

**BONNER COUNTY PLANNING DEPARTMENT
BOARD OF COUNTY COMMISSIONERS
STAFF REPORT FOR APRIL 2, 2026**



Project Name: Stenberg- Variance

File Number,Type: V0028-25, Street Setback

Request: The applicant is requesting a 3-inch setback where 5 feet is required.

Legal Description: 9-61N-4W Diamond Park S 50ft or Lot 23

Location: S. Diamond Park Road

Parcel Number: RP00087000023DA

Parcel Size: 0.187 acres

Applicant: Steven & Susan Stenberg
3630 88th Ave SE
Mercer Island, WA 98040

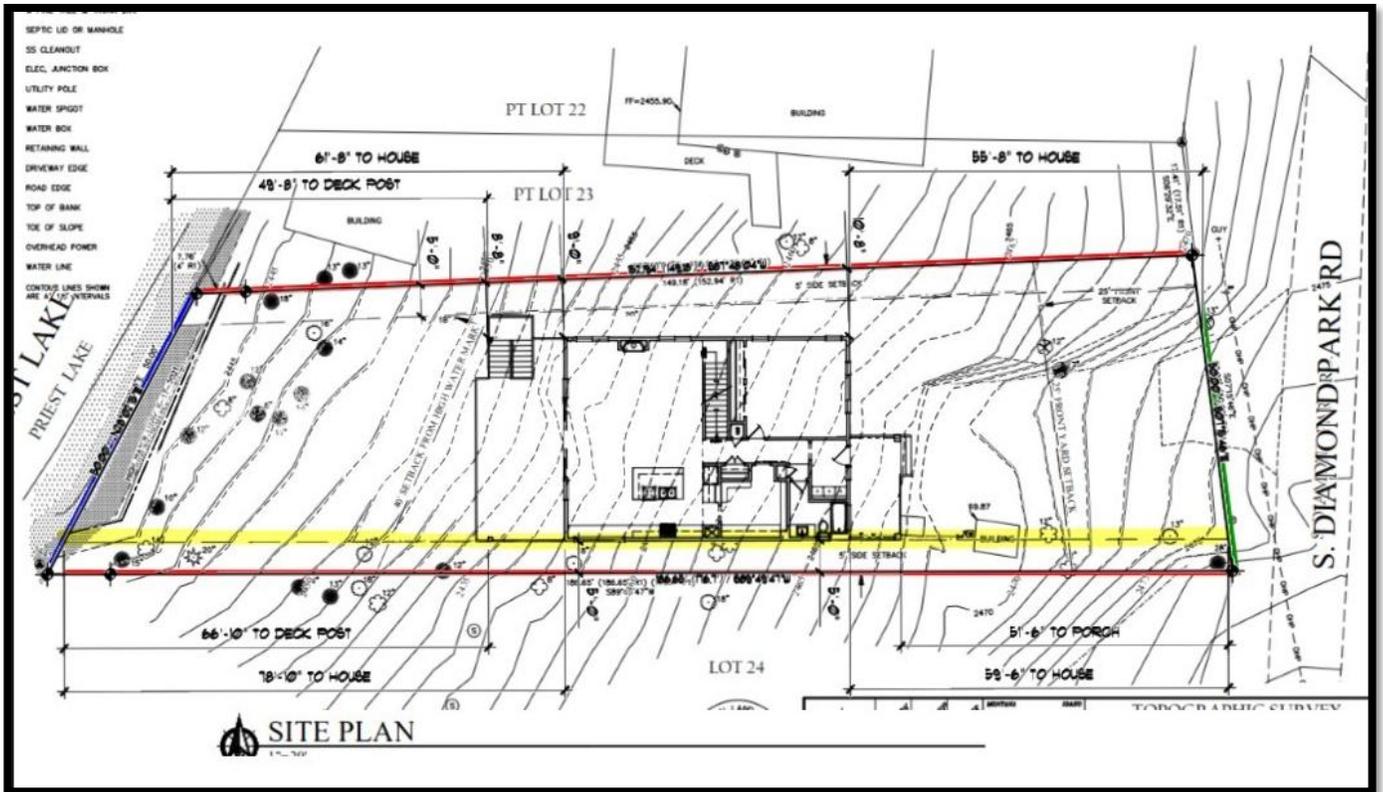
Project Representative: N/A

Property owner: Steven & Susan Stenberg
3630 88th Ave SE
Mercer Island, WA 98040

Application filed: September 8, 2025

Notice provided: Mail: February 24, 2026
Site Posting: March 10, 2026
Published in newspaper: February 24, 2026

Appendices Appendix A- Notice of Public Hearing Record of Mailing
Appendix B- Agency comments
Appendix C- BLP 2023-0933
Appendix D- Zoning Commission Written Decision



Project summary:

The applicant is requesting property line setback of 3 inches where 5 feet is required for a single-family dwelling. The site is located on South Diamond Park Road, Priest Lake, generally located in Section 09, Township 61 North, 4 West.

Applicable laws:

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

- BCRC 12-222, Application, contents
- BCRC 12-231, Variances, general provisions, application, standards, procedures
- BCRC 12-234, Variance standards
- BCRC 12-236, Approval, Disapproval; Appeal of Decision
- BCRC 12-262, Appeals from the final decision of Commission/ Hearing Examiner
- BCRC 12-411, Density and Dimensional Standards
- BCRC 12-7.2, et seq., Grading/erosion/stormwater management
- BCRC 12-800 et seq., Definitions
- Idaho Code 67-6516, Variance

Background:

A. Site data:

- Residential
- Platted lot

- Size: 0.187 acres
- Zone: Rural-5
- Land Use: Rural Residential

B. Access:

- S. Diamond Park Road, a privately owned and maintained right-of-way.

C. Environmental factors:

- Site does contain mapped slopes 0-≥30%. (USGS)
- Site does contain mapped wetlands. (USFWS)
- Site does contain mapped water frontage on Priest Lake.
- KS 11/13/2025: Parcel is within SFHA Zone AE and Zone X per FIRM Panel Number 16017C0150F, Effective Date 7/7/2014. Per the submitted site plan, the development is entirely within SFHA Zone X. No further floodplain review is required on this proposal.

D. Comprehensive Plan, Zoning and Current Land Use

Compass	Comp Plan	Zoning	Current Land Use & Density
Site	Rural Residential	Rural-5	Residential- 0.18 acres
North	Rural Residential	Rural-5	Residential- 0.14 acres
East	Rural Residential	Rural-5	Vacant- 18.7 acres
South	Rural Residential	Rural-5	Residential- 0.27 acres
West	N/A	N/A	Priest Lake

E. Standards review

Idaho Code § 67-6516:

Variance — Definition — Application — Notice — Hearing. 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. Prior to granting a variance, notice and an opportunity to be heard shall be provided to property owners adjoining the parcel under consideration and the manager or person in charge of the local airport if the variance could create an aviation hazard as defined in section 21-501, Idaho Code. Denial of a variance permit or approval of a variance permit with conditions unacceptable to the landowner may be subject to the regulatory taking analysis provided for by section § 67-8003, Idaho Code, consistent with the requirements established thereby.

12-262: APPEALS FROM FINAL DECISION OF COMMISSION/HEARING EXAMINER:

A. Presentation Of Appeal: Any "affected person", as defined by Idaho Code title 67, chapter 65, may appeal to the Board any final decision by the Zoning Commission/hearing examiner.

B. Filing Time Limit; Fee: Any affected person may file an appeal of the final decision of the Zoning Commission/hearing examiner with the Planning Director within twenty eight (28) days after the final written decision of the Zoning Commission/hearing examiner has been issued. The appellant shall pay the fee required by this title upon filing the appeal. An appeal shall not be considered to be filed until such fee has been paid. Failure to file the appeal within the time limits shall cause automatic dismissal of the appeal.

C. Notice Of Appeal Contents: The notice of appeal shall be detailed in writing and shall provide the grounds for the appeal. The grounds for appeal shall be that the decision of the commission or hearing examiner was at a minimum one of the following:

1. In violation of constitutional or statutory provisions;
2. In excess of the statutory authority of the commission or hearing examiner;
3. Made upon unlawful procedure;
4. Arbitrary, capricious or an abuse of discretion; or
5. Not supported by substantial evidence on the record as a whole.

D. Procedures For Consideration Of Appeal:

1. Within sixty (60) days of the receipt of the appeal, the Board shall conduct a public hearing. The hearing shall be conducted in the same manner using the same standards, as if the Board had original jurisdiction to hear the application.

2. Upon consideration, the Board may affirm, reverse, or modify the decision of the Zoning Commission/hearing examiner, after compliance with applicable procedural standards.

3. The decision of the Board shall be final, and any further recourse shall be as provided by law.

Staff: The Zoning Commission held a public hearing on November 20, 2025. At that hearing the commission denied the file. They voted unanimously to deny the request. The written decision was sent on January 15, 2026. The applicants filed an appeal on February 5, 2026 with supporting documentation. This request was filed within the twenty-eight (28) appeal period.

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 primary reason it is not possible to comply with Bonner County 5' property line setback standard is because construction was completed before it became known that there were any issues. It was our understanding we were in compliance with the setback requirement until two unexpected discoveries were made in May and June 2025. During planning, we relied on a topographical survey that ultimately did not align with the same firm's boundary survey. This discrepancy led to a misunderstanding as to the exact location of the property line and setback area. The

inconsistency between the surveys we believe was a technical issue outside the applicant's control and directly contributed to the foundation placement compared to the original site plan. This adjustment combined with the survey discrepancy caused the SE corner of the structure and a few bump-outs on the south side of the structure to violate the 5-foot setback requirement. Please refer to our cover letter for additional information."

Staff:

- **Lot Size:** This lot is ± 0.187 acres ($\pm 7,900$ sq.ft.). Within a quarter mile of this request is one other lot that is smaller than this one. Lots range in size from 0.149 to 0.411 acres or $\pm 6,500$ to $\pm 19,500$ sq.ft.
- **Shape:** The lot is rectangular like in shape.
- **Topography:** The lot contains mapped slopes ranging between 0- $\geq 30\%$ grade. Lots within a quarter mile have similar mapped slopes of 0- $\geq 30\%$ grades.
- **Other Circumstances:** The north side of the property contains three (3) septic tank risers.

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

Applicant: "We do not believe that any special conditions or circumstances result from the actions of the applicant. Our neighbor to the south has expressed concerns about run-off from the roofline and bump-out sed roofs potentially causing erosion and other damage to their property. But we feel it is important to point out that the nature of the land where this might occur is mostly weed and brush with a few small trees, and not in close proximity to the neighbors cabin or driveway. We have also offered to pay for landscaping along our mutual property line or install a nicely landscaped rock bed in order to redirect any runoff that may occur onto our property. We installed gutters on the south side as well this summer in part after learning about our neighbor's concern about potential damage to their land from water cascading off the roof. We have also been informed by the HVAC installer the removing the protective roof over the equipment is not only a bad idea but will also immediately void the HVAC system warranties"

Staff: The applicant was issued a Building Location Permit (BLP2023-0933) for a single-family dwelling. This permit was issued based on the information provided by the applicant's contractor. The submitted BLP is found in Appendix C of this staff report.

The initial site inspection was requested by the contractor and conducted on November 14, 2023. The site inspection report indicates that the property line was identified with a string line, and the structure was represented with wooden stakes. Based on those site conditions the initial inspection for setbacks was passed so construction could commence. Since the time of the initial inspection, the neighbor to the south commissioned a Record of Survey prepared by ATS Engineering that was recorded on April 8, 2025, for the shared property line. This Record of Survey disputes the property line that was shown at the time of the initial inspection and in fact indicates that the

structure was built over the shared property line. Based on this information it is reasonable to assume that after the initial inspection the structure was shifted to the south, or the shared property line was incorrectly identified. The applicant relied on their contractor to build the structure based on the site plan submitted to Bonner County Planning Department. Evidence in the record indicates that this did not happen. The applicant is currently working towards compliance. Steps have been taken to remove any encroachments on the southern property. The mechanical equipment that is installed near the southern property line is placed on what the code would consider a canopy and a deck.

BCRC 11-201 Architectural Projection(D)(E):

(D) Canopy: An architectural projection that provides weather protection, identity or decoration and is supported by the building to which it is attached.

(E) Deck: An exterior floor system supported on at least (2) opposing sides by an adjoining structure and/or posts, piers, or other independent supports.

The State of Idaho has jurisdiction with permitting mechanical equipment to ensure the placement of said equipment meets state requirements. Applicants are not required to indicate where mechanical equipment is placed on their site plan. Historically the county has not considered mechanical equipment to be an architectural projection. However, in this case the equipment is protected by a covered deck which would be considered an architectural projection by county code.

- (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: "We do not believe granting the variance will be in conflict with the public interest or injurious to properties or improvements in the vicinity of our structure. There is no public access concern or any safety hazard and the proposed variance will not result in blocking any views. We don't believe there are any material concerns about noise, light glare, odor, fumes or vibration. The generator is noisy when it runs, but it only runs when there is a power outage. Those instances are relatively infrequent and many neighbors around the lake have similar generators for the same reason. Ironically, we actually hose to locate this equipment on the south side of the structure in order to keep the septic tank and related risers (we have three septic -related risers that span most of the north side of the structure) on the other side away from this neighbor due to odor concerns. If worker are required on the property to perform maintenance on the HVAC equipment, generator or gutters, we will do out best to schedule that work when our neighbors are not at their cabin."

Staff:

No agency submitted comments on this request that could affect public health, safety, or welfare or be materially injurious to properties or improvements in the vicinity of these properties.

G. Agency Review

Agencies and taxing districts were notified of this application on February 24, 2026. 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:

- Department of Environmental Quality
- Idaho Department of Water Resources
- Idaho Transportation Department

The following agencies replied "No Comment":

- TC Energy
- Idaho Department of Fish & Game
- Kootenai Ponderay Sewer District
- Panhandle Health District

All other agencies did not reply.

I. Public Comments

As of the date of this staff report, public comments have been received on this request.

Planner's Initials: DB Date: March 27, 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.

BOARD OF COUNTY COMMISSIONERS

DECISION TO REVERSE: I, Commissioner (*insert name*), move to reverse the Zoning Commission's decision and approve this request FILE V0028-25, 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 **did 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/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)

This is based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at this hearing. I further move to adopt the reasoned statement as discussed in deliberation at this hearing and the analysis as set forth in the Staff Report (or as amended during this hearing) and direct planning staff to draft the reasoned statement to reflect this motion as set forth in Idaho Code section 67-6535, have the Chair sign, and transmit to all interested parties. This action does not result in a taking of private property.

DECISION TO UPHOLD: I, Commissioner (*insert name*), move to uphold the Zoning Commission's decision to deny this request FILE V0025-25, based upon the following conclusions:

Conclusion 1

Conditions apply to the property that **do/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/do not** result from the actions of the applicant.

Conclusion 3

The granting of the variance **is/is not** in conflict with the public interest in that it **will/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)

This decision is based upon the evidence submitted up to the time the Staff Report was prepared, and testimony received at this hearing. I further move to adopt the reasoned statement as discussed in deliberation at this hearing and the analysis as set forth in the Staff Report (or as amended during this hearing) and direct planning staff to draft the reasoned statement to reflect this motion as set forth in Idaho Code section 67-6536, have the Chair sign, and transmit to all interested parties. This action does not result in a taking of private property. The action that could be taken, if any, to obtain the variance is to:

- 1) File a new application with the Planning Department and meet the standards required by Bonner County Revised Code; or
- 2) Pursue such remedies as set forth in Idaho Code Title 67, Chapter 65.

Conditions of approval:

Standard permit conditions:

A-1 The southern property line of the submitted site plan and application have been reviewed for variance standards. All other development shown must comply with Bonner County Revised Code except the southern property line setback.

A-2 This variance shall not supersede deed restrictions.

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 Number: File V0028-25

Record of Mailing Approved By: D.Britt

Hearing Date: 4.2.26

I hereby certify that a true and correct copy of the "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this **24th** day of **February 2026**.



Jeannie Welter, Systems Technician

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
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

Record of Mailing
Property Owners within 300 Feet

Page 1 of 1
File Number: File V0028-25
Record of Mailing Approved By: D.Britt
Hearing Date: 4.2.26

I hereby certify that a true and correct copy of the "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this **24th** day of **February 2026**.



Jeannie Welter, Systems Technician

PIN	Owner	Street	City	State	Zip
RP00087000021AA	Moffitt, Jason	5428 S Regal St	Spokane	WA	99223
RP00087000022BA	Huckleberry Haven Llc	C/o Cathy & Scott Kuhn	Spokane	WA	99223
RP00087000023DA	Stenberg, Susan K & Steven M	3630 88th Ave Se	Mercer Island	WA	98040
RP000870000240A	Burke, Desiree K Cole, Deidre Pauline	4720 S Progress Ct	Veradale	WA	99037
RP000870000250A	Lee, Ryan & Nicole Lee, Scott & Shelby Dodge Trust Dodge, William C & Sandra Y Trustees	304 W Ballard Rd	Colbert	WA	99005 99205- 7720
RP000870000260A	Bryant Trust Bryant, Nevin A	6007 N Park View Ln	Spokane	WA	99205- 7720
RP00087000027A0A	Aspen, Ben Gilbert	497 Opihikao Pl	Honolulu	HI	96825
RP000870000190A	Aspen, Ben Gilbert	17820 - 146th Ave Ne	Woodinville	WA	98072
RP000870000200A	Aspen, Ben Gilbert Diamond Neighbor Park Property	17820 - 146th Ave Ne	Woodinville	WA	98072 83821-
RP61N04W090451A	Owner's Assoc	15 Diamond Point Rd	Coolin	ID	9760
Project Rep	Thomas Burford	601 W. Main Ave. Suite 1400	Spokane	WA	99201- 0677

Appendix B- Agency comments



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - V0028-25 Agency Review - Variance - Property Line Setback - Appeal

1 message

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

Wed, Feb 25, 2026 at 8:49 AM

Hi Janna,

The Idaho Department of Fish and Game does not have any comments to submit for this application.

Thank you for the opportunity to review and comment,

Merritt Horsmon

Regional Technical Assistance Manager

Panhandle Region

2885 W. Kathleen Ave.

Coeur d'Alene, ID 83815

208.769.1414 office

208.251.4509 mobile

merritt.horsmon@idfg.idaho.gov

From: Bonner County Planning <planning@bonnercountyid.gov>**Sent:** Tuesday, February 24, 2026 10:39 AM**To:** Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Amber Burgess <clerk@ebsewerdistrict.com>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Becky Meyer <becky.meyer@lposd.org>; Bill Berg <billb@bbsewer.org>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <DIRECTOR@bonnercountyhistory.org>; Bonner County Solid Waste <solidwaste@bonnercountyid.gov>; Bonnie Schademan <bonnies@inlandpower.com>; Brenna Garro

<Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Carrol Stejer <CASTEJER@gmail.com>; charityhinshaw@sd83.org; Chief Debbie Carpenter <chief@spiritlakefire.com>; City of Clark Fork <CityClerk1@clarkforkidaho.gov>; City of Dover <cityclerk@cityofdoveridaho.org>; City of East Hope Franck <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spiritlakeid.gov; Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>; Craig Hill <craighill@hillsresort.com>; D1Permits <D1Permits@itd.idaho.gov>; dbrown@idl.idaho.gov; Dan Scholz <dan.scholz@nli.coop>; Dave Schuck <dave.schuck@bonnercountyid.gov>; David LaTourette <coolinfirechief@gmail.com>; David LaTourette <Coolinfdchief@gmail.com>; Dean Davis <deandavis@sd83.org>; East Bonner Library <Amanda@ebonnerlibrary.org>; East Priest Lake Fire District <eastpriestlakefd@gmail.com>; Erik Sjoquist <esjoquist@idl.idaho.gov>; Federal Aviation Administration <Heather.pate@faa.gov>; Frankie Dunn <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>; 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>; Jake Gabell <jgabell@priestriver-id.gov>; 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>; KayLeigh Miller <klmiller@ponderay.org>; kbsd sewer <kbsdpl@hotmail.com>; Ken Flint <ken_flint@tcenergy.com>; Kenny Huston <kenny.huston@oer.idaho.gov>; Kim Hoodenpyle <kjh5345@gmail.com>; Kim Spacek <kimspacek@sd83.org>; Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>; Laclede Water District <info@lacedewaterdistrict.org>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; Bates, Luke <Luke.Bates@idwr.idaho.gov>; Matt Diel <matt.diel@lposd.org>; Midas Water <midaswatercorp@gmail.com>; Mike Ahmer <mahmer@idl.idaho.gov>; Mike Schacht <firedept@clarkforkidaho.gov>; Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>; Navy - Glynis Casey <glynis.casey@navy.mil>; North of the Narrows Fire District <northofthenarrowsfire@gmail.com>; Northern Info <northerninfo@idwr.idaho.gov>; Northern Lights <kristin.mettke@nli.coop>; Northern Lights - Clint Brewing <clint.brewington@nli.coop>; Northside Water and Syringa Heights Water Association <allwater49@outlook.com>; Oden Water Association - Carla Poelstra <odenwater@gmail.com>; Pend Oreille Hospital District <kim.kichenmaster@bonnergeneral.org>; PHD <EHApplications@phd1.idaho.gov>; Priest Lake Public Library District <plplibrary@hotmail.com>; Richard Hash <Rich.hash2022@gmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Rob Serrill <rob.sherrill@avistacorp.com>; Ryan Zandhuisen <rzandhuisen@idl.idaho.gov>; Sagle Valley Water and Sewer District <saglewatersewer@gmail.com>; Sagle Valley Water & Sewer District <markc@smartplugs.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; Sam Ross <sam.ross@nli.coop>; Sarah Gilmore <sgilmore@sandpointidaho.gov>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; SCHWEITZER FIRE DISTRICT <SchweitzerFireDistrict@gmail.com>; Selkirk Association of Realtors <danielle@selkirkaor.com>; Selkirk Recreation District <elgar@whoi.edu>; Sheryl Austin <granitereeder@gmail.com>; SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Steve Elgar <selgar@mac.com>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Symone.legg@itd.idaho.gov; Tammy Miller <tmiller@selkirkfire.com>; Tammy Miller <tmiller@selkirkfire.us>; 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 Bonner Water & Sewer District <cityofoldtown@hotmail.com>; West Pend Oreille Fire District <wpofd1@gmail.com>

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

Subject: Bonner County Planning - V0028-25 Agency Review - Variance - Property Line Setback - Appeal

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.

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

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

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Build smarter. Apply online.



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - V0028-25 Agency Review - Variance - Property Line Setback - Appeal

1 message

Bates, Luke <Luke.Bates@idwr.idaho.gov>
To: Bonner County Planning <planning@bonnercountyid.gov>

Wed, Feb 25, 2026 at 6:49 AM

Bonner County Planning Department,

Idaho Department of Water Resources (IDWR) has no additional comments and maintains this application is not within IDWR's Jurisdiction.

Thank you for the opportunity to comment,



Luke Bates – Sr Water Resource Agent

Idaho Department of Water Resources

Northern Regional Office

208-762-2817

7600 N Mineral Dr Suite 100 Coeur D Alene ID 83815-7763

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

Sent: Tuesday, February 24, 2026 10:39 AM

To: Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Amber Burgess <clerk@ebsewerdistrict.com>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Becky Meyer <becky.meyer@lposd.org>; Bill Berg <billb@bbsewer.org>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <DIRECTOR@bonnercountyhistory.org>; Bonner County Solid Waste <solidwaste@bonnercountyid.gov>; Bonnie Schademan <bonnies@inlandpower.com>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Carrol Stejer <CASTEJER@gmail.com>; charityhinshaw@sd83.org; Chief Debbie Carpenter <chief@spiritlakefire.com>; City of Clark Fork <CityClerk1@clarkforkidaho.gov>; City of Dover <cityclerk@cityofdoveridaho.org>; City of East Hope Franck <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spiritlakeid.gov; Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>; Craig Hill <craighill@hillsresort.com>; D1Permits <D1Permits@itd.idaho.gov>; dbrown@idl.idaho.gov; Dan Scholz <dan.scholz@nli.coop>; Dave Schuck <dave.schuck@bonnercountyid.gov>; David LaTourette <coolinfirechief@gmail.com>; David LaTourette <Coolinfchief@gmail.com>; Dean Davis <deandavis@sd83.org>; East Bonner Library

<Amanda@ebonnerlibrary.org>; East Priest Lake Fire District <eastpriestlakefd@gmail.com>; Erik Sjoquist <esjoquist@idl.idaho.gov>; Federal Aviation Administration <Heather.pate@faa.gov>; Frankie Dunn <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>; 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>; Jake Gabell <jgabell@priestriver-id.gov>; 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>; KayLeigh Miller <klmiller@ponderay.org>; kbsd sewer <kbsdpl@hotmail.com>; Ken Flint <ken_flint@tcenergy.com>; Kenny Huston <kenny.huston@oer.idaho.gov>; Kim Hoodenpyle <kjh5345@gmail.com>; Kim Spacek <kimspacek@sd83.org>; Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>; Laclede Water District <info@lacedewaterdistrict.org>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; Bates, Luke <Luke.Bates@idwr.idaho.gov>; Matt Diel <matt.diel@lposd.org>; Midas Water <midaswatercorp@gmail.com>; Mike Ahmer <mahmer@idl.idaho.gov>; Mike Schacht <firedept@clarkforkidaho.gov>; Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>; Navy - Glynis Casey <glynis.casey@navy.mil>; North of the Narrows Fire District <northofthenarrowsfire@gmail.com>; Northern Info <northerninfo@idwr.idaho.gov>; Northern Lights <kristin.mettke@nli.coop>; Northern Lights - Clint Brewing <clint.brewington@nli.coop>; Northside Water and Syringa Heights Water Association <allwater49@outlook.com>; Oden Water Association - Carla Poelstra <odenwater@gmail.com>; Pend Oreille Hospital District <kim.kichenmaster@bonnergeneral.org>; PHD <EHapplications@phd1.idaho.gov>; Priest Lake Public Library District <plplibrary@hotmail.com>; Richard Hash <Rich.hash2022@gmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Rob Serrill <rob.sherrill@avistacorp.com>; Ryan Zandhuisen <rzandhuisen@idl.idaho.gov>; Sagle Valley Water and Sewer District <saglewatersewer@gmail.com>; Sagle Valley Water & Sewer District <markc@smartplugs.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; Sam Ross <sam.ross@nli.coop>; Sarah Gilmore <sgilmore@sandpointidaho.gov>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; SCHWEITZER FIRE DISTRICT <SchweitzerFireDistrict@gmail.com>; Selkirk Association of Realtors <danielle@selkirkaor.com>; Selkirk Recreation District <elgar@whoi.edu>; Sheryl Austin <granitereeder@gmail.com>; SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Steve Elgar <selgar@mac.com>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Symone.legg@itd.idaho.gov; Tammy Miller <tmiller@selkirkfire.com>; Tammy Miller <tmiller@selkirkfire.us>; TC Energy / TransCanada <US_crossings@tcenergy.com>; Teresa Decker <Huckleberryhoa@gmail.com>; Teresa Decker <huckbayutilities01@gmail.com>; Teresa Zamora <utilities@stoneridgeidaho.com>; Theresa Wheat <theresa@kootenai.org>; Tim Ventress <chventresswplvfd@hotmail.com>; Timberlake Fire District <Kwright@timberlakefire.com>; Tom Renzi <eplfdchief@gmail.com>; US Fish & Wildlife Services <fw1idahoconsultationrequests@fws.gov>; meagan <meagan@westbonnerlibrary.org>; West Bonner Water & Sewer District <cityofoldtown@hotmail.com>; West Pend Oreille Fire District <wpofd1@gmail.com>
Cc: Daniel Britt <daniel.britt@bonnercountyid.gov>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>
Subject: Bonner County Planning - V0028-25 Agency Review - Variance - Property Line Setback - Appeal

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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

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image001.png
31K



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] FW: Bonner County Planning - V0028-25 Agency Review - Variance - Property Line Setback - Appeal

1 message

Northern Info <northerninfo@idwr.idaho.gov>
To: "planning@bonnercountyid.gov" <planning@bonnercountyid.gov>

Wed, Feb 25, 2026 at 8:08 AM

Bonner County Planning Department,

Idaho Department of Water Resources (IDWR) has no additional comments and maintains this application is not within IDWR's Jurisdiction.

Thank you for the opportunity to comment,



Luke Bates – Sr Water Resource Agent

Idaho Department of Water Resources

Northern Regional Office

208-762-2817

7600 N Mineral Dr Suite 100 Coeur D Alene ID 83815-7763

From: Northern Info <northerninfo@idwr.idaho.gov>**Sent:** Tuesday, February 24, 2026 1:11 PM**To:** Bates, Luke <Luke.Bates@idwr.idaho.gov>**Subject:** FW: Bonner County Planning - V0028-25 Agency Review - Variance - Property Line Setback - Appeal

From: Bonner County Planning <planning@bonnercountyid.gov>**Sent:** Tuesday, February 24, 2026 10:39 AM**To:** Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Amber Burgess <clerk@ebsewerdistrict.com>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Becky Meyer <becky.meyer@lposd.org>; Bill Berg <billb@bbsewer.org>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <DIRECTOR@bonnercountyhistory.org>; Bonner County Solid Waste

<solidwaste@bonnercountyid.gov>; Bonnie Schademan <bonnies@inlandpower.com>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Carrol Stejer <CASTEJER@gmail.com>; charityhinshaw@sd83.org; Chief Debbie Carpenter <chief@spiritlakefire.com>; City of Clark Fork <CityClerk1@clarkforkidaho.gov>; City of Dover <cityclerk@cityofdoveridaho.org>; City of East Hope Franck <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spiritlakeid.gov; Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>; Craig Hill <craighill@hillsresort.com>; D1Permits <D1Permits@itd.idaho.gov>; dbrown@idl.idaho.gov; Dan Scholz <dan.scholz@nli.coop>; Dave Schuck <dave.schuck@bonnercountyid.gov>; David LaTourette <coolinfirechief@gmail.com>; David LaTourette <Coolinfldchief@gmail.com>; Dean Davis <deandavis@sd83.org>; East Bonner Library <Amanda@ebonnerlibrary.org>; East Priest Lake Fire District <eastpriestlakefd@gmail.com>; Erik Sjoquist <esjoquist@idl.idaho.gov>; Federal Aviation Administration <Heather.pate@faa.gov>; Frankie Dunn <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>; 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>; Jake Gabell <jgabell@priestriver-id.gov>; 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>; KayLeigh Miller <klmiller@ponderay.org>; kbsd sewer <kbsdpl@hotmail.com>; Ken Flint <ken_flint@tcenergy.com>; Kenny Huston <kenny.huston@oer.idaho.gov>; Kim Hoodenpyle <kjh5345@gmail.com>; Kim Spacek <kimspacek@sd83.org>; Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>; Laclede Water District <info@lacedewaterdistrict.org>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; Bates, Luke <Luke.Bates@idwr.idaho.gov>; Matt Diel <matt.diel@lposd.org>; Midas Water <midaswatercorp@gmail.com>; Mike Ahmer <mahmer@idl.idaho.gov>; Mike Schacht <firedept@clarkforkidaho.gov>; Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>; Navy - Glynis Casey <glynis.casey@navy.mil>; North of the Narrows Fire District <northofthenarrowsfire@gmail.com>; Northern Info <northerninfo@idwr.idaho.gov>; Northern Lights <kristin.mettke@nli.coop>; Northern Lights - Clint Brewing <clint.brewington@nli.coop>; Northside Water and Syringa Heights Water Association <allwater49@outlook.com>; Oden Water Association - Carla Poelstra <odenwater@gmail.com>; Pend Oreille Hospital District <kim.kichenmaster@bonnergeneral.org>; PHD <EHapplications@phd1.idaho.gov>; Priest Lake Public Library District <plplibrary@hotmail.com>; Richard Hash <Rich.hash2022@gmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Rob Serrill <rob.sherrill@avistacorp.com>; Ryan Zandhuisen <rzandhuisen@idl.idaho.gov>; Sagle Valley Water and Sewer District <saglewatersewer@gmail.com>; Sagle Valley Water & Sewer District <markc@smartplugs.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; Sam Ross <sam.ross@nli.coop>; Sarah Gilmore <sgilmore@sandpointidaho.gov>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; SCHWEITZER FIRE DISTRICT <SchweitzerFireDistrict@gmail.com>; Selkirk Association of Realtors <danielle@selkirkaor.com>; Selkirk Recreation District <elgar@whoi.edu>; Sheryl Austin <granitereeder@gmail.com>; SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Steve Elgar <selgar@mac.com>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Symone.legg@itd.idaho.gov; Tammy Miller <tmiller@selkirkfire.com>; Tammy Miller <tmiller@selkirkfire.us>; 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 Bonner Water & Sewer District <cityofoldtown@hotmail.com>; West Pend Oreille Fire District <wpofd1@gmail.com>

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

Subject: Bonner County Planning - V0028-25 Agency Review - Variance - Property Line Setback - Appeal

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Thank you,

Janna Brown, Administrative Assistant III

Bonner County Planning Department

208-265-1458 ext - 1252

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Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - V0028-25 Agency Review - Variance - Property Line Setback - Appeal

1 message

D1Permits <D1Permits@itd.idaho.gov>
To: Bonner County Planning <planning@bonnercountyid.gov>

Wed, Feb 25, 2026 at 12:06 PM

ITD has no objection.

Have a nice day!



