



## Bonner County Planning Department

*"Protecting property rights and enhancing property value"*

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

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

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

June 12, 2026

James & Mary Smith  
11415 S. George Road  
Spokane, WA 99224

Subj: File V0036-25 – Variance – Street Setback

Appendices: (A) File V0036-25 Staff Report  
(B) Land Use Decision-Making Worksheet

Dear James & Mary,

The Bonner County Zoning Commission, at the May 14, 2026 hearing, denied the referenced application.

Commissioner Pound moved to deny this project V0036-25 based upon the following conclusions:

### Conclusion 1

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

### Conclusion 2

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

### Conclusion 3

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

This decision is based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at the hearing. Commissioner Pound further moved 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. 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 Johnson: AYE

Commissioner Blaser: NAY

Commissioner Pound: AYE

Voted upon and the Chair declared the Motion passed, 2-1.

Bonner County Revised Code, Section 12-262, provides an opportunity for affected persons to appeal Zoning Commission decisions with the Planning Director within 28 days after the final written decision of the Zoning Commission has been issued. Any such appeal must be submitted in accordance with the referenced code section no later than **5:00 p.m., July 10, 2026. AN APPEAL SHALL BE ACCOMPANIED BY A FILING FEE IN ACCORDANCE WITH THE APPROVED FEE SCHEDULE. THE FEES ARE PAYABLE TO THE BONNER COUNTY PLANNING DEPARTMENT.**

**NOTE:** Following any final decision concerning a site-specific land use request, the applicant has a right to request a regulatory taking analysis pursuant to Section 67-8003, Idaho Code (*Idaho Code §67-6535(3)*).

Please contact the Planning Department if you have any questions.

Sincerely,



Commissioner Brett Blaser  
Vice Chair, Bonner County Zoning Commission

## **Appendix A – V0036-25 Staff Report**

**BONNER COUNTY PLANNING DEPARTMENT  
ZONING COMMISSION  
STAFF REPORT FOR MAY 14, 2026**

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**Project Name:** **Smith – Street Setback**

**File Number, Type:** **FILE #V0036-25**

**Request:** The applicant is requesting a 8’ street setback where 25’ is required for the construction of an accessory building.

**Legal Description:** 3-59N-4W SKYLSTAD ESTATES LOT 2 CPWRS

**Location:** The project site is located off Sherwood Beach Road in Section 3, Township 59 North, Range 4 West, Boise-Meridian.

**Parcel Number:** RP052240000020A

**Parcel Size:** 0.172-acres

**Applicant/Property Owner:** James & Mary Smith  
11415 S. George Rd  
Spokane, WA 99224

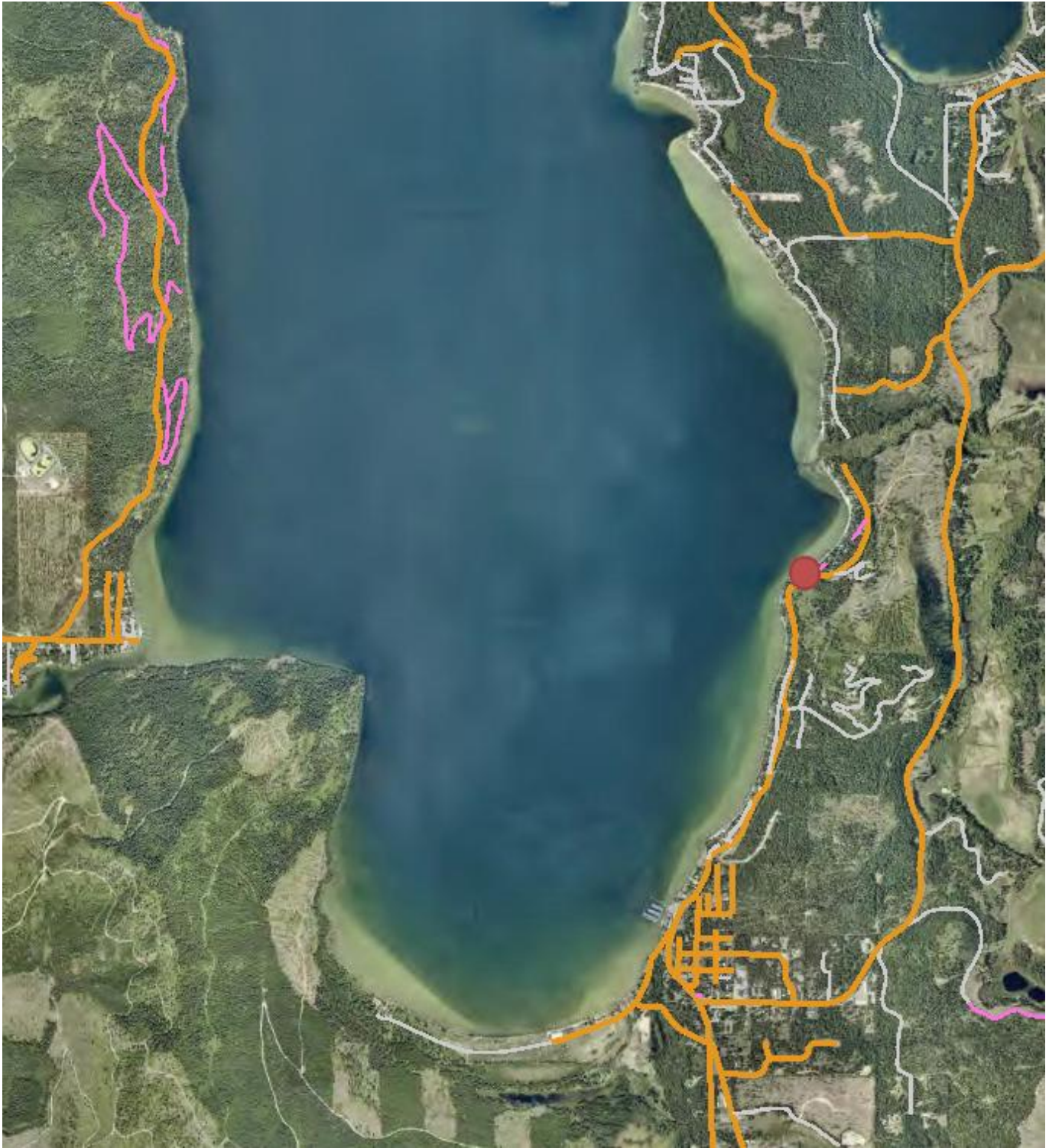
**Project Rep** Jeff Jensen  
James A. Sewell and Associates, LLC

