

**BONNER COUNTY PLANNING DEPARTMENT
HEARING EXAMINER
STAFF REPORT FOR JUNE 18, 2025**



Project Name: Sorani- Variance

File Number,Type: V0014-25, Street Setback

Request: The applicant is requesting a reduced street setback of 10' where 25' is required.

Legal Description: 33-57N-1W BOTTLE BAY BEACH HOME BLOCK 1 LESS 1 & 2

Location: Bay Drive, Sagle

Parcel Number: RP00034001000AA

Parcel Size: 4.49 acres

Applicant: Nick & Kristin Sorani
[REDACTED]
Rouge River, OR 97537

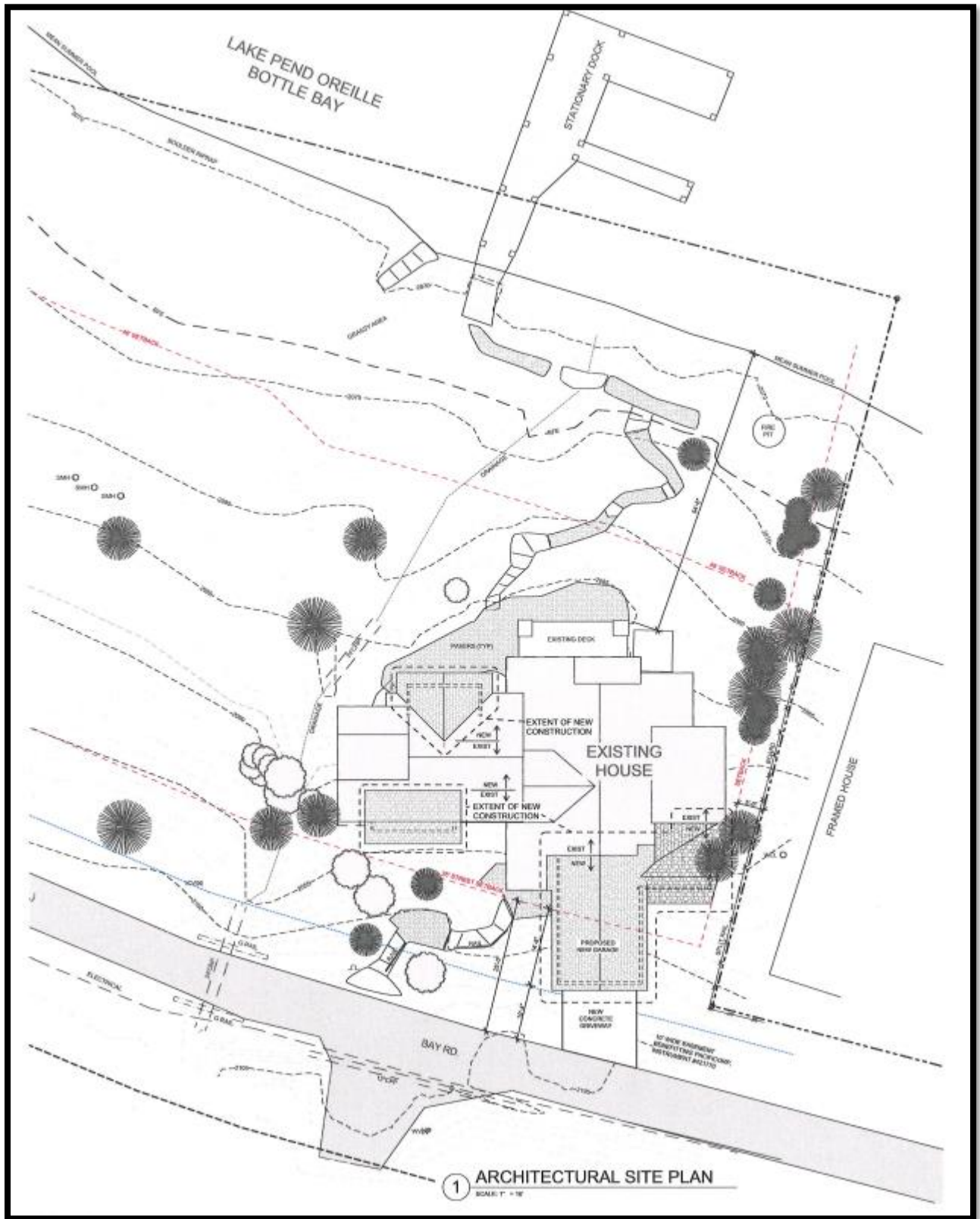
Project Representative: Tom Russell
Boden Architecture
PO Box 9
Sandpoint, ID 83864

Property owner: Nick & Kristin Sorani
[REDACTED]
Rouge River, OR 97537

Application filed: April 11, 2025

Notice provided: Mail: May 21, 2025
Site Posting: June 5, 2025
Published in newspaper: May 21, 2025

Appendix A- Notice of Public Hearing Record of Mailing
Appendix B- Agency comments
Appendix C- Land Use Decision Making Worksheet



Project summary:

The applicant is requesting a reduced setback of 10' where 25' is required from Bay Drive. The purpose of this request is to build an attached garage to an existing single-family dwelling. The project is located on Bay Drive in Sagle.

Applicable laws:

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

BCRC 12-222, Application, contents
BCRC 12-231, Variances, Purpose
BCRC 12-232, General Provisions
BCRC 12-234, Variance standards
BCRC 12-7.1, Shorelines
BCRC 12-7.2, et seq., Grading/erosion/stormwater management
BCRC 12-7.6, et seq., Hillsides
BCRC 12-800 et seq., Definitions

Background:

A. Site data:

- Residential
- Platted lot
- Size: 4.49 acres
- Zone: Recreation
- Land Use: Resort Community

B. Access:

- Bay Drive, which is a easement that is privately maintained.