Kimberly Hobson

Project Coordinator

Innovation Steward

District 1

Work: 208.772.8079

Email: kimberly.hobson@itd.idaho.gov

Website: itd.idaho.gov

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

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

Sent: Tuesday, February 24, 2026 10:39 AM

To: Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Amber Burgess <clerk@ebsewerdistrict.com>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Becky Meyer <becky.meyer@lposd.org>; Bill Berg <billb@bbsewer.org>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <DIRECTOR@bonnercountyhistory.org>; Bonner County Solid Waste <solidwaste@bonnercountyid.gov>; Bonnie Schademan <bonnies@inlandpower.com>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Carrol Stejer <CASTEJER@gmail.com>; Charity Hinshaw <Charityhinshaw@sd83.org>; Chief Debbie Carpenter <chief@spiritlakefire.com>; City of Clark Fork <CityClerk1@clarkforkidaho.gov>; City of Dover <cityclerk@cityofdoveridaho.org>; City of East Hope Franck <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spiritlakeid.gov; Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>; Craig Hill <craighill@hillsresort.com>; D1Permits <D1Permits@itd.idaho.gov>; Dan Brown <dbrown@idl.idaho.gov>; Dan Scholz <dan.scholz@nli.coop>; Dave Schuck <dave.schuck@bonnercountyid.gov>; David LaTourette

<coolinfirechief@gmail.com>; David LaTourette <Coolinfdchief@gmail.com>; Dean Davis <deandavis@sd83.org>; East Bonner Library <Amanda@ebonnerlibrary.org>; East Priest Lake Fire District <eastpriestlakefd@gmail.com>; Erik Sjoquist <esjoquist@idl.idaho.gov>; Federal Aviation Administration <Heather.pate@faa.gov>; Frankie Dunn <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>; Jake Gabell <jgabell@priestriver-id.gov>; 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>; Luke Bates <luke.bates@idwr.idaho.gov>; Matt Diel <matt.diel@lposd.org>; Midas Water <midaswatercorp@gmail.com>; Mike Ahmer <mahmer@idl.idaho.gov>; Mike Schacht <firedept@clarkforkidaho.gov>; Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>; Navy - Glynis Casey <glynis.casey@navy.mil>; North of the Narrows Fire District <northofthenarrowsfire@gmail.com>; Northern Info <northerninfo@idwr.idaho.gov>; Northern Lights <kristin.mettke@nli.coop>; Northern Lights - Clint Brewing <clint.brewington@nli.coop>; Northside Water and Syringa Heights Water Association <allwater49@outlook.com>; Oden Water Association - Carla Poelstra <odenwater@gmail.com>; Pend Oreille Hospital District <kim.kichenmaster@bonnergeneral.org>; PHD <EHapplications@phd1.idaho.gov>; Priest Lake Public Library District <plplibrary@hotmail.com>; Richard Hash <Rich.hash2022@gmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Rob Serrill <rob.sherrill@avistacorp.com>; Ryan Zandhuisen <rzandhuisen@idl.idaho.gov>; Sagle Valley Water and Sewer District <saglewatersewer@gmail.com>; Sagle Valley Water & Sewer District <markc@smartplugs.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; Sam Ross <sam.ross@nli.coop>; Sarah Gilmore <sgilmore@sandpointidaho.gov>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; SCHWEITZER FIRE DISTRICT <SchweitzerFireDistrict@gmail.com>; Selkirk Association of Realtors <danielle@selkirkaor.com>; Selkirk Recreation District <elgar@whoi.edu>; Sheryl Austin <granitereeder@gmail.com>; SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Steve Elgar <selgar@mac.com>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Symone Legg <Symone.Legg@itd.idaho.gov>; Tammy Miller <tmiller@selkirkfire.com>; Tammy Miller <tmiller@selkirkfire.us>; 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 Bonner Water & Sewer District <cityofoldtown@hotmail.com>; West Pend Oreille Fire District <wpofd1@gmail.com>

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

Subject: Bonner County Planning - V0028-25 Agency Review - Variance - Property Line Setback - Appeal

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Janna Brown <janna.brown@bonnercountyid.gov>

Re: [EXTERNAL] Bonner County Planning - V0028-25 Agency Review - Variance - Property Line Setback - Appeal

1 message

'Ken Flint' via Mail-Planning <planning@bonnercountyid.gov>
Reply-To: Ken Flint <ken_flint@tcenergy.com>
To: Bonner County Planning Department <planning@bonnercountyid.gov>

Wed, Mar 18, 2026 at 8:05 AM

No comment for TC Energy/ Not near pipeline.

Ken

From: US Crossings <us_crossings@tcenergy.com>
Sent: Tuesday, February 24, 2026 11:12 AM
To: Ken Flint <ken_flint@tcenergy.com>
Subject: FW: [EXTERNAL] Bonner County Planning - V0028-25 Agency Review - Variance - Property Line Setback - Appeal

FYI

From: Bonner County Planning <planning@bonnercountyid.gov>
Sent: Tuesday, February 24, 2026 12:39 PM
To: Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Amber Burgess <clerk@ebsewerdistrict.com>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Becky Meyer <becky.meyer@lposd.org>; Bill Berg <billb@bbsewer.org>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <DIRECTOR@bonnercountyhistory.org>; Bonner County Solid Waste <solidwaste@bonnercountyid.gov>; Bonnie Schademan <bonnies@inlandpower.com>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Carrol Stejer <CASTEJER@gmail.com>; Charity Hinshaw <Charityhinshaw@sd83.org>; Chief Debbie Carpenter <chief@spiritleakefire.com>; City of Clark Fork <CityClerk1@clarkforkidaho.gov>; City of Dover <cityclerk@cityofdoveridaho.org>; City of East Hope Franck <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spiritleakeid.gov; Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>; Craig Hill <craighill@hillsresort.com>; D1Permits <D1Permits@itd.idaho.gov>; Dan Brown <dbrown@idl.idaho.gov>; Dan Scholz <dan.scholz@nli.coop>; Dave Schuck <dave.schuck@bonnercountyid.gov>; David LaTourette <coolinfirechief@gmail.com>; David LaTourette <Coolinfdchief@gmail.com>; Dean Davis <deandavis@sd83.org>; East Bonner Library <Amanda@ebonnerlibrary.org>; East Priest Lake Fire District <eastpriestlakefd@gmail.com>; Erik Sjoquist <esjoquist@idl.idaho.gov>; Federal Aviation Administration <Heather.pate@faa.gov>; Frankie Dunn <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>; ITD - Robert Beachler <robert.beachler@itd.idaho.gov>; ITD - Stacy Simkins <stacy.simkins@itd.idaho.gov>; Jack Schenck <Jack.schenck@vyvebb.com>; Jake Gabell <jgabell@priestriver-id.gov>; 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@lacedewaterdistrict.org>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; Luke Bates <luke.bates@idwr.idaho.gov>; Matt Diel <matt.diel@lposd.org>; Midas Water <midaswatercorp@gmail.com>; Mike Ahmer <mahmer@idl.idaho.gov>; Mike Schacht <firedept@clarkforkidaho.gov>; Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>; Navy - Glynis Casey <glynis.casey@navy.mil>; North of the Narrows Fire District <northofthenarrowsfire@gmail.com>; Northern Info <northerninfo@idwr.idaho.gov>; Northern Lights <kristin.mettke@nli.coop>; Northern Lights - Clint Brewing <clint.brewington@nli.coop>; Northside Water and Syringa Heights Water Association <allwater49@outlook.com>; Oden Water Association - Carla Poelstra <odenwater@gmail.com>; Pend Oreille Hospital District <kim.kichenmaster@bonnergeneral.org>; PHD <EHapplications@phd1.idaho.gov>; Priest Lake Public Library District <plplibrary@hotmail.com>; Richard Hash <Rich.hash2022@gmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Rob Serrill <rob.sherrill@avistacorp.com>; Ryan Zandhuisen <rzandhuisen@idl.idaho.gov>; Sagle Valley Water and Sewer District <saglewatersewer@gmail.com>; Sagle Valley Water & Sewer District <markc@smartplugs.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; Sam Ross <sam.ross@nli.coop>; Sarah Gilmore <sgilmore@sandpointidaho.gov>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; SCHWEITZER FIRE DISTRICT <SchweitzerFireDistrict@gmail.com>; Selkirk Association of Realtors <danielle@selkirkaor.com>; Selkirk Recreation District <elgar@whoi.edu>; Sheryl Austin <granitereeder@gmail.com>; SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Steve Elgar <selgar@mac.com>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Symone.Legg@itd.idaho.gov; Tammy Miller <tmiller@selkirkfire.com>; Tammy Miller <tmiller@selkirkfire.us>; 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 Bonner Water & Sewer District <cityofoldtown@hotmail.com>; West Pend Oreille Fire District <wpofd1@gmail.com>

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

Subject: [EXTERNAL] Bonner County Planning - V0028-25 Agency Review - Variance - Property Line Setback - Appeal

EXTERNAL EMAIL: PROCEED WITH CAUTION.

This e-mail has originated from outside of the organization. Do not respond, click on links or open attachments unless you recognize the sender or know the content is safe. If this email looks suspicious, report it.

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

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

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

Online Application Guide

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.

We respect your right to choose which electronic messages you receive. **To stop receiving this and similar communications from TC Energy please reply to this email and change the subject line to "UNSUBSCRIBE".** This electronic message and any attached documents are intended only for the named addressee(s). This communication from TC Energy may contain information that is privileged, confidential or otherwise protected from disclosure and it must not be disclosed, copied, forwarded or distributed without authorization. If you have received this message in error, please notify the sender immediately and delete the original message. Thank you.

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Appendix C – BLP2023-0933

Building Location Permit Application

If you need assistance completing this form, contact the Planning Department at 208-265-1458. Once your application is submitted to the Planning Department, it will be processed in the order it was received. Effective January 18, 2022, the Board of County Commissioners adopted Ordinance 654, adding sewer district sign off for all building location permits (not including Panhandle Health District).

Email *

northlakehomebuilders@gmail.com

Are you the property owner *

- Yes, I am the property owner
- No, I am completing this on behalf of the property owner

Property owner's name *

Steve and Susie Stenberg

Property owner's mailing address, including city, state, and zip. *

3630 88th Ave SE, Mercer Island, WA 98040

Property owner's phone number *

2064654596

Property owner's email *

stenbergfamily@comcast.net

Representative's name and/or business name if applicable

Dave and Pamela Watts - North Lake Home Builders

Representative's phone number

2086109183

Representative's email

northlakehomebuilders@gmail.com

Preferred contact method *

Phone

Email

Parcel number. (Example: RP#####A. This can be found on your Assessor's tax bill.) *

RP00087000023DA

Subdivision name if applicable

Diamond Park

Block & Lot number if applicable

Lot 23

Type of construction? *

New construction

Addition to existing construction

Remodel

Change of use

Other:

Describe use of structure. (Examples: single family dwelling, shop, garage, barn, etc.) *

Single Family

Total square footage. (Living space, decks, patios, garage, lean-to, etc.) *

5118

Number of units. (Should be one, unless building a multi-dwelling structure. Examples: duplexes * and town-homes.)

1

Number of stories. (Includes: basement, loft, main floor, and any other multi-story floors.) *

4

Property acreage *

.187

If your lot is 1 acre or less, current and proposed lot coverage will be required. Maximum lot coverage is not to exceed 35%. Please provide your current lot coverage.

.....

Provide your proposed lot coverage.

22.5%

Plumbing? *

Yes

No

Heating? *

Yes

No

Homeowner or contractor built? *

Homeowner

Contractor

If contractor built provide registration number.

RCE-62076

Will the use of the structure be one of the following? *

Commercial

Industrial

None of these uses apply to my structure.

Placing a manufactured or mobile home? *

Yes

No

If placing a manufactured or mobile home please provide the year, make, size, and ID number.

.....

The following information is also required. Please mark all items attached to this form.

- Site plan
- Floor plan
- Elevation drawings
- Property deed

Other:

Upload attachments

 Stenberg SITE PL...

 4670-T Stenberg ...

 1014947-1 - Davi...

Applicant or authorized representative acknowledgement certification. *

- I/We certify that I/We have read and examined this application and know the statements and depictions to be true and correct. I/We certify that the proposed construction will conform to the dimensions and uses shown above and that no changes will be made without first obtaining approval from Bonner County Planning Department. I/We understand that additional information may be necessary for a complete review of this application by the Planning Department, and submission of this application does not constitute approval. I/We further grant permission to Bonner County Planning Department employees to enter upon the subject land to make examinations or review the premises relative to this application.

Authorization of inspection *

- I/We authorize inspections by appointment only.
- I/We authorize inspections without a scheduled appointment.

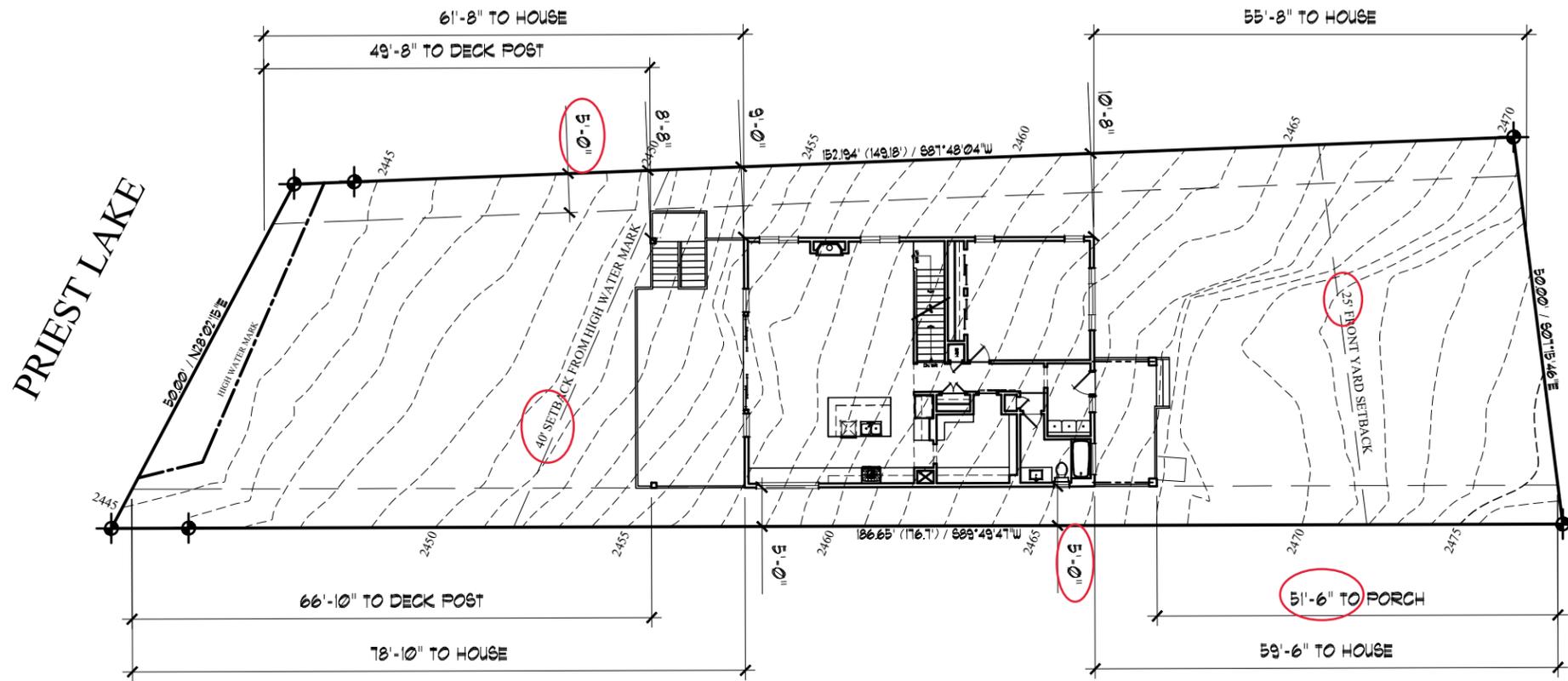
This form was created inside of Bonner County.

Google Forms

Pamela Watts for NLHB

Signature: 
Pamela Watts (Sep 18, 2023 17:27 PDT)

Email: northlakehomebuilders@gmail.com

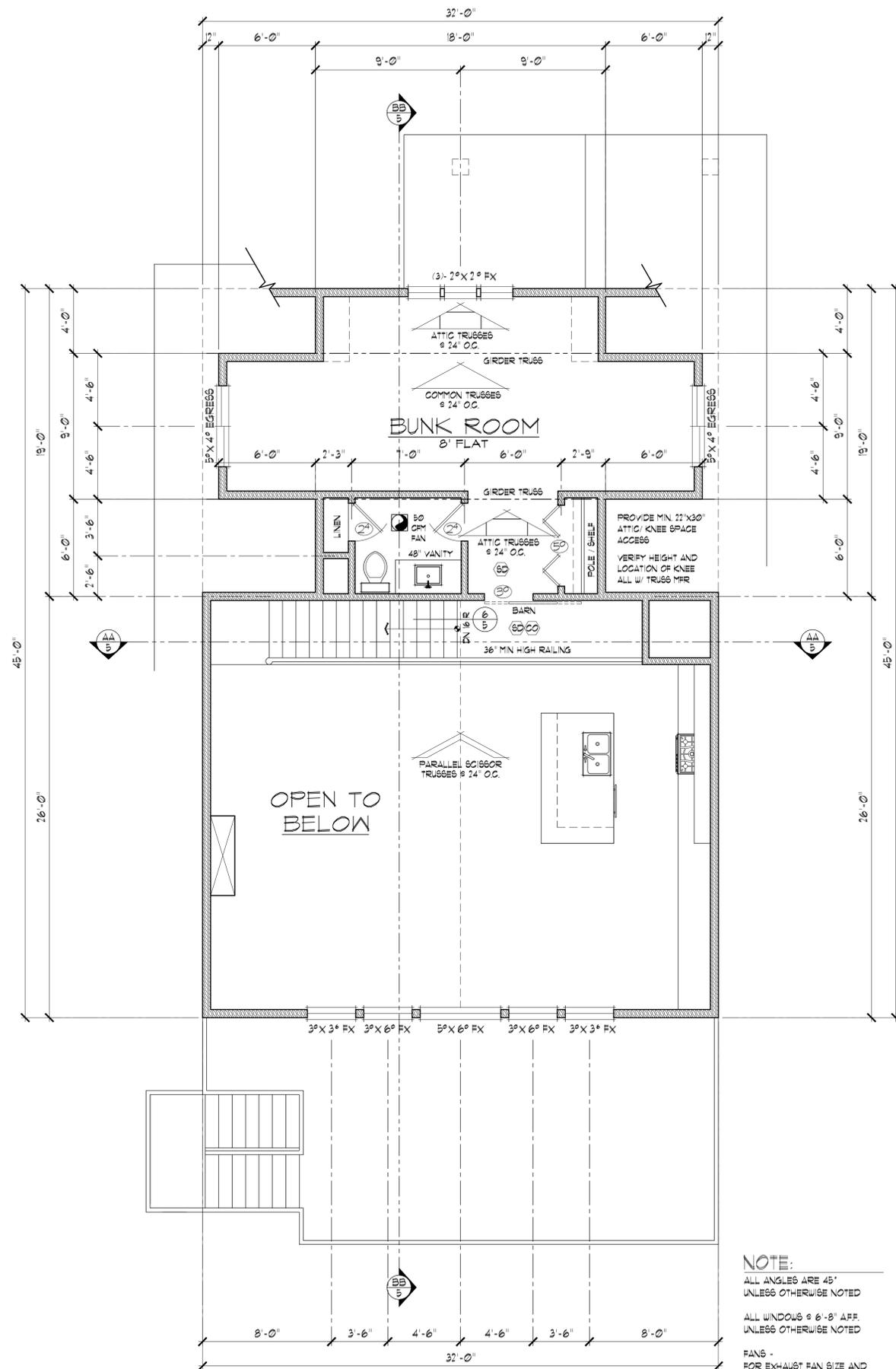


PRIEST LAKE

S. DIAMOND PARK RD

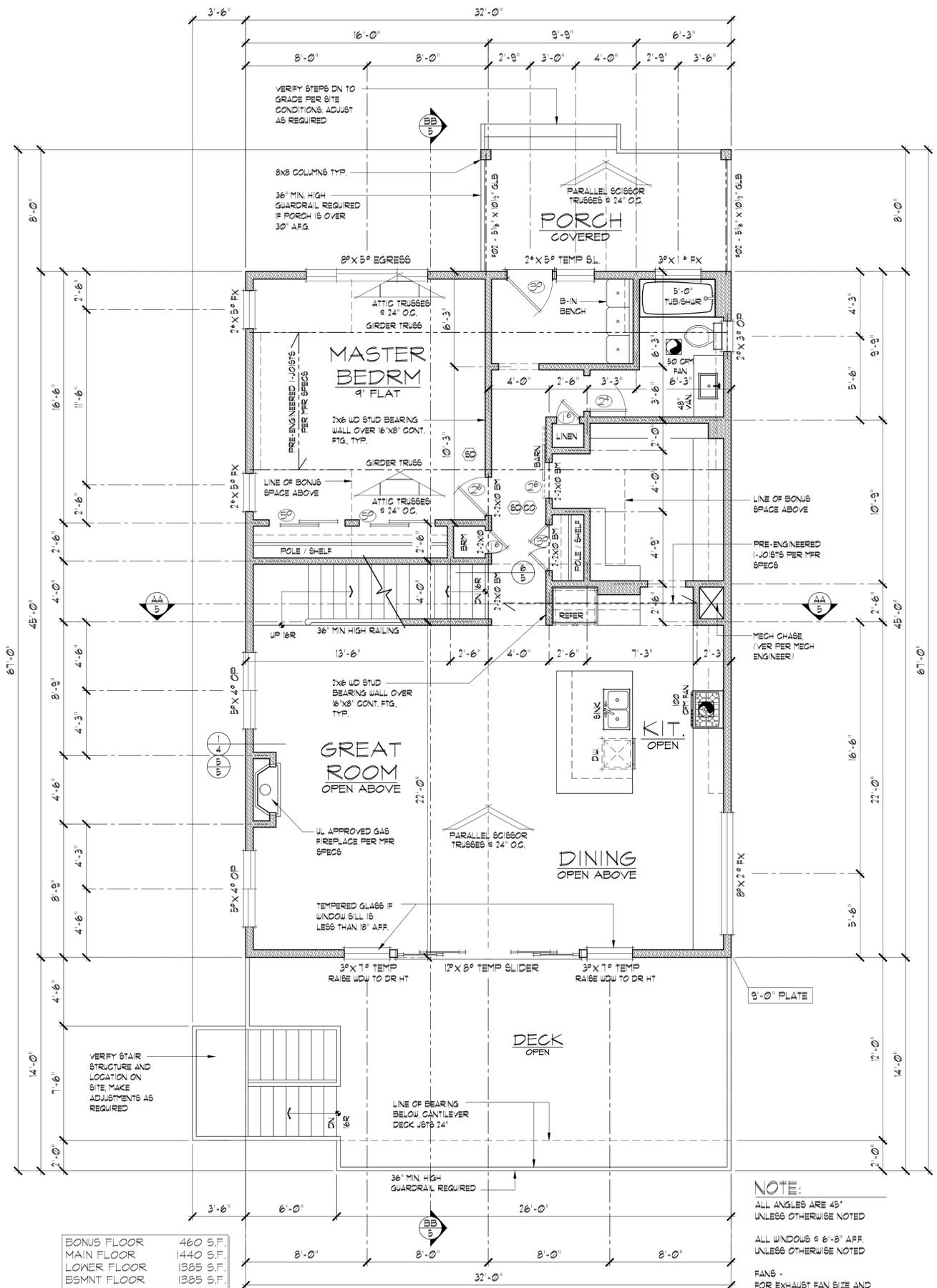
SITE PLAN
1"=20'

DIAMOND PARK PT. LOT 23
 SOUTH 50' OF LOT 23, PLAT OF DIAMOND PARK,
 LYING IN A PORTION OF SECTION 9,
 TOWNSHIP 61 NORTH, RANGE 4 WEST,
 BOISE MERIDIAN, BONNER COUNTY, IDAHO



BONUS SPACE FLOOR PLAN
SCALE: 1/4"=1'-0"

NOTE:
ALL ANGLES ARE 45° UNLESS OTHERWISE NOTED
ALL WINDOWS 6'-8" AFF UNLESS OTHERWISE NOTED
FANS - FOR EXHAUST FAN SIZE AND LOCATION REFER TO NOTES 4 SPECIFICATIONS, VENTILATION (IMC)



MAIN FLOOR PLAN
SCALE: 1/4"=1'-0"

BONUS FLOOR	460 S.F.
MAIN FLOOR	1440 S.F.
LOWER FLOOR	1385 S.F.
BSMNT FLOOR	1385 S.F.
TOTAL	4670 S.F.

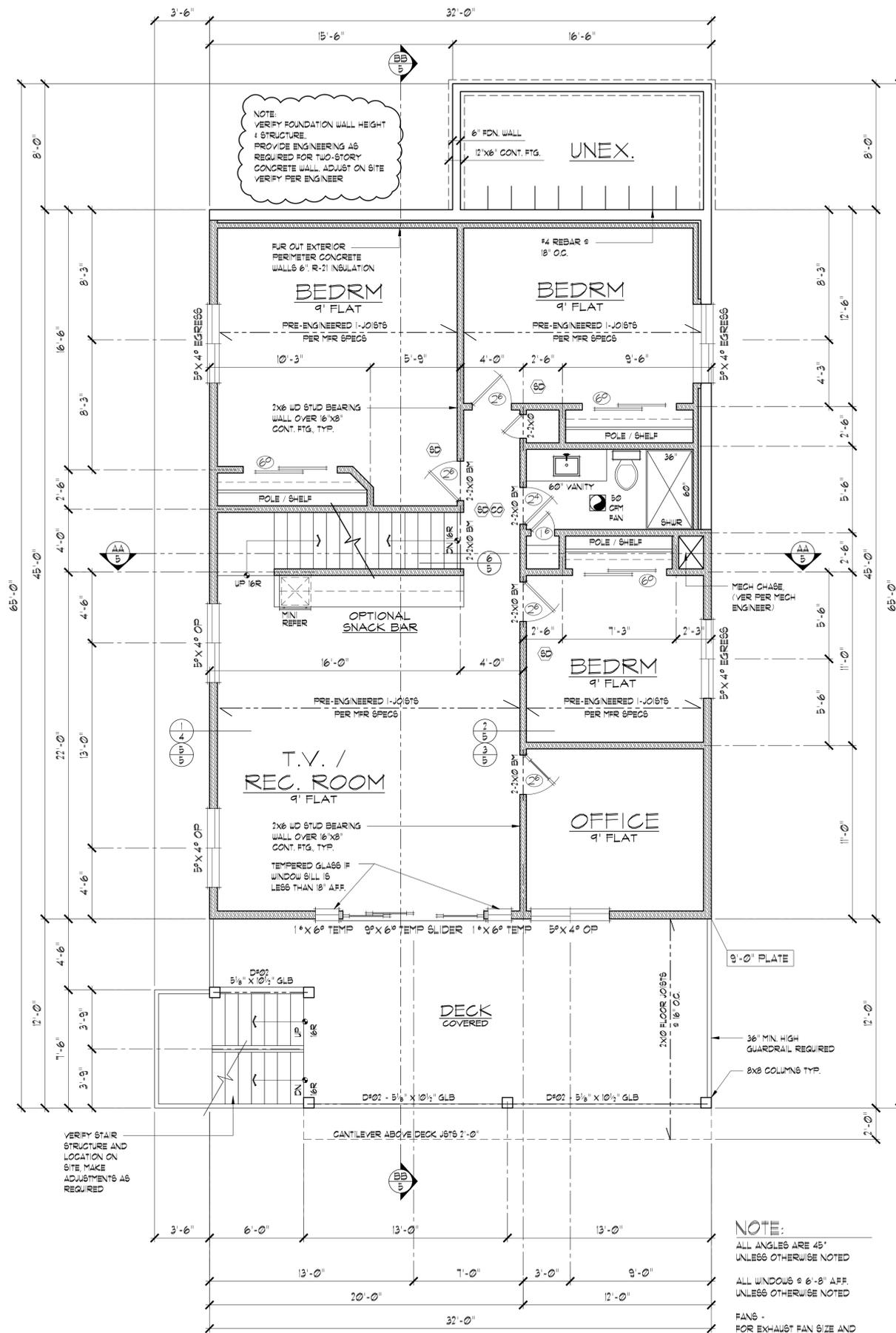
EVERY EFFORT HAS BEEN MADE TO INSURE THE ACCURACY OF THESE DRAWINGS BY GALLERY 12 HOME DESIGNS. HOWEVER, THE CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.

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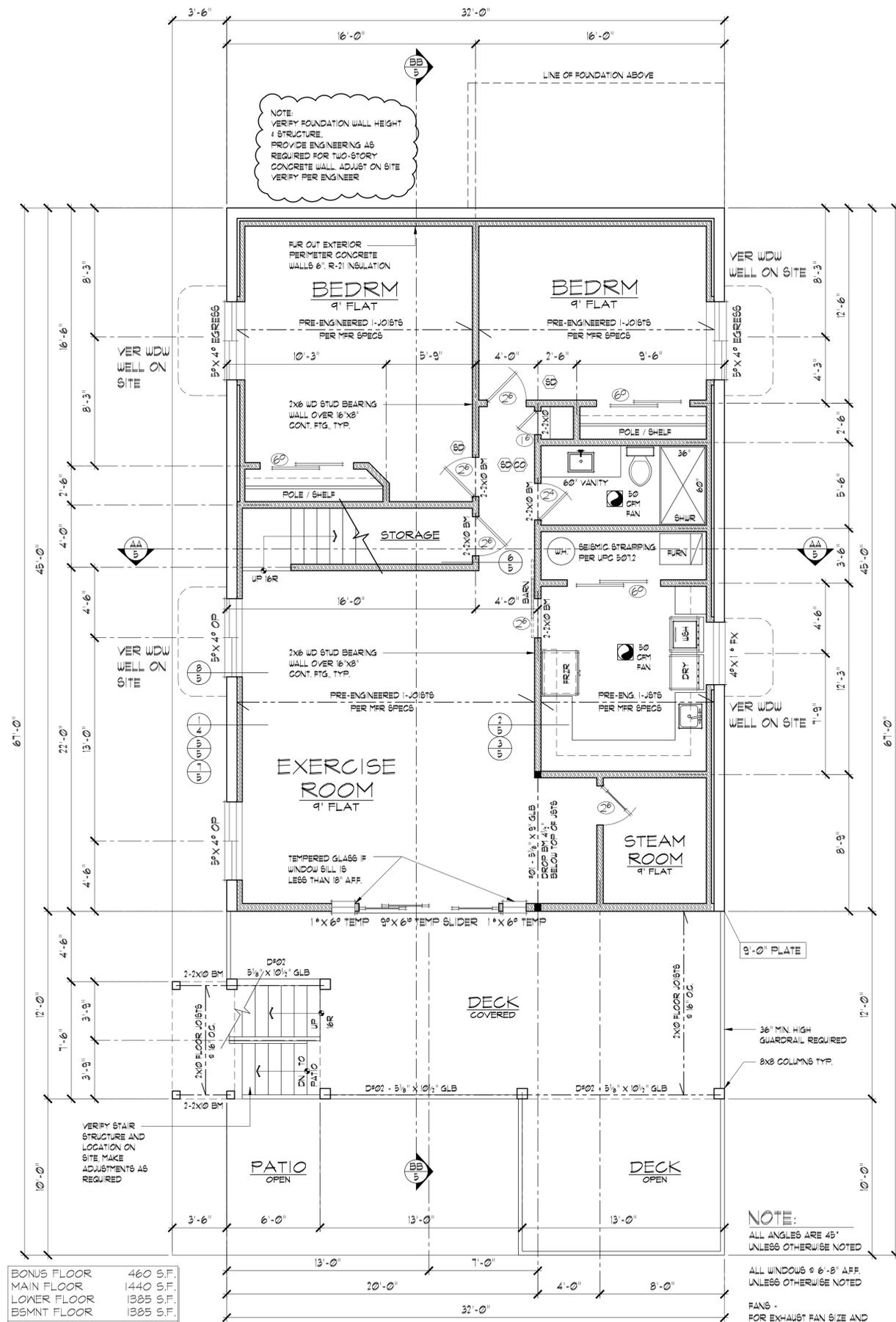
GALLERY 12
HOME DESIGNS
SPOKANE, WASHINGTON
(509) 483-2762

CONTENTS
BONUS SPACE PLAN
MAIN FLOOR PLAN
4670 SQ. FT. TWO-STORY

DRAWN BY: AH
DATE: 06/01/2023
SCALE: 1/4"=1'-0"
JOB NO: 4670-T
SHEET: 2
OF SHEETS



LOWER FLOOR PLAN
SCALE: 1/4"=1'-0"



BASEMENT FLOOR PLAN
SCALE: 1/4"=1'-0"

BONUS FLOOR	460 S.F.
MAIN FLOOR	1440 S.F.
LOWER FLOOR	1385 S.F.
BSMNT FLOOR	1385 S.F.
TOTAL	4670 S.F.