**Application filed:** October 20, 2025

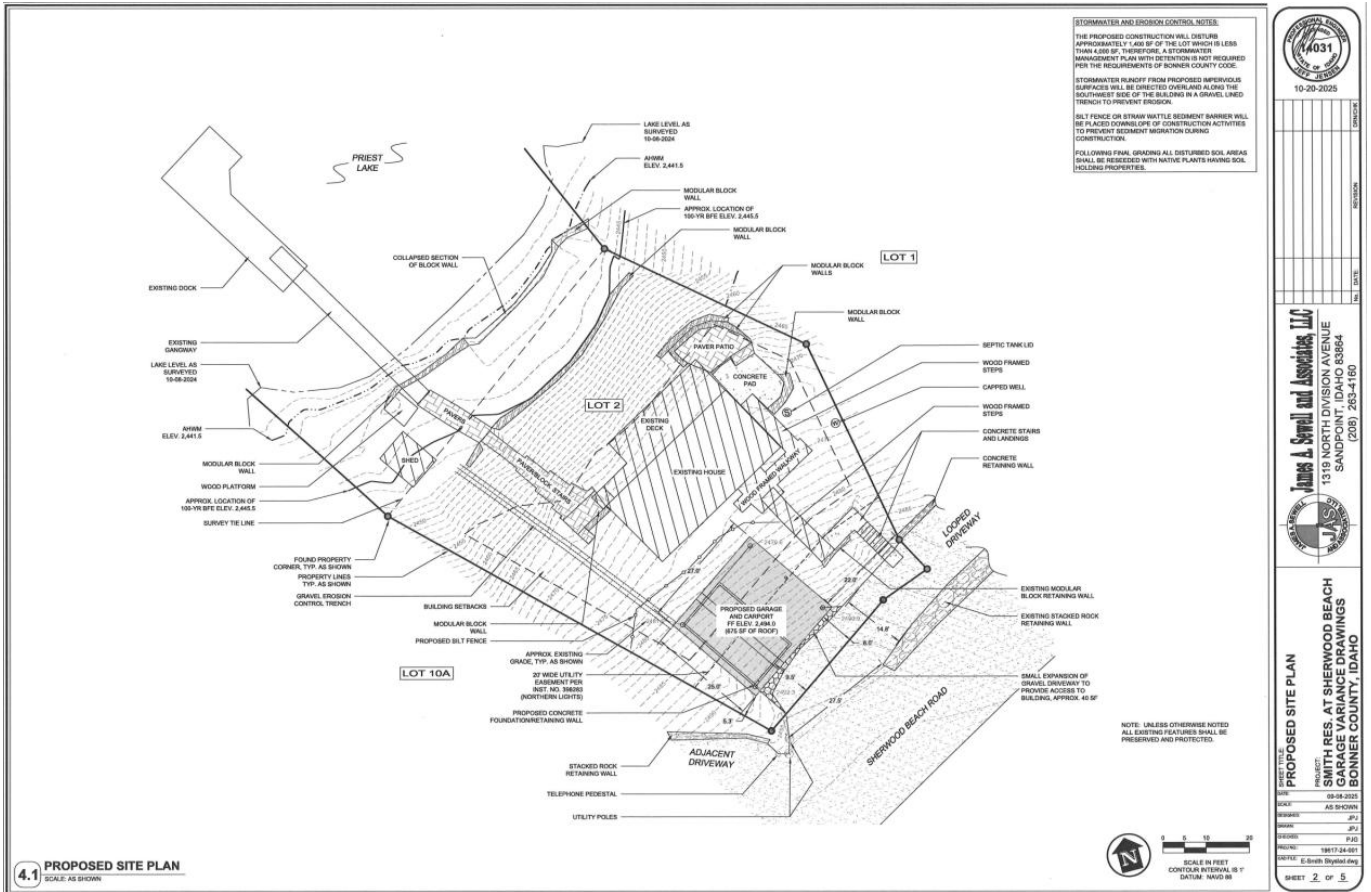
**Notice provided:** Mail: April 7, 2026  
Site Posting: April 7, 2026  
Published in newspaper: April 7, 2026

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

# Vicinity Map



# Site Plan



## Project summary:

The applicant is requesting an 8' street setback where 25 feet is required for the construction of an accessory building. The 0.172-acre property is zoned Recreation (Rec). The project site is located off Sherwood Beach Road in Section 3, Township 59 North, Range 04 West, Boise-Meridian. The project site is within the service areas of Coolin Cavanaugh Bay Fire District, Coolin Sewer, and West Bonner School District #83.

## Applicable laws:

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

- BCRC 12-232, General provisions
- BCRC 12-233, Application, contents
- BCRC 12-234, Variance, standards for review of applications
- BCRC 12-412, Density and Dimensional Standards; Suburban, Commercial, Industrial, Rural Service Center, Recreation and Alpine Village Zones
- BCRC 12-7.2, et seq., Grading/erosion/stormwater management
- BCRC 12-800 et seq., Definitions

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## Background:

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### A. Site data:

Land Use: Residential  
Platted: Skylstad Estates, Lot 2  
Size: 0.172-acres  
Zoning Designation: Recreation (Rec)  
Comp Plan Designation: Resort Community (0-2.5 AC)

### B. Access:

Sherwood Beach Road, a Bonner County owned and maintained public right-of-way.

### C. Environmental factors:

Site does contain mapped slopes. (USGS)  
Site does not contain mapped wetlands. (USFWS)  
Site does contain frontage on Priest Lake.  
Parcel is within SFHA Zone AE and Zone X per FIRM Panel Number 16017C0430F, Effective Date 7/7/2014.

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

Compass	Comp Plan	Zoning	Current Land Use & Density
Site	Resort Community (0-2.5 AC)	Recreation	Residential, 0.172-acres
North	Priest Lake	N/A	N/A
East	Resort Community (0-2.5 AC)	Recreation	Residential, 0.184-acres
South	Resort Community (0-2.5 AC)	Recreation	Recreation, 0.468-acres
West	Resort Community (0-2.5 AC)	Recreation	Residential, 0.336-acres

### E. BCRC 12-232, General Provisions

In accordance with BCRC 12-232, the applicant is seeking a 68% variance to street setbacks.