C. Environmental factors:

- Site does contain mapped slopes between 15-30% and above. (USGS)
- Site does contain mapped wetlands. (USFWS)
- Site does contain frontage on Lake Pend Orielle
- Parcel is within SFHA Zone AE and Zone X per FIRM Panel Number 16017C0975E, 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: Bottle Bay Sewer & Water District
- Fire: Sagle Fire District
- Power: Avista Utilities
- School District: Lake Pend Orielle School District #84

E. Comprehensive Plan, Zoning and Current Land Use

Compass	Comp Plan	Zoning	Current Land Use & Density
Site	Resort Community	Recreation	Residential- 0.23 acres
North	Resort Community	Recreation	Lake Pend Oreille
East	Resort Community	Recreation	Residential- 0.31 acres
South	Resort Community	Recreation	Vacant- 32.3 acres
West	Resort Community	Recreation	Residential- 0.35 acres Vacant- 6.95 acres





F. Standards Review and Staff Analysis:

BCRC 12-231 Purpose:

The purpose of this subchapter is to provide a mechanism by which the county may grant relief from the strict application of the provisions of this title where proposals conform to the standards set forth in this subchapter.

BCRC 12-232 General provisions:

A variance is a modification of the bulk and placement requirements of this title as to lot or parcel size, lot coverage, width, depth, front yard, side yard, rear yard, setbacks, parking space size, height of buildings, or other provisions of this title affecting the size or shape of a structure or the placement of a structure upon a lot or parcel, or the size of the lot or parcel.

BCRC 12-234 Variances, standards for review of applications:

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: "The subject property is transected by Bay Drive, effectively separating it into 2 parcels. The applicant site is the only property on Bay Drive that the road runs separating it into 2 parcels. The applicant's site is the only property on Bay Drive

that the road runs through all other property boundaries end at Bay Drive. There is an existing home on the property that does not have a garage, residents have to park on the opposite side of Bay Drive walk across the road and down a full story outside to access the current entrance to the residence. Steep topography between the residence and Bay Drive limits the options for creating an attached garage. Current access to the front entrance of the house is down stone steps a full story below Bay Drive. This is difficult and hazardous for aging occupants, particularly in the winter and during bad weather. It is worth noting that at least 2 garages in the vicinity on Bay Drive are within the R.O.W., on its 2416-8 feet from the road edge."

Staff:

Lot Size:

This parcel is $\pm$ 4.49 acres. The lot is split by Bay Drive. The southern portion is $\pm$ 3.57 acres and the northern portion is $\pm$ 0.76 acres.

Shape:

- The southern side of the lot is rectangular in shape. The northern portion is rectangular in shape however this portion of the lot is narrower. The lot is currently split by an easement that intersects the lot. Bay Drive was platted in 1952 as part of Bottle Bay Tracts with a 40' right of way, however the right-of-way ends at the eastern property line of this lot and an easement begins, per Instrument # 42186.

Topography:

- The lot has mapped slopes of 0-30% grade and above. The northern portion of the lot that is split by Bay Road has mapped slopes of 0-15%, which is approximately 0.72 acres of the 4.49 acres.

Other Circumstances:

- The applicants did not establish the area where the existing easement is constructed.

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

Applicant: "The applicant purchased the home in its current state and location. Bay Drive is as it has existing since the initial plat of the subdivision was created. The conditions requiring the variance request were not created or altered by the applicant, including the entry situation and stone stairs to the front door."

- **Staff:** The single-family dwelling was constructed under an approved Building Location Permit (BLP2003-0718) in 2003. The dwelling was built on the portion of the lot that is separated by Bay Drive to the north. Based on the 2003 site plan, the dwelling was constructed to meet the exact setback of 25'. The applicants had no control over the location of where the dwelling was constructed.

(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: "If the variance is granted, it will allow the applicants to park inside or in a driveway adjacent to the residence rather than across the street in an open parking area. By not having to cross Bay Drive to access the residence, public safety for the applicant's family and neighbors using Bay Drive will be improved. No adjacent properties will be adversely affected and in fact it will enhance the character and quality of the neighborhood by removing parked cars from the public view."

Staff: Bonner County Road & Bridge Department commented "The Bonner County Road & Bridge Department has no objections to the proposed street setback variance. Bay Drive at this location is private and is beyond the end of the public road right of way and is therefore outside our area of interest." No other agency has commented on how this request could be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in vicinity of the subject lot.

G. Stormwater plan

A stormwater management plan is required pursuant to BCRC 12-720.2(E). New building construction or development which occurs on or within three hundred feet (300') of a slope with fifteen percent (15%) or greater incline as determined from the applicable seven and one-half (7.5) minute quadrangle map published by the United States geological survey or by actual survey, and which is subject to the provisions of title 11 of this code.

H. Shoreline:

BCRC 12-711 Shoreline Setbacks:

A. The following shoreline setbacks shall apply in all zoning districts:

1. For lakes, sloughs, ponds or other similar basins, or the Clark Fork or Pend Oreille rivers, or intermittent streams as shown on the national hydrography dataset (NHD), no structure shall be located closer than forty feet (40'), measured horizontally from the "shoreline", as defined in Section [12-819](#) of this title.

2. For rivers, streams, creeks or other similar flowing bodies of water, excluding the water bodies identified in subsection A1 of this section, no structure shall be located closer than seventy five feet (75'), measured horizontally from the applicable natural or ordinary water mark of any stream as shown on the NHD published by the United States geological survey, or by actual land survey or field inspection.

