

**BONNER COUNTY PLANNING  
DEPARTMENT  
HEARING EXAMINER  
STAFF REPORT FOR FEBRUARY 26, 2026**



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**Project Name:** **Getty – Impervious Surface and Shoreline Setback**

**File Number, Type:** **FILE #V0030-25, Variance**

**Request:** The applicants are requesting a Variance to the impervious surface limits, to allow for 52% coverage, where 35% is the maximum, and to the shoreline standards, to allow a 0-foot setback, where 40 feet is required, for the placement of 290 sq. ft. of riprap along the shoreline.

**Legal Description:** 6-56N-2W & 31-57N-2W LOT 10 & TAX 52 SUNSET BAY EST CPWRS

**Location:** The project site is located off Sundowner Lane in Section 6, Township 56 North, Range 2 West, Boise-Meridian.

**Parcel Number:** RP02453000010AA

**Parcel Size:** 0.520-Acres

**Applicant:** Casey Getty  
[REDACTED]  
Spokane Valley, WA 99016

**Project Representative:** Dan Tadic; HMH Engineering

**Property owner:** Casey & Catherine Getty  
17429 E 15<sup>th</sup> Ave.  
Spokane Valley, WA 99016

**Application filed:** September 18, 2025

**Notice provided:** Mail: January 20, 2026  
Site Posting: January 20, 2026  
Published in newspaper: January 20, 2026

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



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## Background:

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### A. Site data:

Land Use: Residential – SFD  
Platted- Lot 10, Sunset Bay Estates  
Size: 0.520-acres  
Zoning Designation: Rural 5 (R-5)  
Comp Plan Designation: Rural Residential (5-10 AC)

### B. Access:

Sundowner Lane, a privately owned, and maintained right-of-way.

### C. Environmental factors:

Site does contain mapped slopes of 15-30+%. (USGS)  
Site does contain mapped wetlands. (USFWS)  
Site does contain frontage on Lake Pend Oreille.  
Parcel is within SFHA Zone AE and Zone X. The applicants currently have a Floodplain Development Permit in review, see FDP2025-0030.

### D. Services:

- Water: Southside Water & Sewer
- Sewage: Southside Water & Sewer
- Fire: Sagle Fire District
- Power: Northern Lights, Inc.
- School District: Lake Pend Oreille School District #84.

### E. Comprehensive Plan, Zoning and Current Land Use

Compass	Comp Plan	Zoning	Current Land Use & Density
Site	Rural Residential (5-10 AC)	Rural 5 (R-5)	Residential, 0.520-Acres
North	Rural Residential (5-10 AC)	Rural 5 (R-5)	Residential, 0.404-Acres
East	Rural Residential (5-10 AC)	Rural 5 (R-5)	Residential, 7.560-Acres
South	Rural Residential (5-10 AC)	Rural 5 (R-5)	Residential, 0.533-Acres
West	Rural Residential (5-10 AC)	Rural 5 (R-5)	Vacant/Common Area, 1.157-Acres

### F. Standards review

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

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

**Applicant:** *"The subject property is located within R-5 zoning district, which is common throughout Bonner County, including both shoreline and inland areas. While R-5 zoning is applied broadly, many R-5 zoned parcels do not share the same level of topographic constraint as this site. Unlike many similarly zoned properties, this parcel is situated directly on the Pend Oreille River and features steep, rocky walls and sharp elevation changes that limit the development area. These conditions severely restrict the options for placing structures and infrastructure in compliance with current code standards.*

*The subject property contains physical characteristics that are both unique and challenging compared to surrounding parcels within the same zoning district. The parcel is constrained by natural features such as steep, rocky walls and significant elevation changes that limit buildable area. The rocky walls were already on site prior to the owner purchasing the property. Many of the rocky walls were built on other parcels in conjunction with the rocky walls on the applicant's parcel. These conditions are beyond the applicant's control and are a result of the parcel's natural topography and configuration from the developer during initial development of the subdivision. As a result of these limitations, the developable footprint is restricted to a narrow and irregular portion of the lot closer to the shoreline, making it infeasible to meet certain ordinance requirements – such as the maximum impervious surface coverage and standard shoreline setbacks. For example, in order to maintain shoreline structural integrity and access, additional impervious areas and a properly engineered riprap are necessary. Neighboring properties to the applicants have seen shoreline deterioration due to a lack of slope stability measures."*

**Staff:** The subject lot is approximately .38-acres, mostly flat, with sloping near the shoreline. This is similar to other properties in the vicinity, and along Lake Pend Oreille. The subject parcel is zoned as Rural 5, which has a lot size minimum of 5-acres. The subject lot size is far below the standard for Rural 5 zoning, creating a condition that generally applies in the same vicinity, but not the same zoning.