### F. BCRC 12-233, Application, contents

In accordance with BCRC 12-233, the applicant submitted all the required documents and the application was deemed complete on February 26, 2026.

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

BCRC 12-234 specifies that "The staff, Zoning Commission, hearing examiner and/or Board shall review the particular facts and circumstances of each proposal submitted. To grant a variance, the hearing examiner or the Governing Body must find adequate evidence showing that:"

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

*Applicant: "There is no dedicated off-street parking location for the property and the lot has a very steep slope down from the existing road that does not accommodate the construction of a driveway. The applicant is proposing to construct a small garage and carport that will allow for off-street parking. There is no other location for the garage on the lot because the lot is small, the slope is steep, and there is already an existing house on the lot."*

**Staff:** The subject property does contain mapped slopes, per GIS LiDAR data, primarily above 30%. This can create significant challenges when developing the lot. The subject property does not contain any mapped wetlands but does have frontage on Priest Lake. Many of the lots in the vicinity are similar in shape and size and appear to face similar challenges when looking to further develop the lots.

There is no evidence that the landowner has changed the lots size, shape or topography of the lot since obtaining it.

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

*Applicant: "The applicant purchased the property in 2023 and the lot size and house were existing at the time. The actions of the applicant have not cause the special circumstances associated with the lot."*

**Staff:** Per Warranty Deed, Instrument #1027242, the current owner acquired the subject property in November of 2023. Based on Assessor data for the property, the existing dwelling was built in 1992. The original lot was created as part of the Plat of Camp Sherwood in 1960, with a lot line adjustment completed in 2021. With this information in mind, there does not appear to be any special conditions or circumstances that result from the actions of the applicant.

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

*Applicant: "The variance is for a detached garage that will provide off-street parking for the landowner and reduce the parking load on the existing shared driveway and street. There are similar configurations at adjacent lots due to the natural slopes of the terrain. The property to the northeast also appears to have a reduced setback to the front of the house due to the steep slope. The property that is two houses to the southwest has an elevated parking structure/driveway. There will be no safety hazards to the public."*

**Staff:** Bonner County Road & Bridge department submitted a comment in opposition to the proposed street setback variance. **(Full comment can be found in Appendix B)**. Coolin Sewer District also submitted a comment expressing concerns with the accessibility of the main sewer line that runs down Sherwood Beach Road, should this structure be allowed to encroach upon the easement for the mainline. **(Full comment in Appendix B)**.

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

**H. BCRC 12-412, Density and Dimensional Standards; Suburban, Commercial, Industrial, Rural Service Center, Recreation and Alpine Village Zones**

Per BCRC 12-412 Table 4-2, the street setback in the Recreation zone is 25'. This request is proposing a deviation from this standard to allow for a 8' setback.

**I. BCRC 12-7.2, et seq., Grading/erosion/stormwater management**

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

**J. Agency Review**

Agencies were notified of this project on April 7, 2026. A full list of the agencies notified can be found in the attached Appendix A.

**The following agencies commented:**

Coolin Sewer District  
Bonner County Road & Bridge

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

TC Energy  
Panhandle Health District  
Kootenai-Ponderay Sewer District  
Idaho Transportation Department  
Idaho Department of Fish and Game  
Idaho Department of Water Resources  
Idaho Department of Environmental Quality  
Bonneville Power Administration

**All other agencies did not reply.**

**Public Notice & Comments**

At the time this Staff Report was prepared, no public comments were received.

**Planner's Initials: KS      Date: 5/7/2026**

**Note:**

**The final decision rests with the governing body after the completion of the public hearing and consideration of all relevant oral and written testimony and evidence.**

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## Zoning Commission

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**MOTION TO APPROVE:** I move to approve this request FILE V0036-25, for an 8' street setback where 25' is required, 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.

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**MOTION TO DENY:** I move to deny this request FILE V0036-25, 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-

6535, 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.

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### **Conditions of approval:**

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**A-1** Only the development highlighted on the site plan has been reviewed for variance standards. All other development shown must comply with Bonner County Revised Code.

**A-2** This variance shall not supersede any deed restrictions.

**A-3** A Building Location Permit shall be required for the highlighted development.

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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 Hearing Record of Mailing**

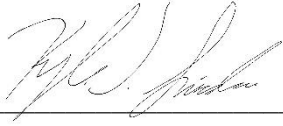
## **RECORD OF MAILING**

Page 1 of 1

File Number: File V0036-25

Record of Mailing Approved By: \_\_\_\_\_

Hearing Date: 5.14.26



I hereby certify that a true and correct copy of the "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this **7<sup>th</sup>** day of **April 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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**Re: Notice of Public Hearing - Comments Due by April 30, 2026 - File V0036-25 - Bonner County Planning**

1 message

**Matt Mulder** <matt.mulder@bonnercountyid.gov>

Tue, Apr 14, 2026 at 12:08 PM

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

The Bonner County Road & Bridge Department is opposed to the requested 8ft street setback variance from the edge of Sherwood Beach Rd right of way. The road is a County maintained road, and structures this close to the road create issues with our ability to maintain the road, plow snow, trim brush, etc. effectively without taking special care not to damage buildings. For example, snow, ice, and rocks can fly 30ft off of the blades of passing snow plows. When doing brushing projects, pulverizing stumps and brush with the attachment on our excavator can throw woody debris quite a distance, all of which can damage siding, windows, etc.

In cases with the proposed structures being on a downhill slope, the distances that debris can travel are potentially even greater, and the risk is increased for potential damage that the County could be held liable for. With that in mind, if approved, I recommend a condition of approval be damage resistant construction (ie concrete, no windows, etc) and a waiver of liability to Bonner County for any damage to the structure from roadway maintenance operations. If the applicant wanted to do a flat elevated concrete parking pad without walls, doors, roofs, etc that might be something that our department would support to improve the off-street parking situation.

Utilities need to be installed outside of the road prism and as near as practical to the edge of the public right of way according to the Bonner County Road Standards Manual Section 2.5E. This puts power lines and other utilities too close to the edge of the building or forces the utilities to be installed closer to the road to maintain a reasonable separation from the structures. Utilities being closer to the road impacts our ability to upgrade and improve the road in the future. According to the electric companies, they need a minimum of 10ft separation from structures, and this proposed location would make the outer 2ft of the public ROW unsuitable for utility installations if/when the need arises in the future if this 8ft setback were to be permitted.