I. Conceptual Engineering Plan:

BCRC 12-761: When land disturbing activity is proposed in areas where the natural slope equals or exceeds thirty percent (30%), the Planning Director, Hearing Examiner, board or Zoning Commission may require a conceptual engineering plan as part of a subdivision, conditional use permit or variance application. The plan shall be developed by an Idaho licensed civil engineer, and shall depict proposed building sites, road and driveway grades, profiles and cross sections, and the slope and location of cuts and fills. The purpose of this plan is to demonstrate the feasibility of the proposed subdivision design and to illustrate the nature and extent of earthwork required for site preparation and construction.

J. Agency Review

Agencies and taxing districts were notified of this application on May 21, 2025. A full list of the public agencies can be found in the attached Appendix A Agency comments can be found in the attached Appendix B.

The following agencies commented:

- Northern Lights Inc.
- Bonner County Road & Bridge Department
- Bonner County Floodplain Manager

The following agencies replied "No Comment":

- Bonner County Historical Society
- Idaho Department of Transportation
- Idaho Department of Environmental Quality
- Panhandle Health District

All other agencies did not reply.

K. Public Notice & Comments

As of June 11, 2025 a public comment have been received on this file.

Planner's Initials: DB Date: June 11, 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:

Standard permit conditions:

A-1 Only the street setback on the site plan and on the application has been reviewed for variance standards. All other development shown must comply with Bonner County Revised Code excepting the modified street setback herein.

A-2 Apply for Building Location Permits for all proposed structures, submit all necessary documentation required to Bonner County Planning Department for review and approval.

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

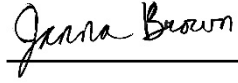
RECORD OF MAILING

Page 1 of 1

File No.: V0014-25 D.Britt

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 **21st** day of **May 2025**.



Janna Brown, Administrative Assistant III

Assessor - Email	Avista Utilities - Email
Bay Drive Recreation District - Email	Bayview Water & Sewer - Email
Bonner County Airport Manager - Email	BONNER COUNTY DAILY BEE - U.S. Mail
Bonner County EMS - Email	Bonner County Floodplain Review - Email
Bonner County Road & Bridge - Email	Bonner County Sheriff - Email
Bottle Bay Water & Sewer District - Email	City of Clark Fork - Email
City of Dover - Email	City of East Hope - Email
City of Hope - Email	City of Kootenai - Email
City of Oldtown - Email	City of Ponderay - Email
City of Priest River - Email	City of Sandpoint - Email
City of Spirit Lake - Email	Coolin Sewer District - Email
Coolin-Cavanaugh Bay Fire District - Email	Drainage District #7 - Email
East Bonner Library - Email	East Priest Lake Fire District - Email
Ellisport Bay Sewer - Email	Garfield Bay Water & Sewer District - Email
GEM STATE MINER - U.S. Mail	Granite Reeder Water & Sewer District - Email
Idaho Department of Environmental Quality (DEQ) - Email	Idaho Department of Fish & Game - Email
Idaho Department of Lands - CDA - U.S. Mail	Idaho Department of Lands - Coolin - Email
Idaho Department of Lands - Navigable Waters & Mining - Email	Idaho Department of Lands - Sandpoint - Email
Idaho Department of Water Resources - IDWR - Email	Idaho Transportation Department (Aeronautics) - U.S. Mail
Idaho Transportation Department- District I - Email	Independent Highway District - Email
Kalispel Bay Sewer & Water - U.S. Mail	Kootenai-Ponderay Sewer District - Email
KPBX-FM 91 SPOKANE PUBLIC RADIO - U.S. Mail	KSPT-KPND-KIBR RADIO - U.S. Mail
Laclede Water District - Email	Lake Pend Oreille School District, #84 (Admin Office) - Email
Lake Pend Oreille School District, #84 (Transportation) - Email	Lakeland Joint School District, #272 - Email
Little Blacktail Ranch Water Association - U.S. Mail	North of the Narrows Fire District - Email
Northern Lights, Inc. - Email	Northland/Vyve Cable Television - Email
Northside Fire District - Email	Outlet Bay Sewer District - Email
Panhandle Health District - Email	Pend Oreille Hospital District - Email
Priest Lake Public Library District - Email	Priest Lake Translator District - Email
Sagle Valley Water & Sewer - Email	Sam Owen Fire District - Email
Schweitzer Fire District - Email	SELKIRK ASSOCIATION OF REALTORS - U.S. Mail
Selkirk Fire, Rescue & EMS - Email	Selkirk Recreation District -Email
Southside Water & Sewer District - Email	Spirit Lake Fire District - Email
Spokesman-Review - U.S. Mail	State Historical Society - Email
Swan Shores Sewer District - U.S. Mail	Syringa Heights Water Association - Email
Tamarack Village Water & Sewer - U.S. Mail	Timber Lake Fire District - Email
Trestle Creek Sewer District - Email	U.S. Army Corps of Engineers - Email
U.S. Fish & Wildlife Service - Email	U.S. Forest Service - U.S. Mail
West Bonner County Cemetery District - Email	West Bonner County School District, #83 - Email
West Bonner Library - Email	West Bonner Water & Sewer District - Email
West Pend Oreille Fire District - Email	West Priest Lake Fire District - Email

Appendix B- Agency comments



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] Re: Bonner County Planning - V0014-25 Agency Review - Variance - Street Setback

1 message

Bonner County History Museum <hannah@bonnercountyhistory.org>

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

No comment

Hannah Combs
Bonner County Historical Society

On Wed, May 21, 2025 at 1:25 PM Bonner County Planning <planning@bonnercountyid.gov> wrote:

Good Afternoon,
Please note, this agency routing is for V0014-25 not VA0014-25.

The above-named application has been submitted to the Bonner County Planning Department for processing.