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

**Applicant:** *"These site limitations and proposed improvements are not the result of any action taken by the applicant. The parcel has not been reduced, subdivided, or altered in any way that would have contributed to these constraints. The current lot shape and natural features have existed prior to ownership, and all design decisions have been made in response to these pre-existing conditions and occurred at the time of the original subdivision by that developer. Many of neighboring parcels have been afforded a larger impervious surface area within the same zone. The parcel to the southwest contains 46.05% impervious surface which is similar to the current impervious surface percentage as the applicant. The parcel to the northeast contains 39.5% impervious surface. North of the property there is a parcel with 47% impervious surface due to similar site constraints. Allowing for the requested variances will not give the property owner special conditions that are not already shared by neighboring properties.*

*Allowing for riprap within the Shoreline Vegetative Buffer 40' setback will not provide a special condition but will be used to help protect the shoreline along with the vegetation requirements of 12-714: Shoreline Vegetative Buffer. North of the*

*property are numerous parcels with varying types of riprap within the 40' Shoreline Vegetative Buffer."*

**Staff:** The applicants purchased the subject parcel in 2019, under instrument #937370. It appears they removed trees from the parcel, but did not change the size, shape, or existing characteristics of the parcel, or its structures, nor did they change the zoning of the property. One of the existing walls is a continuation of a retaining wall from the neighboring property, which existed prior to their purchase of this subject property.

- (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:** *"Granting these variances would not conflict with the public interest, nor would it negatively affect public health, safety, or welfare. The proposed increase in impervious surface area will be managed responsibly with appropriate stormwater mitigation. The shoreline vegetation buffer will remain largely intact, with strategic placement of riprap above the ordinary high-water mark to control erosion, and will be enhanced with native and beneficial plant species per Title 12 Appendix B. These improvements are compatible with surrounding shoreline uses, pose no threat to neighboring properties, and reflect best practices for sustainable development in challenging terrain. It is in the public interest to protect vulnerable shoreline areas that have increases in sedimentation and siltation due to a lack of shoreline stabilization. Decreasing sedimentation and siltation by utilizing riprap is the best management practice to protect waterways and the aquatic life in them. Excess sedimentation and siltation suffocate fish eggs from the free-floating oxygen in the water and kill them which leads to a reduction in reproduction. Sediment and siltation can also contain excess phosphate and nitrogen that leads to poor water quality."*

**Staff:** According to the plans submitted, the riprap along the shoreline would be considered a "seawall" by planning staff. Merriam-Webster defines a seawall as "a wall or embankment to protect the shore from erosion or to act as a breakwater." Per BCRC 12-712 (A), seawalls are exempt from the shoreline setback requirement. This portion of the Variance request appears unnecessary. Idaho Department of Environmental Quality submitted a comment addressing the importance of impervious surface limits for water quality. While many lots in the area may also be exceeding these limits, allowing this property to also exceed the limits appears to have a compounded effect on the water quality concern in this vicinity. When the lots were first created, the developer considered the impacts, and placed restrictions on the development. The plat of Sunset Bay Estates, Instrument #453472, notes the following two restrictions:

*5. A 25 foot Riparian Setback Zone has been established along the Pend Oreille River and the Bay Inlet. Existing vegetation shall be maintained or enhanced.*

*6. A 40 foot setback from the high water line has been established. No structure shall be erected in this zone.*

There appears to be a possible conflict with the public interest, in that it may negatively affect water quality, and violates recorded limitations established by the developer in order to maintain the shoreline and environment. The seawall portion of this request seeks to improve the environmental conditions by limiting erosion, after the native vegetation has been removed, however it still conflicts with the plat requirements. If a Variance to Bonner County Revised Code is granted, the applicants will still need to address the plat requirements, as shown in the proposed Conditions of Approval.

**G. Stormwater plan**

A stormwater management plan is required pursuant to BCRC 12-720.2. A Stormwater Management Plan has been submitted as file #ST0003-25, and is pending this variance.

**H. Agency Review**

Agencies were notified of this project on January 20, 2026. A full list of the agencies notified can be found in the attached Appendix A.