On that same note regarding utilities, there is a 20ft wide utilities easement to Northern Lights (Instr 398283), and the proposed garage location is on top of this easement. This easement is called out on their site plan but this conflict is not addressed, and typically structures are not allowed in utility easements. Is Northern Lights vacating their need for this utilities easement? Their input on this matter is an important consideration.

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

On Wed, Apr 8, 2026 at 3:50 PM Bonner County Planning Department <planning@bonnercountyid.gov> wrote:

You are invited to comment on this application, your comments must be received by the Bonner County Planning Department by 5 p.m. **April 30, 2026.**

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**



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

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**[EXT SENDER] RE: Notice of Public Hearing - Comments Due by May 5, 2026 - Appeal File V0036-25 - Bonner County Planning**

1 message

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**Farley, Alynette B (CONTR) - TERR-BELL-1** <abfarley@bpa.gov> Mon, Apr 13, 2026 at 7:57 AM  
To: Bonner County Planning Department <planning@bonnercountyid.gov>, "nathan@inlandcell.com" <nathan@inlandcell.com>, "scotth@weistowers.com" <scotth@weistowers.com>  
Cc: Jason Johnson <jason.johnson@bonnercountyid.gov>, Janna Brown <janna.brown@bonnercountyid.gov>, Maya Johnson <maya.johnson@bonnercountyid.gov>

No comment, no BPA ROW at location.

Thank you,

Alynette Farley

**BONNEVILLE POWER ADMINISTRATION**

**DEPARTMENT OF ENERGY**

**CONTR (Actalent)**

Right-of-Way Agent | Real Property Services | TERR

[abfarley@bpa.gov](mailto:abfarley@bpa.gov) | O: 509-468-3083 | C: 971-710-6926

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**From:** Bonner County Planning Department <[planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov)>  
**Sent:** Thursday, April 9, 2026 9:01 AM  
**To:** [nathan@inlandcell.com](mailto:nathan@inlandcell.com); [scotth@weistowers.com](mailto:scotth@weistowers.com)  
**Cc:** Jason Johnson <[jason.johnson@bonnercountyid.gov](mailto:jason.johnson@bonnercountyid.gov)>; Janna Brown <[janna.brown@bonnercountyid.gov](mailto:janna.brown@bonnercountyid.gov)>; Maya Johnson <[maya.johnson@bonnercountyid.gov](mailto:maya.johnson@bonnercountyid.gov)>  
**Subject:** Notice of Public Hearing - Comments Due by May 5, 2026 - Appeal File V0036-25 - Bonner County Planning

You are invited to comment on this application, your comments must be received by the Bonner County Planning Department by 5 p.m. **May 5, 2026.**

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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 **Notice of Public Hearing BOCC 5.19.26.pdf**  
1340K

# 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 9<sup>th</sup> day of April 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 **Thursday, April 9, 2026.**

**NOTICE IS HEREBY GIVEN** that the Bonner County Commissioners will hold a public hearing at **1:00 pm** on **Tuesday, April 19, 2026** in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following request:

**Appeal - File CUP0011-24 - Conditional Use Permit - Communication Tower:** A Conditional Use Permit to construct and operate a 190' lattice tower with an 8' x 10' unmanned equipment shelter in a 50' x 50' compound enclosed in a chain-link fence. The parcel is five (5) acres and is currently zoned Agricultural/Forestry 10 (A/F-10). The subject property is located off Highway 57, down Quartz Mountain Road and on Northgate Road in Section 16, Township 57 North, Range 5 West, Boise Meridian, Bonner County Idaho. The project is located within the service area of West Pend Oreille Fire District. The Zoning Commission at the public hearing on February 12, 2026, denied this file. An appeal was received in a timely manner by the Planning Department.

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

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

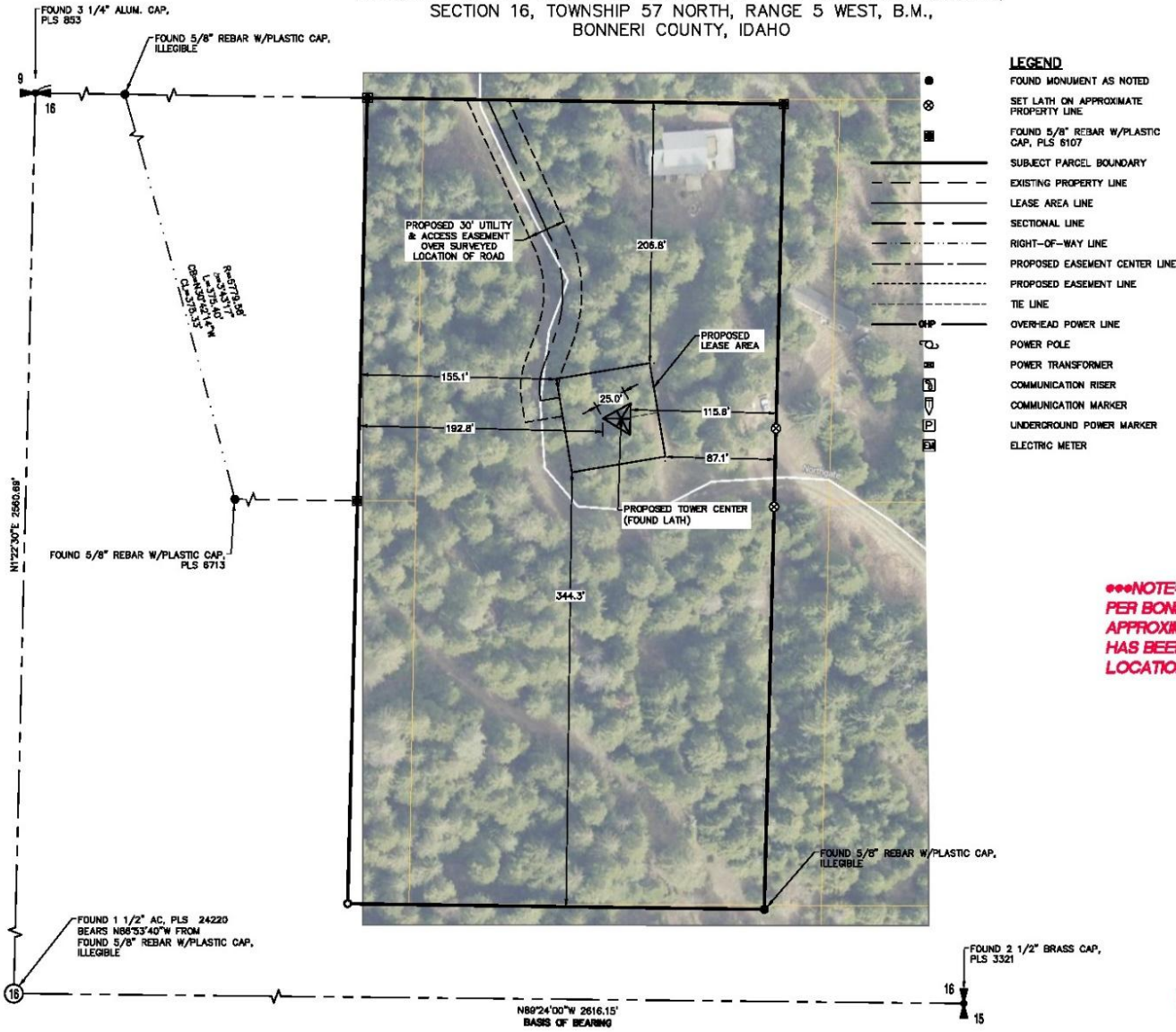
During the hearing for this application, the public will be given an opportunity to provide testimony and/or evidence regarding how the proposal does or does not comply with the applicable approval criteria of the Bonner County Revised Code. At the close of the public hearing, the governing body will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

