



## 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](mailto:planning@bonnercountyid.gov) - Web site: [www.bonnercountyid.gov](http://www.bonnercountyid.gov)

October 8, 2025

LCB, LLC  
770 N. Chisholm Court  
Post Falls, ID 83854

Subj: File V0012-25 – Variance – Street Setback

Appendices: (A) File V0012-25 Hearing Examiner Reasoned Statement  
(B) File V0012-25 Hearing Examiner Approved Site Plan

Dear Applicant,

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

Hearing Examiner Rucker approved this project V0012-25, requesting a Variance for a bulk increase to allow for a 40% increase in bulk to accommodate a pergola on top of an existing deck over a boat house, within the shoreline setback., 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.** A Floodplain Development permit must be obtained.
- A-4.** A Building Location Permit may be required.

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., November 4, 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,



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Jacqueline Rucker  
Bonner County Hearing Examiner

## Appendix A: Reasoned Statement for V0012-25

### 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 bulk increase to allow for a 40% increase in bulk to accommodate a pergola on top of an existing deck over a boat house, within the shoreline setback.

#### 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:

The subject property is long, narrow and significantly smaller than the surrounding lots. This creates development challenges other property owners in the area do not have.

##### B. Conclusion 2:

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

##### 1. Evidence:

The boat house and dwelling already existed when the applicants purchased the subject property. Per Bonner County Assessor's data the boat house appears to have been constructed in the 1990's. The applicants purchased the property in 2018, under instrument #927259.

C. Conclusion 3:

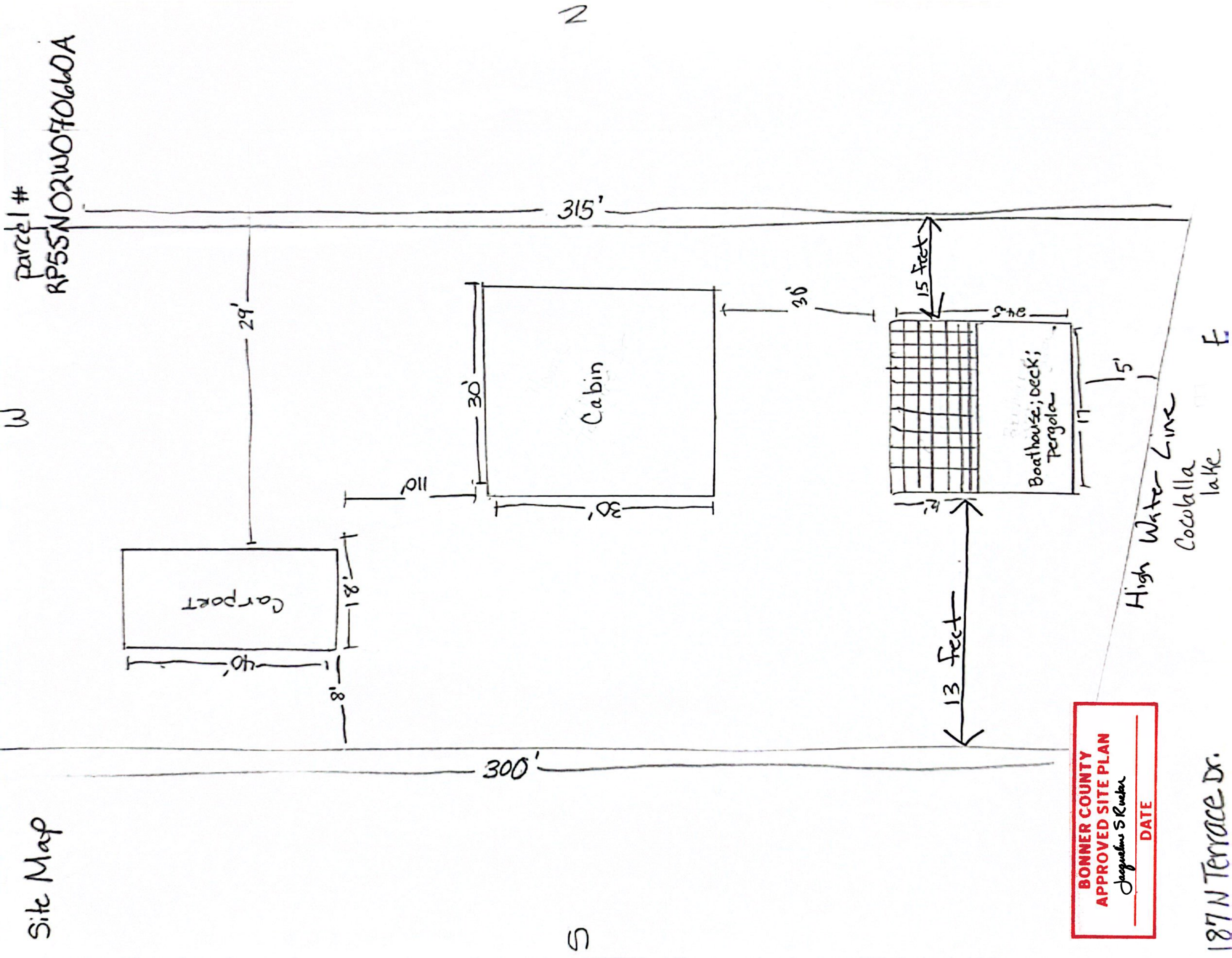
The granting of the variance **is not** in conflict with the public interest in that it **will not** be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity of the subject parcel or lot. (Ord. 559, 1 4 2017)