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GALLERY 12
HOME DESIGNS
SPOKANE, WASHINGTON
(509) 483-2762

CONTENTS
BONUS SPACE PLAN
BASEMENT FLOOR PLAN
4670 SQ. FT. TWO-STORY

DRAWN BY: AH
DATE: 06/01/2023
SCALE: 1/4"=1'-0"
JOB NO: 4610-T
SHEET: 3
OF SHEETS

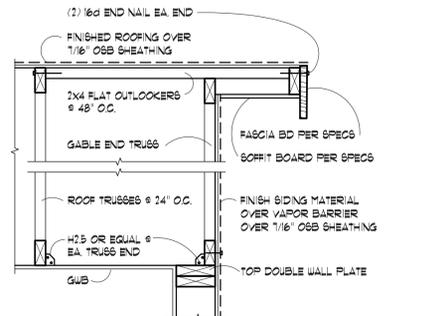
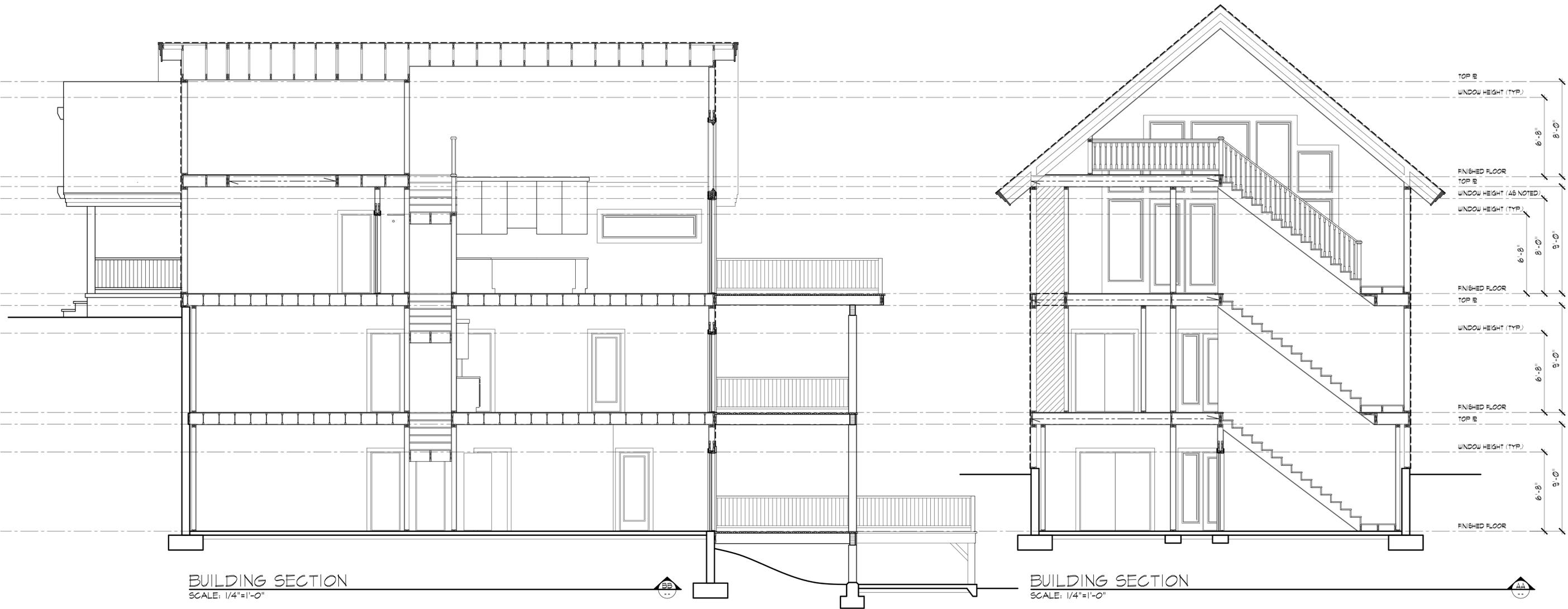
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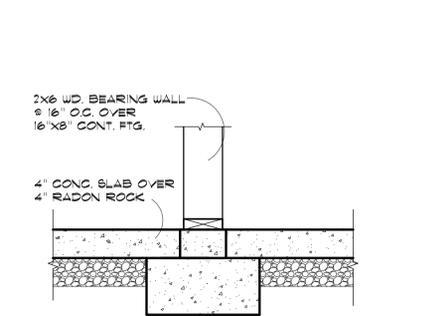
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CONTENTS
 BUILDING SECTION
 TYPICAL DETAILS
 4670 SQ. FT. TWO-STORY

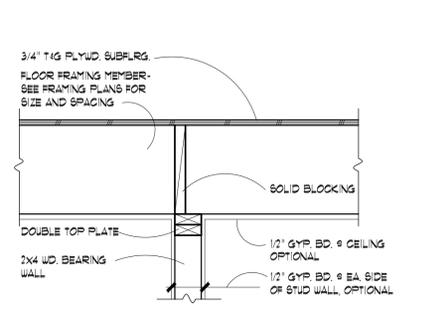
DRAWN BY: AH
 DATE: 06/01/2023
 SCALE: AS NOTED
 JOB NO: 4610-T
 SHEET 5 OF 6 SHEETS



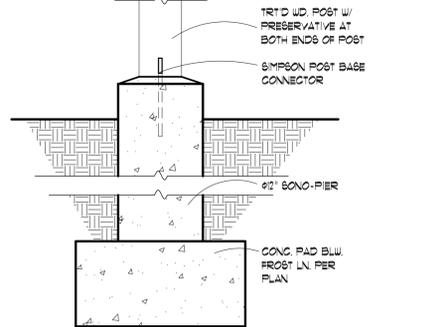
1 OUTLOOKER
 SCALE: 1"=1'-0"



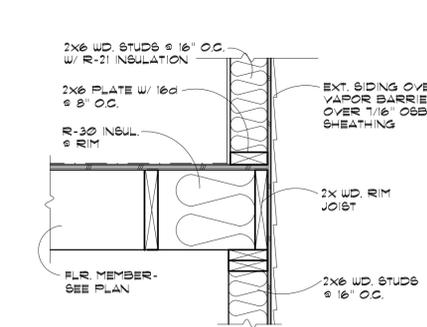
2 BEARING WALL
 SCALE: 1"=1'-0"



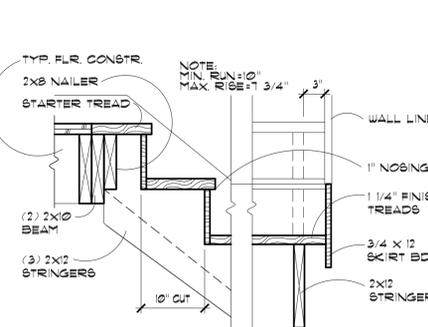
3 SOLID BLOCKING
 SCALE: 1"=1'-0"



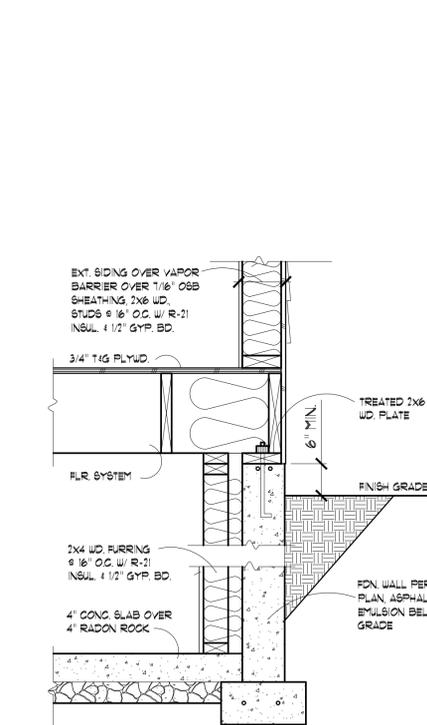
4 PIER DETAIL
 SCALE: 1"=1'-0"



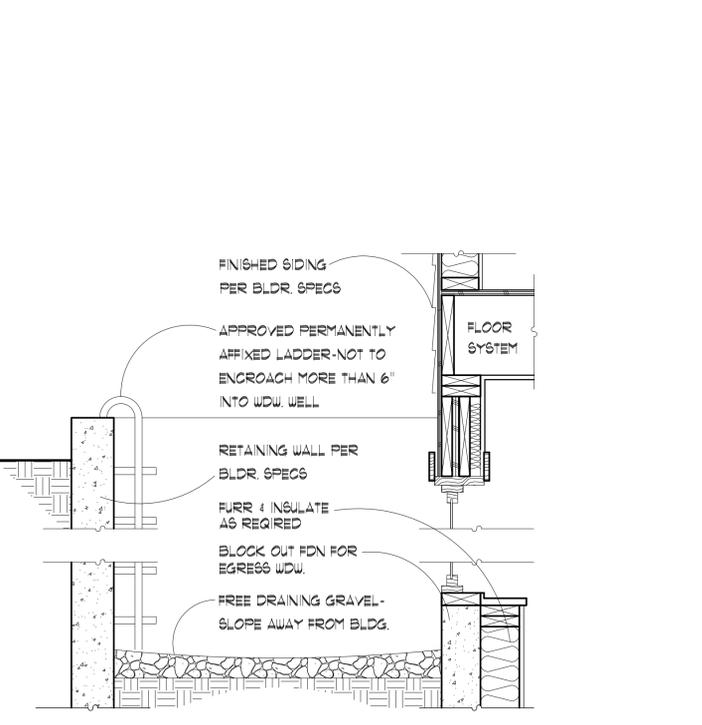
5 FLOOR FRAMING
 SCALE: 1"=1'-0"



6 STAIR DETAIL
 SCALE: 1"=1'-0"



7 FULL BASEMENT
 SCALE: 1"=1'-0"



8 EGRESS WINDOW BELOW GRADE
 SCALE: 1"=1'-0"

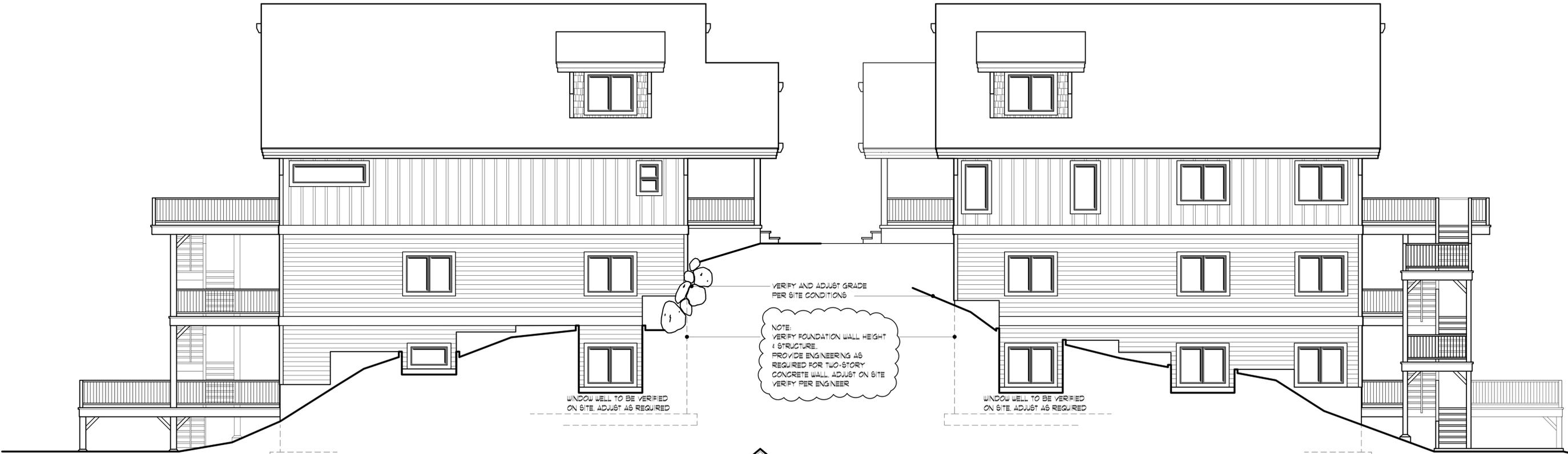
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GALLERY 12 HOME DESIGNS
 SPOKANE, WASHINGTON
 (509) 483-2762

CONTENTS
 EXTERIOR ELEVATIONS
 4670 SQ. FT. TWO-STORY

DRAWN BY: AH
 DATE: 06/01/2023
 SCALE: AS NOTED
 JOB NO: 4610-T
 SHEET 1 OF SHEETS



RIGHT ELEVATION

SCALE: 3/16"=1'-0"

LEFT ELEVATION

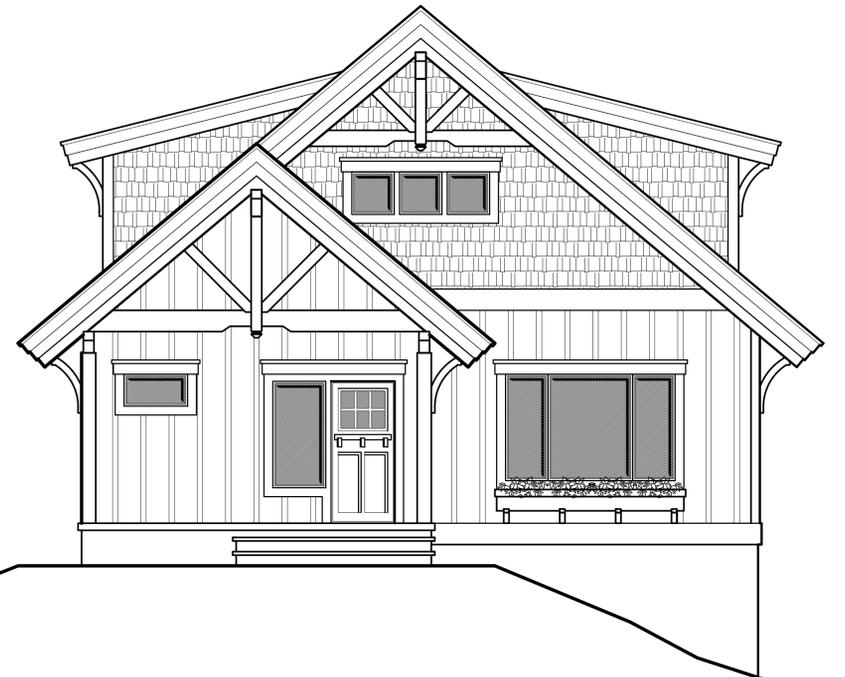
SCALE: 3/16"=1'-0"

- 8'-0" TOP E
- 6'-8" WINDOW HEIGHT (TYP.)
- COMPOSITION ROOFING
- SHAKE SIDING
- FINISHED FLOOR TOP E
- WINDOW HEIGHT (AS NOTED)
- 9'-0" 8'-0" 6'-8" WINDOW HEIGHT (TYP.)
- 18'-12-6 FASCIA BD
- DECORATIVE 4X4 BRACKET W/ BRACE
- 1X6 TRIM AT CORNERS AND OPENINGS
- 1" TRIM BOARD
- FINISHED FLOOR TOP E
- 9'-0" 6'-8" WINDOW HEIGHT (TYP.)
- BOARD-N-BATTEN SIDING
- 36" MIN HIGH GUARDRAIL REQUIRED
- VERIFY STAIR STRUCTURE AND LOCATION ON SITE. MAKE ADJUSTMENTS AS REQUIRED
- FINISHED FLOOR TOP E
- 9'-0" 6'-8" WINDOW HEIGHT (TYP.)
- 8'X8' COLUMN, TYP.
- HORIZONTAL LAP SIDING
- KEEP BOTTOM OF FTG BELOW FROST LINE
- FINISHED FLOOR
- VERIFY GRADE ON SITE. ADJUST PATIO STAIRS AS REQUIRED



REAR ELEVATION

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



FRONT ELEVATION

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

INDEX OF DRAWINGS:

1. EXTERIOR ELEVATIONS
2. BONUS SPACE PLAN, MAIN FLOOR PLAN
3. LOWER FLOOR PLAN, BASEMENT FLOOR PLAN
4. FOUNDATION PLAN, ROOF PLAN, BRACING NOTES
5. TYPICAL DETAILS, BUILDING SECTION
6. NOTES AND SPECIFICATIONS

NOTES AND SPECIFICATIONS

GENERAL NOTES

1. All construction to be in accordance with 2018 IRC, local, and state building code requirements.

2. The builder shall verify all dimensions and conditions on drawings and shall be responsible for all adjustments and corrections made to the drawings in the field.

3. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions on these drawings.

DESIGN REQUIREMENTS

Table R301.2 (1):	
Ground snow load:	39 lbs/sq.ft.
Wind speed (gust):	110 mph
Seismic design category:	C
Weathering:	Severe
Frost line depth:	24"
Termites:	Slight to Moderate
Decay:	None to slight
Winter design temp:	10° F
Summer design temp:	96° F
Ice barrier underlay:	Yes
Flood hazards:	2006 1992 FIRM
Air freeze index:	1232
Mean annual temp:	47.2° F

LOADING SPECIFICATIONS

Design Loads, Design Category C:

Floor: DL 10# s.f. + LL 40# s.f. = 50# s.f.
 Roof: DL 10# s.f. + LL 30# s.f. = 40# s.f.
 Stairs: DL 10# s.f. + LL 40# s.f. = 50# s.f.
 Decks: DL 10# s.f. + LL 60# s.f. = 70# s.f.

NOTE: Refer to I.R.C. for allowable unit stresses & consult local building code agency for allowable local loading conditions. (DL listed not to exceed 15 p.s.f.)

Table R301.5
 Minimum Uniformly Distributed Live Loads
 (in pounds per sq. ft.)

Use	Live Loads
Uninhabitable attics without storage ^b	10
Uninhabitable attics with limited storage ^{b, #}	20
Habitable attics and attics served with fixed stairs	30
Balconies (exterior) and Decks ^c	40
Fire escapes	60
Guards and handrails ^d	200h
Guard-in-fill components ^e	50s
Passenger vehicle garages ^f	50s
Rooms other than sleeping rooms	40
Sleeping rooms	30
Stairs	40s

DECKS

WAC 51-51-0507, Section R507 - Decks.

R507.1 Decks. Wood-framed decks shall be in accordance with this section. Decks shall be designed for the live load required in Section R301.5 or the ground snow load indicated in Table R301.2(1), whichever is greater. For decks using materials and conditions not prescribed in this section, refer to Section R301.

Table R507.3.1
 Minimum footing size for decks

Live or Ground Snow Loads (psf)	Soil Bearing Capacity 1500 psf			
	Tributary Area ^c (sq. ft)	Side of a square footing (inches)	Diameter of a round footing (inches)	Thickness (inches)
60 Live or 70 Ground Snow Load	5	7	8	6
	20	12	14	6
	40	18	20	6
	60	21	24	8
	80	25	28	9
	100	28	31	11
120	30	34	12	
	140	33	37	13
	160	35	40	15

For SI: 1 inch = 25.4mm, 1 sq ft = 0.0929 m², 1 pound per sq. ft. = 0.0479 kPa.

- Interpolation permitted, extrapolation not permitted
- Reserved
- Footing dimensions shall allow complete bearing of the post
- If the support is brick or CMU pier, the footing shall have a minimum 2-inch projection on all sides.
- Area, in square feet, of deck surface supported by a post and footings.
- Minimum thickness shall only apply to plain concrete footings.

HEADERS

*Due to varied geographic locations and selected manufacturer specifications all beam types and sizes must be verified prior to fabrication.

1. All headers supporting roof and ceiling to be (2)- 2x10 minimum for max. span of 6'-1" with 2 jack studs, for max. bldg span of 32'-0", (refer to table R602.7(1) for span greater than 32'-0").

2. Headers supporting roof, ceiling & exterior bearing floor to be (3)-2x10 minimum for max. span of 5'-1" with 2 jack

studs, for max bldg span of 32'-0" (refer to table R602.7(1) for span greater than 32'-0").

3. To reduce/increase sizes for particular openings, refer to plan or to IRC table R602.7(1).

4. For all interior header sizes & locations, refer to plan.

FRAMING

1. Use 3/4" tongue and groove plywood subfloor nailed or screwed and glued, or as specified on drawings. See Table R503.2.1.1(1&2).

2. All joists or beams framing into beams, headers, or girders shall be supported with "U" type Simpson (or equal) beam hangers. All post/beam connections to be made with approved connectors where it is required.

3. Provide solid blocking between joists and rafters at bearing walls. Provide joist blocking at all intermediate supports (2015 IRC R502.7)

4. All plywood to be standard grades with exterior glue. Plywood nailing to be 8d common at 6" O.C. at edges and 12" O.C. at intermediate bearings. Install 1/2" roof sheathing and 3/4" floor sheathing with the face grain perpendicular to supports.

5. All exterior doors or doors to unheated spaces to be solid core and weatherstripped.

6. Doors between the garage and residence shall be 1-3/8" thick solid wood, solid or honeycomb core steel, or 20 minute fire-rated, and equipped with self closing device. (Sect. R302.5.1)

7. Minimum ceiling height in habitable rooms & kitchens to be 7'-0". Halls, bathrooms, stairwells, and toilet compartments can be reduced to 6'-8".

8. All joists parallel to partitions over and headers are to be doubled.

9. Install Simpson H-2.5 tiedowns (or equal) at each rafter tail.

10. Foundation cripple studs shall not be less in size than the studding for an additional story. Foundation studs of bearing walls and partitions shall be thoroughly and effectively braced.

11. Fire blocking required vertically at ceilings and floor level and horizontally at 10 ft intervals in concealed spaces with glass fiber or mineral wool insulation, 2" lumber or equivalent louvered approved materials.

12. Provide 22"x30" access hatch to building attic areas. A minimum of 30" head clearance is required.

13. Unless otherwise specified, use douglas-fir larch no. 2 or better.

14. Deck ledger connection to band joist. For decks supporting a 60# per WAC for R301.5 live load plus 10# dead load, the connection between a deck ledger of pressure-preservative-treated Southern Pine, incised pressure-preservative-treated Hem-Fir and a 2 inch nominal rim band joist bearing on a sill plate or wall plate shall be constructed with 1/2" lag screws @ 16" o.c. or bolts w/ washers in accordance w/ Table R507.2.1(2). Lag screws, bolts and washers shall be hot-dipped galvanized or stainless steel. The lateral load connection required by Section R507.1 shall be permitted to be in accordance with Figure R507.2.3. Where the lateral load connection is provided in accordance with Figure R507.2.3, hold-down tension devices shall be installed in not less than two locations per deck, and each device shall have an allowable stress design capacity of not less than 1500 pounds (6672 N).

15. Wood siding, sheathing and wall framing on the exterior of a building having a clearance of less than 6 inches from the ground or less than 2 inches measured vertically from concrete steps, porch slabs, patios, and similar horizontal surfaces exposed to weather must be protected against decay.

16. Asphalt-saturated felt free from holes and breaks, weighing not less than 14 lbs. per 100 sq.ft. and complying with ASTM D 226 or other approved weather-resistant material shall be applied over studs or sheathing of all exterior walls as required by Table R703.2. Such felt or material shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2". Where joints occur, felt shall be lapped not less than 6".

FOUNDATION & CONCRETE

Minimum concrete compressive strength to be 2500 PSF
 All foundation walls to comply with IRC section R404.1.1-2.

1. All footings to bear on firm undisturbed soil. All footings to extend below frost line 24" per SMC 17F.040.105. Foundations supporting wood to extend at least 6" above adjacent grade.

2. Section R401.2 IRC requires that foundation construction shall be capable of accommodating all loads according to Section R301 and of transmitting the resulting loads to the supporting soil. Fill soils that support footings and foundations shall be designed, installed and tested in accordance with accepted engineering practice. Gravel fill used as footings for wood and precast concrete foundations shall comply with Section R403.

3. The grade away from foundation walls shall fall a minimum of 6 inches within the first 10 feet. Exception: Where lot lines, walls, slopes or other physical barriers

prohibit 6 inches of fall within 10 feet, drains or swales shall be provided to ensure drainage away from the structure. Section R401.3 IRC requires that surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection so as not to create a hazard. Lots shall be graded so as to drain surface water away from foundation walls.

4. Section R401.4 IRC requires that in areas likely to have expansive, compressible, shifting or other unknown soil characteristics, the building official shall determine whether to require a soil test to determine the soil's characteristics at a particular location. This test shall be made by an approved agency using an approved method.

5. Foundation plates or sills to be bolted to foundation with 1/2"x10" anchor bolts embedded 7" into concrete @ 6'-0" o.c. and max. 12" from ends. A nut and washer shall be tightened on each bolt of the plate. Sills and sole plates shall be protected against decay and termites and located in middle 3rd of plate width.

6. Fill underground supported slab with 4" well compacted sand or gravel. Provide keyed control joints in slabs on grade @ 25' on center and 1/2" tooled joints @ 5' on center in exterior slabs on walks.

7. Provide 6 mil. poly barrier over crawl grade.

8. Maintain 18" top of grade to bottom of joists. (12" min. below girders) at crawl grade.

9. Wood in direct contact with concrete or masonry to be pressure treated.

10. Vent crawl areas with net area of not less than 1 sq. ft. for each 150 sq. ft. of under floor area (R408.2). Locate openings close to corners to provide cross ventilation and cover with corrosion resistant wire mesh.

11. Beam pockets to have 1/2" clear air space around beam sides and ends. Girders supported on concrete or masonry to have not less than 3" bearings.

12. Provide crawl access of at least 18"x24" located in easily accessible area.

13. Apply damp-proofing to below ground foundation or masonry walls before backfilling.

14. Columns (including in the crawlspace) shall be anchored at the base to prevent lateral displacement. Posts require positive connection at bottom end (IRC 407.3).

15. Garage floor surfaces shall be sloped to a drain or toward the main vehicle entry (Sect. R309.1).

FOUNDATION STEEL

1. Verify with Local Building Department for soil types and soil bearing pressures for determination of steel in foundations and footings per I.R.C. 404.1.1(1) - 404.1.4.1(4).

DRYWALL

1. The IRC section R302.6 states that the garage shall be separated from the residence and its attic area by not less than 1/2" GWB applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8" Type "X" GWB or equivalent. Where the separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by not less than 1/2" GWB or equivalent. Enclosed accessible space under stairs shall be protected on the enclosed side with 1/2" GWB (R302.7).

2. Single-ply application. All edges and ends of gypsum wallboard shall occur on the framing members, except those edges and ends which are perpendicular to the framing members. All edges and ends of gypsum wallboard shall be in moderate contact except in concealed spaces where fire-resistant construction or diaphragm action is not required.

3. Fasteners shall be spaced not less than 3/8" from edges and ends of gypsum wallboard. Fasteners at the top and bottom plates of vertical assemblies, or the edges and ends of horizontal assemblies perpendicular to supports, and at the wall line, may be omitted except on shear-resisting elements or fire-resistant assemblies. Fasteners shall be applied in such a manner as not to fracture the face paper with the fastener head.

4. Walls and ceiling of bath areas to have waterproof board of approved type.

VINYL FLOORS & CARPET

1. All bath and utility room floors to be sheet vinyl, tile or approved non absorbent material with a covered base of like material extending up the wall a minimum of 3".

2. Kitchen floors may be installed as above.

VENTILATION (I.M.C.)

1. Section 303.1 IRC states that the minimum openable area from a habitable room to the outdoors shall be 4% of the total floor area of the room. Ventilation openings per WAC M1507.3.4.4.

2. Ventilation of crawl space(s) per Section R408.2 is at one square foot of ventilation openings per each 150 sq ft of under floor area.

Note: If building is constructed under IRC using the unvented crawlspace provisions of Section R408.3, Section R327.1 would require that the building also comply w/

Appendix F for radon mitigation. Unvented crawlspace are not allowed in high radon counties. Verify w/ local building official.

3. All penetrations (plate junctions, around windows & doors, any openings through envelope) shall be air sealed.

4. Vapor diffusion retarder can be polyethylene, low perm paint, or face stapling with a perm rating of 1 or less, and shall be located between conditioned and unconditioned spaces.

5. Exhaust fans: Bathrooms and laundry rooms shall have a minimum 50 CFM fan and kitchens a minimum 100 CFM fan. Both shall be vented to exterior with smooth duct and equipped with back-draft damper. Ducts shall be of metal and shall have smooth interior surfaces. Kitchen fan shall have a separate termination point.

Washington State Ventilation and Indoor Air Quality Code requires a source specific and **whole house** ventilation system. Whole house exhaust fans are recommended, at 80 CFM minimum on programmable timer set to run twice a day for 30 minutes each or equivalent. Such fan shall have a zone rating of 1.5 or less and shall be equipped with a back-draft damper.

6. Recommended supply of fresh air is 10 CFM per bedroom plus 10 CFM for living areas via window vents, or through a 6" connection to the return air plenum of the furnace.

GLAZING

1. Glazing shall comprise no less than 8% of the floor area in each habitable room (IRC Sect. 303.1).

2. All glazing within 18" of floor or within 24" of door to be tempered glass or protected by means of a solid barrier railing 36" from floor.

3. Sliding glass doors to be tempered glass.

4. Glazing in locations subject to human impact such as glass doors; glazing immediately adjacent to such doors; glazing adjacent to any surface normally used as walking surface; sliding glass door units, including fixed glass panels which are part of such units; shower doors; tub enclosures; and storm doors shall be of safety glazing materials. Safety glazing materials are those so constructed, treated or combined with other materials as to minimize the likelihood of cutting and piercing injuries resulting from human contact with this glazing material and include such materials as laminated glass, tempered glass, wired glass and safety plastic (Sect. R308).

STAIRS

1. A minimum headroom clearance for stairways of not less than 6'-8" shall be provided (Sect. R311.7.2).

2. R311.7.3 Vertical rise. A flight of stairs shall not have a vertical rise larger than 12 feet 7 inches (3835 mm) between floor levels or landings.

3. The maximum riser height shall be 7-3/4" and the minimum tread depth shall be 10". The largest tread run and the greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch. The profile of treads and risers shall conform to section R311.7.5.

4. Stairways shall have a minimum clear width of 36" above the permitted handrail height. Stairways shall have a minimum clear width of 31.5" at and below the handrail where only one handrail is provided, or 27" where handrails are provided on both sides (R311.7.1).

5. All stairways, both interior and exterior, shall be provided with illumination, including landings and treads (R303.7).

6. There shall be a floor or landing at the top and bottom of each stairway (except at the top of an interior stairway provided no door swings over the stairs). A flight of stairs shall not have a vertical rise greater than 12'-0" between floor levels or landings. The width of each landing shall not be less than the stairway served. (R311.7.6)

7. Winders shall comply with section R311.7.5.2.1. Winders in residences may be used if the required width of run is provided at a point not more than 12" from the side of the stairway where the treads are narrower, but in no case shall any width of run be less than 6 inches at any point.

8. Nosing of not less than 3/4" but not more than 1-1/4" shall be provided on stairways with solid risers. Beveling of nosing shall not exceed 1/2". Open risers are permitted, provided that the opening between treads does not permit the passage of a 4" diameter sphere.

9. Enclosed accessible space under stairs shall have walls, under stair surface, and any soffits protected on enclosed side with 1/2 gypsum board (per R302.7).

GUARD/HAND RAILS

1. All unenclosed floor and roof openings, open and glazed sides of landings, stairwells, and ramps, balconies, or porches which are more than 30 inches above grade, or the floor below, and roofs used for other than service of building shall be protected by a guardrail.

2. Guardrails shall not be less than 36 inches in height. Open handrails and stair railings shall be continuous the full

length of the stairs, have ends which are returned, rounded, or bent, and shall have intermediate rails or an ornamental pattern such that a sphere 4 inches in diameter cannot pass through. (Sec. R311.7.8). Stairways shall have at least one handrail, and handrails shall be installed on open sides of stairways.

3. Handrails projecting from a wall shall have a space of not less than 1-1/2" between the wall and the handrail. Handrail cross-sections shall comply with IRC Sect. R311.7.8.5. Handrails with a circular cross-section shall have an outside diameter of at least 1-1/4" and not greater than 2". Handrails shall be installed 34"-38" measured vertically from the sloped plane adjoining the tread nosing.

4. Handrails required on at least one side of a continuous run of treads w/ 4 or more risers.

5. Guardrails 36" in height shall be provided where porches, balconies, or raised floor surfaces are greater than 30" above the floor or grade below (Sect. R312).

6. R327.3.1.6 Handrails. Handrails shall comply with section R311.7.8.

INSULATION

1. Floor insulation - R-39
 Wall insulation - R-21
 Exterior wall below grade - R-10
 Flat ceilings - R-49 or R-38 adv
 Vaulted ceilings - R-38

2. Slab on grade foundation insulation shall be R-10 to a point 24" vertical or horizontal at exterior wall.

3. Cut batt insulation 1/2" to 3/4" wider/ longer than actual dimension to insure snug fit without voids.

4. Kraft-faced or foam plastic insulation cannot be left exposed.

EMERGENCY EXITS

1. Basements with habitable space and every sleeping room shall have at least one operable window or exterior door conforming to Section R310.1 for emergency escape or rescue. The egress units shall be operable from the inside to provide a full clear opening without the use of separate tools. If a basement is to be used as habitable space, it must meet the min. requirements for light, ventilation, and egress. Min. 8% of the floor area must be in glazing.

2. Minimum opening area for all emergency escape and rescue openings shall be 5.7 sq. ft. (Exception: grade floor openings shall have a minimum net clear opening of 5.0 sq.ft.) The minimum height dimension shall be 24 inches. Where windows are provided as a means of egress or rescue they shall have a finished sill height not more than 44 inches above the floor. (Sec R310.2.2)

3. An exterior exit door that does not pass through the garage must be provided. The door must be side-hinged, and not less than 30" wide & 6'-8" high (Section R311.2)

4. At least one exit door shall be required for each dwelling. There shall be a floor or landing on each side of each exterior door except at the exterior side of doors, other than the primary exit door, served by two or fewer risers (Sect. R311.3).

5. Landing required on both sides of exit doors with min. size of 3 ft. measured in direction of travel by 3 ft. or width of door if greater, and not lower than 1-1/2" below threshold. Landing required at other exterior doors is a minimum size of 3 ft travel distance by width of the door, and not lower than 7-3/4" below threshold, provided the door does not swing over the landing.

FIRE WARNING SYSTEM

1. R314.2.3 New attached garages. A heat detector or heat alarm rated for the ambient outdoor temperature and humidity shall be installed in new garages that are attached to or located under new and existing dwellings. Heat detectors and heat alarms shall be installed in a central location and in accordance with the manufacturer's instructions.

2. R314.3 Location. Smoke alarms shall be installed in the following locations:

- In each sleeping room or sleeping loft.
- Outside each separate sleeping area in the immediate vicinity of the bedrooms.
- On each additional story of the dwelling, including basements and habitable attics but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper levels shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
- Smoke alarms shall be installed not less than 3 feet (914 mm) horizontally from the door or opening of a bathroom that contains a bathtub or a shower unless this would prevent placement of a smoke alarm required by Section R314.3.
- In napping areas in a family home child care.

3. R314.4.1 Heat detection interconnection. Heat detectors and heat alarms shall be connected to an alarm or a smoke alarm that is installed in the dwelling. Alarms and smoke alarms that are installed for this purpose shall be located in a hallway, room, or other location that will provide occupant notification.

4. Carbon Monoxide Alarms. For new construction, an

approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units and one per floor per WAC amendments of R315.3.

ROOFING/CEILING CONSTRUCTION

1. Asphalt shingles shall be installed according to manufacturer's specifications over approved 1/2" plywood or OSB sheathed roofs. Two layers of underlayment cemented together or of a self-adhering polymer modified bitumen sheet shall be used in lieu of normal underlayment. It shall extend from the eave's edge to a point at least 24" inside the exterior wall line of the building.

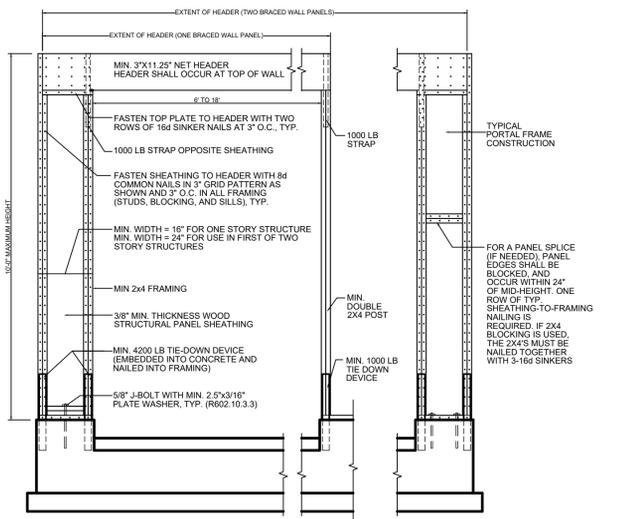
2. Shingles shall not be installed on roof pitches less than 3:12. Shingles can be installed on pitches as low as 2:12 if two layers of type 15 felt are applied shingle fashion.

3. Wood shingles and shakes for roofs shall bear the label of an approved inspection bureau or agency.

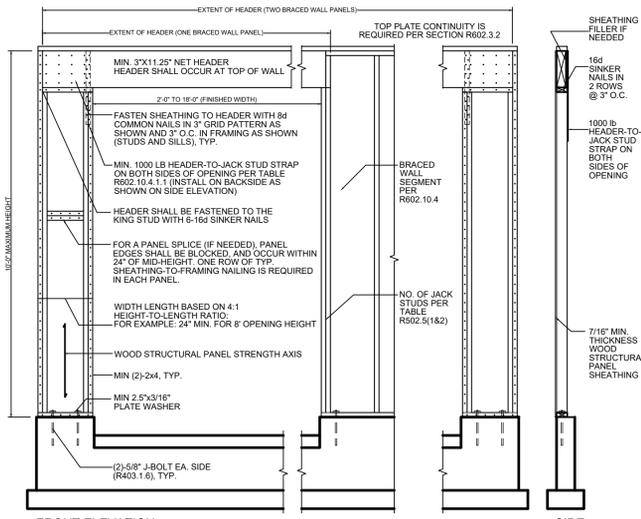
4. Shakes shall be laid with not less than 18 inch wide of type 30 felt shingled between each course and not exposed to weather.

5. Enclosed attics and enclosed rafter spaces shall be ventilated in accordance with Section R806.1, R806.2, and R806.3. Venting ratios: 1 to 150 for eave or rooftop only ventilators, 1 to 300 for combination of eave and rooftop ventilators.

6. Crickets and saddles shall be provided on the ridge side of any chimney greater than 30" wide (Sect. R903.2.2).



METHOD PFH PORTAL FRAME WITH HOLD-DOWNS
 FIGURE R602.10.6.2 IRC



METHOD PFH PORTAL FRAME AT GARAGE DOOR OPENINGS
 IN SEISMIC DESIGN CATEGORIES A, B, AND C
 FIGURE R602.10.6.3 IRC

EVERY EFFORT HAS BEEN MADE TO INSURE THE ACCURACY OF THESE DRAWINGS BY GALLERY 12 HOME DESIGNS. HOWEVER, THE CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.