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

NO COMMENT   
Name Date

# NORTHGATE TOWER SITE EXHIBIT

A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER,  
SECTION 16, TOWNSHIP 57 NORTH, RANGE 5 WEST, B.M.,  
BONNERI COUNTY, IDAHO

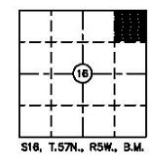
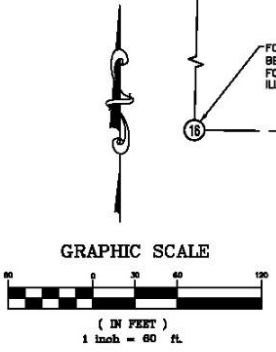


- LEGEND**
- FOUND MONUMENT AS NOTED
  - ⊗ SET LATH ON APPROXIMATE PROPERTY LINE
  - FOUND 5/8" REBAR W/PLASTIC CAP, PLS 6107
  - SUBJECT PARCEL BOUNDARY
  - - - EXISTING PROPERTY LINE
  - - - LEASE AREA LINE
  - - - SECTIONAL LINE
  - - - RIGHT-OF-WAY LINE
  - - - PROPOSED EASEMENT CENTER LINE
  - - - PROPOSED EASEMENT LINE
  - - - TIE LINE
  - OHP — OVER-HEAD POWER LINE
  - ⊕ POWER POLE
  - ⊞ POWER TRANSFORMER
  - ⊞ COMMUNICATION RISER
  - ⊞ COMMUNICATION MARKER
  - ⊞ UNDERGROUND POWER MARKER
  - ⊞ ELECTRIC METER

\*\*\*NOTE: THE BACKGROUND IMAGE IS PER BONNER COUNTY GIS, AND IS APPROXIMATE IN NATURE. THE IMAGE HAS BEEN LOCATED BY THE SURVEYED LOCATION OF THE ACCESS ROAD.\*\*\*

**PRELIMINARY**

24-285\_RDS.dwg 11/27 (RDS PG)



**storhäug**  
civil engineering planning  
landscape architecture surveying

510 east third avenue | spokane, wa | 99202  
p.509.242.1000

DATE 08/14/2024	SCALE 1" = 60'
FIELD BOOK 24-285	DRAWN DKM/JRB
PROJECT NUMBER 24-285	DRAWING NO. 1 OF 2



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

---

**RE: Notice of Public Hearing - Comments Due by April 30, 2026 - File V0036-25 - Bonner County Planning**

1 message

---

**'Farley,Alynette B (CONTR) - TERR-BELL-1' via Mail-Planning**

Mon, Apr 13, 2026 at 7:36 AM

&lt;planning@bonnercountyid.gov&gt;

Reply-To: "Farley,Alynette B (CONTR) - TERR-BELL-1" &lt;abfarley@bpa.gov&gt;

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

No BPA Powerline ROW in the location of the subject Application. No comment is needed.

Thank you,

Alynette Farley

**BONNEVILLE POWER ADMINISTRATION**

**DEPARTMENT OF ENERGY**

**CONTR (Actalent)**

Right-of-Way Agent | Real Property Services | TERR

[abfarley@bpa.Gov](mailto:abfarley@bpa.Gov) | O: 509-468-3083 | C: 971-710-6926

---

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

**Sent:** Wednesday, April 8, 2026 3:50 PM

**Cc:** Kyle Snider <[kyle.snider@bonnercountyid.gov](mailto:kyle.snider@bonnercountyid.gov)>; Janna Brown <[janna.brown@bonnercountyid.gov](mailto:janna.brown@bonnercountyid.gov)>; Maya Johnson <[maya.johnson@bonnercountyid.gov](mailto:maya.johnson@bonnercountyid.gov)>; [christydoc@yahoo.com](mailto:christydoc@yahoo.com); [jjensen@jasewell.com](mailto:jjensen@jasewell.com)

**Subject:** Notice of Public Hearing - Comments Due by April 30, 2026 - File V0036-25 - Bonner County Planning

You are invited to comment on this application, your comments must be received by the Bonner County Planning Department by 5 p.m. **April 30, 2026.**

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**

4/13/26, 9:04 AM

Bonner County Mail - RE: Notice of Public Hearing - Comments Due by April 30, 2026 - File V0036-25 - Bonner County Planning

**208-265-1458**



Maya Johnson <maya.johnson@bonnercountyid.gov>

---

## Notice of Public Hearing - Comments Due by April 30, 2026 - File V0036-25 - Bonner County Planning

---

coolinsewer@gmail.com <coolinsewer@gmail.com>

Thu, Apr 16, 2026 at 2:38 PM

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

Cc: Jake Copeland <jake@coolinsewerdistrict.com>, Chris Morris <chris@coolinsewerdistrict.com>

Coolin Sewer District comments for File V0036-25:

We have concerns with accessibility to the main sewer line that runs down Sherwood Beach Road. The proposed accessory building would be encroaching on the Coolin Sewer District easement for the mainline.