1. Evidence:

The Idaho Department of Environmental Quality expressed concerns regarding water quality and stormwater runoff. However, the added bulk would not increase the existing impervious surface or add to the existing footprint.

No other 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.

Site Map



BONNER COUNTY  
APPROVED SITE PLAN  
Jacqueline S. Rucker  
DATE

187 N Terrace Dr.

**BONNER COUNTY PLANNING DEPARTMENT  
HEARING EXAMINER  
STAFF REPORT FOR OCTOBER 1, 2025**

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**Project Name:** Lechot – Bulk Increase

**File Number,Type:** FILE #V0012-25

**Request:** The applicants are requesting a variance for a bulk increase to allow for a 40% increase in bulk to accommodate a pergola on top of an existing deck over a boat house, within the shoreline setback.

**Legal Description:** 7-55N-2W S 50FT OF TAX 9 & 17

**Location:** The project site is located off North Terrace Drive in Section 7, Township 55 North, Range 2 West, Boise-Meridian.

**Parcel Number:** RP55N02W070660A

**Parcel Size:** 0.380-Acres

**Applicant:** LCB, LLC  
770 N Chisholm Court  
Post Falls, ID 83854

**Project Representative:** Robert R Lechot

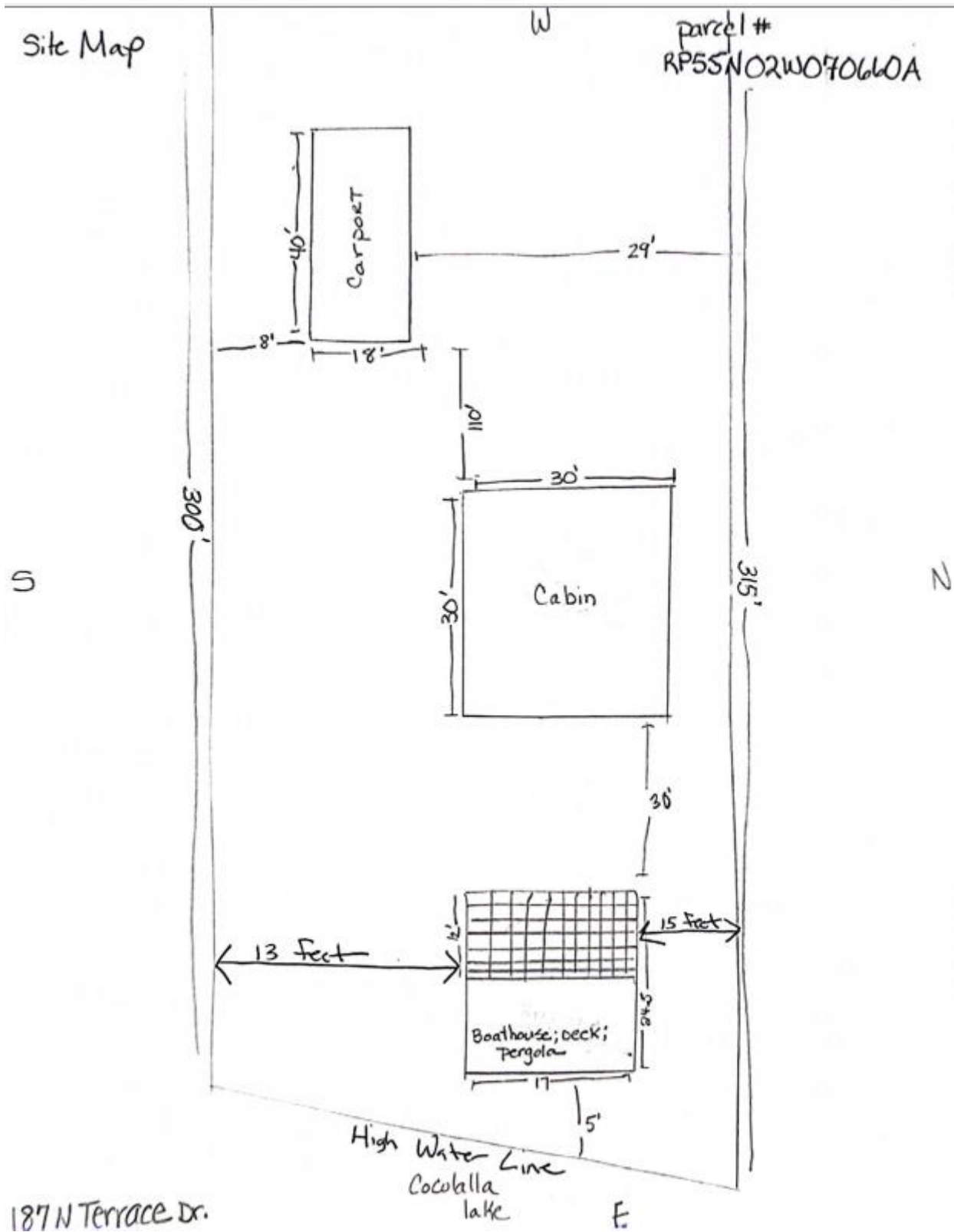
**Property owner:** LCB, LLC  
770 N Chisholm Court  
Post Falls, ID 83854