**The following agencies commented:**

Bonner County Floodplain Review  
Idaho Department of Environmental Quality

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

Idaho Department of Water Resources  
Idaho Transportation Department  
Idaho Transportation Department - Permits  
Kootenai/Ponderay Sewer District  
Panhandle Health District  
Southside Water and Sewer District  
TC Energy

**All other agencies did not reply.**

**Public Notice & Comments**

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

<p><b>Planner's Initials: ___DF___      Date: <u>2/18/26</u>      Note:</b> <b>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.</b></p>
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**Conditions of approval:**

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**Standard Conditions:**

- A-1.** Only the development highlighted on the site plan has been reviewed for variance standards. All other development shown must comply with Bonner County Revised Code.
- A-2.** This variance shall not supersede any deed restrictions.
- A-3.** An approved Stormwater Management Plan shall be obtained.
- A-4.** Building Location Permits may be required.
- A-5.** The Floodplain Development Permit, FDP2025-0030, shall be completed and approved.
- A-6.** Plat restrictions shall be followed. The approval of the variance only grants relief from the requirements of BCRC, not those imposed by the recorded plat of Sunset Bay Estates, Instrument #453472.
- A-7.** Any deviation from the plat requirements of Sunset Bay Estates, Instrument #453472, will require a plat vacation or approved Minor Notational Change.
- A-8.** The existing dock must remain separated from the shoreline, to prevent the creation of a boardwalk, as per BCRC 12-711 (B)(1).
- A-9.** The existing Stormwater Management Plan, file #ST0003-25 shall be completed and approved.
- A-10.** Wall is not to exceed 4 feet in height, as measured from grade.

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

## **Appendix A – Notice of Public Record of Mailing**

## RECORD OF MAILING

Page 1 of 1

File Number: **V0030-25**

Record of Mailing Approved By: 

Hearing Date: **2.26.26**

I hereby certify that a true and correct copy of the "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this **20<sup>th</sup>** day of **January 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

## **Appendix B – Agency Comments**



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

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**[EXT SENDER] RE: Bonner County Planning - File V0030-25 Agency Review**

1 message

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**DEQ Comments** <deqcomments@deq.idaho.gov>

Fri, Jan 23, 2026 at 8:57 AM

To: Bonner County Planning Department &lt;planning@bonnercountyid.gov&gt;

Thank you for the opportunity to comment on the requested impervious surface coverage variance V0030-25. Limiting impervious surface coverage in the areas near surface water bodies helps protect water quality by limiting the amount of direct stormwater runoff into streams and lakes that can carry sediment and other contaminants into surface water. While an individual variance may have minimal localized impacts, the cumulative effects of multiple variances that result in increased impervious surfaces near surface water within the watershed can be expected to have a negative impact on water quality over time. DEQ recommends maintaining the limits in established codes wherever possible, and considering individual variances carefully for very unique situations.

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

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

Thank you-

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

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

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

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

**Sent:** Tuesday, January 20, 2026 11:24 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@lpsd.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 <city@clarkforkidaho.gov>; 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 Kootenai <cityclerk@cityofkootenai.org>; City of Oldtown <cityofoldtown@hotmail.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>; 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@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>; 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>; 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 Pend Oreille Fire District <wpofd1@gmail.com>

**Cc:** caseygetty@gmail.com; dtadic@hnh-llc.com; greg.mason@wallandcompany.com; David Fisher <david.fisher@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>

**Subject:** Bonner County Planning - File V0030-25 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.

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,**

**Jeannie Welter**

**Bonner County Planning Department**

**Systems Technician**

**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

**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.**

**[Online Application Guide](#)**



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

**[EXT SENDER] RE: Bonner County Planning - File V0030-25 Agency Review**

1 message

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

Tue, Jan 20, 2026 at 3:36 PM

To: Bonner County Planning Department &lt;planning@bonnercountyid.gov&gt;