Please review the application relative to your agency's area of expertise and include any recommended conditions of approval and supporting code sections. Please see attached for details

Thank you,
Janna Brown, Administrative Assistant III
Bonner County Planning Department
208-265-1458 ext - 1252



Janna Brown <janna.brown@bonnercountyid.gov>

Re: Bonner County Planning - VA0014-25 Agency Review - Variance - Street Setback

1 message

Matt Mulder <matt.mulder@bonnercountyid.gov>

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

The application site plan shows the setback as being 10ft from the edge of the roadway, rather than the setback from the right of way boundary. This is a fatal flaw in the application. The si the true setback variance being requested. Our department is likely to oppose this request because the building is likely actually requesting a 0ft setback, or maybe even be into the public ri

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

On Wed, May 21, 2025 at 12:45 PM Bonner County Planning <planning@bonnercountyid.gov> wrote:

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Thank you,
Janna Brown, Administrative Assistant III
Bonner County Planning Department
208-265-1458 ext - 1252



Janna Brown <janna.brown@bonnercountyid.gov>

Re: Bonner County Planning - V0014-25 Agency Review - Variance - Street Setback

1 message

Matt Mulder <matt.mulder@bonnercountyid.gov>

To: Daniel Britt <daniel.britt@bonnercountyid.gov>, Mail-Planning <planning@bonnercountyid.gov>

The Bonner County Road & Bridge Department has no objections to the proposed street setback variance. Bay Drive at this location is private and is beyond the end of the public road right o

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

On Wed, May 28, 2025 at 12:55 PM Daniel Britt <daniel.britt@bonnercountyid.gov> wrote:

Thanks Matt! I was unable to locate any language about the easement. Do you mind re-submitting your agency comment for the record on this file.

Daniel Britt- Planner II

Bonner County Planning Department
208-265-1458 office
daniel.britt@bonnercountyid.gov

On Wed, May 28, 2025 at 12:01 PM Matt Mulder <matt.mulder@bonnercountyid.gov> wrote:

Hmmmm. If there's no recorded easement, nor platted easement, nor any court order that granted a prescriptive easement, then I would think that they don't need to have a setback v
rights court intervention.

Either way, I guess I don't have any skin in the game.

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

On Wed, May 28, 2025 at 10:28 AM Daniel Britt <daniel.britt@bonnercountyid.gov> wrote:

Correct however there is no evidence of a recorded easement that I've been able to locate. I've found a plat showing Block 1 that I've attached but it does not show any right of way or c
Thoughts?

Daniel Britt- Planner II

Bonner County Planning Department
208-265-1458 office
daniel.britt@bonnercountyid.gov

On Wed, May 28, 2025 at 7:53 AM Matt Mulder <matt.mulder@bonnercountyid.gov> wrote:

I see you're correct that it's just past the public portion. The setback variance request would still be from the boundary of the private easement, not the edge of the actual roadway,

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

On Tue, May 27, 2025 at 8:52 AM Daniel Britt <daniel.britt@bonnercountyid.gov> wrote:

Hi Matt,

Thank you for your review. However it looks like the portion of Bay Drive that intersects their property is an easement. I've attached a plat I believe indicates that the right of way e

Daniel Britt- Planner II

Bonner County Planning Department
208-265-1458 office
daniel.britt@bonnercountyid.gov

On Fri, May 23, 2025 at 12:25 PM Matt Mulder <matt.mulder@bonnercountyid.gov> wrote:

Also sending this comment to this corrected file name email to be sure it's catalogued.

The application site plan shows the setback as being 10ft from the edge of the roadway, rather than the setback from the right of way boundary. This is a fatal flaw in the appli
the true setback variance being requested. Our department is likely to oppose this request because the building is likely actually requesting a 0ft setback, or maybe even be int

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

On Wed, May 21, 2025 at 1:25 PM Bonner County Planning <planning@bonnercountyid.gov> wrote:

Good Afternoon,
Please note, this agency routing is for V0014-25 not VA0014-25.

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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 attac

Thank you,

5/28/25, 1:10 PM

Bonner County Mail - Re: Bonner County Planning - V0014-25 Agency Review - Variance - Street Setback



Janna Brown, Administrative Assistant III
Bonner County Planning Department
208-265-1458 ext - 1252