ALL IDEAS, DESIGNS, ARRANGEMENTS, DRAWINGS & PLANS SET FORTH ON THIS SHEET ARE THE ORIGINAL WORK, PRODUCT OF, OWNED BY

FOR: Grading/Erosion Control Grading/Stormwater Plan



BONNER COUNTY

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1453 (FAX)
 planning@co.bonner.id.us (e-mail) <http://www.co.bonner.id.us/planning/index.html> (web page)

RECEIVED

By Teresa at 8:50 am, Sep 21, 2023

GRADING/STORMWATER/EROSION CONTROL APPLICATION

Landowner's name: Steve and Susie Stenberg

Landowner's address: 3630 88th Ave SE, Mercer Island, WA 98040

Phone: 2064654596 Cell:

E-mail (optional): stenbergfamily@comcast.net

Construction company: North Lake Home Builders

Contractor's name: Dave and Pam Watts

Use: Residential Commercial Industrial Other

Is the construction or land disturbing activity:

Located within a subdivision requiring a plan?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Within 300 feet of any surface water?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
On a slope of 15% or greater incline?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does site work result in the excavation of 50 cubic yards or more of rock, soil or fill?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

SQUARE FOOTAGE OF PROPOSED LAND DISTURBING AREA:

ROOF (S)	DRIVEWAY	DECKS	WALKS	OTHER	TOTALS
1838		576			2414

•If the total disturbed area is *less* than 4000 square feet, please complete the application for a grading/erosion control plan. (BCRC 12-722.3(b))

•If the total disturbed area is *greater* than 4000 square feet, please complete the application for a grading/stormwater management plan. (BCRC 12-722.3(a))

EROSION CONTROL PLAN
(BCRC 12-724.2)

GRADING/STORMWATER MANAGEMENT PLAN
(BCRC 12-724.1 and BCRC 12-724.2)

√ Submit a drawing of an appropriate scale, showing where land will be disturbed by proposed building activity, all surface water bodies (creeks, lake, etc.), utilities, easements and areas subject to clearing, grading or stockpiling of soils. Indicate direction of water runoff from impervious surfaces.

√ A stormwater management plan shall be completed, signed and/or stamped by a design professional who is a qualified person with the requisite education and experience to design a stormwater management system. Design professionals may include, but are not limited to, engineers, landscape architects and soil scientists for various components of a grading/stormwater management plan. **The plan shall include:**

√ On the site plan: include the location of temporary and permanent erosion and sedimentation control measures. Include the dimensions of all grassy swales, buffer strips, etc. (Check on back of application all erosion control features to be used.)

√ A project summary or site plan.
 √ Construction quality drawings of all physical features of the stormwater system.

√ Complete the Following:

- When will temporary erosion controls be installed and ready for inspection?
As soon as permit issued, or Sept 30th
- When will site preparation and construction begin?
As soon as permit issued, or Oct 1st
- When will re-vegetation of the site occur?
Fall 2024, or No later than Spring 2025

- √ Calculations of the impervious areas, capacity of stormwater systems (how much it can hold) and the design storm yield expected at the site.
- √ A proposed construction schedule for the stormwater system.
- √ A maintenance and operation plan for the stormwater system
- √ An erosion control plan as out lined at left
- √ A grading plan

Who will be in charge of the maintenance and repair of the erosion control features?

Name: David Watts

Phone/Cell #: 509-951-2480

PLANNED EROSION CONTROL FEATURES

Temporary erosion control:

Straw barriers: #

Silt fences: # 75 feet

Mulch type: #

Silting ponds: #'s & size

Sediment traps: #'s & materials

Matting: Type

Permanent erosion control:

Reseeding: Mixture native grasses, fescue bluegrass mix

Swales: #'s & dimensions

Other: Explain Current site has very little vegetation/groundcover due to thick canopy of existing trees.

The stormwater/erosion control requirements are imposed to protect the ground water of Bonner County from the effects of stormwater runoff by requiring pre-treatment prior to infiltration and to protect surface waters from the effects of contaminants and sediments carried by stormwater runoff.

When preparing your stormwater and/or erosion control plan, keep in mind that:

- √ The objective of the stormwater control plan is to hold and treat the first ½ inch of stormwater from impervious surfaces. All stormwater from impervious areas shall be directed to **grassed infiltration areas (grassy swales)** or their functional equivalents. A handout to assist you in designing grassed infiltration areas is attached. Note: Grassy swales may not be appropriate for all sites, particularly on steep slopes or on rocky soils.
- √ Streams, lakes and other surface water shall be protected from disturbance and erosion during site development. Drawings of **erosion control measures** and installation suggestions are attached.
- √ All **disturbed soils** shall be protected from erosion during the course of construction.
- √ No stormwater shall be collected or concentrated except within a **channel or artificial water course** protected against erosion and providing for dissipation measures to prevent erosion on adjoining lands.

As a guide for designing and reviewing stormwater/erosion control plans, Bonner County uses **“The handbook of Best Management Practices for stormwater Management and Erosion and Sedimentation Control”** and **“The stormwater Management Plan Criteria and Engineering Standards,”** prepared by Kennedy Engineers, Spokane, WA., April 1992. Copies of the books are available for review at the Bonner County Planning Department and public library. **“A Landowner & Contractor’s Best Management for the Control and Treatment of stormwater, Erosion and Sedimentation,”** produced by the Idaho Division of Environmental Quality and the U.S. Environmental Protection Agency, is also available at the Bonner County Planning Department.

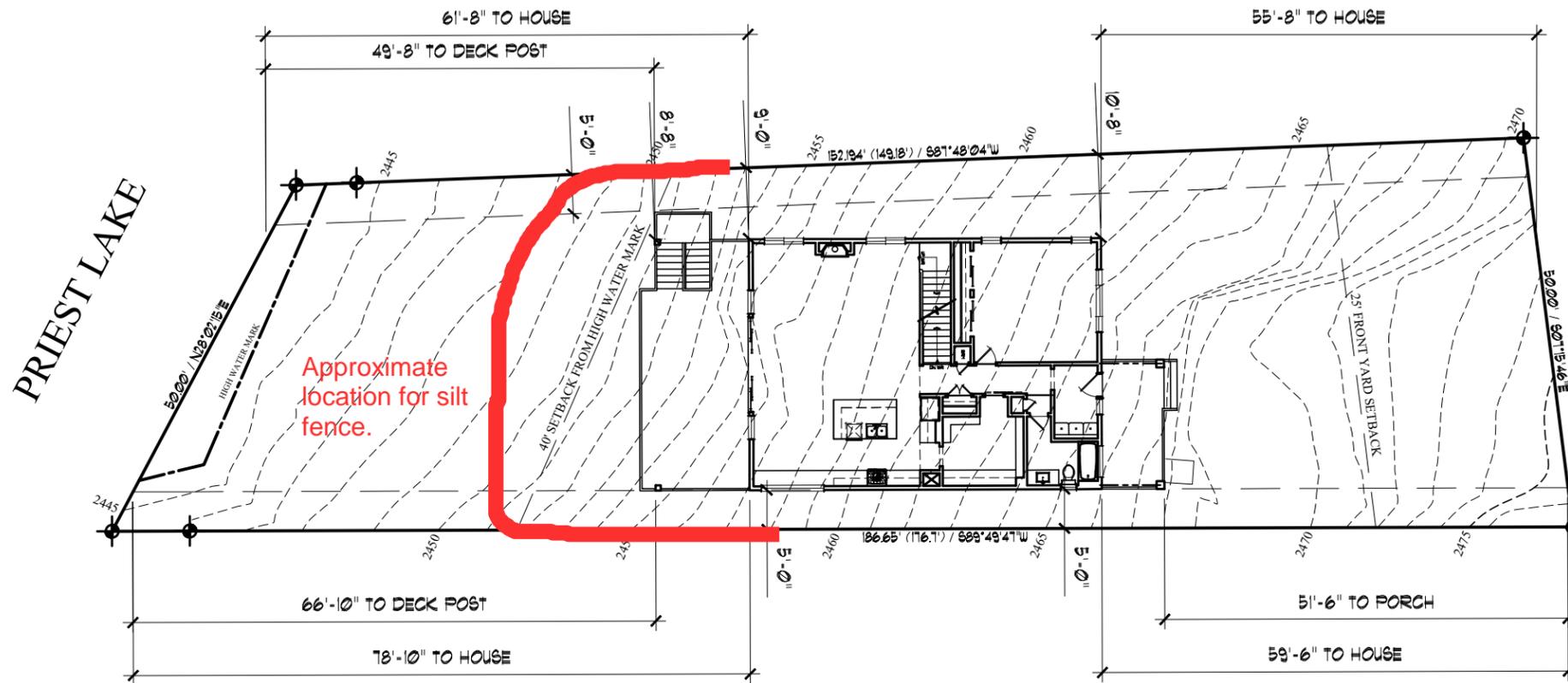
If you have any question about stormwater/erosion control, contact the Planning Department at 1500 Hwy 2 Ste. 208, Sandpoint, ID 83864. Phone (208) 265-1458 Fax (208) 265-1463.

Signature:



Date:

9/21/2023



PRIEST LAKE

S. DIAMOND PARK RD

SITE PLAN
1"=20'

DIAMOND PARK PT. LOT 23
 SOUTH 50' OF LOT 23, PLAT OF DIAMOND PARK,
 LYING IN A PORTION OF SECTION 9,
 TOWNSHIP 61 NORTH, RANGE 4 WEST,
 BOISE MERIDIAN, BONNER COUNTY, IDAHO

RECEIVED
 By Bill Cox at 2:31 pm, Oct 04, 2023



BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)
 planning@co.bonner.id.us (e-mail) <http://www.co.bonner.id.us/planning/index.html> (web page)

SHORE LAND DEVELOPMENT STANDARDS

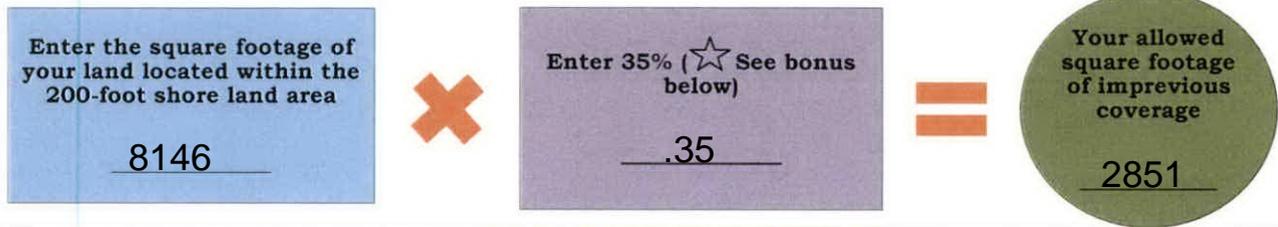
Building Location Permit#: _____ **Landowner:** _____

BCRC 12-713, sets a 35% maximum impervious surface coverage within the "shore land."

Impervious surfaces are areas such as; rooftops, walkways, gravel or hard-surfaced roads and driveways, and patios that prevent rain and snowmelt from being absorbed into the ground at a natural rate.

Shore land is land located within 200 feet of any natural or artificial high water mark. An artificial high water mark can be created by a dam.

Allowed Impervious Coverage Calculation

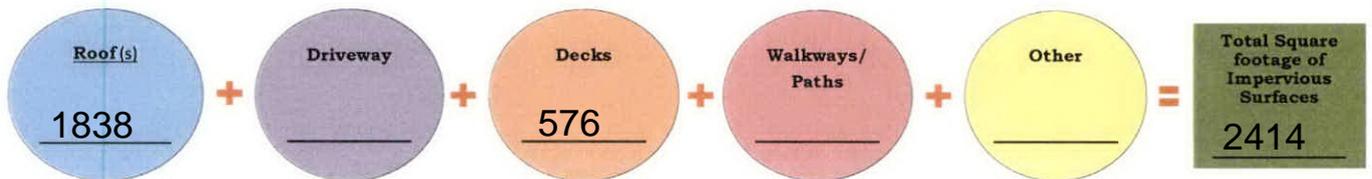


If all existing and proposed structures are set back at least 75' from the shoreline, your property qualifies for a bonus, and your maximum allowable impervious coverage is 52½%. If you qualify for this bonus, initial here and use 52½% in the box above. _____

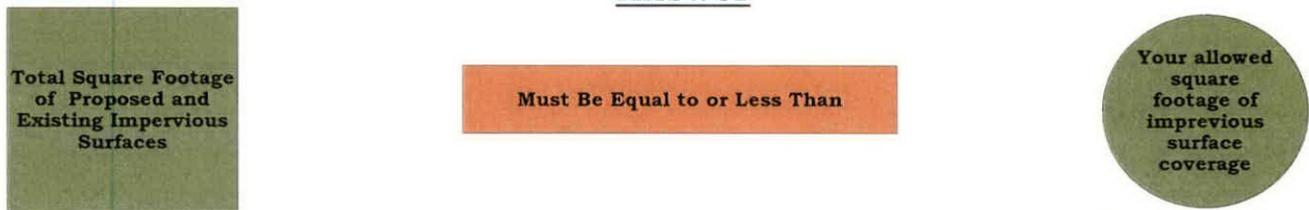
Exceptions:

(1) Submerged lands shall be excluded from the lot size calculations. **Building location permits** applications shall clearly show all existing and proposed impervious surfaces within the shoreline area and calculate the applicable percentage.

Existing and Proposed Impervious Surface Calculation



Answer



Signature of landowner/Representative: Pam Swartz **Date:** 9/20/2023

BCRC 12-714, Shoreline vegetative buffer

Vegetative buffer management areas include all lands within 40 feet from shorelines.

Select landscaping standards you will follow for the shoreline vegetative buffer:

(1) Preferred option: Non-invasive vegetation shall be left intact in existing natural condition within the shoreline vegetative buffer. The vegetative buffer may be enhanced with the planting of additional native and non-native beneficial forbs, reeds, sedges, grasses, vines, shrubs, trees, ferns, perennials or ground cover **listed in Appendix B of this Title.**

(2) Alternative option: Non-invasive vegetation shall be established and maintained within the shoreline vegetative buffer. The vegetative buffer strip shall consist of any combination of native and non-native beneficial forbs, reeds, sedges, grasses, vines, shrubs, trees, ferns, perennials or ground cover **listed in Appendix B of this Title.** The planting shall be sufficiently dense to provide close-growing vegetation designed to receive overland flow and hold and stabilize soils. Attach landscape plans indicating selected plant species and planting schedule.

In addition, in vegetative buffers adjacent to **perennial streams**, trees shall be retained in accord with the following:

- (1) Standing trees, including conifers, hardwoods and snags shall be left within forty (40) feet of the ordinary high water mark on each side of all **perennial streams**, in the **following minimum numbers of standing trees per one thousand (1000) feet of stream on each side:**

Table 7-1. Tree retention standards for stream corridors.

Tree Diameter Breast Height (DBH) <i>(measured at four and one-half (4.5) feet above mean ground level on standing trees)</i>	Perennial Stream Width		
	Over 20'	10' - 20'	Under 10'
3-7.9"	200	200	200
8-11.9"	42	42	42
12-19.9"	21	21	---
20"+	4	---	---

((a)) Snags will be counted as standing trees in each diameter class if snag height exceeds (1 ½) times the distance between the snag & stream's ordinary HWM. Not more than (50%) of any class may consist of snags.

((b)) Trees should only be pruned up to (1/3) of their height in order to maintain optimum tree health. If defensible space is a high priority, up to (1/2) of the tree height may be pruned.

(2) **Exceptions.** The shoreline vegetation standards shall not apply to the following:

((a)) Placement of trams, rails, uncovered steps, stairs, walkways four feet (4') or less in width to provide access to the shoreline. These structures shall not be constructed in a manner that is parallel to the shoreline that would create a boardwalk along the waterfront, except where steep slopes require switchback designs.

((d)) Removal of trees that are potentially hazardous to public health or safety due to the risk of falling, and structural instability cannot be remedied due to non-man-made, natural-caused injury, such as weather- or animal-related damage

((b)) Replacement of lawn areas with native vegetation.

((e)) Shoreline property owners are encouraged to plant native vegetation where none exists, in areas that contain cultivatable soils.

((c)) Removal of trees infected by a pathogen or attacked by insects that threaten the surrounding trees

((f)) Exceptions may be made for areas that contain no cultivatable soil, such as pebble beach areas or rock outcroppings.

RECEIVED

By Teresa at 8:48 am, Sep 21, 2023



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

The following information is required before your Building Location Permit can be accepted by the Planning Department.

Building Location Permit No: BLP2023-0933

Landowner Name: Steve and Susie Stenberg

Site Address: 92 S. Diamond Park Rd. Coolin ID 83821

Parcel Number: RP00087000023DA

Sewer District Name: Huckleberry Bay

Sewer District Comments: _____

Approved:

Yes

No

Sewer District Signature:  Date: 9-20-23

RECEIVED
By Teresa at 8:48 am, Sep 21, 2023

Bonner County Planning Department – Fire Sign Off

A copy of your proposed plans and plat map will be required at the time of Fire District review.

Applicant Name: Steve and Susie Stenberg

BLP#: BLP2023-0933

Parcel number (RP#): RP00087000023DA

Project Address: 92 S. Diamond Park Rd. Coolin ID 83821

Platted Lot: Yes No

Subdivision Name: Diamond Park

Block & Lot: 9-61N-4W DIAMOND PARK S 50FT OF LOT 23

Fire District: North of the Narrows Fire District

(Fire District use below)

Requirements: _____

Cistern/Storage Tank: Fire Suppression: Sprinkler System:

Other: _____

Approved: Yes No

Fire District Signature:  Date: 9/20/23

Comments:

DIAMOND PARK

LOT 1 (Portion, thereof)
SEC. 9, T61N, R4W, B.M.
BONNER COUNTY, IDAHO

Date of Survey: July 25, 1958.
Surveyor: R.S. Nobis, Licensed Surveyor

OWNER'S CERTIFICATE

Diamond-Gardner Corporation hereby declares that all of the lots herein platted are intended to be water-front lots and that any conveyances of said lots shall hereby automatically include all lateral rights to a proportionate part of the water-front property adjoining said lots.

Diamond-Gardner Corporation,
by Roger W. Billings
Land and Timber Agent

SURVEYOR'S CERTIFICATION

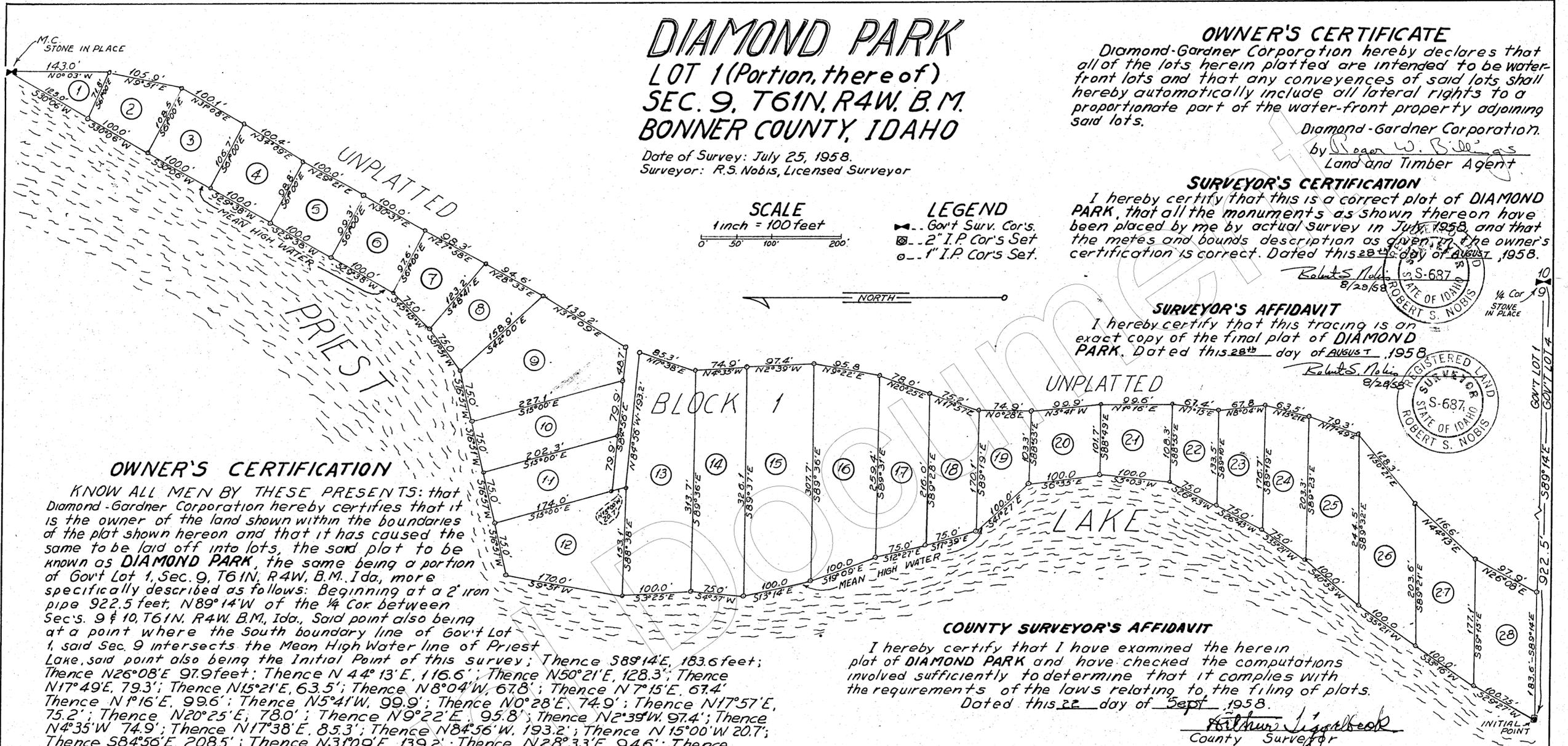
I hereby certify that this is a correct plat of DIAMOND PARK, that all the monuments as shown thereon have been placed by me by actual survey in July, 1958, and that the metes and bounds description as given in the owner's certification is correct. Dated this 22 day of August, 1958.

Robert S. Nobis
8/20/58
REGISTERED LAND SURVEYOR
STATE OF IDAHO
S-687
ROBERT S. NOBIS

SURVEYOR'S AFFIDAVIT

I hereby certify that this tracing is an exact copy of the final plat of DIAMOND PARK. Dated this 22 day of August, 1958.

Robert S. Nobis
8/24/58
REGISTERED LAND SURVEYOR
STATE OF IDAHO
S-687
ROBERT S. NOBIS



OWNER'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS: that Diamond-Gardner Corporation hereby certifies that it is the owner of the land shown within the boundaries of the plat shown hereon and that it has caused the same to be laid off into lots, the said plat to be known as DIAMOND PARK, the same being a portion of Gov't Lot 1, Sec. 9, T61N, R4W, B.M. Ida, more specifically described as follows: Beginning at a 2" iron pipe 922.5 feet, N89°14'W of the 1/4 Cor between Sec's. 9 & 10, T61N, R4W, B.M. Ida., said point also being at a point where the South boundary line of Gov't Lot 1, said Sec. 9 intersects the Mean High Water line of Priest Lake, said point also being the Initial Point of this survey; Thence S89°14'E, 183.6 feet; Thence N26°08'E, 97.9 feet; Thence N44°13'E, 116.6'; Thence N50°21'E, 128.3'; Thence N17°49'E, 79.3'; Thence N15°21'E, 63.5'; Thence N8°04'W, 67.8'; Thence N7°15'E, 67.4'; Thence N1°16'E, 99.6'; Thence N5°41'W, 99.9'; Thence N0°28'E, 74.9'; Thence N17°57'E, 75.2'; Thence N20°25'E, 78.0'; Thence N9°22'E, 95.8'; Thence N2°35'W, 97.4'; Thence N4°35'W, 74.9'; Thence N17°38'E, 85.3'; Thence N84°56'W, 193.2'; Thence N15°00'W, 20.7'; Thence S84°56'E, 208.5'; Thence N31°09'E, 139.2'; Thence N28°33'E, 94.6'; Thence N27°58'E, 98.3'; Thence N30°37'E, 100.0'; Thence N29°21'E, 100.0'; Thence N34°09'E, 100.4'; Thence N31°08'E, 100.1'; Thence N9°51'E, 105.9'; Thence N0°03'W, 143.0'; Thence S30°06'W, 325.0'; Thence S29°38'W, 300.0'; Thence S45°15'W, 75.0' Thence S51°51'W, 75.0'; Thence S76°57'W, 300.0'; Thence S9°51'W, 170.0'; Thence S3°25'E, 100.0'; Thence S4°57'W, 75.0'; Thence S13°14'E, 100.0'; Thence S19°09'E, 100.0'; Thence S12°27'E, 75.0'; Thence S17°39'E, 75.0'; Thence S41°27'E, 100.0'; Thence S6°35'E, 100.0'; Thence S5°03'W, 100.0'; Thence S26°43'W, 150.0'; Thence S35°21'W, 75.0'; Thence S40°53'W, 100.0'; Thence S35°21'W, 100.0'; Thence S33°16'W, 100.0'; Thence S29°27'W, 100.75' to the point of beginning.

IN WITNESS WHEREOF, The said Corporation has caused its corporate name to be hereunto subscribed and its corporate seal to be affixed hereunto this 22 day of Sept., 1958.

DIAMOND-GARDNER CORPORATION
By Roger W. Billings
Land and Timber Agent

ACKNOWLEDGEMENT

COUNTY OF PEND ORELLE } SS
STATE OF WASHINGTON }
On this 22 day of Sept., 1958, personally appeared Roger W. Billings to me known to be the Land and Timber Agent of the corporation executing the foregoing instrument and he acknowledges vested authority to execute said instrument for the purposes mentioned. Given under my hand and seal, the day and year last above written.

Myrtle M. Maxwell
Notary Public in and for the state of Washington
My Commission expires: March 30, 1957

COUNTY SURVEYOR'S AFFIDAVIT

I hereby certify that I have examined the herein plat of DIAMOND PARK and have checked the computations involved sufficiently to determine that it complies with the requirements of the laws relating to the filing of plats. Dated this 22 day of Sept., 1958.

Arthur Sigelbeck
County Surveyor

COUNTY TREASURER

I hereby certify that all taxes which have been levied and become chargeable against the land shown on this plat and described in the foregoing owners certification, of this date have been fully paid and discharged. Dated this 22 day of Sept., 1958.

Ruth D. Hawley Deputy
Bonner County Treasurer

COUNTY COMMISSIONERS' ACCEPTANCE AND APPROVAL

Accepted and approved by the Board of County Commissioners of Bonner County, Idaho on this 1st day of Oct., 1958.

Dorinda Kenney
Clerk

Glenn Reed
Chairman of the Board.

FILED FOR RECORD...
DORIS L. KENNEY, BONNER COUNTY RECORDER
By Sharon Elam Deputy

Instrument # 1014947
Bonner County, Sandpoint, Idaho
12/08/2022 01:56:50 PM No. of Pages: 2
Recorded for: HUNTER ELDER LAW PLLC
Michael W. Rosedale Fee: \$15.00
Ex-Officio Recorder Deputy
Index to: QUIT CLAIM DEED



INDEXING INFORMATION

Grantor:	AMOS RAY HUNTER and CAROLYN A. HUNTER, husband and wife
Grantee:	SUSAN K. STENBERG and STEVEN M. STENBERG, wife and husband
Legal Description:	9-61N-4W DIAMOND PARK S 50FT OF LOT 23
Tax Parcel No.:	RP00087000023DA

QUIT CLAIM DEED

GRANTORS, **AMOS RAY HUNTER** and **CAROLYN A. HUNTER**, husband and wife, whose address is 2225 S. Jefferson, Spokane, WA 99203, for consideration of love and affection, convey, quit claim, and transfer to **SUSAN K. STENBERG** and **STEVEN M. STENBERG**, wife and husband, whose address is 3630 – 88th Ave. SE Mercer Island, WA 98040, each to own their interest as tenants in common, all of Grantors' interest in the following described real estate, situated in the County of BONNER, State of IDAHO, including any interest therein which the Grantors may hereafter acquire:

THE SOUTH 50 FEET OF LOT 23, AS MEASURED ALONG THE SHORELINE AND ROAD, DIAMOND PARK ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 46, IN BONNER COUNTY, IDAHO.

Assessor's Tax Parcel Number: RP00087000023DA

Parcel No. RP00087000023DA
Page two

Dated this 19 day of November, 2022.

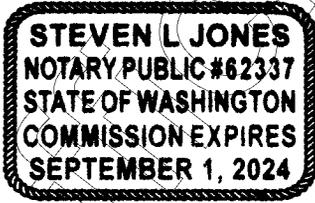
Amos Ray Hunter
AMOS RAY HUNTER

Carolyn A Hunter
CAROLYN A. HUNTER

STATE OF WASHINGTON)
County of Spokane) ss.
)

On this day personally appeared before me AMOS RAY HUNTER and CAROLYN A. HUNTER, to me known to be the individuals described in and who executed the within and foregoing deed and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 19th day of November, 2022.



Steven L Jones
NOTARY PUBLIC in and for the State
of Washington,
residing at Spokane
My Commission Expires: 9-1-2024

Unrecorded Instrument

Appendix D – Zoning Commission Written Decision



Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

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

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

January 15, 2026

Susan & Steve Stenberg
3630 88th Ave SE
Mercer Island 98040

Subj: File V0028-25 – Variance – Stenberg

Encl: (1) V0028-25 Zoning Commission variance reasoning worksheet

Dear Mr. & Mrs. Stenberg,

The Bonner County Planning and Zoning Commission at the November 20, 2025, public hearing denied the referenced application. The ordinance and standards used in evaluating the application and the reasons for denial of the application are as follows:

DECISION TO DENY: Commissioner Mauk moved to deny this request FILE V0028-25, based upon the following conclusions:

Conclusion 1

Conditions apply to the property that **do** 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** result from the actions of the applicant.

Conclusion 3

The granting of the variance **is** in conflict with the public interest in that it **will** 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)

This decision is based upon the evidence submitted up to the time the Staff Report was prepared, and testimony received at this hearing. I further move to adopt the reasoned statement as discussed in deliberation at this hearing and the analysis as set forth in the Staff Report (or as amended during this hearing) and direct planning staff to draft the reasoned statement to reflect this motion as set forth in Idaho Code section 67-6536, have the Chair sign,

and transmit to all interested parties. This action does not result in a taking of private property. The action that could be taken, if any, to obtain the variance is to:

- 1) File a new application with the Planning Department and meet the standards required by Bonner County Revised Code; or
- 2) Appeal the decision to the County Commissioners.

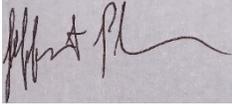
Commissioner Johnson seconded the motion;

Commissioner Mauk- Yay
Commissioner Blaser- Yay
Commissioner Poulsen- Yay
Commissioner Johnson- Yay

Vote 4-0

Please contact the Planning Department if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff Poulsen", is written over a light gray rectangular background.

Jeff Poulsen, Chair
Zoning Commission



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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 CONDITIONAL USE PERMIT 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.
	NO	List the relevant evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
There is not a undue hardship because of the characteristics of the site. Other lots in the area has the same characteristics such as slope, lot size and shape.		
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		List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
The applicant submitted all the necessary information to request a variance.		
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.		
	NO	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
This lot size and shape are similar to other lots in the area. Slopes found on site are similar to other lots. Other circumstances do not exist that the applicant did not have control over.		
BCRC 12-234 (B)		Special conditions and circumstances do not result from the actions of the applicant.
	NO	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
Errors made in by the builder are the responsibility of the applicant. There is not a jurisdictional error by staff for the site inspection as the responsibility of the property owner to demonstrate the property lines.		
BCRC 12-234 ©		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.
	NO	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.

Members of the public stated in the hearing that not requiring the mandatory setback creates a fire hazard, snow storage and stormwater are not contain to the lot, prevents the adjacent owner form properly placing future compliant structures on their lot, mechanical equipment will create noise, vibration and noxious fumes and future maintenance will cause damage and trespass onto the neighboring property.



**BONNER COUNTY PLANNING DEPARTMENT ZONING
COMMISSION
STAFF REPORT FOR NOVEMBER 20, 2025**

Project Name: **Stenberg- Variance**

File Number,Type: **V0028-25, Street Setback**

Request: The applicant is requesting a 3-inch setback where 5 feet is required.

Legal Description: 9-61N-4W Diamond Park S 50ft or Lot 23

Location: S. Diamond Park Road, Priest Lake

Parcel Number: RP00087000023DA

Parcel Size: 0.187 acres

Applicant: Steven & Susan Stenberg
3630 88th Ave SE
Mercer Island, WA 98040

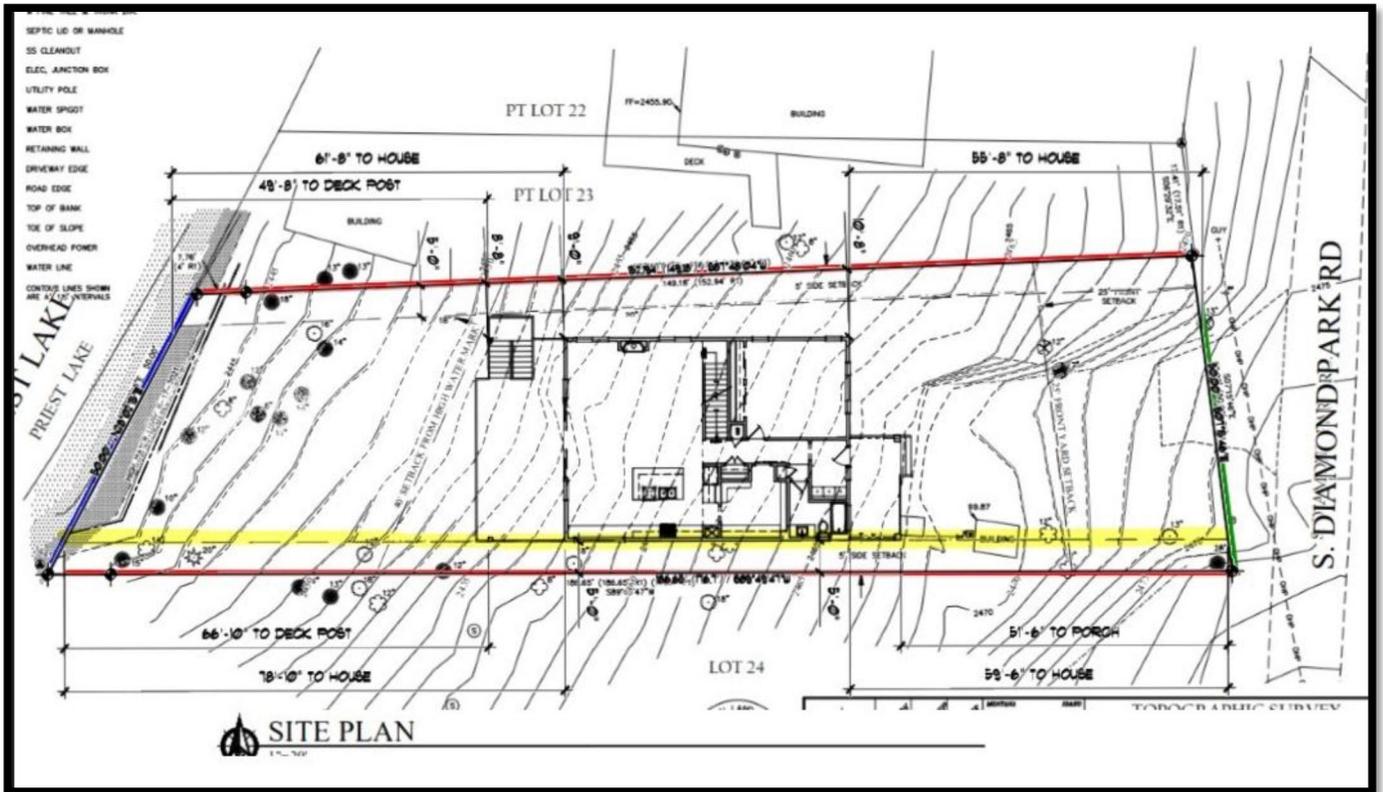
Project Representative: N/A

Property owner: Steven & Susan Stenberg
3630 88th Ave SE
Mercer Island, WA 98040

Application filed: September 8, 2025

Notice provided: Mail: October 24, 2025
Site Posting: November 5, 2025
Published in newspaper: October 28, 2025

Appendix A- Notice of Public Hearing Record of Mailing
Appendix B- Agency comments
Appendix C- BLP 2023-0933



Project summary:

The applicant is requesting property line setback of 3 inches where 5 feet is required for a single family dwelling. The site is located on South Diamond Park Road, Priest Lake, generally located in Section 09, Township 61 North, 4 West.