REF: V0030-25

TO: Bonner County Planning Department

Good afternoon,

Idaho Department of Water Resources (IDWR) – Northern Regional Office has no comments related to V0030-25, as the application contemplates actions that are not within IDWR's jurisdiction. No IDWR permit is required for alteration of the bank, as these activities are within IDL and Army Corps 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 Department <planning@bonnercountyid.gov>**Sent:** Tuesday, January 20, 2026 11:24 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>; 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@spiritleakefire.com](mailto:chief@spiritleakefire.com)>; City of Clark Fork <[city@clarkforkidaho.gov](mailto:city@clarkforkidaho.gov)>; City of Clark Fork <[CityClerk1@clarkforkidaho.gov](mailto:CityClerk1@clarkforkidaho.gov)>; City of Dover <[cityclerk@cityofdoveridaho.org](mailto:cityclerk@cityofdoveridaho.org)>; City of East Hope Franck <[easthope.city@gmail.com](mailto:easthope.city@gmail.com)>; City of Hope <[hopecityclerk@gmail.com](mailto:hopecityclerk@gmail.com)>; City of Kootenai <[cityclerk@cityofkootenai.org](mailto:cityclerk@cityofkootenai.org)>; City of Oldtown <[cityofoldtown@hotmail.com](mailto:cityofoldtown@hotmail.com)>; City of Sandpoint Planning <[cityplanning@sandpointidaho.gov](mailto:cityplanning@sandpointidaho.gov)>; [cityclerk@spiritleakeid.gov](mailto:cityclerk@spiritleakeid.gov); Colleen Johnson <[CJohnson@kootenaiponderaysewerdistrict.org](mailto:CJohnson@kootenaiponderaysewerdistrict.org)>; Craig Hill <[craighill@hillsresort.com](mailto:craighill@hillsresort.com)>; 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Gavin Gilcrease <[ggilcrease@sandpointidaho.gov](mailto:ggilcrease@sandpointidaho.gov)>; Dan Everhart <[Dan.Everhart@ishs.idaho.gov](mailto:Dan.Everhart@ishs.idaho.gov)>; DEQ Comments <[deqcomments@deq.idaho.gov](mailto:deqcomments@deq.idaho.gov)>; Independent Hwy Dist - Julie Bishop <[ihdclerk@gmail.com](mailto:ihdclerk@gmail.com)>; Robert Beachler <[robert.beachler@itd.idaho.gov](mailto:robert.beachler@itd.idaho.gov)>; ITD - Stacy Simkins <[stacy.simkins@itd.idaho.gov](mailto:stacy.simkins@itd.idaho.gov)>; Jack Schenck <[Jack.schenck@vyvebb.com](mailto:Jack.schenck@vyvebb.com)>; Jake Gabell <[jgabell@priestriver-id.gov](mailto:jgabell@priestriver-id.gov)>; Janice Best <[janicesb@televar.com](mailto:janicesb@televar.com)>; Jason Johnson <[jason.johnson@bonnercountyid.gov](mailto:jason.johnson@bonnercountyid.gov)>; Jason Kimberling <[jason.kimberling@itd.idaho.gov](mailto:jason.kimberling@itd.idaho.gov)>; Jeff Lindsey <[jeff.lindsey@bonnercountyid.gov](mailto:jeff.lindsey@bonnercountyid.gov)>; 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**Subject:** Bonner County Planning - File V0030-25 Agency Review

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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,**

**Jeannie Welter**

**Bonner County Planning Department**

**Systems Technician**

**208-265-1458**

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**image001.png**  
31K



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

## [EXT SENDER] Re: Bonner County Planning - File V0030-25 Agency Review

1 message

**Symone Legg** <Symone.Legg@itd.idaho.gov>

Tue, Jan 20, 2026 at 11:41 AM

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

Cc: Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>

ITD Permits has no comment.

Thank you,

**Symone Legg** | Project Coordinator  
 Idaho Transportation Department | D1 Traffic  
 Work: 208-772-8073 | 208.772.1297  
 Email: [symone.legg@itd.idaho.gov](mailto:symone.legg@itd.idaho.gov) | [itd.idaho.gov](http://itd.idaho.gov)

*Enhancing quality of life through transportation*

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

**Sent:** Tuesday, January 20, 2026 11:24 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@lpsd.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 <city@clarkforkidaho.gov>; 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>; Manda Corbett <cityclerk@cityofkootenai.org>; City of Oldtown <cityofoldtown@hotmail.com>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spiritleakeid.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 <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>; 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

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Cc: caseydgetty@gmail.com <caseydgetty@gmail.com>; Dan Tadic <dtadic@hmh-llc.com>; greg.mason@wallandcompany.com <greg.mason@wallandcompany.com>; David Fisher <david.fisher@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>

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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,

**Jeannie Welter**  
Bonner County Planning Department  
Systems Technician  
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Janna Brown &lt;janna.brown@bonnercountyid.gov&gt;

**[EXT SENDER] RE: Bonner County Planning - File V0030-25 Agency Review**

1 message

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

Wed, Jan 21, 2026 at 6:59 AM

No Comment from the Idaho Transportation Department.