Thank you,

**Jordan Brooks**

Clerk | Treasurer

[Coolin Sewer District](#)

208.290.3318

---

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

**Sent:** Wednesday, April 8, 2026 3:50 PM

**Cc:** Kyle Snider <kyle.snider@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Maya Johnson <maya.johnson@bonnercountyid.gov>; christydoc@yahoo.com; jjensen@jasewell.com

**Subject:** Notice of Public Hearing - Comments Due by April 30, 2026 - File V0036-25 - Bonner County Planning

You are invited to comment on this application, your comments must be received by the Bonner County Planning Department by 5 p.m. **April 30, 2026.**

[Quoted text hidden]

[Quoted text hidden]



**Notice of Public Hearing ZC 5.14.26.docx**

848K



Maya Johnson <maya.johnson@bonnercountyid.gov>

---

## Notice of Public Hearing - Comments Due by April 30, 2026 - File V0036-25 - Bonner County Planning

---

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

Thu, Apr 9, 2026 at 2:50 PM

Good Afternoon,

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

Thank you,

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

[www.deq.idaho.gov](http://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:** Wednesday, April 8, 2026 3:50 PM

**Cc:** Kyle Snider <kyle.snider@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Maya Johnson <maya.johnson@bonnercountyid.gov>; christydoc@yahoo.com; jjensen@jasewell.com

**Subject:** Notice of Public Hearing - Comments Due by April 30, 2026 - File V0036-25 - Bonner County Planning

**CAUTION:** This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

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[Quoted text hidden]

[Quoted text hidden]



Janna Brown <janna.brown@bonnercountyid.gov>

**[EXT SENDER] RE: Notice of Public Hearing - Comments Due by April 30, 2026 - File V0036-25 - Bonner County Planning**

1 message

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

Mon, Apr 13, 2026 at 3:05 PM

REF: V0036-25

TO: Bonner County Planning Department

Good afternoon,

Idaho Department of Water Resources (IDWR) – Northern Regional Office doesn't have any comments for the proposed variance as it isn't 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  
7600 N Mineral Dr Suite 100 Coeur D Alene ID 83815-7763

**From:** Bonner County Planning Department <planning@bonnercountyid.gov>  
**Sent:** Wednesday, April 8, 2026 3:50 PM  
**Cc:** Kyle Snider <kyle.snider@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Maya Johnson <maya.johnson@bonnercountyid.gov>; christydoc@yahoo.com; jjensen@jasewell.com  
**Subject:** Notice of Public Hearing - Comments Due by April 30, 2026 - File V0036-25 - Bonner County Planning

**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.

You are invited to comment on this application, your comments must be received by the Bonner County Planning Department by 5 p.m. **April 30, 2026**.

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**

## Maya Johnson

---

**From:** planning@bonnercountyid.gov on behalf of Horsmon,Merritt  
<merritt.horsmon@idfg.idaho.gov>  
**Sent:** Thursday, April 30, 2026 12:56 PM  
**To:** Planning  
**Subject:** RE: Notice of Public Hearing - Comments Due by April 30, 2026 - File V0036-25 - Bonner County Planning

You don't often get email from merritt.horsmon@idfg.idaho.gov. [Learn why this is important](#)

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](mailto:merritt.horsmon@idfg.idaho.gov)



---

**From:** Bonner County Planning Department <planning@bonnercountyid.gov>  
**Sent:** Wednesday, April 08, 2026 3:50 PM  
**Cc:** Kyle Snider <kyle.snider@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Maya Johnson <maya.johnson@bonnercountyid.gov>; christydoc@yahoo.com; jjensen@jasewell.com  
**Subject:** Notice of Public Hearing - Comments Due by April 30, 2026 - File V0036-25 - Bonner County Planning

**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.**

---

You are invited to comment on this application, your comments must be received by the Bonner County Planning Department by 5 p.m. **April 30, 2026.** 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**

## Maya Johnson

---

**From:** planning@bonnercountyid.gov on behalf of Horsmon,Merritt  
<merritt.horsmon@idfg.idaho.gov>  
**Sent:** Friday, May 1, 2026 2:15 PM  
**To:** Planning  
**Subject:** RE: Notice of Public Hearing - Comments Due by May 5, 2026 - Appeal File V0036-25 - Bonner County Planning

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](mailto:merritt.horsmon@idfg.idaho.gov)



---

**From:** Bonner County Planning Department <planning@bonnercountyid.gov>  
**Sent:** Thursday, April 09, 2026 9:01 AM  
**To:** nathan@inlandcell.com; scotth@weistowers.com  
**Cc:** Jason Johnson <jason.johnson@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Maya Johnson <maya.johnson@bonnercountyid.gov>  
**Subject:** Notice of Public Hearing - Comments Due by May 5, 2026 - Appeal File V0036-25 - Bonner County Planning

**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.**

---

You are invited to comment on this application, your comments must be received by the Bonner County Planning Department by 5 p.m. **May 5, 2026.**

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**



Maya Johnson <maya.johnson@bonnercountyid.gov>

---

## Notice of Public Hearing - Comments Due by April 30, 2026 - File V0036-25 - Bonner County Planning

---

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

Mon, Apr 13, 2026 at 9:39 AM

No Comment from the Idaho Transportation Department.

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

---

**From:** Bonner County Planning Department <[planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov)>  
**Sent:** Wednesday, April 8, 2026 3:50 PM  
**Cc:** Kyle Snider <[kyle.snider@bonnercountyid.gov](mailto:kyle.snider@bonnercountyid.gov)>; Janna Brown <[janna.brown@bonnercountyid.gov](mailto:janna.brown@bonnercountyid.gov)>; Maya Johnson <[maya.johnson@bonnercountyid.gov](mailto:maya.johnson@bonnercountyid.gov)>; [christydoc@yahoo.com](mailto:christydoc@yahoo.com); [jjensen@jasewell.com](mailto:jjensen@jasewell.com)  
**Subject:** Notice of Public Hearing - Comments Due by April 30, 2026 - File V0036-25 - Bonner County Planning

**CAUTION:** This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

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You are invited to comment on this application, your comments must be received by the Bonner County Planning Department by 5 p.m. **April 30, 2026.**

[Quoted text hidden]

[Quoted text hidden]



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

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**RE: Notice of Public Hearing - Comments Due by April 30, 2026 - File V0036-25 - Bonner County Planning**