**Application filed:** March 31, 2025

**Notice provided:** Mail: September 2, 2025  
Site Posting: September 15, 2025  
Published in newspaper: September 2, 2025

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

Site Plan



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## **Project summary:**

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The applicants are requesting a Variance for a bulk increase to allow for a 40% increase in bulk to accommodate a pergola on top of an existing deck over a boat house, within the shoreline setback. The 0.380-acre property is zoned Suburban (S). The project is located off North Terrace Drive in Section 7, Township 55 North, Range 02 West, Boise-Meridian.

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## **Applicable laws:**

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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 12-232, General Provisions  
BCRC 12-234, Variance standards  
BCRC 12-324, Suburban 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 12-800 et seq., Definitions  
BCRC Title 14, Flood Damage Prevention

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## **Background:**

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### **A. Site data:**

Land Use: Residential - SFD  
Unplatted  
Size: 0.380-acres  
Zoning Designation: Suburban (S)  
Comp Plan Designation: Suburban Growth Area (2.5-5 AC)

### **B. Access:**

North Terrace Drive, a privately owned, and privately maintained easement.

### **C. Environmental factors:**

Site does contain mapped slopes of 0-30+%. (USGS)  
Site does contain mapped wetlands. (USFWS)  
Site does contain frontage on Cocolalla Lake.  
Per JRJ, 6.18.2025: Parcel is within SFHA Zone X & Zone AE per FIRM Panel Number 16017C0950E, Effective Date 11/18/2009. Project site is partly within SFHA Zone AE.  
Per Carol Conron, this project will not require a BLP. Based on the submitted application in its current form this project will require a Floodplain Development Permit.

### **D. Services:**

- Water: Water service information not provided
- Sewage: Individual Septic

- 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    | Suburban Growth Area (1-5 AC) | Suburban | Residential, 0.380-acres   |
| North   | Suburban Growth Area (1-5 AC) | Suburban | Residential, 1.307-acres   |
| East    | Suburban Growth Area (1-5 AC) | Suburban | Cocolalla Lake             |
| South   | Suburban Growth Area (1-5 AC) | Suburban | Residential, 0.375-acres   |
| West    | Suburban Growth Area (1-5 AC) | Suburban | Residential, 0.843-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 property is situated on a steep incline descending toward the lake, which limits the amount of level, usable land for recreational or structural purposes. Unlike neighboring properties with gentler grades, this excessive slope restricts the possibility of constructing shade areas further inland. Without this variance, the exposure to direct sunlight would render the existing boathouse deck area largely unusual during certain times of the year, constituting an undue hardship."*

**Staff:** The subject property is long and narrow, with slopes in excess of 30%+ between the shoreline and the existing dwelling. Many of the parcels in this area, including the adjoining parcels to the north and south, are more than twice as wide as the subject parcel. The parcel is approximately .380-acres in size, well below the minimum of 2 ½ acres required in the Suburban Zoning District, where all urban services are not available.

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

**Applicant:** *"The existing boathouse deck is situated on top of the boathouse building, limiting options for shade structures without encroaching on the standard set back. Adherence to the standard 40 foot setback would render the addition of shade-providing structure unfeasible, limiting the full enjoyment of the property."*

**Staff:** The applicant purchased the property in 2018, under instrument #927259. The existing boat house and dwelling were existing when the applicant purchased the property. The boat house appears in historical imagery as far back as 2009, and

appears to have been constructed in the 1990's according to Assessor data. The applicant did not choose this position, they just expanded upon it.