Robert Beachler

District 1 Planning Program Manager

Idaho Transportation Department

600 W. Prairie Ave

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[robert.beachler@itd.idaho.gov](mailto:robert.beachler@itd.idaho.gov)

(208) 772-1216

Office Hours M-TH 6-4:30

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**From:** Bonner County Planning Department <[planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov)>

**Sent:** Tuesday, January 20, 2026 11:24 AM

**To:** Alan Brinkmeier <[alan.brinkmeier@bonnercountyid.gov](mailto:alan.brinkmeier@bonnercountyid.gov)>; Amber Burgess <[clerk@ebsewerdistrict.com](mailto:clerk@ebsewerdistrict.com)>; Army Corps of Engineers <[CENWW-RD-CDA@usace.army.mil](mailto:CENWW-RD-CDA@usace.army.mil)>; Avista Copr - Jay West <[jay.west@avistacorp.com](mailto:jay.west@avistacorp.com)>; Avista Corp - Peggy George <[peggy.george@avistacorp.com](mailto:peggy.george@avistacorp.com)>; Becky Meyer <[becky.meyer@lpsd.org](mailto:becky.meyer@lpsd.org)>; Bill Berg <[billb@bbsewer.org](mailto:billb@bbsewer.org)>; Bonner County Assessors <[assessorsgroup@bonnercountyid.gov](mailto:assessorsgroup@bonnercountyid.gov)>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <[DIRECTOR@bonnercountyhistory.org](mailto:DIRECTOR@bonnercountyhistory.org)>; Bonner County Solid Waste <[solidwaste@bonnercountyid.gov](mailto:solidwaste@bonnercountyid.gov)>; Bonnie Schademan <[bonnies@inlandpower.com](mailto:bonnies@inlandpower.com)>; Brenna Garro <[Brenna.Garro@oer.idaho.gov](mailto:Brenna.Garro@oer.idaho.gov)>; Bryan Quayle <[quaylelanduseconsulting@gmail.com](mailto:quaylelanduseconsulting@gmail.com)>; Carrol Stejer <[CASTEJER@gmail.com](mailto:CASTEJER@gmail.com)>; Charity Hinshaw <[Charityhinshaw@sd83.org](mailto:Charityhinshaw@sd83.org)>; Chief Debbie Carpenter <[chief@spiritlakefire.com](mailto:chief@spiritlakefire.com)>; City of Clark Fork <[city@clarkforkidaho.gov](mailto:city@clarkforkidaho.gov)>; City of Clark Fork <[CityClerk1@clarkforkidaho.gov](mailto:CityClerk1@clarkforkidaho.gov)>; City of Dover <[cityclerk@cityofdoveridaho.org](mailto:cityclerk@cityofdoveridaho.org)>; City of East Hope Franck <[easthope.city@gmail.com](mailto:easthope.city@gmail.com)>; City of Hope <[hopecityclerk@gmail.com](mailto:hopecityclerk@gmail.com)>; Manda Corbett <[cityclerk@cityofkootenai.org](mailto:cityclerk@cityofkootenai.org)>; City of Oldtown <[cityofoldtown@hotmail.com](mailto:cityofoldtown@hotmail.com)>; City of Sandpoint Planning <[cityplanning@sandpointidaho.gov](mailto:cityplanning@sandpointidaho.gov)>; [cityclerk@spiritlakeid.gov](mailto:cityclerk@spiritlakeid.gov); Colleen Johnson <[CJohnson@kootenaiponderaysewerdistrict.org](mailto:CJohnson@kootenaiponderaysewerdistrict.org)>; Craig Hill <[craighill@hillsresort.com](mailto:craighill@hillsresort.com)>; D1Permits <[D1Permits@itd.idaho.gov](mailto:D1Permits@itd.idaho.gov)>; Dan Brown <[dbrown@idl.idaho.gov](mailto:dbrown@idl.idaho.gov)>; Dan Scholz <[dan.scholz@nli.coop](mailto:dan.scholz@nli.coop)>; Dave Schuck <[dave.schuck@bonnercountyid.gov](mailto:dave.schuck@bonnercountyid.gov)>; David LaTourette <[coolinfirechief@gmail.com](mailto:coolinfirechief@gmail.com)>; David LaTourette <[Coolinfdchief@gmail.com](mailto:Coolinfdchief@gmail.com)>; Dean Davis <[deandavis@sd83.org](mailto:deandavis@sd83.org)>; East Bonner Library <[Amanda@ebonnerlibrary.org](mailto:Amanda@ebonnerlibrary.org)>; East Priest Lake Fire District <[eastpriestlakefd@gmail.com](mailto:eastpriestlakefd@gmail.com)>; Erik Sjoquist <[esjoquist@idl.idaho.gov](mailto:esjoquist@idl.idaho.gov)>; Federal Aviation Administration