Janna Brown <janna.brown@bonnercountyid.gov>

Re: Bonner County Planning - V0014-25 Agency Review - Variance - Street Setback

1 message

Matt Mulder <matt.mulder@bonnercountyid.gov>

To: Bonner County Planning <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 <peggy.george@avistacorp.com>, Becky Meyer <becky.meyer@posd.org>, Bill Berg <billb@bbsewer.org>, Bonner County Assessors <assessorsgroup@bonnercountyid.gov>, BONNER COL <DIRECTOR@bonnercountyhistory.org>, Brenna Garro <Brenna.Garro@oer.idaho.gov>, Bryan Quayle <quaylelanduseconsulting@gmail.com>, Chace Bell <chace.bell@idwr.idaho.gov>, Chie <city@clarkforkidaho.org>, City of Dover <cityclerk@cityofdoveridaho.org>, City of East Hope Franck <easthope.city@gmail.com>, City of Hope <hopecityclerk@gmail.com>, City of Oldtown <id.gov>, City of Sandpoint Planning <cityplanning@sandpointidaho.gov>, "cityclerk@spirittlakeid.gov" <cityclerk@spirittlakeid.gov>, Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict <coolinfirechief@gmail.com>, Craig Hill <craighill@hillsresort.com>, D1Permits <D1Permits@itd.idaho.gov>, Dan Brown <dbrown@idl.idaho.gov>, Dan McCracken <Dan.McCracken@deq.idal <deandavis@sd83.org>, DEQ - Kristie McEnroe <kristie.mcenroe@deq.idaho.gov>, East Bonner Library <Amanda@ebonnerlibrary.org>, East Priest Lake Fire District <eastpriestlakefd@gmail Administration <Heather.pate@faa.gov>, Frankie Dunn <Frankiejduunn@hotmail.com>, Fritz Broschet <outletbaysewer@gmail.com>, Garfield Bay Water and Sewer District Clerk <garfieldbayw "Horsmon,Merritt" <merritt.horsmon@idfg.idaho.gov>, ID State Historical Society - Dan Everhart <dan.everhart@ishs.idaho.gov>, Idaho Department of Environmental Quality <deqcomments@ <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 Brow Jason Johnson <jason.johnson@bonnercountyid.gov>, Jason Kimberling <jason.kimberling@itd.idaho.gov>, Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>, Jessie Roe <BWSD637@gmail.co <coolinsewer@gmail.com>, KayLeigh Miller <klmiller@ponderay.org>, kbsd sewer <kbsdpl@hotmail.com>, Ken Flint <ken_flint@tcenergy.com>, Kenny Huston <kenny.huston@oer.idaho.gov> <kimspacek@sd83.org>, Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>, Laclede Water District <info@lacledewaterdistrict.org>, Lakeland Joint School District #272 <cpursley@lakeland. <matt.diel@posd.org>, Midas Water <midaswatercorp@gmail.com>, Mike Ahmer <mahmer@idl.idaho.gov>, Mike Schacht <firedept@clarkforkidaho.org>, Natural Resource Conservation Serv <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 <allwater49@outlook.com>, Oden Water Association - Carla Poelstra <odenwater@gmail.com>, Pend Oreille Hospital District <kim.kichenmaster@bonnergeneral.org>, PHD <EHapplications@ <plplibrary@hotmail.com>, Richard Hash <Rich.hash2022@gmail.com>, Ryan Zandhuisen <rzandhuisen@idl.idaho.gov>, Sagle Valley Water and Sewer District <saglewatersewer@gmail.com <Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>, Sam Ross <sam.ross@nli.coop>, "sandpointairport@gmail.com" <sandpointairport@gmail.com>, Sarah Gilmore <sgilmore@s <james.koehler@posd.org>, SCHWEITZER FIRE DISTRICT <SchweitzerFireDistrict@gmail.com>, Selkirk Association of Realtors <danielle@selkirkaor.com>, Selkirk Recreation District <elga POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>, Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>, Steve Elgar <selgar@mac.com>, Superintendent <Symone.legg@itd.idaho.gov>, TC Energy / TransCanada <US_crossings@tcenergy.com>, Teresa Decker <Huckleberryhoa@gmail.com>, Teresa Decker <huckbayutilities01@gmail.com>, Te <theresa@kootenai.org>, Tim Ventress <chventresswpivfd@hotmail.com>, Timberlake Fire District <Kwright@timberlakefire.com>, Tom Renzi <epfldchief@gmail.com>, US Fish & Wildlife Ser <meagan@westbonnerlibrary.org>, West Pend Oreille Fire District <wpofd1@gmail.com>, Daniel Britt <daniel.britt@bonnercountyid.gov>, Alexander Feyen <alexander.feyen@bonnercountyid. <jeannie.welter@bonnercountyid.gov>

Also sending this comment to this corrected file name email to be sure it's catalogued.

The application site plan shows the setback as being 10ft from the edge of the roadway, rather than the setback from the right of way boundary. This is a fatal flaw in the application. The si the true setback variance being requested. Our department is likely to oppose this request because the building is likely actually requesting a 0ft setback, or maybe even be into the public ri

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

On Wed, May 21, 2025 at 1:25 PM Bonner County Planning <planning@bonnercountyid.gov> wrote:

Good Afternoon,
Please note, this agency routing is for V0014-25 not VA0014-25.

The above-named application has been submitted to the Bonner County Planning Department for processing.

Please review the application relative to your agency's area of expertise and include any recommended conditions of approval and supporting code sections. Please see attached for details

Thank you,
Janna Brown, Administrative Assistant III
Bonner County Planning Department
208-265-1458 ext - 1252



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - V0014-25 Agency Review - Variance - Street Setback

1 message

DEQ Comments <deqcomments@deq.idaho.gov>
 To: Bonner County Planning <planning@bonnercountyid.gov>

Thu, May 22, 2025 at 2:22 PM

Good Afternoon,

Thank you for providing the opportunity to comment. DEQ has no environmental impact comments for the project listed above at this stage of development.

Thank you,

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

www.deq.idaho.gov

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

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

Sent: Wednesday, May 21, 2025 1:25 PM

To: Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Amber Burgess <clerk@ebsewerdistrict.com>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Avista Copr - Jay West <jay.west@avistacorp.com>; Avista Corp - Peggy George <peggy.george@avistacorp.com>; Becky Meyer <becky.meyer@lposd.org>; Bill Berg <billb@bbsewer.org>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <DIRECTOR@bonnercountyhistory.org>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Bell, Chace <Chace.Bell@idwr.idaho.gov>; Chief Debbie Carpenter <chief@spirittlakefire.com>; City of Clark Fork <city@clarkforkidaho.org>; City of Dover <cityclerk@cityofdoverydaho.org>; City of East Hope Franck <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; City of Oldtown <cityofoldtown@hotmail.com>; City of Priest River <layers@priestriver-id.gov>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spirittlakeid.gov; 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>; 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>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.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 <jamiieb@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 <joe kren@sd83.org>; Jordan Brooks <coolinsewer@gmail.com>; 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>; 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 and Sewer District <saglewatersewer@gmail.com>; Sagle Valley Water & Sewer District <markc@smartplugs.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; Sam Ross <sam.ross@nli.coop>; sandpointairport@gmail.com; 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>; West Bonner Library <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>
Cc: Daniel Britt <daniel.britt@bonnercountyid.gov>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Jacob Gabell <jake.gabell@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>
Subject: Bonner County Planning - V0014-25 Agency Review - Variance - Street Setback

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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.