- (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:** *"The proposed pergola is a non-enclosed, open air wood structure attached to the existing boathouse deck. This structure will not adversely affect water quality, shoreline stability, or local wildlife habitats. There are other older properties around the lake that feature similar structures with comparable setbacks, indicating the pergola would be in harmony with the surrounding area. The pergola will not impede public access or obstruct views or negatively impact the safety, health, or general welfare of the community."*

**Staff:** This project does not appear to be in conflict with the public interest. The project placed a partial covering over an existing structure, without increasing setbacks, expanding the footprint, or increasing square footage. It increases the usability of the structure, but does not appear to have any affect on neighboring parcels, or the public in general. All property owners within 300 feet of the subject parcel were notified as well as public agencies. Idaho Department of Environmental Quality commented about setbacks and stormwater runoff, however this added bulk would not increase the impervious surface, nor change the existing footprint.

No other agency or public comment suggested that this project would be detrimental to the public health, safety and welfare or be materially injurious to the surrounding properties or improvements in the vicinity.

#### **G. Stormwater plan**

A stormwater management plan was not required pursuant to BCRC 12-720.3 (K). No new impervious surface is being created with this variance.

#### **H. Agency Review**

Agencies were notified of this project on September 2, 2025. A full list of the agencies notified can be found in the attached Appendix A.

#### **The following agencies commented:**

Bonner County Floodplain Review  
Idaho Department of Environmental Quality  
Panhandle Health Department

#### **The following agencies replied "No Comment":**

Idaho Transportation Department  
Bonner County Historical Society  
Kootenai/Ponderay Sewer District  
TC Energy

**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:** 9/23/25 **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.**

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## Conditions of approval:

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### 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** A Floodplain Development permit must be obtained.
- A-4** A Building Location Permit may be required.

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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](http://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.: V0012-25**

**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 **2<sup>nd</sup>** 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**



Dylan Young <dylan.young@bonnercountyid.gov>

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## Bonner County Planning - File V0012-25 Agency Review

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**DEQ Comments** <deqcomments@deq.idaho.gov>  
To: Dylan Young <dylan.young@bonnercountyid.gov>

Thu, Sep 4, 2025 at 2:13 PM

Development setbacks from stream banks and lake shorelines are an important tool for protecting water quality. Riparian vegetation provides natural filtration of stormwater runoff and provides numerous other benefits to promote healthy surface water ecology. DEQ recognizes that there are sometimes unique circumstances that may justify reduced setbacks. While an individual variance likely has a relatively small impact on water quality, the cumulative impact of development in close proximity to shorelines and stream banks is a significant threat to water quality. DEQ advises local government planning departments to maintain established setbacks whenever possible. Exceptions should be considered carefully by the local jurisdiction and used only when absolutely necessary to accommodate unique circumstances.

If you have any questions about the comments this project has received please contact:

- Katy Baker-Casile for engineering and wastewater.
- Anna Moody for drinking water.
- Shawn Sweetapple for air quality.
- Kevin Aardahl for remediation or RCRA.
- Robert Steed for surface water and setback requirements.

Thank you-

Idaho Department of Environmental Quality  
2110 Ironwood Parkway, Coeur d'Alene, Idaho 83814  
Office Line: 208.769.1422

[www.deq.idaho.gov](http://www.deq.idaho.gov)

**Our mission:** To protect human health and the quality of Idaho's air, land, and water.

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**From:** Dylan Young <dylan.young@bonnercountyid.gov>

**Sent:** Tuesday, September 2, 2025 10:24 AM

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

**Cc:** 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>; Carrol Stejer <CASTEJER@gmail.com>; Bell, Chace <Chace.Bell@idwr.idaho.gov>; 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@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.mettk@nli.coop>; Northern Lights - Clint Brewing <clint.brewington@nli.coop>; Northside Water and Syringa Heights Water Association <allwater49@outlook.com>; Oden Water Association - Carla Poelstra <odenwater@gmail.com>; Pend Oreille Hospital District <kim.kichenmaster@bonnergeneral.org>; PHD <EHApplications@phd1.idaho.gov>; Priest Lake Public Library District <plplibrary@hotmail.com>; Richard Hash <Rich.hash2022@gmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Ryan Zandhuisen <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 <epfldchief@gmail.com>; US Fish & Wildlife Services <fw1idahoconsultationrequests@fws.gov>; meagan <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Jacob Gabell <jake.gabell@bonnercountyid.gov>

**Subject:** Re: Bonner County Planning - File V0012-25 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.

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**Please see PDF Version**

[Quoted text hidden]

[Quoted text hidden]



Dylan Young <dylan.young@bonnercountyid.gov>

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## Bonner County Planning - File V0012-25 Agency Review

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**Bonner County History Museum** <hannah@bonnercountyhistory.org>  
To: Dylan Young <dylan.young@bonnercountyid.gov>

Mon, Sep 22, 2025 at 2:22 PM

No comment

Thank you,  
Hannah Combs  
Bonner County Historical Society  
[Quoted text hidden]

--  
**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](http://www.bonnercountyhistory.org)