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**Subject:** Bonner County Planning - File V0030-25 Agency Review

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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,**

**Jeannie Welter**

**Bonner County Planning Department**

**Systems Technician**

**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  
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**Build smarter. Apply online.**

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Janna Brown <janna.brown@bonnercountyid.gov>

**RE: Bonner County Planning - File V0030-25 Agency Review**

1 message

'KPSD Clerk' via Mail-Planning <planning@bonnercountyid.gov>  
Reply-To: KPSD Clerk <clerk@kootenaiponderaysewerdistrict.org>  
To: planning@bonnercountyid.gov

Tue, Jan 20, 2026 at 1:24 PM

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

*Beate Pryor*



Clerk - Administrative Assistant  
Kootenai-Ponderay Sewer District  
511 Whiskey Jack Road Sandpoint, ID 83864  
Office Hours: 8:30 am – 5:00 pm, Monday through Thursday  
Phone: 208.263.0229

**From:** Colleen Johnson <C.Johnson@kootenaiponderaysewerdistrict.org>  
**Sent:** Tuesday, January 20, 2026 12:28 PM  
**To:** KPSD Clerk <clerk@kootenaiponderaysewerdistrict.org>  
**Subject:** FW: Bonner County Planning - File V0030-25 Agency Review

**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”**



**From:** Bonner County Planning Department <[planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov)>

**Sent:** Tuesday, January 20, 2026 11:24 AM

**To:** Alan Brinkmeier <[alan.brinkmeier@bonnercountyid.gov](mailto:alan.brinkmeier@bonnercountyid.gov)>; Amber Burgess <[clerk@ebsewerdistrict.com](mailto:clerk@ebsewerdistrict.com)>; Army Corps of Engineers <[CENWW-RD-CDA@usace.army.mil](mailto:CENWW-RD-CDA@usace.army.mil)>; Avista Copr - Jay West <[jay.west@avistacorp.com](mailto:jay.west@avistacorp.com)>; Avista Corp - Peggy George <[peggy.george@avistacorp.com](mailto:peggy.george@avistacorp.com)>; Becky Meyer <[becky.meyer@lposd.org](mailto:becky.meyer@lposd.org)>; Bill Berg <[billb@bbsewer.org](mailto:billb@bbsewer.org)>; Bonner County Assessors <[assessorsgroup@bonnercountyid.gov](mailto:assessorsgroup@bonnercountyid.gov)>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <[DIRECTOR@bonnercountyhistory.org](mailto:DIRECTOR@bonnercountyhistory.org)>; Bonner County Solid Waste <[solidwaste@bonnercountyid.gov](mailto:solidwaste@bonnercountyid.gov)>; Bonnie Schademan <[bonnies@inlandpower.com](mailto:bonnies@inlandpower.com)>; Brenna Garro <[Brenna.Garro@oer.idaho.gov](mailto:Brenna.Garro@oer.idaho.gov)>; 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<[Rich.hash2022@gmail.com](mailto:Rich.hash2022@gmail.com)>; Road & Bridge - Matt Mulder <[matt.mulder@bonnercountyid.gov](mailto:matt.mulder@bonnercountyid.gov)>; Ryan Zandhuisen <[rzandhuisen@idl.idaho.gov](mailto:rzandhuisen@idl.idaho.gov)>; Sagle Valley Water and Sewer District <[saglewatersewer@gmail.com](mailto:saglewatersewer@gmail.com)>; Sagle Valley Water & Sewer District <[markc@smartplugs.com](mailto:markc@smartplugs.com)>; Sam Owen Fire Rescue Sam Owen Fire Rescue <[sofd@wow-tel.net](mailto:sofd@wow-tel.net)>; Sam Ross <[sam.ross@nli.coop](mailto:sam.ross@nli.coop)>; Sarah Gilmore <[sgilmore@sandpointidaho.gov](mailto:sgilmore@sandpointidaho.gov)>; School District 84 Transportation - James Koehler <[james.koehler@lposd.org](mailto:james.koehler@lposd.org)>; SCHWEITZER FIRE DISTRICT <[SchweitzerFireDistrict@gmail.com](mailto:SchweitzerFireDistrict@gmail.com)>; Selkirk