Thank you,

Janna Brown, Administrative Assistant III

Bonner County Planning Department

208-265-1458 ext - 1252



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - V0014-25 Agency Review - Variance - Street Setback

1 message

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

Tue, May 27, 2025 at 10:32 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

(208) 772-1216

Office Hours M-TH 6-4:30

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

Sent: Wednesday, May 21, 2025 1:25 PM

To: Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Amber Burgess <clerk@ebsewerdistrict.com>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Avista Copr - Jay West <jay.west@avistacorp.com>; Avista Corp - Peggy George <peggy.george@avistacorp.com>; Becky Meyer <becky.meyer@lposd.org>; Bill Berg <billb@bbsewer.org>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <DIRECTOR@bonnercountyhistory.org>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Chace Bell <chace.bell@idwr.idaho.gov>; Chief Debbie Carpenter <chief@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 Oldtown <cityofoldtown@hotmail.com>; City of Priest River <layers@priestriver-id.gov>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spiritleakeid.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>; Dean Davis <deandavis@sd83.org>; DEQ - Kristie McEnroe <kristie.mcenroe@deq.idaho.gov>; East Bonner Library <Amanda@ebonnerlibrary.org>; East Priest Lake Fire District <eastpriestlakefd@gmail.com>; Erik Sjoquist <esjoquist@idl.idaho.gov>; Federal Aviation Administration <Heather.pate@faa.gov>; Frankie Dunn <Frankiejdunn@hotmail.com>; Fritz Broschet

<outletbaysewer@gmail.com>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>; ID State Historical Society - Dan Everhart <dan.everhart@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>; 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 Rosa <hr@ebonnerlibrary.org>; Matt Diel <matt.diel@lposd.org>; Midas Water <midaswatercorp@gmail.com>; Mike Ahmer <mahmer@idl.idaho.gov>; Mike Schacht <firedept@clarkforkidaho.org>; Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>; Navy - Glynis Casey <glynis.casey@navy.mil>; North of the Narrows Fire District <Huckbay2501@gmail.com>; Northern Lights <kristin.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>; sandpointairport@gmail.com; Sarah Gilmore <sgilmore@sandpointidaho.gov>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; SCHWEITZER FIRE DISTRICT <SchweitzerFireDistrict@gmail.com>; Selkirk Association of Realtors <danielle@selkirkaor.com>; Selkirk Recreation District <elgar@whoi.edu>; Sheryl Austin <granitereeder@gmail.com>; SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Steve Elgar <selgar@mac.com>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Symone Legg <Symone.Legg@itd.idaho.gov>; TC Energy / TransCanada <US_crossings@tcenergy.com>; Teresa Decker <Huckleberryhoa@gmail.com>; Teresa Decker <huckbayutilities01@gmail.com>; Teresa Zamora <utilities@stoneridgeidaho.com>; Theresa Wheat <theresa@kootenai.org>; Tim Ventress <chventresswplvfd@hotmail.com>; Timberlake Fire District <Kwright@timberlakefire.com>; Tom Renzi <epfldchief@gmail.com>; US Fish & Wildlife Services <fw1idahoconsultationrequests@fws.gov>; West Bonner Library <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>
Cc: Daniel Britt <daniel.britt@bonnercountyid.gov>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Jacob Gabell <jake.gabell@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>
Subject: Bonner County Planning - V0014-25 Agency Review - Variance - Street Setback

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Thank you,

Janna Brown, Administrative Assistant III

Bonner County Planning Department

208-265-1458 ext - 1252



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - V0014-25 Agency Review - Variance - Street Setback

1 message

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

Wed, May 21, 2025 at 1:29 PM

ITD has no comment. Thanks!

**Kimberly Hobson***Project Coordinator**Innovation Steward***District 1****Work: 208.772.8079****Email:** kimberly.hobson@itd.idaho.gov**Website:** itd.idaho.gov**Work schedule:** M-W-Th-F 6AM- 4:30 PM**From:** Bonner County Planning <planning@bonnercountyid.gov>**Sent:** Wednesday, May 21, 2025 1:25 PM

To: Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Amber Burgess <clerk@ebsewerdistrict.com>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Avista Copr - Jay West <jay.west@avistacorp.com>; Avista Corp - Peggy George <peggy.george@avistacorp.com>; Becky Meyer <becky.meyer@lposd.org>; Bill Berg <billb@bbsewer.org>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <DIRECTOR@bonnercountyhistory.org>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Chace Bell <chace.bell@idwr.idaho.gov>; Chief Debbie Carpenter <chief@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 Oldtown <cityofoldtown@hotmail.com>; City of Priest River <layers@priestriver-id.gov>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spiritleakeid.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>; 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>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.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>; 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 Rosa <hr@ebonnerlibrary.org>; Matt Diel <matt.diel@lposd.org>; Midas Water <midaswatercorp@gmail.com>; Mike Ahmer <mahmer@idl.idaho.gov>; Mike Schacht <firedept@clarkforkidaho.org>; Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>; Navy - Glynis Casey <glynis.casey@navy.mil>; North of the Narrows Fire District <Huckbay2501@gmail.com>; Northern Lights <kristin.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>; sandpointairport@gmail.com; Sarah Gilmore <sgilmore@sandpointidaho.gov>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; SCHWEITZER FIRE DISTRICT <SchweitzerFireDistrict@gmail.com>; Selkirk Association of Realtors <danielle@selkirkaor.com>; Selkirk Recreation District <elgar@whoi.edu>; Sheryl Austin <granitereeder@gmail.com>; SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Steve Elgar <selgar@mac.com>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Symone Legg <Symone.Legg@itd.idaho.gov>; TC Energy / TransCanada <US_crossings@tcenergy.com>; Teresa Decker <Huckleberryhoa@gmail.com>; Teresa Decker <huckbayutilities01@gmail.com>; Teresa Zamora <utilities@stoneridgeidaho.com>; Theresa Wheat <theresa@kootenai.org>; Tim Ventress <chventresswplvfd@hotmail.com>; Timberlake Fire District <Kwright@timberlakefire.com>; Tom Renzi <epfldchief@gmail.com>; US Fish & Wildlife Services <fw1idahoconsultationrequests@fws.gov>; West Bonner Library <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>

