subject property is similar in size, shape, and topography as lots in the same zone vicinity.
11. Building Location Permits (BLPs) have been issued on the neighboring lots and have met the Fir Drive setback.
12. Per Bonner County Road and Bridge Director, Jason Topp, the Road and Bridge Department has no intention of adopting Fir Drive into the public maintenance system.

Conditions of approval:

Standard permit conditions:

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.
2. This variance shall not supersede any deed restrictions.

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., July 19, 2024. 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

**BONNER COUNTY
APPROVED SITE PLAN**

Jacqueline S. Rueker 6/17/24
DATE

Find structure or access



PRIVATE INGRESS/EGGRESS ACCESS

117.41'

LOT 2B

PROPOSED SHOP SITE

136.11'

200

Blue Heron Ln

METAL SHOP

60'

99.92'

12'

Setback from Neighboring Property

39'± ft
Setback from Hwy 200

112.95'

PRIVATE
END Public

0' Setback from Fir Drive

PUBLIC FRONTAGE - FIR DRIVE
50'± WIDE

30'

Historic BNSF RR Frontage
Continuation of Fir Drive

Historic Public Access

Continuation to
MARINER WAY

NORTH
NORTH

BNSF

1:564

USGS



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