1 message

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

Thu, Apr 9, 2026 at 8:17 AM

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 <CJohnson@kootenaiponderaysewerdistrict.org>

**Sent:** Wednesday, April 8, 2026 3:57 PM

**To:** KPSD Clerk <clerk@kootenaiponderaysewerdistrict.org>

**Subject:** FW: Notice of Public Hearing - Comments Due by April 30, 2026 - File V0036-25 - Bonner County Planning

**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:** Wednesday, April 8, 2026 3:50 PM

**Cc:** Kyle Snider <[kyle.snider@bonnercountyid.gov](mailto:kyle.snider@bonnercountyid.gov)>; Janna Brown <[janna.brown@bonnercountyid.gov](mailto:janna.brown@bonnercountyid.gov)>; Maya Johnson <[maya.johnson@bonnercountyid.gov](mailto:maya.johnson@bonnercountyid.gov)>; [christydoc@yahoo.com](mailto:christydoc@yahoo.com); [jjensen@jasewell.com](mailto:jjensen@jasewell.com)

**Subject:** Notice of Public Hearing - Comments Due by April 30, 2026 - File V0036-25 - Bonner County Planning

You are invited to comment on this application, your comments must be received by the Bonner County Planning Department by 5 p.m. **April 30, 2026.**

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**

---

 **2026\_04\_Voo36-25 Variance.pdf**  
178K



# 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 7<sup>th</sup> day of April 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, April 7, 2026.**

**NOTICE IS HERBY GIVEN** that the Bonner County Zoning Commission will hold a public hearing at **5:30 pm on Thursday, May 14, 2026**, in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following requests:

**File V0036-25 - Variance - Street Setback:** The applicant is requesting an 8' street setback where 25' is required for the construction of an accessory building. The ≈0.172-acre property is zoned Recreation. The project site is located off Sherwood Beach Road in Section 3, Township 59 North, Range 04 West, Boise-Meridian. The project site is within the service areas of Coolin Cavanaugh Bay Fire District, Coolin Sewer, and West Bonner School District #83.

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.

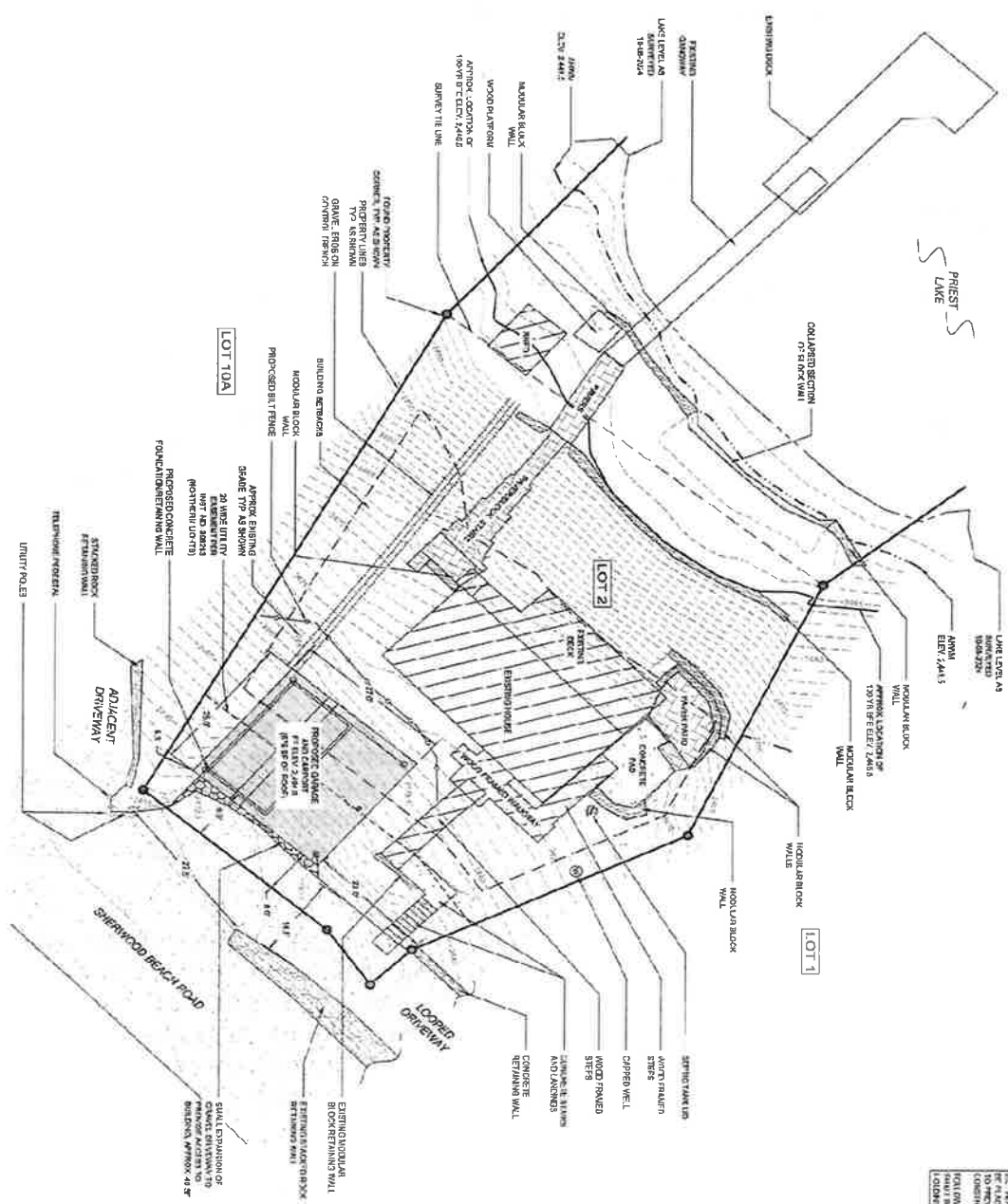
**Written statements must be submitted to the planning department record no later than April 30, 2026.** Written statements not exceeding one standard letter sized, single spaced page may be submitted at the public hearing. Statements can be sent to the Bonner County Planning Department at 1500 Highway 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 4/8/26  
Name Date  
Out of boundaries.