[Become a member today!](#)



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

**[EXT SENDER] RE: Bonner County Planning - File V0012-25 Agency Review**

1 message

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

Wed, Sep 3, 2025 at 6:41 AM

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](mailto:robert.beachler@itd.idaho.gov)  
(208) 772-1216  
Office Hours M-TH 6-4:30

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**From:** Bonner County Planning Department <[planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov)>  
**Sent:** Tuesday, September 2, 2025 9:39 AM  
**To:** Alan Brinkmeier <[alan.brinkmeier@bonnercountyid.gov](mailto:alan.brinkmeier@bonnercountyid.gov)>; Amber Burgess <[clerk@ebsewerdistrict.com](mailto:clerk@ebsewerdistrict.com)>; Army Corps of Engineers <[CENWW-RD-CDA@usace.army.mil](mailto:CENWW-RD-CDA@usace.army.mil)>; Avista Copr - Jay West <[jay.west@avistacorp.com](mailto:jay.west@avistacorp.com)>; Avista Corp - Peggy George <[peggy.george@avistacorp.com](mailto:peggy.george@avistacorp.com)>; Becky Meyer <[becky.meyer@lposd.org](mailto:becky.meyer@lposd.org)>; Bill Berg <[billb@bbsewer.org](mailto:billb@bbsewer.org)>; Bonner County Assessors <[assessorsgroup@bonnercountyid.gov](mailto:assessorsgroup@bonnercountyid.gov)>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <[DIRECTOR@bonnercountyhistory.org](mailto:DIRECTOR@bonnercountyhistory.org)>; Brenna Garro <[Brenna.Garro@oer.idaho.gov](mailto:Brenna.Garro@oer.idaho.gov)>; Bryan Quayle <[quaylelanduseconsulting@gmail.com](mailto:quaylelanduseconsulting@gmail.com)>; Carrol Stejer <[CASTEJER@gmail.com](mailto:CASTEJER@gmail.com)>; Chace Bell <[chace.bell@idwr.idaho.gov](mailto:chace.bell@idwr.idaho.gov)>; Chief Debbie Carpenter <[chief@spiritleakefire.com](mailto:chief@spiritleakefire.com)>; City of Clark Fork <[city@clarkforkidaho.org](mailto:city@clarkforkidaho.org)>; City of Dover <[cityclerk@cityofdoveridaho.org](mailto:cityclerk@cityofdoveridaho.org)>; City of East Hope Franck <[easthope.city@gmail.com](mailto:easthope.city@gmail.com)>; City of Hope <[hopecityclerk@gmail.com](mailto:hopecityclerk@gmail.com)>; Manda Corbett <[cityclerk@cityofkootenai.org](mailto:cityclerk@cityofkootenai.org)>; City of Oldtown <[cityofoldtown@hotmail.com](mailto:cityofoldtown@hotmail.com)>; City of Priest River <[layers@priestriver-id.gov](mailto:layers@priestriver-id.gov)>; City of Sandpoint Planning <[cityplanning@sandpointidaho.gov](mailto:cityplanning@sandpointidaho.gov)>; [cityclerk@spiritleakeid.gov](mailto:cityclerk@spiritleakeid.gov); Colleen Johnson <[CJohnson@kootenaiponderaysewerdistrict.org](mailto:CJohnson@kootenaiponderaysewerdistrict.org)>; Coolin-Cavanaugh Bay Fire Protection District <[coolinfirechief@gmail.com](mailto:coolinfirechief@gmail.com)>; Craig Hill <[craighill@hillsresort.com](mailto:craighill@hillsresort.com)>; D1Permits <[D1Permits@itd.idaho.gov](mailto:D1Permits@itd.idaho.gov)>; Dan Brown <[dbrown@idl.idaho.gov](mailto:dbrown@idl.idaho.gov)>; Dan McCracken <[Dan.McCracken@deq.idaho.gov](mailto:Dan.McCracken@deq.idaho.gov)>; Dan Scholz <[dan.scholz@nli.coop](mailto:dan.scholz@nli.coop)>; Dave Schuck <[dave.schuck@bonnercountyid.gov](mailto:dave.schuck@bonnercountyid.gov)>; Dean Davis <[deandavis@sd83.org](mailto:deandavis@sd83.org)>; DEQ - Kristie McEnroe <[kristie.mcenroe@deq.idaho.gov](mailto:kristie.mcenroe@deq.idaho.gov)>; East Bonner Library <[Amanda@ebonnerlibrary.org](mailto:Amanda@ebonnerlibrary.org)>; East Priest Lake Fire District <[eastpriestlakefd@gmail.com](mailto:eastpriestlakefd@gmail.com)>; Erik Sjoquist <[esjoquist@idl.idaho.gov](mailto: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 <epifdchief@gmail.com>; US Fish & Wildlife Services <fw1idahoconsultationrequests@fws.gov>; West Bonner Library <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>  
**Cc:** Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Jacob Gabell <jake.gabell@bonnercountyid.gov>  
**Subject:** Bonner County Planning - File V0012-25 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.**