Cc: Daniel Britt <daniel.britt@bonnercountyid.gov>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Jacob Gabell <jake.gabell@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>

Subject: Bonner County Planning - V0014-25 Agency Review - Variance - Street Setback

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Thank you,

Janna Brown, Administrative Assistant III

5/21/25, 3:35 PM

Bonner County Mail - [EXT SENDER] RE: Bonner County Planning - V0014-25 Agency Review - Variance - Street Setback

Bonner County Planning Department

208-265-1458 ext - 1252



Janna Brown <janna.brown@bonnercountyid.gov>

Re: Bonner County Planning - V0014-25 Agency Review - Variance - Street Setback

1 message

'Sam Ross' via Mail-Planning <planning@bonnercountyid.gov>

Reply-To: Sam Ross <sam.ross@nli.coop>

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

Janna,

That parcel is in Avista's service territory.

Thanks,

Samuel Ross

Engineering Assistant I

Northern Lights, INC.

Email: Sam.ross@nli.coop

Office: 208.255.7183

Cell: 208.946.7787

NWPPA Certified Staking Technician

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

Sent: Wednesday, May 21, 2025 1:25 PM

To: Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Amber Burgess <clerk@ebsewerdistrict.com>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Av Peggy George <peggy.george@avistacorp.com>; Becky Meyer <becky.meyer@lposd.org>; Bill Berg <billb@bbsewer.org>; Bonner County Assessors <assessorsgroup@bonnerc MUSEUM <DIRECTOR@bonnercountyhistory.org>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Chace Bell <chace.l <chief@spirittlakefire.com>; City of Clark Fork <city@clarkforkidaho.org>; City of Dover <cityclerk@cityofdoveridaho.org>; City of East Hope Franck <easthope.city@gmail.com>; <cityofoldtown@hotmail.com>; City of Priest River <layers@priestriver-id.gov>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spirittlakeid.gov <city kootenaiponderaysewerdistrict.org>; Coolin-Cavanaugh Bay Fire Protection District <coolinfirechief@gmail.com>; Craig Hill <craighill@hillsresort.com>; D1Permits <D1Permits@ McCracken <Dan.McCracken@deq.idaho.gov>; Dan Scholz <Dan.Scholz@nli.coop>; Dean Davis <deandavis@sd83.org>; DEQ - Kristie McEnroe <kristie.mcenroe@deq.idaho.gov>; Priest Lake Fire District <eastpriestlakefd@gmail.com>; Erik Sjoquist <esjoquist@idl.idaho.gov>; Federal Aviation Administration <Heather.pate@faa.gov>; Frankie Dunn <Frankie @outletbaysewer@gmail.com>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Horsmon, Merr Dan Everhart <dan.everhart@ishs.idaho.gov>; Idaho Department of Environmental Quality <deqcomments@deq.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gm: ITD - Stacy Simkins <stacy.simkins@itd.idaho.gov>; Jack Schenck <Jack.schenck@vyvebb.com>; Jamie Brown <jamieb@inlandpower.com>; Janice Best <janicesb@televar.com> Kimberling <jason.kimberling@itd.idaho.gov>; Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Jessie Roe <BWSD637@gmail.com>; Joe Kren <joe.kren@sd83.org>; Jordan Brc <klmiller@ponderay.org>; kbsd sewer <kbsdpl@hotmail.com>; Ken Flint <ken_flint@tcenergy.com>; Kenny Huston <kenny.huston@oer.idaho.gov>; Kim Hoodenpyle <kjh5345@ Hobson <Kimberly.Hobson@itd.idaho.gov>; Laclede Water District <info@lacledewaterdistrict.org>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lisa Rosa < Water <midaswatercorp@gmail.com>; Mike Ahmer <mahmer@idl.idaho.gov>; Mike Schacht <firedept@clarkforkidaho.org>; Natural Resource Conservation Service - Greg Becker <glynis.casey@navy.mil>; North of the Narrows Fire District <Huckbay2501@gmail.com>; Kristin Burge <kristin.burge@nli.coop>; Clint Brewington <Clint.Brewington@nli.coop <allwater49@outlook.com>; Oden Water Association - Carla Poelstra <odenwater@gmail.com>; Pend Oreille Hospital District <kim.kichenmaster@bonnergeneral.org>; PHD <E- <plplibrary@hotmail.com>; Richard Hash <Rich.hash2022@gmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Ryan Zandhuisen <rzandhuisen@id <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 < <sandpointairport@gmail.com>; Sarah Gilmore <sgilmore@sandpointidaho.gov>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; SCHWEITZER FII Association of Realtors <danielle@selkirkaor.com>; Selkirk Recreation District <elgar@whoi.edu>; Sheryl Austin <granitereeder@gmail.com>; SOURDOUGH POINT OWNERS ASSOC Sewer <southsidewaterandsewer@swsdisdaho.org>; Steve Elgar <selgar@mac.com>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Symone.legg@itd.idaho.gov <S <US_crossings@tcenergy.com>; Teresa Decker <Huckleberryhoa@gmail.com>; Teresa Zamora <utilities@stoneridgeidaho.co <chventresswplvfd@hotmail.com>; Timberlake Fire District <Kwright@timberlakefire.com>; Tom Renzi <epf1dchief@gmail.com>; US Fish & Wildlife Services <fw1idahoconsultati <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>

Cc: Daniel Britt <daniel.britt@bonnercountyid.gov>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Jacob Gabell <jake.gabell@bonnercountyid.gov>; Jeannie Welte

Subject: Bonner County Planning - V0014-25 Agency Review - Variance - Street Setback

Good Afternoon,

Please note, this agency routing is for V0014-25 not VA0014-25.