Association of Realtors <[danielle@selkirkaor.com](mailto:danielle@selkirkaor.com)>; Selkirk Recreation District <[elgar@whoi.edu](mailto:elgar@whoi.edu)>; Sheryl Austin <[granitereeder@gmail.com](mailto:granitereeder@gmail.com)>; SOURDOUGH POINT OWNERS ASSOCIATION <[sourdoughpoint@hotmail.com](mailto:sourdoughpoint@hotmail.com)>; Southside Water and Sewer <[southsidewaterandsewer@swsdidaho.org](mailto:southsidewaterandsewer@swsdidaho.org)>; Steve Elgar <[selgar@mac.com](mailto:selgar@mac.com)>; Superintendent School Dist 84 <[kelly.fisher@lposd.org](mailto:kelly.fisher@lposd.org)>; [Symone.legg@itd.idaho.gov](mailto:Symone.legg@itd.idaho.gov); Tammy Miller <[tmiller@selkirkfire.com](mailto:tmiller@selkirkfire.com)>; Tammy Miller <[tmiller@selkirkfire.us](mailto:tmiller@selkirkfire.us)>; TC Energy / TransCanada <[US\\_crossings@tcenergy.com](mailto:US_crossings@tcenergy.com)>; Teresa Decker <[Huckleberryhoa@gmail.com](mailto:Huckleberryhoa@gmail.com)>; Teresa Decker <[huckbayutilities01@gmail.com](mailto:huckbayutilities01@gmail.com)>; Teresa Zamora <[utilities@stoneridgeidaho.com](mailto:utilities@stoneridgeidaho.com)>; Theresa Wheat <[theresa@kootenai.org](mailto:theresa@kootenai.org)>; Tim Ventress <[chventresswplvfd@hotmail.com](mailto:chventresswplvfd@hotmail.com)>; Timberlake Fire District <[Kwright@timberlakefire.com](mailto:Kwright@timberlakefire.com)>; Tom Renzi <[eplfdchief@gmail.com](mailto:eplfdchief@gmail.com)>; US Fish & Wildlife Services <[fw1idahoconsultationrequests@fws.gov](mailto:fw1idahoconsultationrequests@fws.gov)>; West Bonner Library <[meagan@westbonnerlibrary.org](mailto:meagan@westbonnerlibrary.org)>; West Pend Oreille Fire District <[wpofd1@gmail.com](mailto:wpofd1@gmail.com)>  
**Cc:** [caseydgetty@gmail.com](mailto:caseydgetty@gmail.com); [dtadic@hmh-llc.com](mailto:dtadic@hmh-llc.com); [greg.mason@wallandcompany.com](mailto:greg.mason@wallandcompany.com); David Fisher <[david.fisher@bonnercountyid.gov](mailto:david.fisher@bonnercountyid.gov)>; Janna Brown <[janna.brown@bonnercountyid.gov](mailto:janna.brown@bonnercountyid.gov)>  
**Subject:** Bonner County Planning - File V0030-25 Agency Review

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,**

**Jeannie Welter**

**Bonner County Planning Department**

**Systems Technician**

**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

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**Build smarter. Apply online.**

[Online Application Guide](#)



**2026\_01\_V0030-25\_Variance.pdf**  
196K

# 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 20<sup>th</sup> day of **January 2026**.

*Jeannie L Welter*  
Jeannie Welter, Systems Technician

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Tuesday, January 20, 2026**.

**NOTICE IS HEREBY GIVEN** that the Bonner County Zoning Commission will hold a public hearing at **5:30 pm on Thursday, February 26, 2026**, in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following requests:

**File V0030-25 - Variance – Impervious Surface & Shoreline Setback:** The applicants are requesting a Variance to the impervious surface limits, to allow for 52% coverage, where 35% is the maximum, and to the shoreline standards, to allow a 0-foot setback, where 40' is required, for the placement of 290 sq. ft. of riprap along the shoreline. The 0.520-acre lot is zoned Rural 5. The project site is located off Sundowner Lane in Section 6, Township 56 North, Range 02 West, Boise-Meridian. The project site is within the service areas of Sagle Fire District and Southside Water & Sewer District.