Applicable laws:

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

- BCRC 12-222, Application, contents
- BCRC 12-231, Variances, general provisions, application, standards, procedures
- BCRC 12-234, Variance standards
- BCRC 12-411, Density and Dimensional Standards
- BCRC 12-7.2, et seq., Grading/erosion/stormwater management
- BCRC 12-800 et seq., Definitions
- Idaho Code 67-6516, Variance

Background:

A. Site data:

- Residential
- Platted lot
- Size: 0.187 acres
- Zone: Rural-5
- Land Use: Rural Residential

B. Access:

- S. Diamond Park Road, a privately owned and maintained right-of-way.

C. Environmental factors:

- Site does contain mapped slopes 15-≥30%. (USGS)
- Site does contain mapped wetlands. (USFWS)
- Site does contain frontage on Priest Lake.
- KS 11/13/2025: Parcel is within SFHA Zone AE and Zone X per FIRM Panel Number 16017C0150F, Effective Date 7/7/2014. Per the submitted site plan, the development is entirely within SFHA Zone X. No further floodplain review is required on this proposal.

D. Comprehensive Plan, Zoning and Current Land Use

Compass	Comp Plan	Zoning	Current Land Use & Density
Site	Rural Residential	Rural-5	Residential- 0.18 acres
North	Rural Residential	Rural-5	Residential- 0.14 acres
East	Rural Residential	Rural-5	Vacant- 18.7 acres
South	Rural Residential	Rural-5	Residential- 0.27 acres
West	N/A	N/A	Priest Lake

E. Standards review

Idaho Code 67-6516:

Variance — Definition — Application — Notice — Hearing. 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. Prior to granting a variance, notice and an opportunity to be heard shall be provided to property owners adjoining the parcel under consideration and the manager or person in charge of the local airport if the variance could create an aviation hazard as defined in section 21-501, Idaho Code. Denial of a variance permit or approval of a variance permit with conditions unacceptable to the landowner may be subject to the regulatory taking analysis provided for by section 67-8003, Idaho Code, consistent with the requirements established thereby.

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 primary reason it is not possible to comply with Bonner County 5' property line setback standard is because construction was completed before it became known that there were any issues. It was our understanding we were in compliance with the setback requirement until two unexpected discoveries were made in May and June 2025. During planning, we relied on a topographical survey that ultimately did not align with the same firm's boundary survey. This discrepancy led to a misunderstanding as to the exact location of the property line and setback area. The inconsistency between the surveys we believe was a technical issue outside the applicant's control and directly contributed to the foundation placement compared to the original site plan. This adjustment combined with the survey discrepancy caused the SE corner of the structure and a few bump-outs on the south side of the structure to violate the 5-foot setback requirement. Please refer to our cover letter for additional information."

Staff:

- **Lot Size:** This lot is ± 0.187 acres ($\pm 7,900$ sq.ft.). Within a quarter mile of this request in one other lot that is smaller than this one. Lots range in size from 0.149 to 0.411 acres or $\pm 6,500$ to $\pm 19,500$ sq.ft.
- **Shape:** The lot is rectangular like in shape.
- **Topography:** The lot contains mapped slopes ranging between 0- $\geq 30\%$ grade. Lots within a quarter mile have similar grades. Lots to the south of this request generally have more mapped slopes $\geq 30\%$ and lots north have generally mapped slopes of 15-29%.
- **Other Circumstances:** The septic tank and three (3) tank risers take up a large portion of the northside of the lot. As a result of Panhandle Health Districts requirements for septic tanks any structure to be built on the lot would need to be shifted closer to the southern property line.

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

Applicant: "We do not believe that any special conditions or circumstances result from the actions of the applicant. Our neighbor to the south has expressed concerns about run-off from the roofline and bump-out sed roofs potentially causing erosion and other damage to their property. But we feel it is important to point out that the nature of the land where this might occur is mostly weed and brush with a few small trees, and not in close proximity to the neighbors cabin or driveway. We have also offered to pay for landscaping along our mutual property line or install a nicely landscaped rock bed in order to redirect any runoff that may occur onto our property. We installed gutters on the south side as well this summer in part after learning about our neighbor's concern about potential damage to their land from water cascading off the roof. We have also been informed by the HVAC installer the removing the protective roof over

the equipment is not only a bad idea but will also immediately void the HVAC system warranties”

Staff: The applicant was issued a Building Location Permit (BLP2023-0933) for a single-family dwelling. This permit was issued based on the information provided by the applicant. The submitted BLP is found in Appendix C of this staff report.

The initial site inspection was requested by the contractor and conducted on November 14, 2023. The site inspection report indicates that the property line was identified with a string line, and the structure was represented with wooden stakes. Based on those site conditions the initial inspection for setbacks was passed so construction could commence. Since the time of the initial inspection, the neighbor to the south commissioned a Record of Survey prepared by ATS Engineering that was recorded on April 8, 2025, for the shared property line. This Record of Survey disputes the property line that was shown at the time of the initial inspection and in fact indicates that the structure was built over the shared property line. Based on this information it is reasonable to assume that after the initial inspection the structure was shifted to the south, or the shared property line was incorrectly identified. The applicant relied on their contractor to build the structure based on the site plan submitted to Bonner County Planning Department. Evidence in the record indicates that this didn't happen. The applicant is currently working towards compliance. Steps have been taken to remove any encroachments on the southern property. The mechanical equipment that is installed near the southern property line is placed on what the code would consider a canopy and a deck.

BCRC 11-201 Architectural Projection(D)(E):

(D) Canopy: An architectural projection that provides weather protection, identity or decoration and is supported by the building to which it is attached.

(E) Deck: An exterior floor system supported on at least (2) opposing sides by an adjoining structure and/or posts, piers, or other independent supports.

The state of Idaho has jurisdiction with permitting mechanical equipment to ensure the placement of said equipment meets state requirements. Applicants are not required to indicate where mechanical equipment is placed on their site plan. Historically the county has not considered mechanical equipment to be an architectural projection. However, in this case the equipment is protected by a covered deck which would be considered an architectural projection by county code.

- (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: "We do not believe granting the variance will be in conflict with the public interest or injurious to properties or improvements in the vicinity of our structure. There is no public access concern or any safety hazard and the proposed variance will not result in blocking any views. We don't believe there are any material concerns about noise, light glare, odor, fumes or vibration. The generator is noisy when it runs, but it only runs when there is a power outage. Those instances are relatively infrequent and many neighbors around the lake have similar generators for the same reason.

Ironically, we actually hose to locate this equipment on the south side of the structure in order to keep the septic tank and related risers (we have three septic -related risers that span most of the north side of the structure) on the other side away from this neighbor due to odor concerns. If worker are required on the property to perform maintenance on the HVAC equipment, generator or gutters, we will do out best to schedule that work when our neighbors are not at their cabin."

Staff:

No agency submitted comments on this request that could affect public health, safety, or welfare or be materially injurious to properties or improvements in the vicinity of these properties.

G. Agency Review

Agencies and taxing districts were notified of this application on October 24, 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:

- Department of Environmental Quality

The following agencies replied "No Comment":

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

All other agencies did not reply.

I. Public Notice & Comments

As of the date of this staff report, public comments have been received on this request.

Planner's Initials: DB Date: November 13, 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.

Zoning Commission

DECISION TO APPROVE: I hereby approve this request FILE V0028-25, 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 **did 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/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)

This is based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at this hearing. I further move to adopt the reasoned statement as discussed in deliberation at this hearing and the analysis as set forth in the Staff Report (or as amended during this hearing) and direct planning staff to draft the reasoned statement to reflect this motion as set forth in Idaho Code section 67-6535, have the Chair sign, and transmit to all interested parties. This action does not result in a taking of private property.

DECISION TO DENY: I hereby deny this request FILE V0025-25, based upon the following conclusions:

Conclusion 1

Conditions apply to the property that **do/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/do not** result from the actions of the applicant.

Conclusion 3

The granting of the variance **is/is not** in conflict with the public interest in that it **will/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)

This decision is based upon the evidence submitted up to the time the Staff Report was prepared, and testimony received at this hearing. I further move to adopt the reasoned statement as discussed in deliberation at this hearing and the analysis as set forth in the Staff Report (or as amended during this hearing) and direct planning staff to draft the reasoned statement to reflect this motion as set forth in Idaho Code section 67-6536, have the Chair sign, and transmit to all interested parties. This action does not result in a taking of private property. The action that could be taken, if any, to obtain the variance is to:

- 1) File a new application with the Planning Department and meet the standards required by Bonner County Revised Code; or
- 2) Appeal the decision to the County Commissioners.

Conditions of approval:

Standard permit conditions:

A-1 The southern property line, the site plan and application have been reviewed for variance standards. All other development shown must comply with Bonner County Revised Code except the southern property line setback.

A-2 This variance shall not supersede deed restrictions.

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 - Cancellation

Page 1 of 1

File No.: V0028-25

Record of Mailing Approved By: **DBritt**

I hereby certify that a true and correct copy of the "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this **24th** day of **October 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-Cavanaugh Bay Fire District - Email
Coolin Sewer District - 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 - File V0028-25 Agency Review

1 message

DEQ Comments <deqcomments@deq.idaho.gov>

Thu, Oct 30, 2025 at 1:58 PM

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

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 Department <planning@bonnercountyid.gov>

Sent: Tuesday, October 21, 2025 9:36 AM

To: Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Amber Burgess <clerk@ebsewerdistrict.com>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Avista Copr - Jay West <jay.west@avistacorp.com>; Avista Corp - Peggy George <peggy.george@avistacorp.com>; Becky Meyer <becky.meyer@lposd.org>; Bill Berg <billb@bbsewer.org>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <DIRECTOR@bonnercountyhistory.org>; Bonner County Solid Waste <solidwaste@bonnercountyid.gov>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Carrol Stejer <CASTEJER@gmail.com>; Chief Debbie Carpenter <chief@spiritlakefire.com>; City of Clark Fork <city@clarkforkidaho.org>; City of Dover <cityclerk@cityofdoveridaho.org>; City of East Hope Franck <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; City of Kootenai <cityclerk@cityofkootenai.org>; City of Oldtown <cityofoldtown@hotmail.com>; City of Priest River <layers@priestriver-id.gov>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spiritlakeid.gov; Clark Fork Fire Department <firedept@clarkforkidaho.org>; Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>; Coolin-Cavanaugh Bay Fire Protection District <coolinfirechief@gmail.com>; Craig Hill <craighill@hillsresort.com>; D1Permits <D1Permits@itd.idaho.gov>; dbrown@idl.idaho.gov; Dan Scholz <dan.scholz@nli.coop>; Dave Schuck <dave.schuck@bonnercountyid.gov>;

Dean Davis <deandavis@sd83.org>; East Bonner Library <Amanda@ebonnerlibrary.org>; East Priest Lake Fire District <eastpriestlakefd@gmail.com>; Erik Sjoquist <esjoquist@idl.idaho.gov>; Federal Aviation Administration <Heather.pate@faa.gov>; Frankie Dunn <Frankiejdunn@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 <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>; joekren@sd83.org; Jordan Brooks <coolinsewer@gmail.com>; Karen Quenell <kquenell@northsidefire.org>; Kayleigh Miller <klmiller@ponderay.org>; kbsd sewer <kbsdpl@hotmail.com>; Ken Flint <ken_flint@tcenergy.com>; Kenny Huston <kenny.huston@oer.idaho.gov>; Kim Hoodenpyle <kjh5345@gmail.com>; Kim Spacek <kimspacek@sd83.org>; Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>; Laclede Water District <info@lacedewaterdistrict.org>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; Bates, Luke <Luke.Bates@idwr.idaho.gov>; Matt Diel <matt.diel@lposd.org>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>; Midas Water <midaswatercorp@gmail.com>; Mike Ahmer <mahmer@idl.idaho.gov>; Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>; Navy - Glynis Casey <glynis.casey@navy.mil>; North of the Narrows Fire District <northofthenarrowsfire@gmail.com>; Northern Info <northerninfo@idwr.idaho.gov>; Northern Lights <kristin.mettke@nli.coop>; Northern Lights - Clint Brewing <clint.brewington@nli.coop>; Northside Water and Syringa Heights Water Association <allwater49@outlook.com>; Oden Water Association - Carla Poelstra <odenwater@gmail.com>; Pend Oreille Hospital District <kim.kichenmaster@bonnergeneral.org>; PHD <EHApplications@phd1.idaho.gov>; Priest Lake Public Library District <plplibrary@hotmail.com>; Richard Hash <Rich.hash2022@gmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Ryan Zandhuisen <rzandhuisen@idl.idaho.gov>; Sagle Valley Water and Sewer District <saglewatersewer@gmail.com>; Sagle Valley Water & Sewer District <markc@smartplugs.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; Sam Ross <sam.ross@nli.coop>; Sarah Gilmore <sgilmore@sandpointidaho.gov>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; SCHWEITZER FIRE DISTRICT <SchweitzerFireDistrict@gmail.com>; Selkirk Association of Realtors <danielle@selkirkaor.com>; Selkirk Recreation District <elgar@whoi.edu>; Sheryl Austin <granitereeder@gmail.com>; SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Steve Elgar <selgar@mac.com>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Symone.legg@itd.idaho.gov; TC Energy / TransCanada <US_crossings@tcenergy.com>; Teresa Decker <Huckleberryhoa@gmail.com>; Teresa Decker <huckbayutilities01@gmail.com>; Teresa Zamora <utilities@stoneridgeidaho.com>; Theresa Wheat <theresa@kootenai.org>; Tim Ventress <chventresswplvfd@hotmail.com>; Timberlake Fire District <Kwright@timberlakefire.com>; Tom Renzi <epifdchief@gmail.com>; US Fish & Wildlife Services <fw1idahoconsultationrequests@fws.gov>; meagan <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>

Subject: Bonner County Planning - File V0028-25 Agency Review

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

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.

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Track your permit status in real time

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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.

Bonner County Planning - File V0028-25 Agency Review

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

Mon, Nov 3, 2025 at 1:33 PM

Hi Dylan,

The Idaho Department of Fish and Game does not have any comments to submit for this application.

Thank you for the opportunity to review and comment,

Merritt Horsmon

Regional Technical Assistance Manager

Panhandle Region

2885 W. Kathleen Ave.

[Coeur d'Alene, ID 83815](#)

208.769.1414 office

208.251.4509 mobile

merritt.horsmon@idfg.idaho.gov



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

Sent: Tuesday, October 21, 2025 9:36 AM

To: Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Amber Burgess <clerk@ebsewerdistrict.com>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Avista Copr - Jay West <jay.west@avistacorp.com>; Avista Corp - Peggy George <peggy.george@avistacorp.com>; Becky Meyer <becky.meyer@lposd.org>; Bill Berg <billb@bbsewer.org>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <DIRECTOR@bonnercountyhistory.org>; Bonner County Solid Waste <solidwaste@bonnercountyid.gov>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Carrol

Stejer <CASTEJER@gmail.com>; Chief Debbie Carpenter <chief@spiritlakefire.com>; City of Clark Fork <city@clarkforkidaho.org>; City of Dover <cityclerk@cityofdoveridaho.org>; City of East Hope Franck <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; City of Kootenai <cityclerk@cityofkootenai.org>; City of Oldtown <cityofoldtown@hotmail.com>; City of Priest River <layers@priestriver-id.gov>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spiritlakeid.gov; Clark Fork Fire Department <firedept@clarkforkidaho.org>; Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>; Coolin-Cavanaugh Bay Fire Protection District <coolinfirechief@gmail.com>; Craig Hill <craighill@hillsresort.com>; D1Permits <D1Permits@itd.idaho.gov>; dbrown@idl.idaho.gov; Dan Scholz <dan.scholz@nli.coop>; Dave Schuck <dave.schuck@bonnercountyid.gov>; Dean Davis <deandavis@sd83.org>; East Bonner Library <Amanda@ebonnerlibrary.org>; East Priest Lake Fire District <eastpriestlakefd@gmail.com>; Erik Sjoquist <esjoquist@idl.idaho.gov>; Federal Aviation Administration <Heather.pate@faa.gov>; Frankie Dunn <Frankiejdunn@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@lacledewaterdistrict.org>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; Bates, Luke <Luke.Bates@idwr.idaho.gov>; Matt Diel <matt.diel@lposd.org>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>; Midas Water <midaswatercorp@gmail.com>; Mike Ahmer <mahmer@idl.idaho.gov>; Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>; Navy - Glynis Casey <glynis.casey@navy.mil>; North of the Narrows Fire District <northofthenarrowsfire@gmail.com>; Northern Info <northerninfo@idwr.idaho.gov>; Northern Lights <kristin.mettke@nli.coop>; Northern Lights - Clint Brewing <clint.brewington@nli.coop>; Northside Water and Syringa Heights Water Association <allwater49@outlook.com>; Oden Water Association - Carla Poelstra <odenwater@gmail.com>; Pend Oreille Hospital District <kim.kichenmaster@bonnergeneral.org>; PHD <EHapplications@phd1.idaho.gov>; Priest Lake Public Library District <plplibrary@hotmail.com>; Richard Hash <Rich.hash2022@gmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Ryan Zandhuisen <rzandhuisen@idl.idaho.gov>; Sagle Valley Water and Sewer District <saglewatersewer@gmail.com>; Sagle Valley Water & Sewer District <markc@smartplugs.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; Sam Ross <sam.ross@nli.coop>; Sarah Gilmore <sgilmore@sandpointidaho.gov>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; SCHWEITZER FIRE DISTRICT <SchweitzerFireDistrict@gmail.com>; Selkirk Association of Realtors <danielle@selkirkaor.com>; Selkirk Recreation District <elgar@whoi.edu>; Sheryl Austin <granitereeder@gmail.com>; SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Steve Elgar <selgar@mac.com>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Symone.legg@itd.idaho.gov; TC Energy / TransCanada <US_crossings@tcenergy.com>; Teresa Decker <Huckleberryhoa@gmail.com>; Teresa Decker <huckbayutilities01@gmail.com>; Teresa Zamora <utilities@stoneridgeidaho.com>; Theresa Wheat <theresa@kootenai.org>; Tim Ventress <chventresswplvfd@hotmail.com>; Timberlake Fire District <Kwright@timberlakefire.com>; Tom Renzi <epfldchief@gmail.com>; US Fish & Wildlife Services <fw1idahoconsultationrequests@fws.gov>; meagan <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>

Subject: Bonner County Planning - File V0028-25 Agency Review

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concerns.

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

[Quoted text hidden]



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - File V0028-25 Agency Review

1 message

Bates, Luke <Luke.Bates@idwr.idaho.gov>
To: Bonner County Planning Department <planning@bonnercountyid.gov>

Tue, Oct 28, 2025 at 11:33 AM

REF: V0028-25

TO: Dylan Young – Bonner County Planning Department Hearing Coordinator

Good morning,

Idaho Department of Water Resources (IDWR) – Northern Regional Office has no comments related to V0028-25 as setbacks for construction are not within IDWR's jurisdiction.

Thank you for the opportunity to comment,



From: Bonner County Planning Department <planning@bonnercountyid.gov>
Sent: Tuesday, October 28, 2025 10:37 AM
To: Bonner County Planning Department <planning@bonnercountyid.gov>
Cc: Jack Schenck <Jack.schenck@vyvebb.com>; Midas Water <midaswatercorp@gmail.com>; kbsd sewer <kbsdpl@hotmail.com>; Priest Lake Public Library District <plplibrary@hotmail.com>; Kim Spacek <kimspacek@sd83.org>; City of Kootenai <cityclerk@cityofkootenai.org>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; City of Hope <hopecityclerk@gmail.com>; Navy - Glynis Casey <glynis.casey@navy.mil>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; Dave Schuck <dave.schuck@bonnercountyid.gov>; Teresa Decker <huckbayutilities01@gmail.com>; Dan Scholz <dan.scholz@nli.coop>; SCHWEITZER FIRE DISTRICT <SchweitzerFireDistrict@gmail.com>; Tim Ventress <chventresswplvfd@hotmail.com>; Jessie Roe <BWSD637@gmail.com>; City of Oldtown <cityofoldtown@hotmail.com>; Bates, Luke <Luke.Bates@idwr.idaho.gov>; DEQ Comments <deqcomments@deq.idaho.gov>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; Timberlake Fire District <Kwright@timberlakefire.com>; Tom Renzi <epfldchief@gmail.com>; ITD - Stacy Simkins <stacy.simkins@itd.idaho.gov>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Symone.legg@itd.idaho.gov; North of the Narrows Fire District <northofthenarrowsfire@gmail.com>; dbrown@idl.idaho.gov; meagan <meagan@westbonnerlibrary.org>;

Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Fritz Broschet <outletbaysewer@gmail.com>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Sagle Valley Water and Sewer District <saglewatersewer@gmail.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; East Bonner Library <Amanda@ebonnerlibrary.org>; Jordan Brooks <coolinsewer@gmail.com>; TC Energy / TransCanada <US_crossings@tcenergy.com>; US Fish & Wildlife Services <fw1idahoconsultationrequests@fws.gov>; City of Priest River <layers@priestriver-id.gov>; Northside Water and Syringa Heights Water Association <allwater49@outlook.com>; Kim Hoodenpyle <kjh5345@gmail.com>; Oden Water Association - Carla Poelstra <odenwater@gmail.com>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <DIRECTOR@bonnercountyhistory.org>; Dean Davis <deandavis@sd83.org>; City of Clark Fork <city@clarkforkidaho.org>; Sarah Gilmore <sgilmore@sandpointidaho.gov>; KayLeigh Miller <klmiller@ponderay.org>; Janice Best <janicesb@televar.com>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Frankie Dunn <frankiejdunn@hotmail.com>; Robert Beachler <robert.beachler@itd.idaho.gov>; Craig Hill <craighill@hillsresort.com>; Jason Kimberling <jason.kimberling@itd.idaho.gov>; joekren@sd83.org; West Pend Oreille Fire District <wpofd1@gmail.com>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Ken Flint <ken_flint@tcenergy.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>; Avista Copr - Jay West <jay.west@avistacorp.com>; East Priest Lake Fire District <eastpriestlakefd@gmail.com>; PHD <EHapplications@phd1.idaho.gov>; Dan Everhart <Dan.Everhart@ishs.idaho.gov>; Coolin-Cavanaugh Bay Fire Protection District <coolinfirechief@gmail.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Richard Hash <Rich.hash2022@gmail.com>; Jamie Brown <jamiieb@inlandpower.com>; Amber Burgess <clerk@ebsewerdistrict.com>; Erik Sjoquist <esjoquist@idl.idaho.gov>; Chief Debbie Carpenter <chief@spiritlakefire.com>; Mike Schacht <firedept@clarkforkidaho.org>; Steve Elgar <selgar@mac.com>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; Ryan Zandhuisen <rzandhuisen@idl.idaho.gov>; Pend Oreille Hospital District <kim.kichenmaster@bonnergeneral.org>; Colleen Johnson <C.Johnson@kootenaiponderaysewerdistrict.org>; Bonner County Solid Waste <solidwaste@bonnercountyid.gov>; Kenny Huston <kenny.huston@oer.idaho.gov>; Bill Berg <billb@bbsewer.org>; cityclerk@spiritlakeid.gov; Lisa Rosa <hr@ebonnerlibrary.org>; Carrol Stejer <CASTEJER@gmail.com>; Selkirk Recreation District <elgar@whoi.edu>; Becky Meyer <becky.meyer@lposd.org>; Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>; Mike Ahmer <mahmer@idl.idaho.gov>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Selkirk Association of Realtors <danielle@selkirkaor.com>; Northern Lights <kristin.mettke@nli.coop>; Sagle Valley Water & Sewer District <markc@smartplugs.com>; City of Dover <cityclerk@cityofdoveridaho.org>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Karen Quenell <kquenell@northsidefire.org>; Matt Diel <matt.diel@lposd.org>; Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Northern Info <northerninfo@idwr.idaho.gov>; Teresa Zamora <utilities@stoneridgeidaho.com>; SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>; Laclede Water District <info@lactedewaterdistrict.org>; Sam Ross <sam.ross@nli.coop>; D1Permits <D1Permits@itd.idaho.gov>; Theresa Wheat <theresa@kootenai.org>; Federal Aviation Administration <Heather.pate@faa.gov>; Avista Corp - Peggy George <peggy.george@avistacorp.com>; City of East Hope Franck <easthope.city@gmail.com>; Sheryl Austin <granitereeder@gmail.com>; Northern Lights - Clint Brewing <clint.brewington@nli.coop>

Subject: Re: Bonner County Planning - File V0028-25 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 see the attached PDF version of V0028-25 for review.

Dylan Young

Bonner County Planning Department

Hearing Coordinator

208-265-1458

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Fast & easy application process

Track your permit status in real time

Upload documents directly

Online Application Guide

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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.

On Tue, Oct 28, 2025 at 10:13 AM Bonner County Planning Department <planning@bonnercountyid.gov> wrote:

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

Dylan Young

Bonner County Planning Department

Hearing Coordinator

208-265-1458

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Build smarter. Apply online.

 **Bates_ Luke.vcf**
2K



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - File V0028-25 Agency Review

1 message

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

Thu, Oct 30, 2025 at 10:09 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 Department <planning@bonnercountyid.gov>

Sent: Tuesday, October 28, 2025 10:37 AM

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

Cc: Jack Schenck <Jack.schenck@vyvebb.com>; Midas Water <midaswatercorp@gmail.com>; kbsd sewer <kbsdpl@hotmail.com>; Priest Lake Public Library District <plplibrary@hotmail.com>; Kim Spacek <kimspacek@sd83.org>; Manda Corbett <cityclerk@cityofkootenai.org>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; City of Hope <hopecityclerk@gmail.com>; Navy - Glynis Casey <glynis.casey@navy.mil>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; Dave Schuck <dave.schuck@bonnercountyid.gov>; Teresa Decker <huckbayutilities01@gmail.com>; Dan Scholz <dan.scholz@nli.coop>; SCHWEITZER FIRE DISTRICT <SchweitzerFireDistrict@gmail.com>; Tim Ventress <chventresswplvfd@hotmail.com>; Jessie Roe <BWSD637@gmail.com>; City of Oldtown <cityofoldtown@hotmail.com>; Luke Bates <luke.bates@idwr.idaho.gov>; Idaho Department of Environmental Quality <deqcomments@deq.idaho.gov>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; Timberlake Fire District <Kwright@timberlakefire.com>; Tom Renzi <epifdchief@gmail.com>; Stacy Simkins <Stacy.Simkins@itd.idaho.gov>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Symone Legg <Symone.Legg@itd.idaho.gov>; North of the Narrows Fire District <northofthenarrowsfire@gmail.com>; Dan Brown <dbrown@idl.idaho.gov>; West Bonner Library <meagan@westbonnerlibrary.org>; Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Fritz Broschet <outletbaysewer@gmail.com>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Sagle Valley Water and Sewer District <saglewatersewer@gmail.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; East Bonner Library

<Amanda@ebonnerlibrary.org>; Jordan Brooks <coolinsewer@gmail.com>; TC Energy / TransCanada <US_crossings@tcenergy.com>; US Fish & Wildlife Services <fw1idahoconsultationrequests@fws.gov>; City of Priest River <layers@priestriver-id.gov>; Northside Water and Syringa Heights Water Association <allwater49@outlook.com>; Kim Hoodenpyle <kjh5345@gmail.com>; Oden Water Association - Carla Poelstra <odenwater@gmail.com>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <DIRECTOR@bonnercountyhistory.org>; Dean Davis <deandavis@sd83.org>; City of Clark Fork <city@clarkforkidaho.org>; Sarah Gilmore <sgilmore@sandpointidaho.gov>; KayLeigh Miller <klmiller@ponderay.org>; Janice Best <janicesb@televar.com>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Frankie Dunn <frankiejdunn@hotmail.com>; Robert Beachler <Robert.Beachler@itd.idaho.gov>; Craig Hill <craighill@hillsresort.com>; Jason Kimberling <Jason.Kimberling@itd.idaho.gov>; Joe Kren <joekren@sd83.org>; West Pend Oreille Fire District <wpofd1@gmail.com>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Ken Flint <ken_flint@tcenergy.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>; Avista Copr - Jay West <jay.west@avistacorp.com>; East Priest Lake Fire District <eastpriestlakefd@gmail.com>; PHD <EHapplications@phd1.idaho.gov>; ID State Historical Society - Dan Everhart <dan.everhart@ishs.idaho.gov>; Coolin-Cavanaugh Bay Fire Protection District <coolinfirechief@gmail.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Richard Hash <Rich.hash2022@gmail.com>; Jamie Brown <jamieb@inlandpower.com>; Amber Burgess <clerk@ebsewerdistrict.com>; Erik Sjoquist <esjoquist@idl.idaho.gov>; Chief Debbie Carpenter <chief@spiritlakefire.com>; Mike Schacht <firedept@clarkforkidaho.org>; Steve Elgar <selgar@mac.com>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; Ryan Zandhuisen <rzandhuisen@idl.idaho.gov>; Pend Oreille Hospital District <kim.kichenmaster@bonnergeneral.org>; Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>; Bonner County Solid Waste <solidwaste@bonnercountyid.gov>; Kenny Huston <kenny.huston@oer.idaho.gov>; Bill Berg <billb@bbsewer.org>; cityclerk@spiritlakeid.gov; Lisa Rosa <hr@ebonnerlibrary.org>; Carrol Stejer <CASTEJER@gmail.com>; Selkirk Recreation District <elgar@whoi.edu>; Becky Meyer <becky.meyer@lposd.org>; Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>; Mike Ahmer <mahmer@idl.idaho.gov>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Selkirk Association of Realtors <danielle@selkirkaor.com>; Northern Lights <kristin.mettke@nli.coop>; Sagle Valley Water & Sewer District <markc@smartplugs.com>; City of Dover <cityclerk@cityofdoveridaho.org>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Karen Quenell <kquenell@northsidefire.org>; Matt Diel <matt.diel@lposd.org>; Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Northern Info <northerninfo@idwr.idaho.gov>; Teresa Zamora <utilities@stoneridgeidaho.com>; SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>; Merritt Horsmon <merritt.horsmon@idfg.idaho.gov>; Laclede Water District <info@lactedewaterdistrict.org>; Sam Ross <sam.ross@nli.coop>; D1Permits <D1Permits@itd.idaho.gov>; Theresa Wheat <theresa@kootenai.org>; Federal Aviation Administration <Heather.pate@faa.gov>; Avista Corp - Peggy George <peggy.george@avistacorp.com>; City of East Hope Franck <easthope.city@gmail.com>; Sheryl Austin <granitereeder@gmail.com>; Northern Lights - Clint Brewing <clint.brewington@nli.coop>

Subject: Re: Bonner County Planning - File V0028-25 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 see the attached PDF version of V0028-25 for review.

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.

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On Tue, Oct 28, 2025 at 10:13 AM Bonner County Planning Department <planning@bonnercountyid.gov> wrote:

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

Dylan Young**Bonner County Planning Department****Hearing Coordinator****208-265-1458****Now Live: Apply for Your Building Location Permit Online!**

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Build smarter. Apply online.



Janna Brown <janna.brown@bonnercountyid.gov>

File V0028-25 Variance

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, Oct 29, 2025 at 9:20 AM

Good Morning:

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

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

Colleen Johnson**Business Office Manager****Kootenai-Ponderay Sewer District****208-263-0229 Fax – 208-265-5326 Mobile: 208-304-5820****511 Whiskey Jack Road Sandpoint, Idaho 83864****P.O. Box 562, Kootenai, ID 83840**

"Dance with Life"



 **25_10_BC_V0025_25Variance.pdf**
91K

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 **28th** day of **October 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 **Tuesday, October 28, 2025**.

NOTICE IS HEREBY GIVEN that the Bonner County Zoning Commission will hold a public hearing at **5:30 pm** on **Thursday, November 20, 2025** in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following request:

File V0028-25 - Variance - Property Line Setback

The applicants are requesting a variance for a property line setback of 3 inches where 5 feet is required. The property is 0.187 acres and zoned Rural-5. The project is located off S. Diamond Park Road in Section 9, Township 61 North, Range 4 West, Boise-Meridian. The project site is within North of the Narrows Fire District.

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 Kotenai-Ponderay Sewer District ^{CB} 10/29/25
Name Date

Out of District Boundaries



Janna Brown <janna.brown@bonnercountyid.gov>

File V0028-25 Variance

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, Oct 22, 2025 at 11:29 AM

Good Morning:

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

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

Colleen Johnson**Business Office Manager****Kootenai-Ponderay Sewer District****208-263-0229 Fax – 208-265-5326 Mobile: 208-304-5820****511 Whiskey Jack Road Sandpoint, Idaho 83864****P.O. Box 562, Kootenai, ID 83840****“Dance with Life”**

 **25_10_BC_V0028_25Variance.pdf**
93K

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 **October 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 **Tuesday, October 21, 2025**.

NOTICE IS HEREBY GIVEN that the Bonner County Hearing Examiner will hold a public hearing at **1:30 pm** on **Wednesday, November 19, 2025** in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following request:

File V0028-25 - Variance - Property Line Setback

The applicants are requesting a variance for a property line setback of 3 inches where 5 feet is required. The property is 0.187 acres and zoned Rural-5. The project is located off S. Diamond Park Road in Section 9, Township 61 North, Range 4 West, Boise-Meridian. The project site is within North of the Narrows Fire District.

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.

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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 *Kootenai-Ponderay Sewer District* ^{*CS*} *10/22/25*
Name Date

Out of District Boundaries



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] V0028-25-VARIANCE, CUP0011-24-CONDITIONAL USE PERMIT, AMD0006-25-MODIFICATION, AM0019-25-MODIFICATION, AM0005-25-MODIFICATION

1 message

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

Fri, Oct 31, 2025 at 4:35 PM



Public Health
Prevent. Promote. Protect.
Panhandle Health District

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

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

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

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

5 attachments

-  **V0028-25-VARIANCE-PROPERTY LINE SETBACK.pdf**
955K
-  **CUP0011-24-CONDITIONAL USE PERMIT-COMMUNICATION TOWER.pdf**
973K
-  **AMD0006-25-MODIFICATION TO THE AREA OF IMPACT FOR THE CITY OF SANDPOINT.pdf**
1068K
-  **AM0019-25-MODIFICATION TO THE AREA OF IMPACT TO THE CITY OF PRIEST RIVER.pdf**
1063K
-  **AM0005-25-MODIFICATION TO THE AREA OF IMPACT FOR CITY OF DOVER.pdf**
946K

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 **28th** day of **October 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 **Tuesday, October 28, 2025**.

NOTICE IS HEREBY GIVEN that the Bonner County Zoning Commission will hold a public hearing at **5:30 pm** on **Thursday, November 20, 2025** in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following request:

File V0028-25 - Variance – Property Line Setback

The applicants are requesting a variance for a property line setback of 3 inches where 5 feet is required. The property is 0.187 acres and zoned Rural-5. The project is located off S. Diamond Park Road in Section 9, Township 61 North, Range 4 West, Boise-Meridian. The project site is within North of the Narrows Fire District.