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

**[EXT SENDER] RE: Bonner County Planning - File V0012-25 Agency Review**

1 message

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

Wed, Sep 3, 2025 at 6:41 AM

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](mailto:robert.beachler@itd.idaho.gov)  
(208) 772-1216  
Office Hours M-TH 6-4:30

---

**From:** Bonner County Planning Department <[planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov)>  
**Sent:** Tuesday, September 2, 2025 9:39 AM  
**To:** Alan Brinkmeier <[alan.brinkmeier@bonnercountyid.gov](mailto:alan.brinkmeier@bonnercountyid.gov)>; Amber Burgess <[clerk@ebsewerdistrict.com](mailto:clerk@ebsewerdistrict.com)>; Army Corps of Engineers <[CENWW-RD-CDA@usace.army.mil](mailto:CENWW-RD-CDA@usace.army.mil)>; Avista Copr - Jay West <[jay.west@avistacorp.com](mailto:jay.west@avistacorp.com)>; Avista Corp - Peggy George <[peggy.george@avistacorp.com](mailto:peggy.george@avistacorp.com)>; Becky Meyer <[becky.meyer@lposd.org](mailto:becky.meyer@lposd.org)>; Bill Berg <[billb@bbsewer.org](mailto:billb@bbsewer.org)>; Bonner County Assessors <[assessorsgroup@bonnercountyid.gov](mailto:assessorsgroup@bonnercountyid.gov)>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <[DIRECTOR@bonnercountyhistory.org](mailto:DIRECTOR@bonnercountyhistory.org)>; Brenna Garro <[Brenna.Garro@oer.idaho.gov](mailto:Brenna.Garro@oer.idaho.gov)>; Bryan Quayle <[quaylelanduseconsulting@gmail.com](mailto:quaylelanduseconsulting@gmail.com)>; Carrol Stejer <[CASTEJER@gmail.com](mailto:CASTEJER@gmail.com)>; Chace Bell <[chace.bell@idwr.idaho.gov](mailto:chace.bell@idwr.idaho.gov)>; Chief Debbie Carpenter <[chief@spiritleakefire.com](mailto:chief@spiritleakefire.com)>; City of Clark Fork <[city@clarkforkidaho.org](mailto:city@clarkforkidaho.org)>; City of Dover <[cityclerk@cityofdoveridaho.org](mailto:cityclerk@cityofdoveridaho.org)>; City of East Hope Franck <[easthope.city@gmail.com](mailto:easthope.city@gmail.com)>; City of Hope <[hopecityclerk@gmail.com](mailto:hopecityclerk@gmail.com)>; Manda Corbett <[cityclerk@cityofkootenai.org](mailto:cityclerk@cityofkootenai.org)>; City of Oldtown <[cityofoldtown@hotmail.com](mailto:cityofoldtown@hotmail.com)>; City of Priest River <[layers@priestriver-id.gov](mailto:layers@priestriver-id.gov)>; City of Sandpoint Planning <[cityplanning@sandpointidaho.gov](mailto:cityplanning@sandpointidaho.gov)>; [cityclerk@spiritleakeid.gov](mailto:cityclerk@spiritleakeid.gov); Colleen Johnson <[CJohnson@kootenaiponderaysewerdistrict.org](mailto:CJohnson@kootenaiponderaysewerdistrict.org)>; Coolin-Cavanaugh Bay Fire Protection District <[coolinfirechief@gmail.com](mailto:coolinfirechief@gmail.com)>; Craig Hill <[craighill@hillsresort.com](mailto:craighill@hillsresort.com)>; D1Permits <[D1Permits@itd.idaho.gov](mailto:D1Permits@itd.idaho.gov)>; Dan Brown <[dbrown@idl.idaho.gov](mailto:dbrown@idl.idaho.gov)>; Dan McCracken <[Dan.McCracken@deq.idaho.gov](mailto:Dan.McCracken@deq.idaho.gov)>; Dan Scholz <[dan.scholz@nli.coop](mailto:dan.scholz@nli.coop)>; Dave Schuck <[dave.schuck@bonnercountyid.gov](mailto:dave.schuck@bonnercountyid.gov)>; Dean Davis <[deandavis@sd83.org](mailto:deandavis@sd83.org)>; DEQ - Kristie McEnroe <[kristie.mcenroe@deq.idaho.gov](mailto:kristie.mcenroe@deq.idaho.gov)>; East Bonner Library <[Amanda@ebonnerlibrary.org](mailto:Amanda@ebonnerlibrary.org)>; East Priest Lake Fire District <[eastpriestlakefd@gmail.com](mailto:eastpriestlakefd@gmail.com)>; Erik Sjoquist <[esjoquist@idl.idaho.gov](mailto:esjoquist@idl.idaho.gov)>; Federal Aviation Administration