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

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

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

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

NO COMMENT *Kootenai-Ponderay Sewer district* *1/20/2026*  
Name Date  
*Out of boundaries.*





Janna Brown <janna.brown@bonnercountyid.gov>

**[EXT SENDER] V0030-25-VARIANCE-IMPERVIOUS SURFACE & SHORELINE SETBACK**

1 message

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

Tue, Jan 20, 2026 at 2:19 PM

 <p><b>Public Health</b> Prevent. Promote. Protect. Panhandle Health District</p>	<p><b>Denis Twohig</b>   Technical Records Specialist 1 2101 W Pine St. Sandpoint, ID 83864 P: 208.265.6384 E: <a href="mailto:ehapplications@phd1.idaho.gov">ehapplications@phd1.idaho.gov</a> W: <a href="http://Panhandlehealthdistrict.org">Panhandlehealthdistrict.org</a></p>
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**IMPORTANT:** The information contained in this email may be privileged, confidential or otherwise protected from disclosure.

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

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

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

 **V0030-25-VARIANCE-IMPERVIOUS SURFACE & SHORELINE SETBACK.pdf**  
1018K

# 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 20<sup>th</sup> day of **January 2026**.

Jeanie L. Welter  
Jeanie Welter, Systems Technician

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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 Sarah Tomyan (PHD) 1/20/26  
Name Date

No comment  
Contact Southside W & S



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

**[EXT SENDER] Re: Bonner County Planning - File V0030-25 Agency Review**

1 message

Southside Water and Sewer &lt;southsidewaterandsewer@swsdidaho.org&gt;

Mon, Feb 9, 2026 at 12:23 PM

To: Bonner County Planning Department &lt;planning@bonnercountyid.gov&gt;

Dear Jeannie,

On behalf of Southside Water and Sewer District, we have reviewed the application for File V0030-25.

The District has no comments at this time, as the proposal does not impact District infrastructure.

Best regards,

*Julia MacDonald*

Southside Water & Sewer District  
Treasurer / Administrator  
PO Box D  
Sandpoint, ID 83864  
(208) 255-1041  
[southsidewaterandsewer.org](http://southsidewaterandsewer.org)

On Tue, Jan 20, 2026 at 11:24 AM Bonner County Planning Department <[planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov)> wrote:

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,**

**Jeannie Welter**  
**Bonner County Planning Department**  
**Systems Technician**  
**208-265-1458**

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**Build smarter. Apply online.**  
**Online Application Guide**



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

## Re: [EXTERNAL] Bonner County Planning - File V0030-25 Agency Review

1 message

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

Wed, Feb 4, 2026 at 2:13 PM

Reply-To: Ken Flint &lt;ken\_flint@tcenergy.com&gt;

To: Bonner County Planning Department &lt;planning@bonnercountyid.gov&gt;

No Comment from TC Energy -

Not near pipeline

### Ken Flint

Land Representative, USNG Land Services

[ken\\_flint@tcenergy.com](mailto:ken_flint@tcenergy.com)

mobile: 509-991-0804 desk: 509-533-2836



201 West North River Dr Suite 505

Spokane, WA 99201

TCEnergy.com

For more pipeline information, please visit: <https://www.tcenergyopenhouse.com/beforeyoudig/>

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

**Sent:** Tuesday, January 20, 2026 11:24 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>; 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 <city@clarkforkidaho.gov>; 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 Kootenai <cityclerk@cityofkootenai.org>; City of Oldtown <cityofoldtown@hotmail.com>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spiritleakeid.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>; 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@lactedewaterdistrict.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@lpsd.org>; Merritt Horsmon <merritt.horsmon@idfg.idaho.gov>; 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>; 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@lpsd.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@lpsd.org>; Symone.legg@itd.idaho.gov <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 Pend Oreille Fire District <wpofd1@gmail.com>

**Cc:** caseydgetty@gmail.com <caseydgetty@gmail.com>; dtadic@hnh-llc.com <dtadic@hnh-llc.com>; greg.mason@wallandcompany.com <greg.mason@wallandcompany.com>; David Fisher <david.fisher@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>

**Subject:** [EXTERNAL] Bonner County Planning - File V0030-25 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.

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Thank you,

**Jeannie Welter**  
Bonner County Planning Department  
Systems Technician  
208-265-1458

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