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

NO COMMENT

Name

[Signature] PHD

Date

10/31/25



Janna Brown <janna.brown@bonnercountyid.gov>

Re: [EXTERNAL] Bonner County Planning - File V0028-25 Agency Review

1 message

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

Fri, Nov 7, 2025 at 9:56 AM

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

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

No Comment

TC energy

Not near pipeline

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

Sent: Tuesday, October 21, 2025 9:36 AM

To: Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Amber Burgess <clerk@ebsewerdistrict.com>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Avista Copr - Jay West <jay.west@avistacorp.com>; Avista Corp - Peggy George <peggy.george@avistacorp.com>; Becky Meyer <becky.meyer@lposd.org>; Bill Berg <billb@bbsewer.org>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <DIRECTOR@bonnercountyhistory.org>; Bonner County Solid Waste <solidwaste@bonnercountyid.gov>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Carrol Stejer <CASTEJER@gmail.com>; Chief Debbie Carpenter <chief@spiritlakefire.com>; City of Clark Fork <city@clarkforkidaho.org>; City of Dover <cityclerk@cityofdoveridaho.org>; City of East Hope Franck <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; City of Kootenai <cityclerk@cityofkootenai.org>; City of Oldtown <cityofoldtown@hotmail.com>; City of Priest River <layers@priestriver-id.gov>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spiritlakeid.gov <cityclerk@spiritlakeid.gov>; Clark Fork Fire Department <firedept@clarkforkidaho.org>; Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>; Coolin-Cavanaugh Bay Fire Protection District <coolinfirechief@gmail.com>; Craig Hill <craighill@hillsresort.com>; D1Permits <D1Permits@itd.idaho.gov>; Dan Brown <dbrown@idl.idaho.gov>; Dan Scholz <dan.scholz@nli.coop>; Dave Schuck <dave.schuck@bonnercountyid.gov>; Dean Davis <deandavis@sd83.org>; East Bonner Library <Amanda@ebonnerlibrary.org>; East Priest Lake Fire District <eastpriestlakefd@gmail.com>; Erik Sjoquist <esjoquist@idl.idaho.gov>; Federal Aviation Administration <Heather.pate@faa.gov>; Frankie Dunn <Frankiejdunn@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 <BWS637@gmail.com>; Joe Kren <joekren@sd83.org>; Jordan Brooks <coolinsewer@gmail.com>; Karen Quenell <kquenell@northsidefire.org>; KayLeigh Miller <klmiller@ponderay.org>; kbsd sewer <kbsdpl@hotmail.com>; Ken Flint <ken_flint@tcenergy.com>; Kenny Huston <kenny.huston@oer.idaho.gov>; Kim Hoodenpyle <kjh5345@gmail.com>; Kim Spacek <kimspacek@sd83.org>; Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>; Laclede Water District <info@lacledewaterdistrict.org>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; Luke Bates <luke.bates@idwr.idaho.gov>; Matt Diel <matt.diel@lposd.org>; Merritt Horsmon

<merritt.horsmon@idfg.idaho.gov>; Midas Water <midaswatercorp@gmail.com>; Mike Ahmer <mahmer@idl.idaho.gov>; Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>; Navy - Glynis Casey <glynis.casey@navy.mil>; North of the Narrows Fire District <northofthenarrowsfire@gmail.com>; Northern Info <northerninfo@idwr.idaho.gov>; Northern Lights <kristin.mettke@nli.coop>; Northern Lights - Clint Brewing <clint.brewington@nli.coop>; Northside Water and Syringa Heights Water Association <allwater49@outlook.com>; Oden Water Association - Carla Poelstra <odenwater@gmail.com>; Pend Oreille Hospital District <kim.kichenmaster@bonnergeneral.org>; PHD <EHapplications@phd1.idaho.gov>; Priest Lake Public Library District <plplibrary@hotmail.com>; Richard Hash <Rich.hash2022@gmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Ryan Zandhuisen <rzandhuisen@idl.idaho.gov>; Sagle Valley Water and Sewer District <saglewatersewer@gmail.com>; Sagle Valley Water & Sewer District <markc@smartplugs.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; Sam Ross <sam.ross@nli.coop>; Sarah Gilmore <sgilmore@sandpointidaho.gov>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; SCHWEITZER FIRE DISTRICT <SchweitzerFireDistrict@gmail.com>; Selkirk Association of Realtors <danielle@selkirkaor.com>; Selkirk Recreation District <elgar@whoi.edu>; Sheryl Austin <granitereeder@gmail.com>; SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Steve Elgar <selgar@mac.com>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Symone.legg@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>

Subject: [EXTERNAL] Bonner County Planning - File V0028-25 Agency Review

EXTERNAL EMAIL: PROCEED WITH CAUTION.

This e-mail has originated from outside of the organization. Do not respond, click on links or open attachments unless you recognize the sender or know the content is safe. If this email looks suspicious, report it.

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.

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BLP2023-0933

Building Location Permit Application

If you need assistance completing this form, contact the Planning Department at 208-265-1458. Once your application is submitted to the Planning Department, it will be processed in the order it was received. Effective January 18, 2022, the Board of County Commissioners adopted Ordinance 654, adding sewer district sign off for all building location permits (not including Panhandle Health District).

Email *

northlakehomebuilders@gmail.com

Are you the property owner *

- Yes, I am the property owner
- No, I am completing this on behalf of the property owner

Property owner's name *

Steve and Susie Stenberg

Property owner's mailing address, including city, state, and zip. *

3630 88th Ave SE, Mercer Island, WA 98040

Property owner's phone number *

2064654596

Property owner's email *

stenbergfamily@comcast.net

Representative's name and/or business name if applicable

Dave and Pamela Watts - North Lake Home Builders

Representative's phone number

2086109183

Representative's email

northlakehomebuilders@gmail.com

Preferred contact method *

Phone

Email

Parcel number. (Example: RP#####A. This can be found on your Assessor's tax bill.) *

RP00087000023DA

Subdivision name if applicable

Diamond Park

Block & Lot number if applicable

Lot 23

Type of construction? *

New construction

Addition to existing construction

Remodel

Change of use

Other:

Describe use of structure. (Examples: single family dwelling, shop, garage, barn, etc.) *

Single Family

Total square footage. (Living space, decks, patios, garage, lean-to, etc.) *

5118

Number of units. (Should be one, unless building a multi-dwelling structure. Examples: duplexes * and town-homes.)

1

Number of stories. (Includes: basement, loft, main floor, and any other multi-story floors.) *

4

Property acreage *

.187

If your lot is 1 acre or less, current and proposed lot coverage will be required. Maximum lot coverage is not to exceed 35%. Please provide your current lot coverage.

.....

Provide your proposed lot coverage.

22.5%

Plumbing? *

Yes

No

Heating? *

Yes

No

Homeowner or contractor built? *

Homeowner

Contractor

If contractor built provide registration number.

RCE-62076

Will the use of the structure be one of the following? *

Commercial

Industrial

None of these uses apply to my structure.

Placing a manufactured or mobile home? *

Yes

No

If placing a manufactured or mobile home please provide the year, make, size, and ID number.

.....

The following information is also required. Please mark all items attached to this form.

- Site plan
- Floor plan
- Elevation drawings
- Property deed

Other:

Upload attachments

 Stenberg SITE PL...

 4670-T Stenberg ...

 1014947-1 - Davi...

Applicant or authorized representative acknowledgement certification. *

- I/We certify that I/We have read and examined this application and know the statements and depictions to be true and correct. I/We certify that the proposed construction will conform to the dimensions and uses shown above and that no changes will be made without first obtaining approval from Bonner County Planning Department. I/We understand that additional information may be necessary for a complete review of this application by the Planning Department, and submission of this application does not constitute approval. I/We further grant permission to Bonner County Planning Department employees to enter upon the subject land to make examinations or review the premises relative to this application.

Authorization of inspection *

- I/We authorize inspections by appointment only.
- I/We authorize inspections without a scheduled appointment.

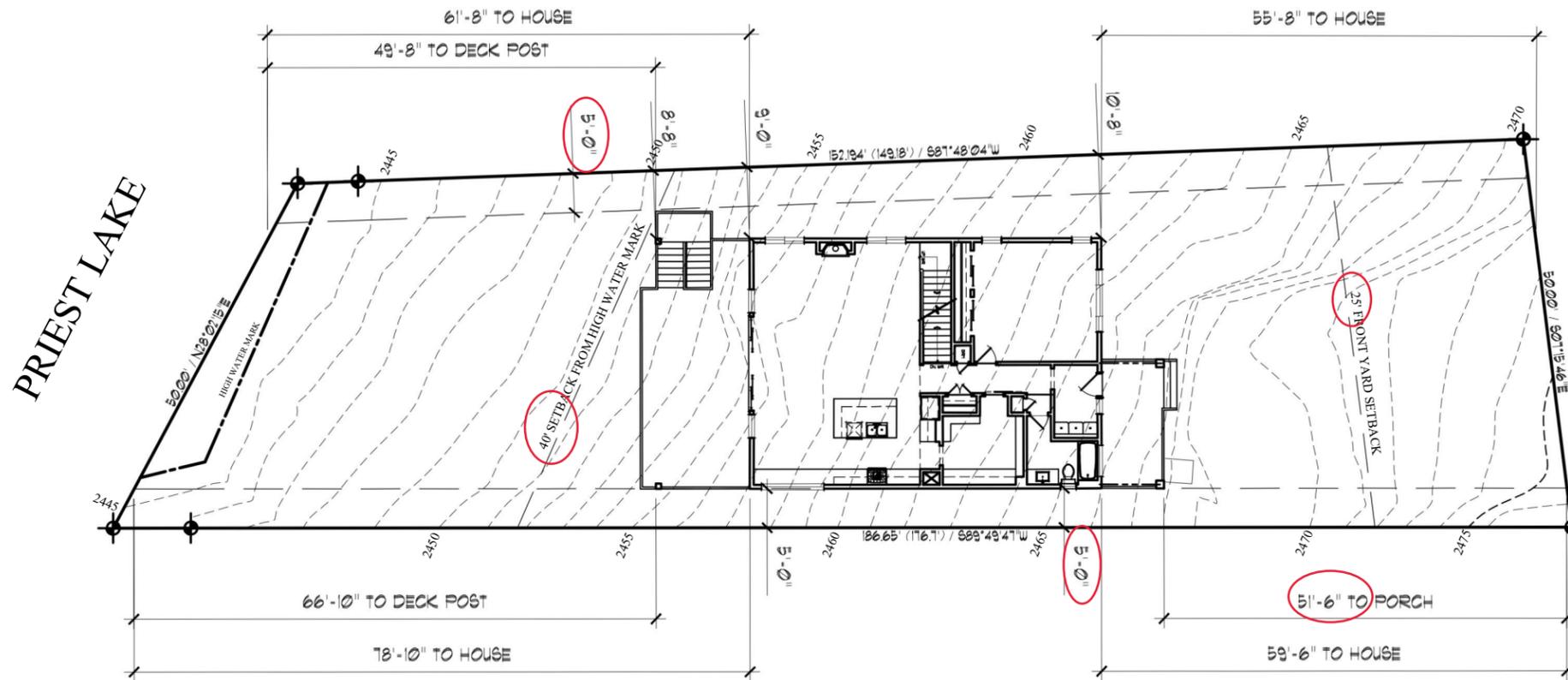
This form was created inside of Bonner County.

Google Forms

Pamela Watts for NLHB

Signature: 
Pamela Watts (Sep 18, 2023 17:27 PDT)

Email: northlakehomebuilders@gmail.com

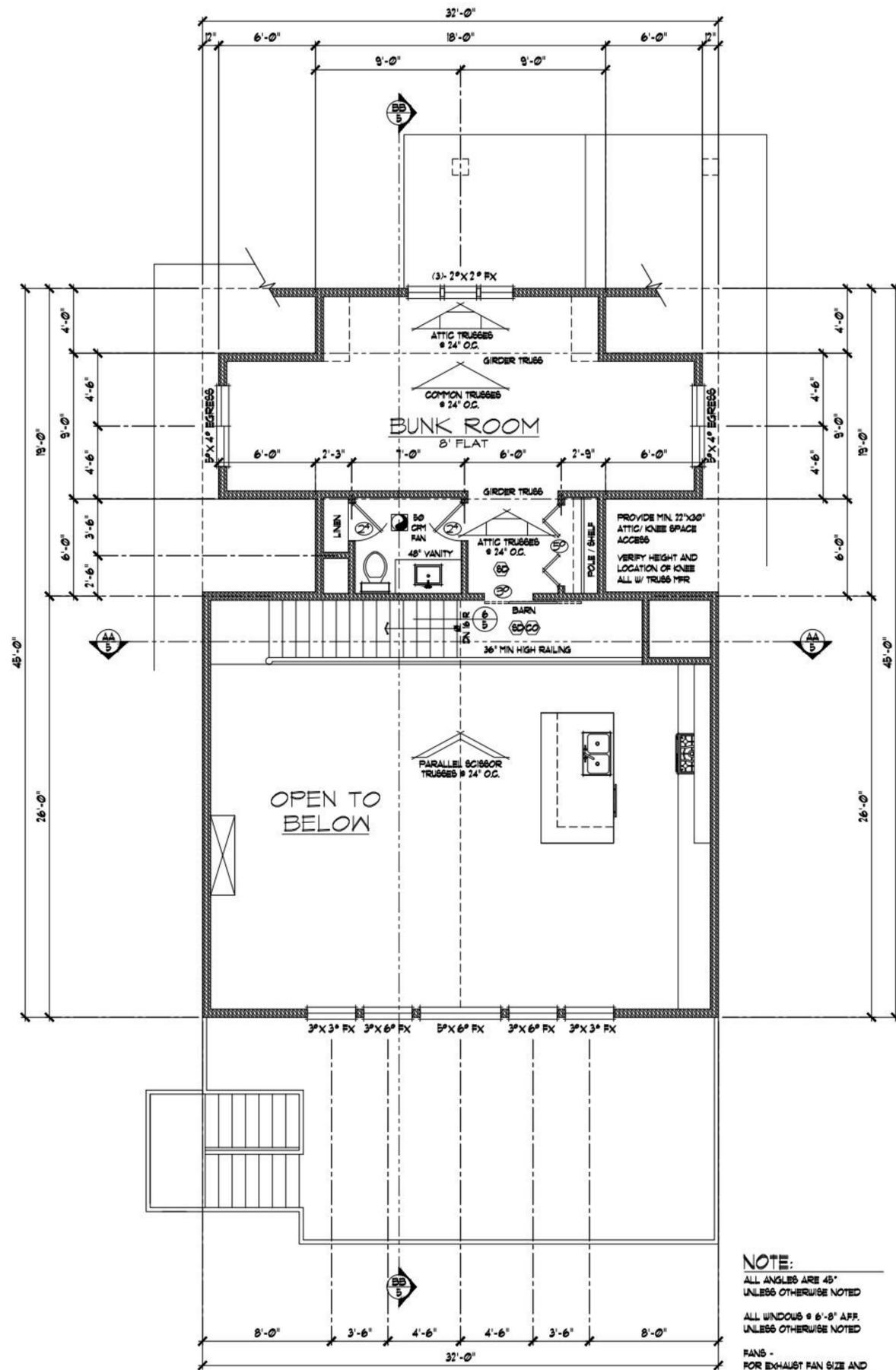


PRIEST LAKE

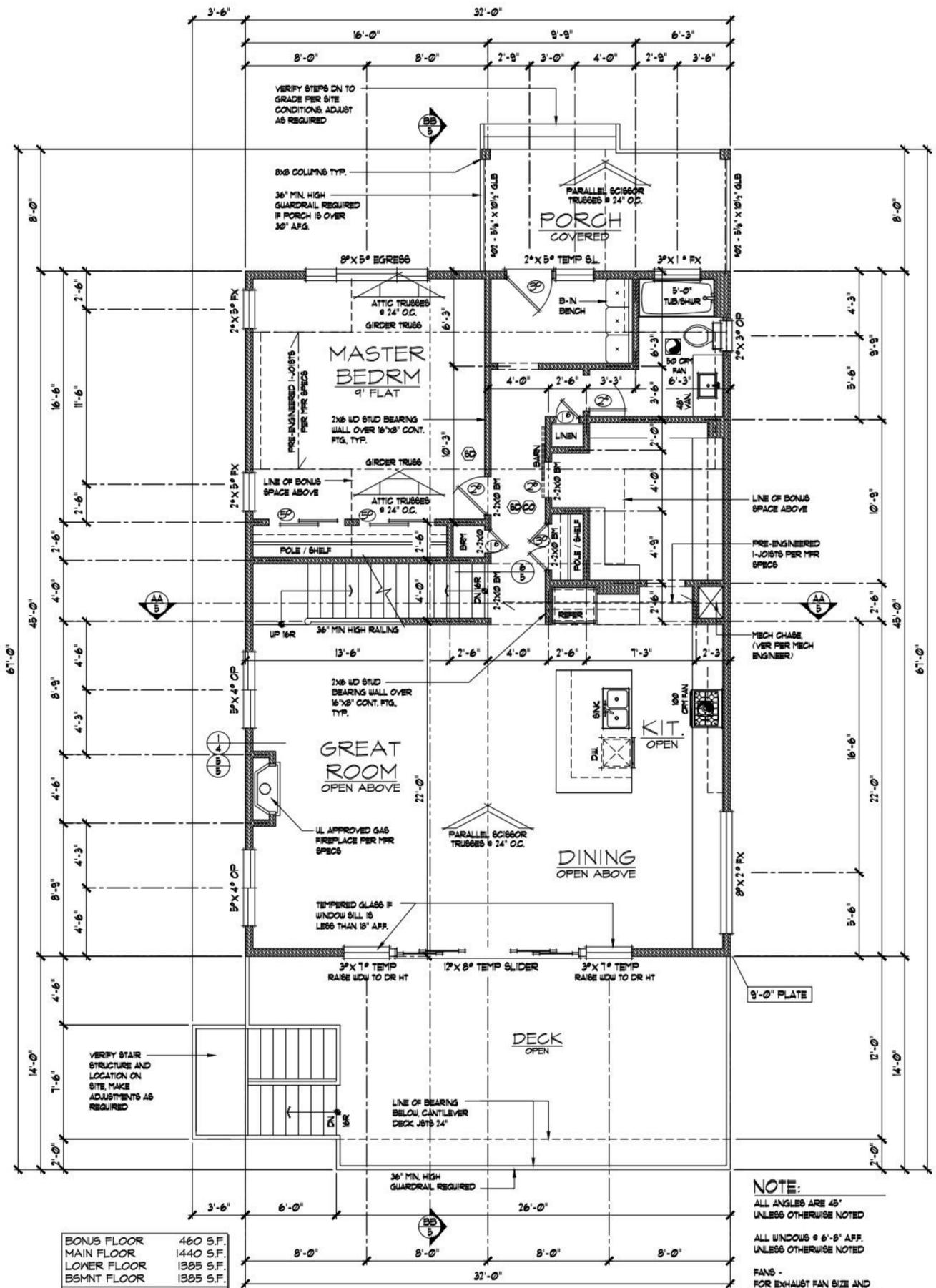
S. DIAMOND PARK RD

 **SITE PLAN**
1"=20'

DIAMOND PARK PT. LOT 23
 SOUTH 50' OF LOT 23, PLAT OF DIAMOND PARK,
 LYING IN A PORTION OF SECTION 9,
 TOWNSHIP 61 NORTH, RANGE 4 WEST,
 BOISE MERIDIAN, BONNER COUNTY, IDAHO



BONUS SPACE FLOOR PLAN
SCALE: 1/4"=1'-0"



BONUS FLOOR	460 S.F.
MAIN FLOOR	1440 S.F.
LOWER FLOOR	1385 S.F.
BSMNT FLOOR	1385 S.F.
TOTAL	4670 S.F.

MAIN FLOOR PLAN
SCALE: 1/4"=1'-0"

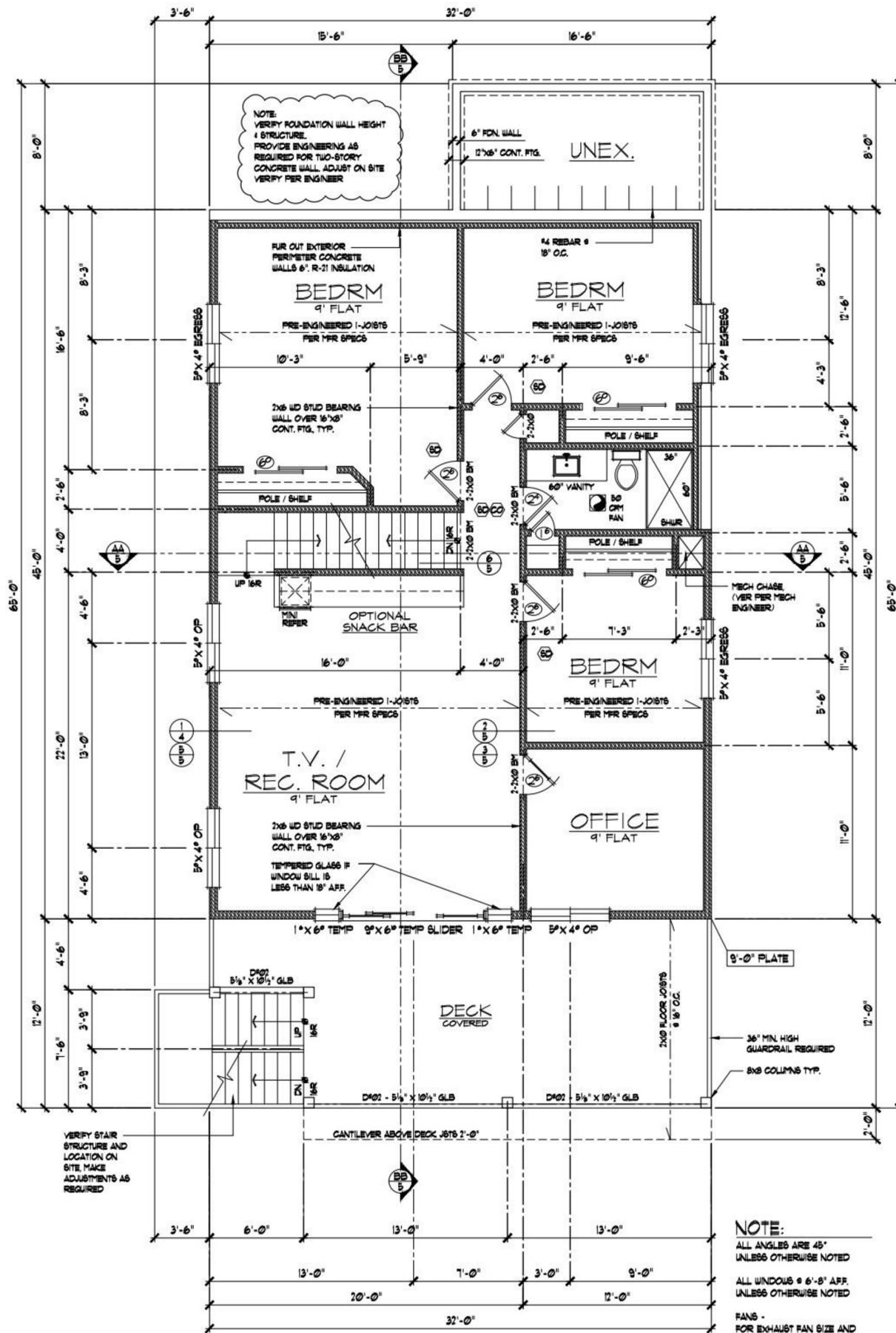
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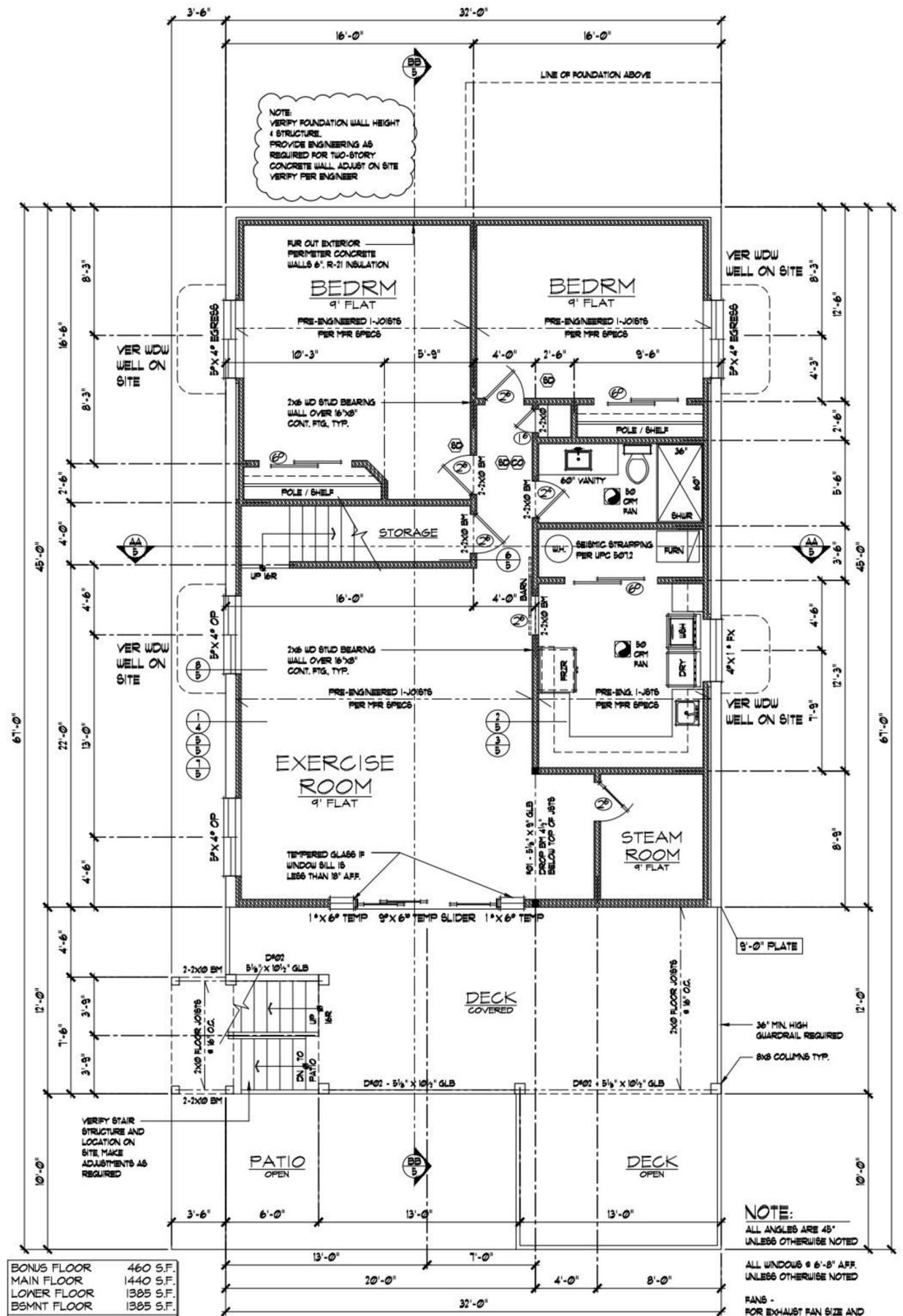
GALLERY 12
HOME DESIGNS
SPOKANE, WASHINGTON
(509) 483-2762

CONTENTS
BONUS SPACE PLAN
MAIN FLOOR PLAN
4670 SQ. FT. TWO-STORY

DRAWN BY: AH
DATE: 06/01/2023
SCALE: 1/4"=1'-0"
JOB NO: 4670-T
SHEET
2
OF SHEETS



LOWER FLOOR PLAN
SCALE: 1/4"=1'-0"



BONUS FLOOR	460 S.F.
MAIN FLOOR	1440 S.F.
LOWER FLOOR	1385 S.F.
BSMNT FLOOR	1385 S.F.
TOTAL	4670 S.F.

BASEMENT FLOOR PLAN
SCALE: 1/4"=1'-0"

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GALLERY 12 HOME DESIGNS
SPokane, Washington
(509) 483-2762

CONTENTS
BONUS SPACE PLAN
BASEMENT FLOOR PLAN
4670 SQ. FT. TWO-STORY

DRAWN BY: AH
DATE: 06/01/2023
SCALE: 1/4"=1'-0"
JOB NO: 4670-T
SHEET 3 OF SHEETS

WALL BRACING NOTES

Continuous Sheathing Method - 2018 IRC Section 602.10.4.2
 Length requirements for Continuously Sheathed Wood Structural Panel (CS-WSP)

Adjacent clear opening height to braced panel	Min. Length of Braced Wall Panel				
	8'	9'	10'	11'	12'
64"	24"	27"	30"	33"	36"
68"	26"	27"	30"	33"	36"
72"	27"	27"	30"	33"	36"
76"	30"	29"	30"	33"	36"
80"	32"	30"	30"	33"	36"
84"	35"	32"	32"	33"	36"
88"	38"	35"	33"	33"	36"
92"	43"	37"	35"	35"	36"
96"	48"	41"	38"	36"	36"

For openings greater than 96" refer to Table R602.10.5

1. Exterior braced wall panel shall begin within 10 feet from each end of a braced wall line. The distance between adjacent edges of braced wall panels along a braced wall line shall be no greater than 20 feet.

Braced wall lines shall be continuously sheathed with 7/16" APA RATED SHEATHING 24/16, exposure 1, as a continuously sheathed wall.

Panel edge nailing is 8d Common (2.5" x 0.131") @ 6" o.c. Panel interior or field nailing is 8d Common (2.5" x 0.131") @ 12" o.c. Edge blocking is required @ braced wall panels only.

R602.10.2.2 A braced wall panel shall begin within 10 feet from each end of a braced wall line as determined in section R602.10.1.1. The distance between adjacent edges of braced wall panels along a braced wall line shall be not greater than 20 feet as shown in figure R602.10.2.2.

2. Stagger top plate splices by 2'-0" min. and nail splice with 16d @ 3".

3. Anchor bolts should be installed within 12" of the end of a wall or the end of a plate at a splice. Anchor bolt min. embedment is 7". Sill plate to be Borat treated. Nail sheathing 6" o.c. (2.5 x 0.131) minimum.

4. Install floor and roof sheathing with face grain perpendicular to supports with long edges continuous over 2 or more supports and short edges staggered.

Roof sheathing shall be 7/16" APA RATED SHEATHING 24/16, exposure 1. Nail with 8d @ 6" at panel edges and 8d @ 12" at field.

Floor sheathing shall be 3/4" T&G APA STURD-I-FLOOR 16 O.C. or equal. Glue and nail with 8d ring or screw shank @ 6" at panel edges and 8d @ 12" at field.

5. Interior braced walls to be gypsum board with minimum 1/2" thickness placed on studs spaced a maximum of 24" o.c. and fastened at 7" o.c. with gypsum board nails, 0.086" in diameter, 1-5/8" long, 9/32" head.

HEADERS

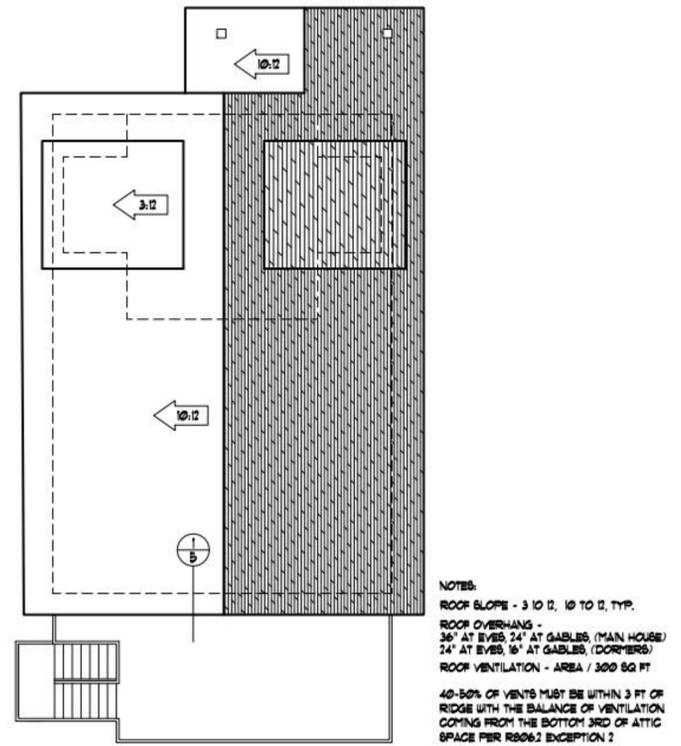
*Due to varied geographic locations and selected manufacturer specifications all beam types and sizes must be verified prior to fabrication.

1. All headers supporting roof and ceiling to be (2)-2x10 minimum for max. span of 6'-1" with 2 jack studs, for max bldg span of 32'-0", (refer to table R602.7(1) for span greater then 32'-0").

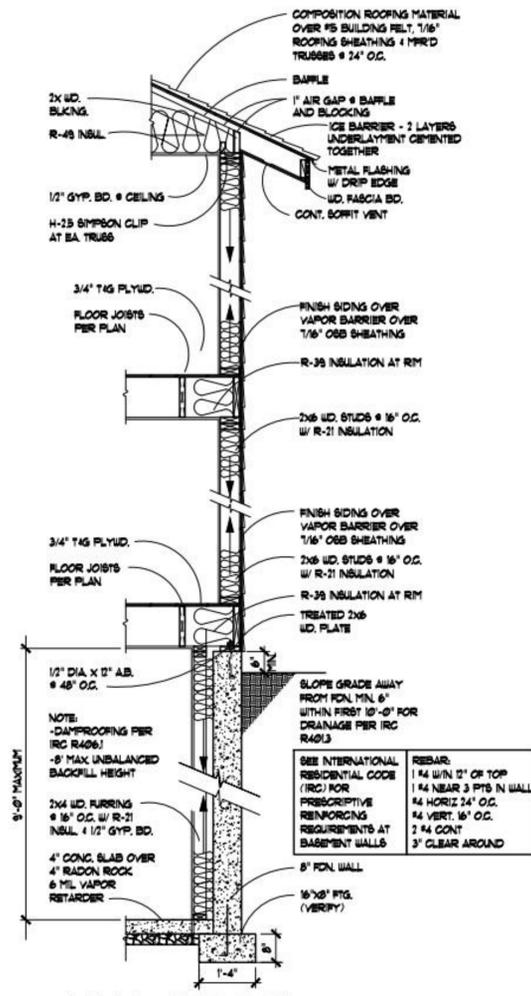
2. Headers supporting roof, ceiling & exterior bearing floor to be (3)-2x10 minimum for max. span of 5'-1" with 2 jack studs, for max bldg span of 32'-0" (refer to table R602.7(1) for span greater then 32'-0").