**4.1**  
**PROPOSED SITE PLAN**  
TODD CALDWELL



**STORMWATER AND EROSION CONTROL NOTES**

1. THE PROPOSED DEVELOPMENT WILL INCLUDE APPROXIMATELY 2,000 SF OF THE LOT WHICH IS LEFT UNDEVELOPED TO PROVIDE A BUFFER BETWEEN THE DEVELOPMENT AND THE ADJACENT PROPERTY. THIS BUFFER SHALL BE MAINTAINED AS A PERMANENT OPEN SPACE.

2. THE PROPOSED DEVELOPMENT IS LOCATED IN AN AREA WITH A HIGH RISK OF EROSION. THE PROPOSED DEVELOPMENT SHALL BE DESIGNED TO MINIMIZE THE RISK OF EROSION AND TO PROTECT THE ADJACENT PROPERTY FROM EROSION.

3. THE PROPOSED DEVELOPMENT SHALL BE DESIGNED TO PROTECT THE ADJACENT PROPERTY FROM EROSION AND TO PROTECT THE ADJACENT PROPERTY FROM EROSION.

4. THE PROPOSED DEVELOPMENT SHALL BE DESIGNED TO PROTECT THE ADJACENT PROPERTY FROM EROSION AND TO PROTECT THE ADJACENT PROPERTY FROM EROSION.



**PROPOSED SITE PLAN**

PROJECT: **SMITH RES. AT SHERWOOD BEACH GARAGE VARIANCE DRAWINGS BONNER COUNTY, IDAHO**

DATE: 10-20-2025

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

SHEET: 2 OF 5

**James A. Sewell and Associates, LLC**

1319 NORTH DIVISION AVENUE  
SANDPOINT, IDAHO 83864  
(208) 233-4160

10-20-2025

4031

10-20-2025

Digitally Signed by: Jeff Jansen, P.E.  
Contact Info: jjansen@jasewell.com  
Date: 10/20/2025 8:24:54 AM



# 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 7<sup>th</sup> day of **April 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, April 7, 2026**.

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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 Amelia PHD 4/15/26  
Name Date

## Maya Johnson

---

**From:** 'Ken Flint' via Mail-Planning <planning@bonnercountyid.gov>  
**Sent:** Wednesday, April 29, 2026 1:54 PM  
**To:** Planning  
**Subject:** Re: [EXTERNAL] Notice of Public Hearing - Comments Due by May 5, 2026 - Appeal File V0036-25 - Bonner County Planning

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Approved. Not near TC Energy ROW.

Ken

---

**From:** Bonner County Planning Department <planning@bonnercountyid.gov>  
**Sent:** Thursday, April 9, 2026 9:00 AM  
**To:** nathan@inlandcell.com <nathan@inlandcell.com>; scotth@weistowers.com <scotth@weistowers.com>  
**Cc:** Jason Johnson <jason.johnson@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Maya Johnson <maya.johnson@bonnercountyid.gov>  
**Subject:** [EXTERNAL] Notice of Public Hearing - Comments Due by May 5, 2026 - Appeal File V0036-25 - Bonner County Planning

**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.

---

You are invited to comment on this application, your comments must be received by the Bonner County Planning Department by 5 p.m. **May 5, 2026.**

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**

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.

Nous respectons votre droit de choisir les messages électroniques que vous recevez. **Pour ne plus recevoir ce message et des communications similaires de TC Énergie veuillez répondre à ce courriel avec l'objet "DÉSABONNEMENT"**. Ce message électronique et tous les documents joints sont destinés uniquement aux destinataires nommés. Cette communication de TC Énergie pourrait contenir de l'information privilégiée, confidentielle ou autrement protégée de la divulgation, et elle ne doit pas être divulguée, copiée, transférée ou distribuée sans autorisation. Si vous avez reçu ce message par erreur, veuillez en aviser immédiatement l'expéditeur et supprimer le message initial. Merci.

Respetamos el derecho de elegir los mensajes electrónicos que desea recibir. **Para dejar de recibir estos comunicados y otros similares de TC Energía responda este correo y cambie el asunto a "CANCELAR SUSCRIPCIÓN"**. Este mensaje electrónico y los documentos adjuntos están dirigidos solo a los destinatarios indicados. Este comunicado puede contener información de TC Energía privilegiada, confidencial, o bien protegida contra su divulgación, por lo que no se debe divulgar, copiar, reenviar ni distribuir sin autorización. Si recibió este mensaje por error, notifique de inmediato al remitente y borre el mensaje original. Gracias.

## **Appendix B – Land Use Decision Making Worksheet**



# Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

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

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

## LAND USE DECISION-MAKING WORKSHEET VARIANCE

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

### STANDARDS FOR CONDITIONAL USE PERMIT REVIEW:

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

<b>Idaho Code §67-6516</b>	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.
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<b>YES</b>	<b>NO</b>	List the relevant evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
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No comments were received from the public stating this project is against public interest. The commission found the slope of the lot being outside the applicant's control as undue hardship. The Zoning Commission further adopted the analysis as found in the Staff Report.

<b>BCRC 12-232</b>	<b>GENERAL PROVISIONS</b>
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<b>YES</b>	<b>NO</b>	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
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The Zoning commission found that the proposal met the requirement of a variance due to the proposal is regarding the placement of a structure.

<b>BCRC 12-233</b>	<b>APPLICATION, CONTENTS</b>
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<b>YES</b>	NO	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
The Zoning Commission found no issues with the application contents.		

<b>BCRC 12-234 (A)</b>	<b>VARIANCES, STANDARDS FOR REVIEW OF APPLICATIONS</b>	
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.		

<b>YES</b>	NO	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
The Zoning Commission agreed that the applicant has no control over the slope or size of the lot.		

<b>BCRC 12-234 (B)</b>	Special conditions and circumstances do not result from the actions of the applicant.	
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<b>YES</b>	NO	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
The Zoning Commission agreed the applicant has made no changes that would require a variance.		

<b>BCRC 12-234 (C)</b>	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.	
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<b>YES</b>	NO	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
The Zoning Commission agreed that no comment or testimony was received from the public indicating that this proposal would be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.		

<b>BCRC 12-7.2</b>	<b>GRADING, STORMWATER MANAGEMENT AND EROSION CONTROL</b>	
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<b>YES</b>	NO	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
The Zoning Commission agreed that this section would be further reviewed during the applicant's building location permit and adopted the analysis as found in the staff report.		

**Facts Contested on the Record**

The Zoning Commission found that the application met all applicable criteria. The majority of the Commission stated on record that they denied the application based upon the applicant being absent from the hearing.