The above-named application has been submitted to the Bonner County Planning Department for processing.

Please review the application relative to your agency's area of expertise and include any recommended conditions of approval and supporting code sections. Please see attached for details.

5/22/25, 7:41 AM

Bonner County Mail - Re: Bonner County Planning - V0014-25 Agency Review - Variance - Street Setback

**Thank you,
Janna Brown, Administrative Assistant III
Bonner County Planning Department
208-265-1458 ext - 1252**

[CAUTION: This email originated from outside of Northern Lights Inc. Do not click links or open attachments unless you recognize the sender and know the content is safe]



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] V0014-25-VARIANCE+ZC0002-25-ZONE CHANGE+AM0001-25-COMPREHENSIVE PLAN MAP AMENDMENT

1 message

Denis Twohig <dtwohig@phd1.idaho.gov>

Fri, Jun 6, 2025 at 4:30 PM

To: Planning Bonner County <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.gov

W: Panhandlehealthdistrict.org

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

3 attachments **ZC0002-25-ZONE CHANGE-RURAL 5 TO SUBURBAN.pdf**
1508K **V0014-25-VARIANCE-STREET SETBACK.pdf**
1819K **AM0001-25-COMPREHENSIVE PLAN MAP AMENDMENT.pdf**
1579K

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 **21st** day of **May, 2025**.

Janna Brown

Janna Brown, Administrative Assistant III

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Wednesday, May 21, 2025**.

NOTICE IS HEREBY GIVEN that the Bonner County Hearing Examiner will hold a public hearing at **1:30 pm** on **Wednesday, June 18, 2025** in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following request:

File V0014-25 - Variance - Street Setback - The applicant is requesting a 10' street setback where 25' is required to build a garage. The 4.50-acre property is zoned Recreation (Rec). The project site is located on Bay Drive in Section 33, Township 57N, Range 1W, Boise-Meridian.

For details regarding this application, Zoom teleconference, or YouTube livestream, visit the Planning Department web site at www.bonnercountyid.gov/departments/Planning. Staff reports are available online or may be viewed at the planning department approximately a week before the scheduled hearing.

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

During the hearing for this application, the public will be given an opportunity to provide testimony and/or evidence regarding how the proposal does or does not comply with the applicable approval criteria of the Bonner County Revised Code. At the close of the public hearing, the governing board 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

Sarah Tonyan, PTD

Date

out of PTD jurisdiction

RESCHEDULED 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 **23rd** day of **May 2025**.

Janna Brown
Janna Brown, Administrative Assistant III

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Friday, May 23, 2025**.

NOTICE IS HEREBY GIVEN that the Bonner County Hearing Examiner will hold a public hearing at **1:30 pm** on **Wednesday, June 18, 2025** in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following request:

File V0023-24 - Variance - Waterfront and Street Setback

The applicants are requesting a 19-foot street setback, where 25 feet is required, and a 12-foot waterfront setback where 40 feet is required for the placement of an accessory structure. The 0.24-acre property is zoned Recreation. The project site is located off West Garfield Bay Road in Section 21, Township 56 North, Range 01 West, Boise-Meridian.

For details regarding this application, Zoom teleconference, or YouTube livestream, visit the Planning Department web site at www.bonnercountyid.gov/departments/Planning. Staff reports are available online or may be viewed at the planning department approximately a week before the scheduled hearing.

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

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

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

NO COMMENT

Sarah Tonyan, PhD
Name
out of jurisdiction

6/6/25
Date

Appendix C- Land Use Decision Making Worksheet



Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone (208) 265-1458 - Fax (208) 265-1463

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

LAND USE DECISION-MAKING WORKSHEET VARIANCE

Idaho Code §67-6535 (2): The approval or denial of any application required or authorized pursuant to this chapter shall be in writing and accompanied by a reasoned statement that explains the criteria and standards considered relevant, states the relevant contested facts relied upon, and explains the rationale for the decision based on the applicable provisions of the comprehensive plan, relevant ordinance and statutory provisions, pertinent constitutional principles and factual information contained in the record.

STANDARDS FOR VARIANCE REVIEW:

Prior to approving a variance, the governing body shall review the particular facts and circumstances of each proposed variance in terms of the following standards and shall find adequate evidence showing that such use at the proposed location.

Idaho Code §67-6516		Each governing board shall provide, as part of the zoning ordinance, for the processing of applications for variance permits. A variance is a modification of the bulk and placement requirements of the ordinance as to lot size, lot coverage, width, depth, front yard, side yard, rear yard, setbacks, parking space, height of buildings, or other ordinance provision affecting the size or shape of a structure or the placement of the structure upon lots, or the size of lots. 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.
YES	NO	List the relevant evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
BCRC 12-232		GENERAL PROVISIONS
YES	NO	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.

BCRC 12-233 APPLICATION, CONTENTS		
YES	NO	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
BCRC 12-234 (A) VARIANCES, STANDARDS FOR REVIEW OF APPLICATIONS		
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.		
YES	NO	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
BCRC 12-234 (B) Special conditions and circumstances do not result from the actions of the applicant.		
YES	NO	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
BCRC 12-234 (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.		
YES	NO	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.

BCRC 12-7.2		GRADING, STORMWATER MANAGEMENT AND EROSION CONTROL
YES	NO	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
		Other arguments raised during the hearing