3. To reduce/increase sizes for particular openings, refer to plan or to 2018 IRC table R602.7(1).

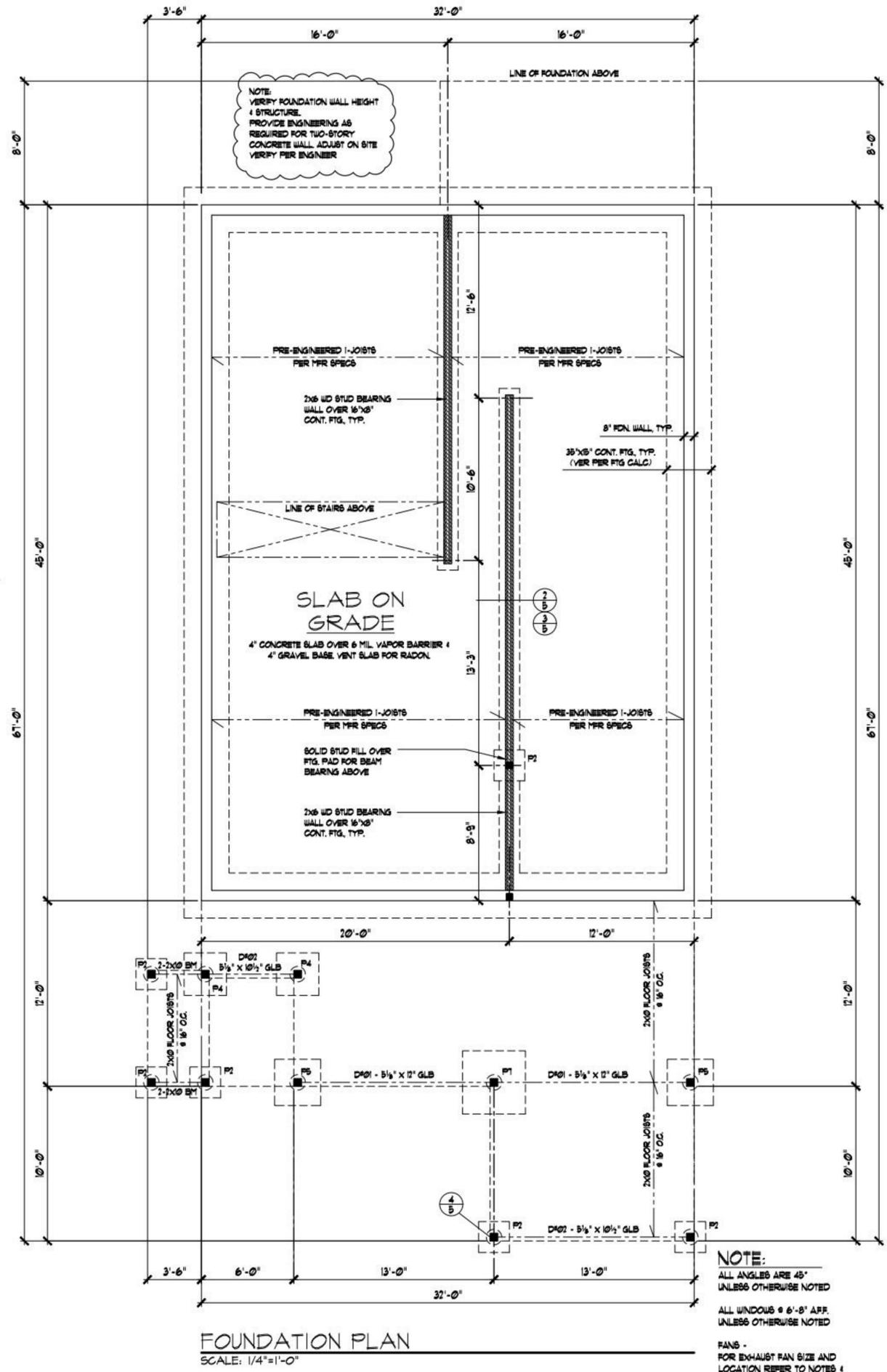
4. For all interior header sizes & locations, refer to plan.



ROOF PLAN
 SCALE: 1/8"=1'-0"



1 WALL SECTION
 SCALE: 1/2"=1'-0"



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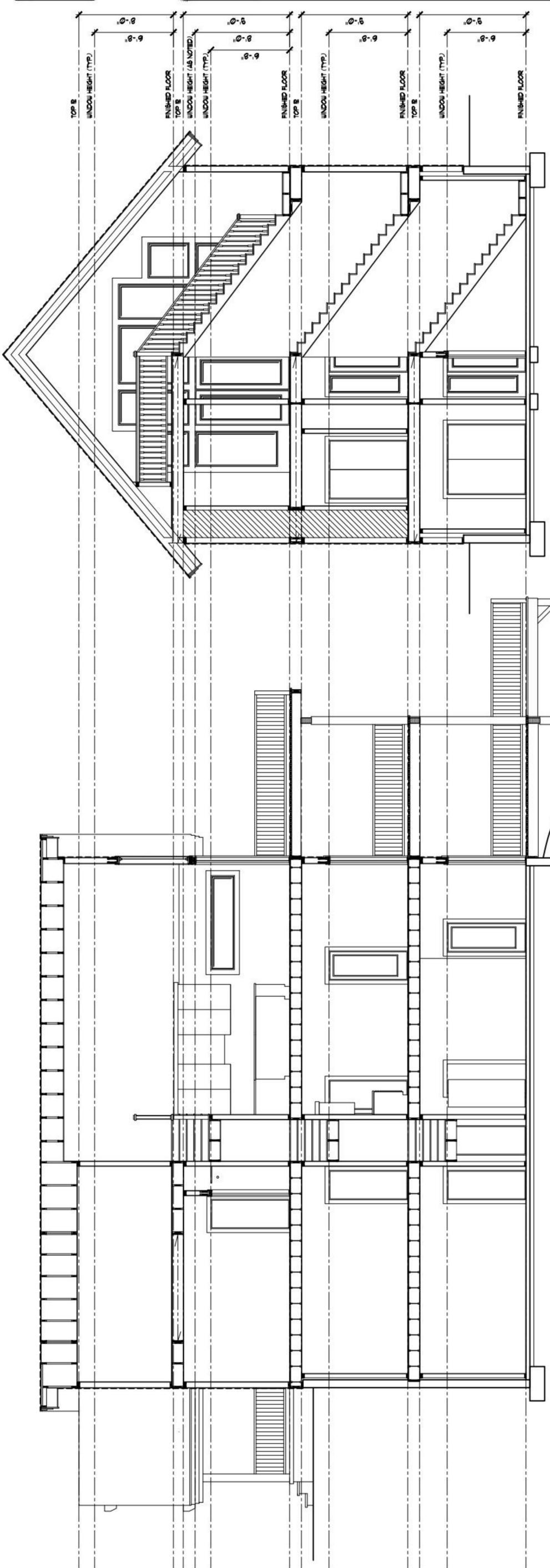
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 SPOKANE, WASHINGTON
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CONTENTS
 FOUNDATION PLAN
 ROOF PLAN
 4670 SQ. FT. TWO-STORY

DRAWN BY: AH
 DATE: 06/01/2023
 SCALE: 1/4"=1'-0"
 JOB NO: 4670-T
 SHEET 4 OF SHEETS

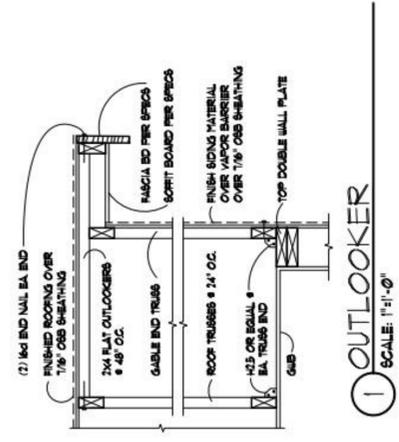
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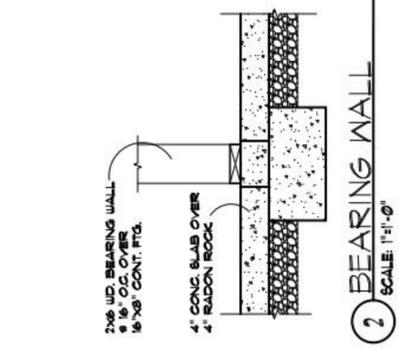


BUILDING SECTION
 SCALE: 1/4"=1'-0"

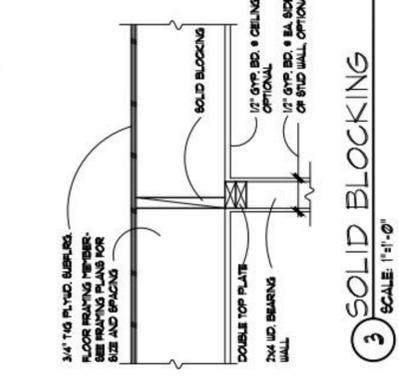
BUILDING SECTION
 SCALE: 1/4"=1'-0"



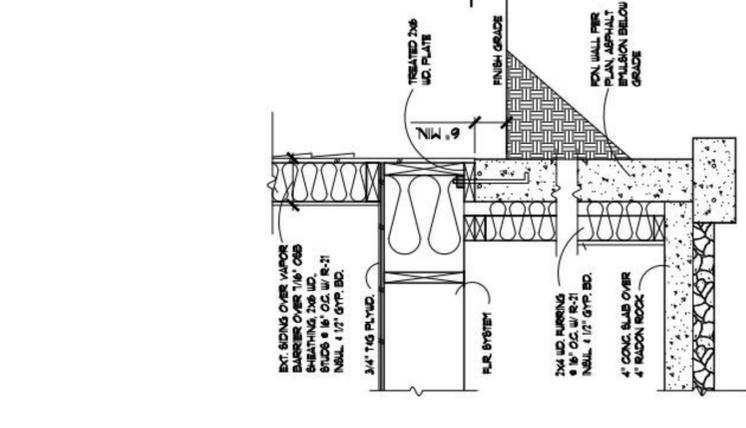
1 OUTLOOKER
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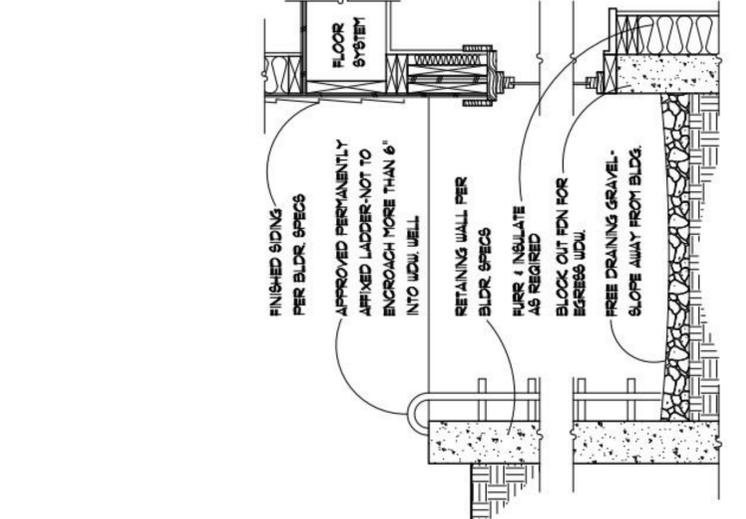
2 BEARING WALL
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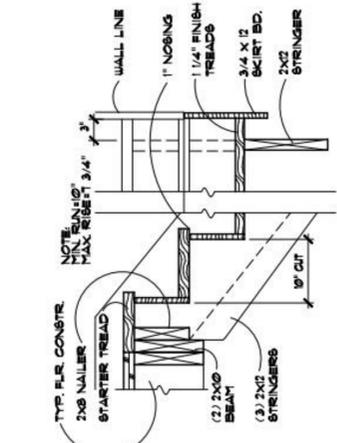
3 SOLID BLOCKING
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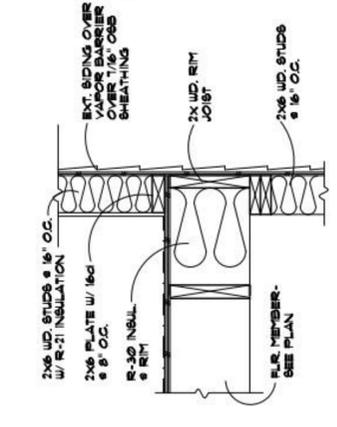
4 FULL BASEMENT
 SCALE: 1"=1'-0"



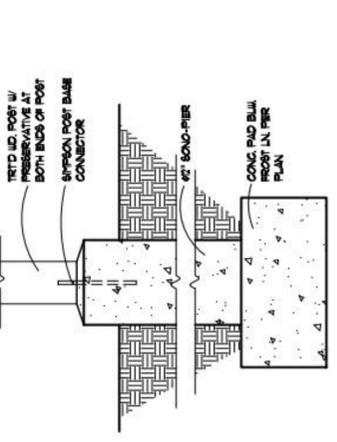
5 EGRESS WINDOW BELOW GRADE
 SCALE: 1"=1'-0"



6 STAIR DETAIL
 SCALE: 1"=1'-0"



7 FLOOR FRAMING
 SCALE: 1"=1'-0"



8 PIER DETAIL
 SCALE: 1"=1'-0"

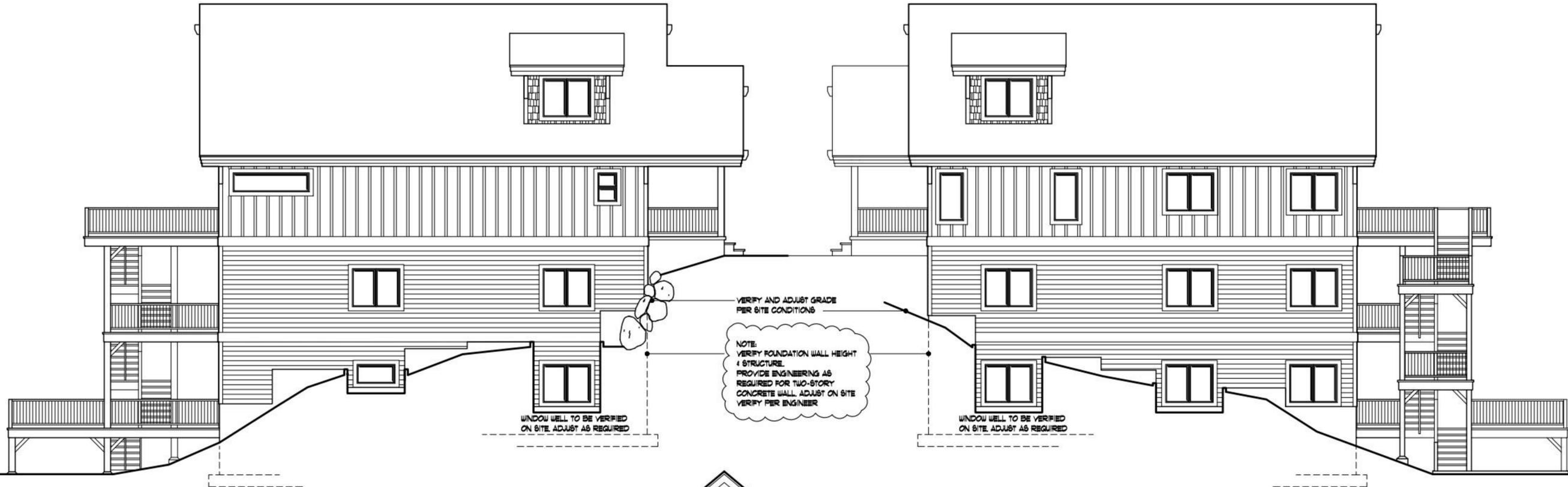
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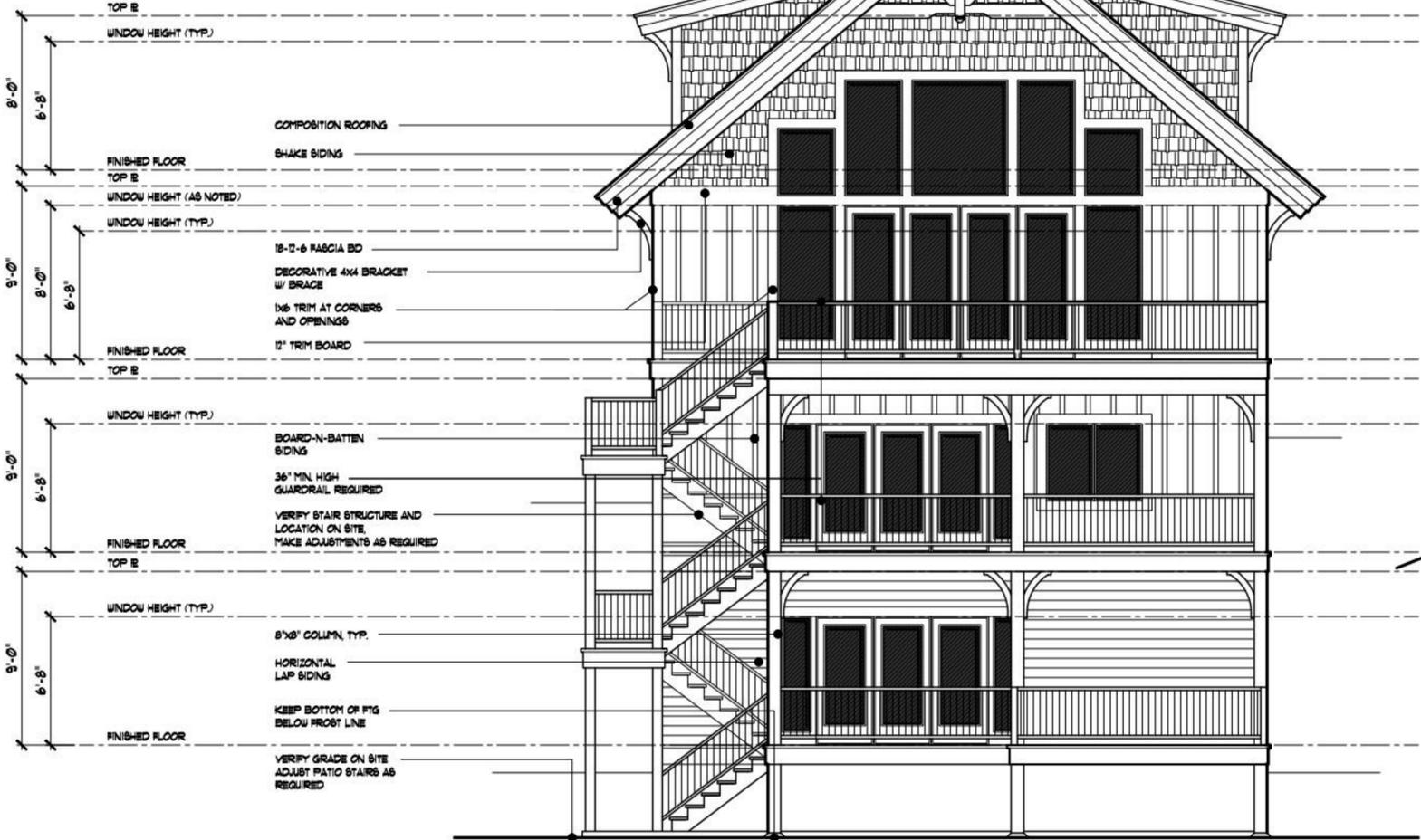
CONTENTS
 EXTERIOR ELEVATIONS
 4670 SQ. FT. TWO-STORY

DRAWN BY: AH
 DATE: 06/01/2023
 SCALE: AS NOTED
 JOB NO: 4670-T
 SHEET 1 OF SHEETS



RIGHT ELEVATION
 SCALE: 3/16"=1'-0"

LEFT ELEVATION
 SCALE: 3/16"=1'-0"



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



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

VERIFY AND ADJUST GRADE PER SITE CONDITIONS

NOTE:
 VERIFY FOUNDATION WALL HEIGHT & STRUCTURE.
 PROVIDE ENGINEERING AS REQUIRED FOR TWO-STORY CONCRETE WALL. ADJUST ON SITE VERIFY PER ENGINEER

WINDOW WELL TO BE VERIFIED ON SITE. ADJUST AS REQUIRED

WINDOW WELL TO BE VERIFIED ON SITE. ADJUST AS REQUIRED

TOP E

WINDOW HEIGHT (TYP.)

8'-0"

6'-8"

COMPOSITION ROOFING

SHAKE SIDING

FINISHED FLOOR TOP E

WINDOW HEIGHT (AS NOTED)

9'-0"

8'-0"

6'-8"

18'-12'-6" FASCIA BD

DECORATIVE 4X4 BRACKET W/ BRACE

1/2" TRIM AT CORNERS AND OPENINGS

2" TRIM BOARD

FINISHED FLOOR TOP E

WINDOW HEIGHT (TYP.)

9'-0"

6'-8"

BOARD-N-BATTEN SIDING

36" MIN. HIGH GUARDRAIL REQUIRED

VERIFY STAIR STRUCTURE AND LOCATION ON SITE. MAKE ADJUSTMENTS AS REQUIRED

FINISHED FLOOR TOP E

WINDOW HEIGHT (TYP.)

9'-0"

6'-8"

8"x8" COLUMN, TYP.

HORIZONTAL LAP SIDING

KEEP BOTTOM OF PTG BELOW FROST LINE

VERIFY GRADE ON SITE. ADJUST PATIO STAIRS AS REQUIRED

FINISHED FLOOR

- INDEX OF DRAWINGS:
1. EXTERIOR ELEVATIONS
 2. BONUS SPACE PLAN, MAIN FLOOR PLAN
 3. LOWER FLOOR PLAN, BASEMENT FLOOR PLAN
 4. FOUNDATION PLAN, ROOF PLAN, BRACING NOTES
 5. TYPICAL DETAILS, BUILDING SECTION
 6. NOTES AND SPECIFICATIONS

NOTES AND SPECIFICATIONS

GENERAL NOTES

1. All construction to be in accordance with 2018 IRC, local, and state building code requirements.

2. The builder shall verify all dimensions and conditions on drawings and shall be responsible for all adjustments and corrections made to the drawings in the field.

3. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions on these drawings.

DESIGN REQUIREMENTS

Table R301.2 (1):	
Ground snow load:	39 lbs/sq.ft.
Wind speed (gust):	110 mph
Seismic design category:	C
Weathering:	Severe
Frost line depth:	24"
Termites:	Slight to Moderate
Decay:	None to slight
Winter design temp:	10° F
Summer design temp:	96° F
Ice barrier underlay:	Yes
Flood hazards:	2006 1992 FIRM
Air freeze index:	1232
Mean annual temp:	47.2° F

LOADING SPECIFICATIONS

Design Loads, Design Category C:

Floor: DL 10# s.f. + LL 40# s.f. = 50# s.f.
 Roof: DL 10# s.f. + LL 30# s.f. = 40# s.f.
 Stairs: DL 10# s.f. + LL 40# s.f. = 50# s.f.
 Decks: DL 10# s.f. + LL 60# s.f. = 70# s.f.

NOTE: Refer to I.R.C. for allowable unit stresses & consult local building code agency for allowable local loading conditions. (DL listed not to exceed 15 p.s.f.)

Table R301.5
 Minimum Uniformly Distributed Live Loads
 (in pounds per sq. ft.)

Use	Live Loads
Uninhabitable attics without storage ^b	10
Uninhabitable attics with limited storage ^{b, c}	20
Habitable attics and attics served with fixed stairs	30
Balconies (exterior) and Decks ^e	40
Fire escapes	40
Guards and handrails ^d	200h
Guard in-fill components ^f	50s
Passenger vehicle garages ^a	50s
Rooms other than sleeping rooms	40
Sleeping rooms	30
Stairs	40s

DECKS

WAC 51-51-0507, Section R507 - Decks.

R507.1 Decks. Wood-framed decks shall be in accordance with this section. Decks shall be designed for the live load required in Section R301.5 or the ground snow load indicated in Table R301.2(1), whichever is greater. For decks using materials and conditions not prescribed in this section, refer to Section R301.

Table R507.3.1
 Minimum footing size for decks

Live or Ground Snow Loads (psf)	Soil Bearing Capacity 1500 psf			
	Tributary Area ^c (sq. ft)	Side of a square footing (inches)	Diameter of a round footing (inches)	Thickness (inches)
60 Live or 70 Ground Snow Load	5	7	8	6
	20	12	14	6
Ground Snow Load	40	18	20	6
	60	21	24	8
	80	25	28	9
	100	28	31	11
	120	30	34	12
	140	33	37	13
160	35	40	15	

For SI: 1 inch = 25.4mm, 1 sq ft = 0.0929 m², 1 pound per sq. ft. = 0.0479 kPa.

- Interpolation permitted, extrapolation not permitted
- Reserved
- Footing dimensions shall allow complete bearing of the post
- If the support is brick or CMU pier, the footing shall have a minimum 2-inch projection on all sides.
- Area, in square feet, of deck surface supported by a post and footings.
- Minimum thickness shall only apply to plain concrete footings.

HEADERS

*Due to varied geographic locations and selected manufacturer specifications all beam types and sizes must be verified prior to fabrication.

1. All headers supporting roof and ceiling to be (2)- 2x10 minimum for max. span of 6'-1" with 2 x2 studs, for max. bldg span of 32'-0", (refer to table R602.7(1) for span greater than 32'-0").

2. Headers supporting roof, ceiling & exterior bearing floor to be (3)-2x10 minimum for max. span of 5'-1" with 2 x2

studs, for max bldg span of 32'-0" (refer to table R602.7(1) for span greater than 32'-0").

3. To reduce/increase sizes for particular openings, refer to plan or to IRC table R602.7(1).

4. For all interior header sizes & locations, refer to plan.

FRAMING

1. Use 3/4" tongue and groove plywood subfloor nailed or screwed and glued, or as specified on drawings. See Table R503.2.1.1(1&2).

2. All joists or beams framing into beams, headers, or girders shall be supported with "U" type Simpson (or equal) beam hangers. All post/beam connections to be made with approved connectors where it is required.

3. Provide solid blocking between joists and rafters at bearing walls. Provide joist blocking at all intermediate supports (2015 IRC R502.7)

4. All plywood to be standard grades with exterior glue. Plywood nailing to be 8d common at 6" O.C. at edges and 12" O.C. at intermediate bearings. Install 1/2" roof sheathing and 3/4" floor sheathing with the face grain perpendicular to supports.

5. All exterior doors or doors to unheated spaces to be solid core and weatherstripped.

6. Doors between the garage and residence shall be 1-3/8" thick solid wood, solid or honeycomb core steel, or 20 minute fire-rated, and equipped with self closing device. (Sect. R302.5.1)

7. Minimum ceiling height in habitable rooms & kitchens to be 7'-0". Halls, bathrooms, stairwells, and toilet compartments can be reduced to 6'-8".

8. All joists parallel to partitions over and headers are to be doubled.

9. Install Simpson H-2.5 tiedowns (or equal) at each rafter tail.

10. Foundation cripple studs shall not be less in size than the studding for an additional story. Foundation studs of bearing walls and partitions shall be thoroughly and effectively braced.

11. Fire blocking required vertically at ceilings and floor level and horizontally at 10 ft intervals in concealed spaces with glass fiber or mineral wool insulation, 2" lumber or equivalent louvered approved materials.

12. Provide 22"x30" access hatch to building attic areas. A minimum of 30" head clearance is required.

13. Unless otherwise specified, use douglas-fir larch no. 2 or better.

14. Deck ledger connection to band joist. For decks supporting a 60# per WAC for R301.5 live load plus 10# dead load, the connection between a deck ledger of pressure-preservative-treated Southern Pine, incised pressure-preservative-treated Hem-Fir and a 2 inch nominal rim band joist bearing on a sill plate or wall plate shall be constructed with 1/2" lag screws @ 16" o.c. or bolts w/ washers in accordance w/ Table R507.2.1(2). Lag screws, bolts and washers shall be hot-dipped galvanized or stainless steel. The lateral load connection required by Section R507.1 shall be permitted to be in accordance with Figure R507.2.3. Where the lateral load connection is provided in accordance with Figure R507.2.3, hold-down tension devices shall be installed in not less than two locations per deck, and each device shall have an allowable stress design capacity of not less than 1500 pounds (6672 N).

15. Wood siding, sheathing and wall framing on the exterior of a building having a clearance of less than 6 inches from the ground or less than 2 inches measured vertically from concrete steps, porch slabs, patios, and similar horizontal surfaces exposed to weather must be protected against decay.

16. Asphalt-saturated felt free from holes and breaks, weighing not less than 14 lbs. per 100 sq.ft. and complying with ASTM D 226 or other approved weather-resistant material shall be applied over studs or sheathing of all exterior walls as required by Table R703.2. Such felt or material shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2". Where joints occur, felt shall be lapped not less than 6".

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FOUNDATION & CONCRETE

Minimum concrete compressive strength to be 2500 PSF
 All foundation walls to comply with IRC section R404.1.1-2.

1. All footings to bear on firm undisturbed soil. All footings to extend below frost line 24" per SMC 17F.040.105. Foundations supporting wood to extend at least 6" above adjacent grade.

2. Section R401.2 IRC requires that foundation construction shall be capable of accommodating all loads according to Section R301 and of transmitting the resulting loads to the supporting soil. Fill soils that support footings and foundations shall be designed, installed and tested in accordance with accepted engineering practice. Gravel fill used as footings for wood and precast concrete foundations shall comply with Section R403.

3. The grade away from foundation walls shall fall a minimum of 6 inches within the first 10 feet. Exception: Where lot lines, walls, slopes or other physical barriers

prohibit 6 inches of fall within 10 feet, drains or swales shall be provided to ensure drainage away from the structure. Section R401.3 IRC requires that surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection so as not to create a hazard. Lots shall be graded so as to drain surface water away from foundation walls.

4. Section R401.4 IRC requires that in areas likely to have expansive, compressible, shifting or other unknown soil characteristics, the building official shall determine whether to require a soil test to determine the soil's characteristics at a particular location. This test shall be made by an approved agency using an approved method.

5. Foundation plates or sills to be bolted to foundation with 1/2"x10" anchor bolts embedded 7" into concrete @ 6'-0" o.c. and max. 12" from ends. A nut and washer shall be tightened on each bolt of the plate. Sills and sole plates shall be protected against decay and termites and located in middle 3rd of plate width.

6. Fill underground supported slab with 4" well compacted sand or gravel. Provide keyed control joints in slabs on grade @ 25' on center and 1/2" tooled joints @ 5' on center in exterior slabs on walks.

7. Provide 6 mil. poly barrier over crawl grade.

8. Maintain 18" top of grade to bottom of joists. (12" min. below girders) at crawl grade.

9. Wood in direct contact with concrete or masonry to be pressure treated.

10. Vent crawl areas with net area of not less than 1 sq. ft. for each 150 sq. ft. of under floor area (R408.2). Locate openings close to corners to provide cross ventilation and cover with corrosion resistant wire mesh.

11. Beam pockets to have 1/2" clear air space around beam sides and ends. Girders supported on concrete or masonry to have not less than 3" bearings.

12. Provide crawl access of at least 18"x24" located in easily accessible area.

13. Apply damp-proofing to below ground foundation or masonry walls before backfilling.

14. Columns (including in the crawlspace) shall be anchored at the base to prevent lateral displacement. Posts require positive connection at bottom end (IRC 407.3).

15. Garage floor surfaces shall be sloped to a drain or toward the main vehicle entry (Sect. R309.1).

FOUNDATION STEEL

1. Verify with Local Building Department for soil types and soil bearing pressures for determination of steel in foundations and footings per I.R.C. 404.1.1(1) - 404.1.4.1(4).

DRYWALL

1. The IRC section R302.6 states that the garage shall be separated from the residence and its attic area by not less than 1/2" GWB applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8" Type "X" GWB or equivalent. Where the separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by not less than 1/2" GWB or equivalent. Enclosed accessible space under stairs shall be protected on the enclosed side with 1/2" GWB (R302.7).

2. Single-ply application. All edges and ends of gypsum wallboard shall occur on the framing members, except those edges and ends which are perpendicular to the framing members. All edges and ends of gypsum wallboard shall be in moderate contact except in concealed spaces where fire-resistant construction or diaphragm action is not required.

3. Fasteners shall be spaced not less than 3/8" from edges and ends of gypsum wallboard. Fasteners at the top and bottom plates of vertical assemblies, or the edges and ends of horizontal assemblies perpendicular to supports, and at the wall line, may be omitted except on shear-resisting elements or fire-resistant assemblies. Fasteners shall be applied in such a manner as not to fracture the face paper with the fastener head.

4. Walls and ceiling of bath areas to have waterproof board of approved type.

VINYL FLOORS & CARPET

1. All bath and utility room floors to be sheet vinyl, tile or approved non absorbent material with a coved base of like material extending up the wall a minimum of 3".

2. Kitchen floors may be installed as above.

VENTILATION (I.M.C.)

1. Section 303.1 IRC states that the minimum openable area from a habitable room to the outdoors shall be 4% of the total floor area of the room. Ventilation openings per WAC M1507.3.4.4.

2. Ventilation of crawl space(s) per Section R408.2 is at one square foot of ventilation openings per each 150 sq ft of under floor area.

Note: If building is constructed under IRC using the unvented crawlspace provisions of Section R408.3, Section R327.1 would require that the building also comply w/

Appendix F for radon mitigation. Unvented crawlspace are not allowed in high radon counties. Verify w/ local building official.

3. All penetrations (plate junctions, around windows & doors, any openings through envelope) shall be air sealed.

4. Vapor diffusion retarder can be polyethylene, low perm paint, or face stapling with a perm rating of 1 or less, and shall be located between conditioned and unconditioned spaces.

5. Exhaust fans:
 Bathrooms and laundry rooms shall have a minimum 50 CFM fan and kitchens a minimum 100 CFM fan. Both shall be vented to exterior with smooth duct and equipped with back-draft damper. Ducts shall be of metal and shall have smooth interior surfaces. Kitchen fan shall have a separate termination point.

Washington State Ventilation and Indoor Air Quality Code requires a source specific and **whole house** ventilation system. Whole house exhaust fans are recommended, at 80 CFM minimum on programmable timer set to run twice a day for 30 minutes each or equivalent. Such fan shall have a zone rating of 1.5 or less and shall be equipped with a back-draft damper.

6. Recommended supply of fresh air is 10 CFM per bedroom plus 10 CFM for living areas via window vents, or through a 6" connection to the return air plenum of the furnace.

7. Length identification. Where dryer duct is concealed within building construction the equivalent length shall be identified by permanent label or tag located within 6 feet of the duct connection. (M1502.4.5)

GLAZING

1. Glazing shall comprise no less than 8% of the floor area in each habitable room (IRC Sect. 303.1).

2. All glazing within 18" of floor or within 24" of door to be tempered glass or protected by means of a solid barrier railing 36" from floor.

3. Sliding glass doors to be tempered glass.

4. Glazing in locations subject to human impact such as glass doors; glazing immediately adjacent to such doors; glazing adjacent to any surface normally used as walking surface; sliding glass door units, including fixed glass panels which are part of such units; shower doors; tub enclosures; and storm doors shall be of safety glazing materials. Safety glazing materials are those so constructed, treated or combined with other materials as to minimize the likelihood of cutting and piercing injuries resulting from human contact with this glazing material and include such materials as laminated glass, tempered glass, wired glass and safety plastic (Sect. R308).

STAIRS

1. A minimum headroom clearance for stairways of not less than 6'-8" shall be provided (Sect. R311.7.2).

2. R311.7.3 Vertical rise. A flight of stairs shall not have a vertical rise larger than 12 feet 7 inches (3835 mm) between floor levels or landings.

3. The maximum riser height shall be 7-3/4" and the minimum tread depth shall be 10". The largest tread run and the greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch. The profile of treads and risers shall conform to section R311.7.5.