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Northern Lights <[kristin.mettk@nli.coop](mailto:kristin.mettk@nli.coop)>; Northern Lights - Clint Brewing <[clint.brewington@nli.coop](mailto:clint.brewington@nli.coop)>; Northside Water and Syringa Heights Water Association <[allwater49@outlook.com](mailto:allwater49@outlook.com)>; Oden Water Association - Carla Poelstra <[odenwater@gmail.com](mailto:odenwater@gmail.com)>; Pend Oreille Hospital District <[kim.kichenmaster@bonnergeneral.org](mailto:kim.kichenmaster@bonnergeneral.org)>; PHD <[EHapplications@phd1.idaho.gov](mailto:EHapplications@phd1.idaho.gov)>; Priest Lake Public Library District <[plplibrary@hotmail.com](mailto:plplibrary@hotmail.com)>; Richard Hash <[Rich.hash2022@gmail.com](mailto:Rich.hash2022@gmail.com)>; Road & Bridge - Matt Mulder <[matt.mulder@bonnercountyid.gov](mailto:matt.mulder@bonnercountyid.gov)>; Ryan Zandhuisen <[rzandhuisen@idl.idaho.gov](mailto:rzandhuisen@idl.idaho.gov)>; Sagle Valley Water & Sewer District <[markc@smartplugs.com](mailto:markc@smartplugs.com)>; 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Steve Elgar <[selgar@mac.com](mailto:selgar@mac.com)>; Superintendent School Dist 84 <[kelly.fisher@lposd.org](mailto:kelly.fisher@lposd.org)>; Symone Legg <[Symone.Legg@itd.idaho.gov](mailto:Symone.Legg@itd.idaho.gov)>; TC Energy / TransCanada <[US\\_crossings@tcenergy.com](mailto:US_crossings@tcenergy.com)>; Teresa Decker <[Huckleberryhoa@gmail.com](mailto:Huckleberryhoa@gmail.com)>; Teresa Decker <[huckbayutilities01@gmail.com](mailto:huckbayutilities01@gmail.com)>; Teresa Zamora <[utilities@stoneridgeidaho.com](mailto:utilities@stoneridgeidaho.com)>; Theresa Wheat <[theresa@kootenai.org](mailto:theresa@kootenai.org)>; Tim Ventress <[chventresswplvfd@hotmail.com](mailto:chventresswplvfd@hotmail.com)>; Timberlake Fire District <[Kwright@timberlakefire.com](mailto:Kwright@timberlakefire.com)>; Tom Renzi <[epbfdchief@gmail.com](mailto:epbfdchief@gmail.com)>; US Fish & Wildlife Services <[fw1idahoconsultationrequests@fws.gov](mailto:fw1idahoconsultationrequests@fws.gov)>; West Bonner Library <[meagan@westbonnerlibrary.org](mailto:meagan@westbonnerlibrary.org)>; West Pend Oreille Fire District <[wpofd1@gmail.com](mailto:wpofd1@gmail.com)>  
**Cc:** Alexander Feyen <[alexander.feyen@bonnercountyid.gov](mailto:alexander.feyen@bonnercountyid.gov)>; Jacob Gabell <[jake.gabell@bonnercountyid.gov](mailto:jake.gabell@bonnercountyid.gov)>  
**Subject:** Bonner County Planning - File V0012-25 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**

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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**

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**Build smarter. Apply online.**



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

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**File V0012-25 Lechot**

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 1:14 PM

Good Afternoon:

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”**



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 **25\_09\_BC\_V0012\_25BulkInc.pdf**  
97K

# 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 **2<sup>nd</sup>** 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 2, 2025**.

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

**File V0012-25 - Lechot - Bulk Increase**

The applicants are requesting a Variance for a bulk increase to allow for a 40% increase in bulk to accommodate a pergola on top of an existing deck over a boat house, within the shoreline setback. The 0.380-acre property is zoned Suburban (S). The project is located off North Terrace Drive in Section 7, Township 55 North, Range 02 West, 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](http://www.bonnercountyid.gov/departments/Planning). Staff reports are available online or may be viewed at the planning department approximately a week before the scheduled hearing.

**Written statements must be submitted to the planning department record no later than seven (7) days prior to the public hearing.** Written statements not exceeding one standard letter sized, single spaced page may be submitted at the public hearing. Statements can be sent to the Bonner County Planning Department at 1500 Highway 2, Suite 208, Sandpoint, Idaho 83864; faxed to 866-537-4935 or e-mailed to [planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov). The referenced start time stated above reflects the beginning of the hearing. Specific file start time and hearing duration vary.