4. Stairways shall have a minimum clear width of 36" above the permitted handrail height. Stairways shall have a minimum clear width of 31.5" at and below the handrail where only one handrail is provided, or 27" where handrails are provided on both sides (R311.7.1).

5. All stairways, both interior and exterior, shall be provided with illumination, including landings and treads (R303.7).

6. There shall be a floor or landing at the top and bottom of each stairway (except at the top of an interior stairway provided no door swings over the stairs). A flight of stairs shall not have a vertical rise greater than 12'-0" between floor levels or landings. The width of each landing shall not be less than the stairway served. (R311.7.6)

7. Winders shall comply with section R311.7.5.2.1. Winders in residences may be used if the required width of run is provided at a point not more than 12" from the side of the stairway where the treads are narrower, but in no case shall any width of run be less than 6 inches at any point.

8. Nosing of not less than 3/4" but not more than 1-1/4" shall be provided on stairways with solid risers. Beveling of nosing shall not exceed 1/2". Open risers are permitted, provided that the opening between treads does not permit the passage of a 4" diameter sphere.

9. Enclosed accessible space under stairs shall have walls, under stair surface, and any soffits protected on enclosed side with 1/2 gypsum board (per R302.7).

GUARD/HAND RAILS

1. All unenclosed floor and roof openings, open and glazed sides of landings, stairwells, and ramps, balconies, or porches which are more than 30 inches above grade, or the floor below, and roofs used for other than service of building shall be protected by a guardrail.

2. Guardrails shall not be less than 36 inches in height. Open handrails and stair railings shall be continuous the full

length of the stairs, have ends which are returned, rounded, or bent, and shall have intermediate rails or an ornamental pattern such that a sphere 4 inches in diameter cannot pass through. (Sec. R311.7.8). Stairways shall have at least one handrail, and handrails shall be installed on open sides of stairways.

3. Handrails projecting from a wall shall have a space of not less than 1-1/2" between the wall and the handrail. Handrail cross-sections shall comply with IRC Sect. R311.7.8.5. Handrails with a circular cross-section shall have an outside diameter of at least 1-1/4" and not greater than 2". Handrails shall be installed 34"-38" measured vertically from the sloped plane adjoining the tread nosing.

4. Handrails required on at least one side of a continuous run of treads w/ 4 or more risers.

5. Guardsrails 36" in height shall be provided where porches, balconies, or raised floor surfaces are greater than 30" above the floor or grade below (Sect. R312).

6. R327.3.1.6 Handrails. Handrails shall comply with section R311.7.8.

INSULATION

1. Floor insulation - R-39
 Wall insulation - R-21
 Exterior wall below grade - R-10
 Flat ceilings - R-49 or R-38 adv
 Vaulted ceilings - R-38

2. Slab on grade foundation insulation shall be R-10 to a point 24" vertical or horizontal at exterior wall.

3. Cut batt insulation 1/2" to 3/4" wider/ longer than actual dimension to insure snug fit without voids.

4. Kraft-faced or foam plastic insulation cannot be left exposed.

EMERGENCY EXITS

1. Basements with habitable space and every sleeping room shall have at least one operable window or exterior door conforming to Section R310.1 for emergency escape or rescue. The egress units shall be operable from the inside to provide a full clear opening without the use of separate tools. If a basement is to be used as habitable space, it must meet the min. requirements for light, ventilation, and egress. Min. 8% of the floor area must be in glazing.

2. Minimum opening area for all emergency escape and rescue openings shall be 5.7 sq. ft. (Exception: grade floor openings shall have a minimum net clear opening of 5.0 sq.ft.) The minimum height dimension shall be 24 inches. The minimum width dimension shall be 20 inches. Where windows are provided as a means of egress or rescue they shall have a finished sill height not more than 44 inches above the floor. (Sec R310.2.2)

3. An exterior exit door that does not pass through the garage must be provided. The door must be side-hinged, and not less than 30" wide & 6'-8" high (Section R311.2)

4. At least one exit door shall be required for each dwelling. There shall be a floor or landing on each side of each exterior door except at the exterior side of doors, other than the primary exit door, served by two or fewer risers (Sect. R311.3).

5. Landing required on both sides of exit doors with min. size of 3 ft. measured in direction of travel by 3 ft. or width of door if greater, and not lower than 1-1/2" below threshold. Landing required at other exterior doors is a minimum size of 3 ft travel distance by width of the door, and not lower than 7-3/4" below threshold, provided the door does not swing over the landing.

6. Landing required on both sides of exit doors with min. size of 3 ft. measured in direction of travel by 3 ft. or width of door if greater, and not lower than 1-1/2" below threshold. Landing required at other exterior doors is a minimum size of 3 ft travel distance by width of the door, and not lower than 7-3/4" below threshold, provided the door does not swing over the landing.

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FIRE WARNING SYSTEM

1. R314.2.3 New attached garages. A heat detector or heat alarm rated for the ambient outdoor temperatures and humidity shall be installed in new garages that are attached to or located under new and existing dwellings. Heat detectors and heat alarms shall be installed in a central location and in accordance with the manufacturer's instructions.

2. R314.3 Location. Smoke alarms shall be installed in the following locations:

- In each sleeping room or sleeping loft.
- Outside each separate sleeping area in the immediate vicinity of the bedrooms.
- On each additional story of the dwelling, including basements and habitable attics but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper levels shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
- Smoke alarms shall be installed not less than 3 feet (914 mm) horizontally from the door or opening of a bathroom that contains a bathtub or a shower unless this would prevent placement of a smoke alarm required by Section R314.3.
- In napping areas in a family home child care.

3. R314.4.1 Heat detection interconnection. Heat detectors and heat alarms shall be connected to an alarm or a smoke alarm that is installed in the dwelling. Alarms and smoke alarms that are installed for this purpose shall be located in a hallway, room, or other location that will provide occupant notification.

4. Carbon Monoxide Alarms. For new construction, an

approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units and one per floor per WAC amendments of R315.3.

ROOFING/CEILING CONSTRUCTION

1. Asphalt shingles shall be installed according to manufacturer's specifications over approved 1/2" plywood or OSB sheathed roofs. Two layers of underlayment cemented together or of a self-adhering polymer modified bitumen sheet shall be used in lieu of normal underlayment. It shall extend from the eave's edge to a point at least 24" inside the exterior wall line of the building.

2. Shingles shall not be installed on roof pitches less than 3:12. Shingles can be installed on pitches as low as 2:12 if two layers of type 15 felt are applied shingle fashion.

3. Wood shingles and shakes for roofs shall bear the label of an approved inspection bureau or agency.

4. Shakes shall be laid with not less than 18 inch wide of type 30 felt shingled between each course and not exposed to weather.

5. Enclosed attics and enclosed rafter spaces shall be ventilated in accordance with Section R806.1, R806.2, and R

FOR: Grading/Erosion Control Grading/Stormwater Plan



BONNER COUNTY

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1453 (FAX)
 planning@co.bonner.id.us (e-mail) <http://www.co.bonner.id.us/planning/index.html> (web page)

RECEIVED

By Teresa at 8:50 am, Sep 21, 2023

GRADING/STORMWATER/EROSION CONTROL APPLICATION

Landowner's name: Steve and Susie Stenberg
 Landowner's address: 3630 88th Ave SE, Mercer Island, WA 98040
 Phone: 2064654596 Cell:
 E-mail (optional): stenbergfamily@comcast.net
 Construction company: North Lake Home Builders
 Contractor's name: Dave and Pam Watts
 Use: Residential Commercial Industrial Other
Is the construction or land disturbing activity:
 Located within a subdivision requiring a plan? Yes No
 Within 300 feet of any surface water? Yes No
 On a slope of 15% or greater incline? Yes No
 Does site work result in the excavation of 50 cubic yards or more of rock, soil or fill? Yes No

SQUARE FOOTAGE OF PROPOSED LAND DISTURBING AREA:

ROOF (S)	DRIVEWAY	DECKS	WALKS	OTHER	TOTALS
1838		576			2414

•If the total disturbed area is *less* than 4000 square feet, please complete the application for a grading/erosion control plan. (BCRC 12-722.3(b))

•If the total disturbed area is *greater* than 4000 square feet, please complete the application for a grading/stormwater management plan. (BCRC 12-722.3(a))

EROSION CONTROL PLAN (BCRC 12-724.2)

GRADING/STORMWATER MANAGEMENT PLAN (BCRC 12-724.1 and BCRC 12-724.2)

√ Submit a drawing of an appropriate scale, showing where land will be disturbed by proposed building activity, all surface water bodies (creeks, lake, etc.), utilities, easements and areas subject to clearing, grading or stockpiling of soils. Indicate direction of water runoff from impervious surfaces.

√ A stormwater management plan shall be completed, signed and/or stamped by a design professional who is a qualified person with the requisite education and experience to design a stormwater management system. Design professionals may include, but are not limited to, engineers, landscape architects and soil scientists for various components of a grading/stormwater management plan. **The plan shall include:**

√ On the site plan: include the location of temporary and permanent erosion and sedimentation control measures. Include the dimensions of all grassy swales, buffer strips, etc. (Check on back of application all erosion control features to be used.)

√ A project summary or site plan.
 √ Construction quality drawings of all physical features of the stormwater system.

√ **Complete the Following:**

- When will temporary erosion controls be installed and ready for inspection?
As soon as permit issued, or Sept 30th
- When will site preparation and construction begin?
As soon as permit issued, or Oct 1st
- When will re-vegetation of the site occur?
Fall 2024, or No later than Spring 2025

- √ Calculations of the impervious areas, capacity of stormwater systems (how much it can hold) and the design storm yield expected at the site.
- √ A proposed construction schedule for the stormwater system.
- √ A maintenance and operation plan for the stormwater system
- √ An erosion control plan as out lined at left
- √ A grading plan

Who will be in charge of the maintenance and repair of the erosion control features?

Name: David Watts

Phone/Cell #: 509-951-2480

PLANNED EROSION CONTROL FEATURES

Temporary erosion control:

Straw barriers: #

Silt fences: # 75 feet

Mulch type: #

Silting ponds: #'s & size

Sediment traps: #'s & materials

Matting: Type

Permanent erosion control:

Reseeding: Mixture native grasses, fescue bluegrass mix

Swales: #'s & dimensions

Other: Explain Current site has very little vegetation/groundcover due to thick canopy of existing trees.

The stormwater/erosion control requirements are imposed to protect the ground water of Bonner County from the effects of stormwater runoff by requiring pre-treatment prior to infiltration and to protect surface waters from the effects of contaminants and sediments carried by stormwater runoff.

When preparing your stormwater and/or erosion control plan, keep in mind that:

- √ The objective of the stormwater control plan is to hold and treat the first ½ inch of stormwater from impervious surfaces. All stormwater from impervious areas shall be directed to **grassed infiltration areas (grassy swales)** or their functional equivalents. A handout to assist you in designing grassed infiltration areas is attached. Note: Grassy swales may not be appropriate for all sites, particularly on steep slopes or on rocky soils.
- √ Streams, lakes and other surface water shall be protected from disturbance and erosion during site development. Drawings of **erosion control measures** and installation suggestions are attached.
- √ All **disturbed soils** shall be protected from erosion during the course of construction.
- √ No stormwater shall be collected or concentrated except within a **channel or artificial water course** protected against erosion and providing for dissipation measures to prevent erosion on adjoining lands.

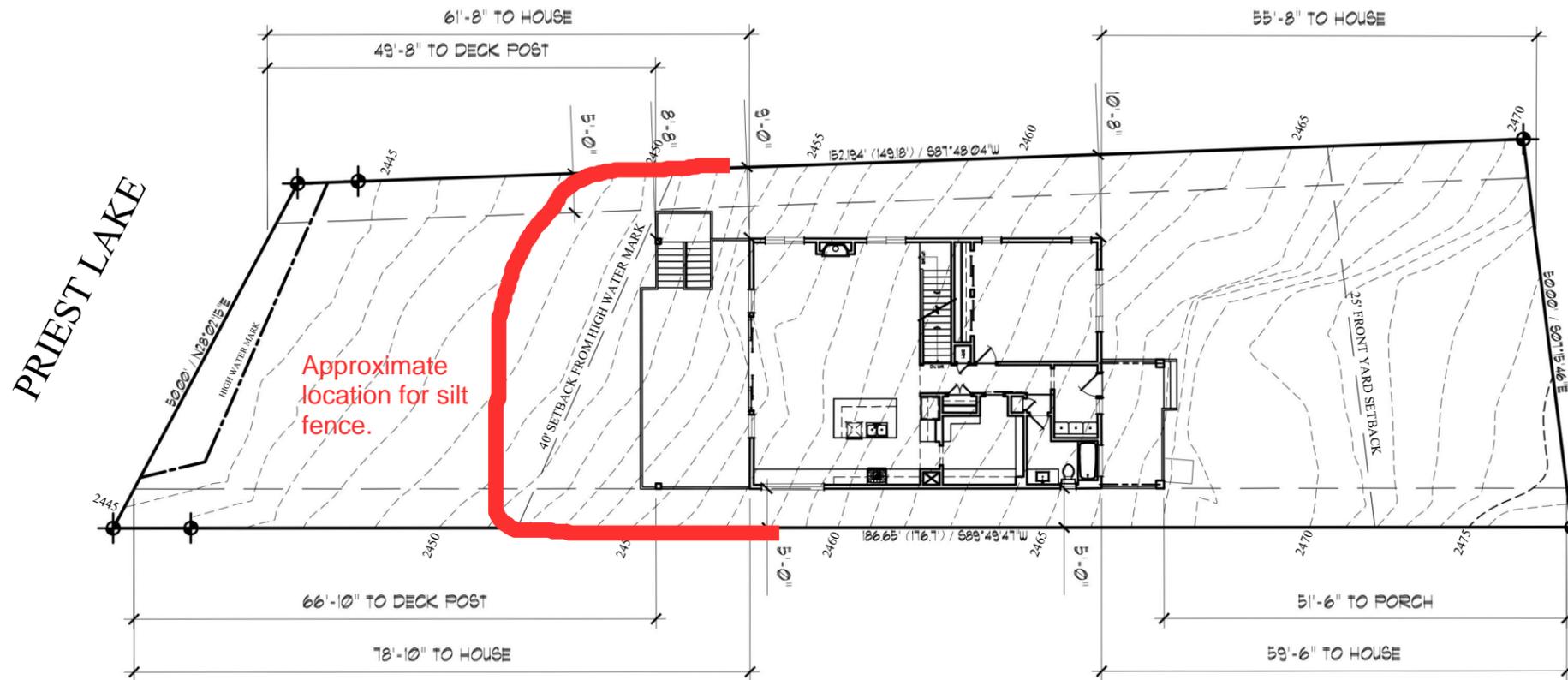
As a guide for designing and reviewing stormwater/erosion control plans, Bonner County uses **“The handbook of Best Management Practices for stormwater Management and Erosion and Sedimentation Control”** and **“The stormwater Management Plan Criteria and Engineering Standards,”** prepared by Kennedy Engineers, Spokane, WA., April 1992. Copies of the books are available for review at the Bonner County Planning Department and public library. **“A Landowner & Contractor’s Best Management for the Control and Treatment of stormwater, Erosion and Sedimentation,”** produced by the Idaho Division of Environmental Quality and the U.S. Environmental Protection Agency, is also available at the Bonner County Planning Department.

If you have any question about stormwater/erosion control, contact the Planning Department at 1500 Hwy 2 Ste. 208, Sandpoint, ID 83864. Phone (208) 265-1458 Fax (208) 265-1463.

Signature:



Date: 9/21/2023



SITE PLAN
1"=20'

DIAMOND PARK PT. LOT 23
 SOUTH 50' OF LOT 23, PLAT OF DIAMOND PARK,
 LYING IN A PORTION OF SECTION 9,
 TOWNSHIP 61 NORTH, RANGE 4 WEST,
 BOISE MERIDIAN, BONNER COUNTY, IDAHO

S. DIAMOND PARK RD

RECEIVED
 By Bill Cox at 2:31 pm, Oct 04, 2023



BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)
 planning@co.bonner.id.us (e-mail) <http://www.co.bonner.id.us/planning/index.html> (web page)

SHORE LAND DEVELOPMENT STANDARDS

Building Location Permit#:

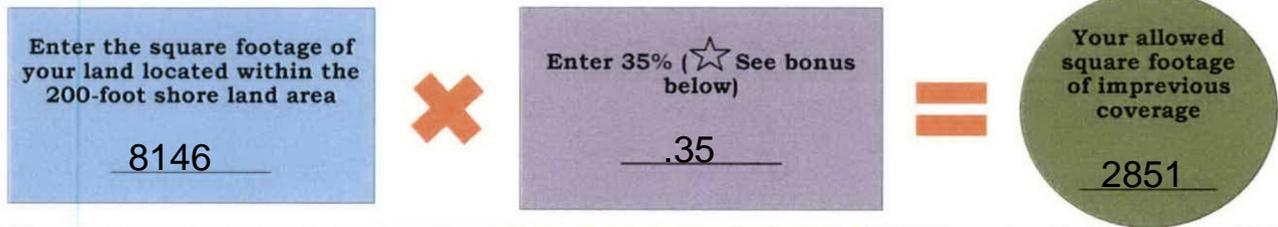
Landowner:

BCRC 12-713, sets a 35% maximum impervious surface coverage within the "shore land."

Impervious surfaces are areas such as; rooftops, walkways, gravel or hard-surfaced roads and driveways, and patios that prevent rain and snowmelt from being absorbed into the ground at a natural rate.

Shore land is land located within 200 feet of any natural or artificial high water mark. An artificial high water mark can be created by a dam.

Allowed Impervious Coverage Calculation

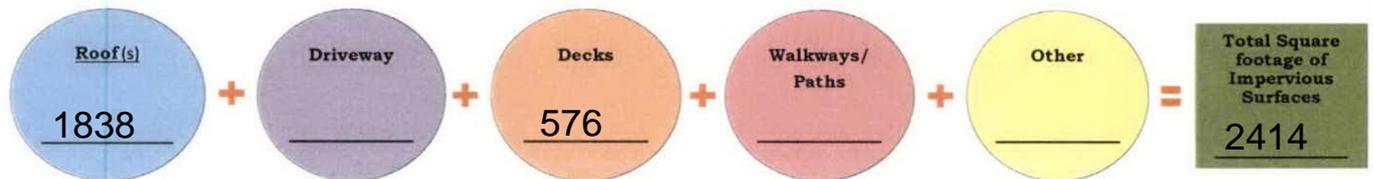


If all existing and proposed structures are set back at least 75' from the shoreline, your property qualifies for a bonus, and your maximum allowable impervious coverage is 52½%. If you qualify for this bonus, initial here and use 52½% in the box above.

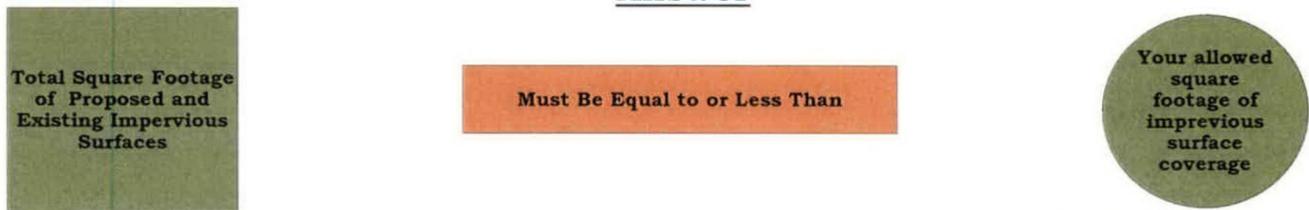
Exceptions:

(1) Submerged lands shall be excluded from the lot size calculations. **Building location permits** applications shall clearly show all existing and proposed impervious surfaces within the shoreline area and calculate the applicable percentage.

Existing and Proposed Impervious Surface Calculation



Answer



Signature of landowner/Representative: Pam Swartz

Date: 9/20/2023

BCRC 12-714, Shoreline vegetative buffer

Vegetative buffer management areas include all lands within 40 feet from shorelines.

Select landscaping standards you will follow for the shoreline vegetative buffer:

(1) Preferred option: Non-invasive vegetation shall be left intact in existing natural condition within the shoreline vegetative buffer. The vegetative buffer may be enhanced with the planting of additional native and non-native beneficial forbs, reeds, sedges, grasses, vines, shrubs, trees, ferns, perennials or ground cover **listed in Appendix B of this Title.**

(2) Alternative option: Non-invasive vegetation shall be established and maintained within the shoreline vegetative buffer. The vegetative buffer strip shall consist of any combination of native and non-native beneficial forbs, reeds, sedges, grasses, vines, shrubs, trees, ferns, perennials or ground cover **listed in Appendix B of this Title.** The planting shall be sufficiently dense to provide close-growing vegetation designed to receive overland flow and hold and stabilize soils. Attach landscape plans indicating selected plant species and planting schedule.

In addition, in vegetative buffers adjacent to **perennial streams**, trees shall be retained in accord with the following:

- (1) Standing trees, including conifers, hardwoods and snags shall be left within forty (40) feet of the ordinary high water mark on each side of all **perennial streams**, in the following **minimum numbers of standing trees per one thousand (1000) feet of stream on each side:**

Table 7-1. Tree retention standards for stream corridors.

Tree Diameter Breast Height (DBH) <i>(measured at four and one-half (4.5) feet above mean ground level on standing trees)</i>	Perennial Stream Width		
	Over 20'	10' - 20'	Under 10'
3-7.9"	200	200	200
8-11.9"	42	42	42
12-19.9"	21	21	---
20"+	4	---	---

((a)) Snags will be counted as standing trees in each diameter class if snag height exceeds (1 ½) times the distance between the snag & stream's ordinary HWM. Not more than (50%) of any class may consist of snags.

((b)) Trees should only be pruned up to (1/3) of their height in order to maintain optimum tree health. If defensible space is a high priority, up to (1/2) of the tree height may be pruned.

(2) **Exceptions.** The shoreline vegetation standards shall not apply to the following:

((a)) Placement of trams, rails, uncovered steps, stairs, walkways four feet (4') or less in width to provide access to the shoreline. These structures shall not be constructed in a manner that is parallel to the shoreline that would create a boardwalk along the waterfront, except where steep slopes require switchback designs.

((d)) Removal of trees that are potentially hazardous to public health or safety due to the risk of falling, and structural instability cannot be remedied due to non-man-made, natural-caused injury, such as weather- or animal-related damage

((b)) Replacement of lawn areas with native vegetation.

((e)) Shoreline property owners are encouraged to plant native vegetation where none exists, in areas that contain cultivatable soils.

((c)) Removal of trees infected by a pathogen or attacked by insects that threaten the surrounding trees

((f)) Exceptions may be made for areas that contain no cultivatable soil, such as pebble beach areas or rock outcroppings.

RECEIVED

By Teresa at 8:48 am, Sep 21, 2023



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

The following information is required before your Building Location Permit can be accepted by the Planning Department.

Building Location Permit No: BLP2023-0933

Landowner Name: Steve and Susie Stenberg

Site Address: 92 S. Diamond Park Rd. Coolin ID 83821

Parcel Number: RP00087000023DA

Sewer District Name: Huckleberry Bay

Sewer District Comments: _____

Approved:

Yes

No

Sewer District Signature:  Date: 9-20-23

RECEIVED
By Teresa at 8:48 am, Sep 21, 2023

Bonner County Planning Department – Fire Sign Off

A copy of your proposed plans and plat map will be required at the time of Fire District review.

Applicant Name: Steve and Susie Stenberg

BLP#: BLP2023-0933

Parcel number (RP#): RP00087000023DA

Project Address: 92 S. Diamond Park Rd. Coolin ID 83821

Platted Lot: Yes No

Subdivision Name: Diamond Park

Block & Lot: 9-61N-4W DIAMOND PARK S 50FT OF LOT 23

Fire District: North of the Narrows Fire District

(Fire District use below)

Requirements: _____

Cistern/Storage Tank: Fire Suppression: Sprinkler System:

Other: _____

Approved: Yes No

Fire District Signature:  Date: 9/20/23

Comments:

DIAMOND PARK

LOT 1 (Portion, thereof)
SEC. 9, T61N, R4W, B.M.
BONNER COUNTY, IDAHO

Date of Survey: July 25, 1958.
Surveyor: R.S. Nobis, Licensed Surveyor

OWNER'S CERTIFICATE

Diamond-Gardner Corporation hereby declares that all of the lots herein platted are intended to be water-front lots and that any conveyances of said lots shall hereby automatically include all lateral rights to a proportionate part of the water-front property adjoining said lots.

Diamond-Gardner Corporation,
by Roger W. Billings
Land and Timber Agent

SURVEYOR'S CERTIFICATION

I hereby certify that this is a correct plat of DIAMOND PARK, that all the monuments as shown thereon have been placed by me by actual survey in July, 1958, and that the metes and bounds description as given in the owner's certification is correct. Dated this 22nd day of August, 1958.

SURVEYOR'S AFFIDAVIT

I hereby certify that this tracing is an exact copy of the final plat of DIAMOND PARK. Dated this 22nd day of August, 1958.

COUNTY SURVEYOR'S AFFIDAVIT

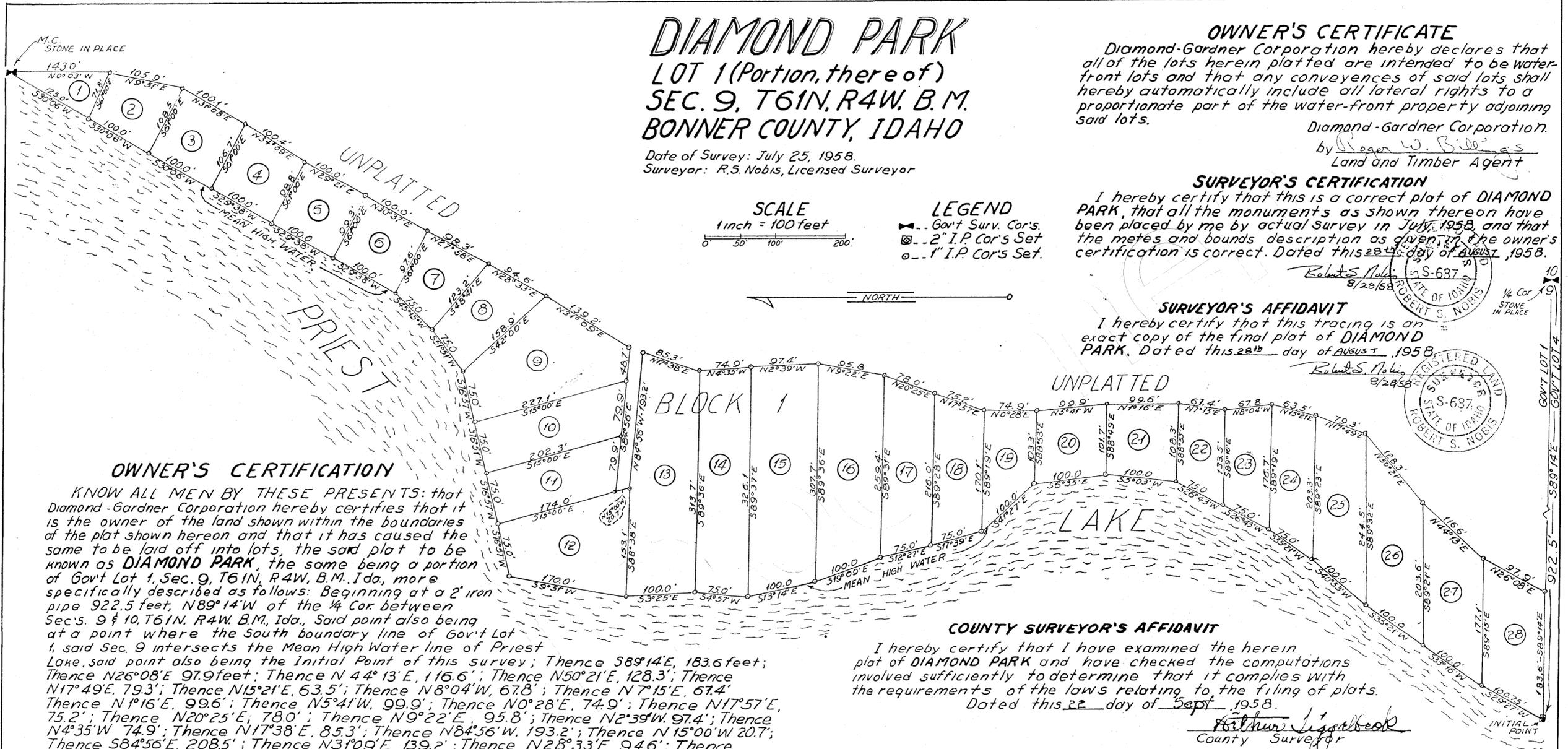
I hereby certify that I have examined the herein plat of DIAMOND PARK and have checked the computations involved sufficiently to determine that it complies with the requirements of the laws relating to the filing of plats. Dated this 22nd day of Sept., 1958.

COUNTY TREASURER

I hereby certify that all taxes which have been levied and become chargeable against the land shown on this plat and described in the foregoing owners certification, of this date have been fully paid and discharged. Dated this 22nd day of Sept., 1958.

COUNTY COMMISSIONERS' ACCEPTANCE AND APPROVAL

Accepted and approved by the Board of County Commissioners of Bonner County, Idaho on this 1st day of Oct., 1958.



OWNER'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS: that Diamond-Gardner Corporation hereby certifies that it is the owner of the land shown within the boundaries of the plat shown hereon and that it has caused the same to be laid off into lots, the said plat to be known as DIAMOND PARK, the same being a portion of Gov't Lot 1, Sec. 9, T61N, R4W, B.M. Ida, more specifically described as follows: Beginning at a 2' iron pipe 922.5 feet, N89°14'W of the 1/4 Cor between Sec's. 9 & 10, T61N, R4W, B.M. Ida., said point also being at a point where the South boundary line of Gov't Lot 1, said Sec. 9 intersects the Mean High Water line of Priest Lake, said point also being the Initial Point of this survey; Thence S89°14'E, 183.6 feet; Thence N26°08'E, 97.9 feet; Thence N 44°13' E, 116.6'; Thence N50°21'E, 128.3'; Thence N17°49'E, 79.3'; Thence N15°21'E, 63.5'; Thence N8°04'W, 67.8'; Thence N7°15'E, 67.4'; Thence N°16'E, 99.6'; Thence N5°41'W, 99.9'; Thence N0°28'E, 74.9'; Thence N17°57'E, 75.2'; Thence N20°25'E, 78.0'; Thence N9°22'E, 95.8'; Thence N2°35'W, 97.4'; Thence N4°35'W, 74.9'; Thence N17°38'E, 85.3'; Thence N84°56'W, 193.2'; Thence N 15°00'W, 20.7'; Thence S84°56'E, 208.5'; Thence N3°09'E, 139.2'; Thence N28°33'E, 94.6'; Thence N27°58'E, 98.3'; Thence N30°37'E, 100.0'; Thence N29°21'E, 100.0'; Thence N34°09'E, 100.4'; Thence N 3°08'E, 100.1'; Thence N9°51'E, 105.9'; Thence N0°03'W, 143.0'; Thence S30°06'W, 325.0'; Thence S29°38'W, 300.0'; Thence S45°15'W, 75.0' Thence S51°51'W, 75.0'; Thence S76°57'W, 300.0'; Thence S9°51'W, 170.0'; Thence S3°25'E, 100.0'; Thence S4°57'W, 75.0'; Thence S13°14'E, 100.0'; Thence S19°09'E, 100.0'; Thence S12°27'E, 75.0'; Thence S17°39'E, 75.0'; Thence S41°27'E, 100.0'; Thence S6°35'E, 100.0'; Thence S5°03'W, 100.0'; Thence S26°43'W, 150.0'; Thence S35°21'W, 75.0'; Thence S40°53'W, 100.0'; Thence S35°21'W, 100.0'; Thence S33°16'W, 100.0'; Thence S29°27'W, 100.75' to the point of beginning.

IN WITNESS WHEREOF, The said Corporation has caused its corporate name to be hereunto subscribed and its corporate seal to be affixed hereunto this 22nd day of Sept., 1958.

DIAMOND-GARDNER CORPORATION
By Roger W. Billings
Land and Timber Agent

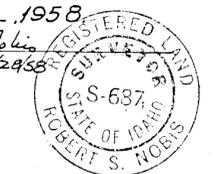
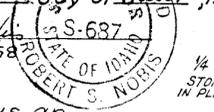
ACKNOWLEDGEMENT

COUNTY OF PEND ORELLE } SS
STATE OF WASHINGTON }

On this 22nd day of Sept., 1958, personally appeared Roger W. Billings to me known to be the Land and Timber Agent of the corporation executing the foregoing instrument and he acknowledges vested authority to execute said instrument for the purposes mentioned. Given under my hand and seal, the day and year last above written.

Myrtle M. Maxwell
Notary Public in and for the state of Washington
My Commission expires: March 30, 1959

FILED FOR RECORD: Oct. 22, 1958, 1:32 P.M., REQUEST OF Roger W. Billings
DUNN L. KENNEY, BONNER COUNTY RECORDER BOOK NO. 207 Plate 104
By John E. Adams JR 500



Instrument # 1014947
Bonner County, Sandpoint, Idaho
12/08/2022 01:56:50 PM No. of Pages: 2
Recorded for: HUNTER ELDER LAW PLLC
Michael W. Rosedale Fee: \$15.00
Ex-Officio Recorder Deputy *CB*
Index to: QUIT CLAIM DEED



INDEXING INFORMATION

Grantor:	AMOS RAY HUNTER and CAROLYN A. HUNTER, husband and wife
Grantor:	SUSAN K. STENBERG and STEVEN M. STENBERG, wife and husband
Legal Description:	9-61N-4W DIAMOND PARK S 50FT OF LOT 23
Tax Parcel No.:	RP00087000023DA

QUIT CLAIM DEED

GRANTORS, **AMOS RAY HUNTER** and **CAROLYN A. HUNTER**, husband and wife, whose address is 2225 S. Jefferson, Spokane, WA 99203, for consideration of love and affection, convey, quit claim, and transfer to **SUSAN K. STENBERG** and **STEVEN M. STENBERG**, wife and husband, whose address is 3630 – 88th Ave. SE Mercer Island, WA 98040, each to own their interest as tenants in common, all of Grantors' interest in the following described real estate, situated in the County of BONNER, State of IDAHO, including any interest therein which the Grantors may hereafter acquire:

THE SOUTH 50 FEET OF LOT 23, AS MEASURED ALONG THE SHORELINE AND ROAD, DIAMOND PARK ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 46, IN BONNER COUNTY, IDAHO.

Assessor's Tax Parcel Number: RP00087000023DA

Parcel No. RP00087000023DA
Page two

Dated this 19 day of November, 2022.

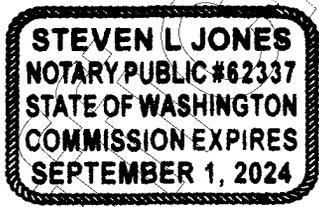
Amos Ray Hunter
AMOS RAY HUNTER

Carolyn A. Hunter
CAROLYN A. HUNTER

STATE OF WASHINGTON)
County of Spokane) ss.
)

On this day personally appeared before me AMOS RAY HUNTER and CAROLYN A. HUNTER, to me known to be the individuals described in and who executed the within and foregoing deed and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 19th day of November, 2022.



[Signature]
NOTARY PUBLIC in and for the State
of Washington,
residing at Spokane
My Commission Expires: 9-1-2024

Unrecorded Instrument