During the hearing for this application, the public will be given an opportunity to provide testimony and/or evidence regarding how the proposal does or does not comply with the applicable approval criteria of the Bonner County Revised Code. At the close of the public hearing, the governing body will make a decision on the application that may include, but is not limited to, approval, denial, remand, or continuance of the public hearing. Any person needing special accommodations to participate in the public hearing should contact the Bonner County Planning Department at (208) 265-1458 at least 48 hours prior to the scheduled hearing.

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

NO COMMENT

Name

*Kootenai-Ponderosa Sewer District*

Date

*9/17/25*

*Out of District Boundaries*



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

**[EXT SENDER] FILE V0012-25 FILE V0024-25 FILE VA0026-25**

1 message

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

Wed, Sep 17, 2025 at 11:16 AM



**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](mailto:ehapplications@phd1.idaho.gov)  
W: [Panhandlehealthdistrict.org](http://Panhandlehealthdistrict.org)

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**3 attachments**

**FILE V0012-25-LECHOT-BULK INCREASE.pdf**  
1633K



**FILE V0024-25-VARIANCE-WATERFRONT SETBACK.pdf**  
1580K



**FILE VA0026-25-VARIANCE-ADMINISTRATIVE-PROPERTY LINE SETBACK.pdf**  
1426K



# 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 **2<sup>nd</sup>** 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 2, 2025**.

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

**File V0012-25 - Lechot - Bulk Increase**

The applicants are requesting a Variance for a bulk increase to allow for a 40% increase in bulk to accommodate a pergola on top of an existing deck over a boat house, within the shoreline setback. The 0.380-acre property is zoned Suburban (S). The project is located off North Terrace Drive in Section 7, Township 55 North, Range 02 West, 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](http://www.bonnercountyid.gov/departments/Planning). Staff reports are available online or may be viewed at the planning department approximately a week before the scheduled hearing.

**Written statements must be submitted to the planning department record no later than seven (7) days prior to the public hearing.** Written statements not exceeding one standard letter sized, single spaced page may be submitted at the public hearing. Statements can be sent to the Bonner County Planning Department at 1500 Highway 2, Suite 208, Sandpoint, Idaho 83864; faxed to 866-537-4935 or e-mailed to [planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov). The referenced start time stated above reflects the beginning of the hearing. Specific file start time and hearing duration vary.

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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 See attached PHD comment 9/17/25  
Name Date



**Public Health**  
Prevent. Promote. Protect.  
**Panhandle Health District**

# Panhandle Health District

*Healthy People in Healthy Communities*



9/17/2025

Dylan Young, Hearing Coordinator

Bonner County Planning Dept  
1500 Highway 2, Suite 208  
Sandpoint, ID 83864

## **RE: V0012-25 – LECHOT BULK INCREASE**

Panhandle Health District has reviewed the Bonner County Planning Application referenced above for RP55N02W070660A (187 N Terrace Drive), and has the following comments:

A review of PHD records indicates that the parcel associated with this variance application should be served by an Individual Sewage Disposal System, however a septic permit could not be found in PHD files. If the applicant has a copy of their septic permit, they should submit it to PHD to update any historical records for future approvals on BLPs or septic repairs.

The structure does not discharge wastewater and would not affect septic; the structure appears to be located within 30 feet of the lake inside a surface water setback where septic components would not be permitted (IDAPA 58.01.03).

Best Regards,

Sarah Tonyan, REHS

Sandpoint – Bonner County  
2101 W. Pine St.  
Sandpoint, ID 83864  
208.265.6384



Dylan Young <dylan.young@bonnercountyid.gov>

## Bonner County Planning - File V0012-25 Agency Review

Ken Flint <ken\_flint@tcenergy.com>  
To: Dylan Young <dylan.young@bonnercountyid.gov>

Fri, Sep 19, 2025 at 2:41 PM

No Comment  
TC Energy

**From:** Dylan Young <dylan.young@bonnercountyid.gov>

**Sent:** Tuesday, September 2, 2025 10:23 AM

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

**Cc:** 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>; Carrol Stejer <CASTEJER@gmail.com>; Chace Bell <chace.bell@idwr.idaho.gov>; Chief Debbie Carpenter <chief@spirittlakefire.com>; City of Clark Fork <city@clarkforkidaho.org>; City of Dover <cityclerk@cityofdoverydaho.org>; City of East Hope Franck <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; City of 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 <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>; 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@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@itd.idaho.gov  
<Symone.legg@itd.idaho.gov>; US Crossings <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>; Alexander  
Feyen <alexander.feyen@bonnercountyid.gov>; Jacob Gabell <jake.gabell@bonnercountyid.gov>  
**Subject:** [EXTERNAL] Re: Bonner County Planning - File V0012-25 Agency Review

**EXTERNAL EMAIL: PROCEED WITH CAUTION.**

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