

**BONNER COUNTY PLANNING DEPARTMENT
ZONING COMMISSION
STAFF REPORT FOR JUNE 25, 2026**



Project Name: Kutzleb – Lot Size Minimum

File Number,Type: FILE #V0040-25

Request: The applicant is requesting to create one 5-acre parcel and one 7.85-acre parcel where a minimum of 10-acres is required.

Legal Description: 15-56N-1W NWNW W OF CO RD

Location: The project site is located off Sagle Road in Section 15, Township 56 North, Range 1 West, Boise-Meridian.

Parcel Number: RP56N01W153150A

Parcel Size: 12.85-acres

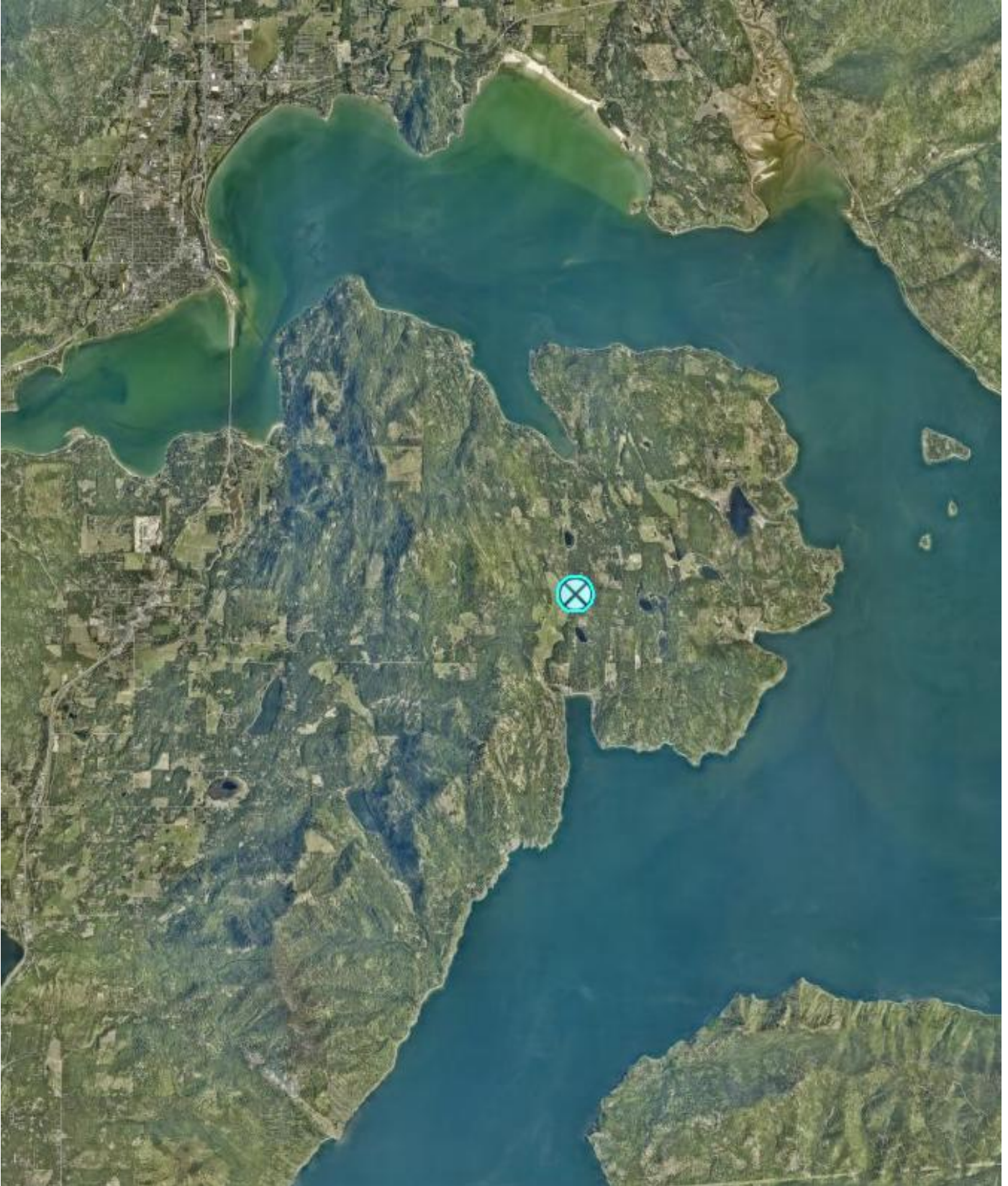
Applicant/Property Owner: Chester & Margaret Kutzleb
[REDACTED]

Application filed: March 24, 2026

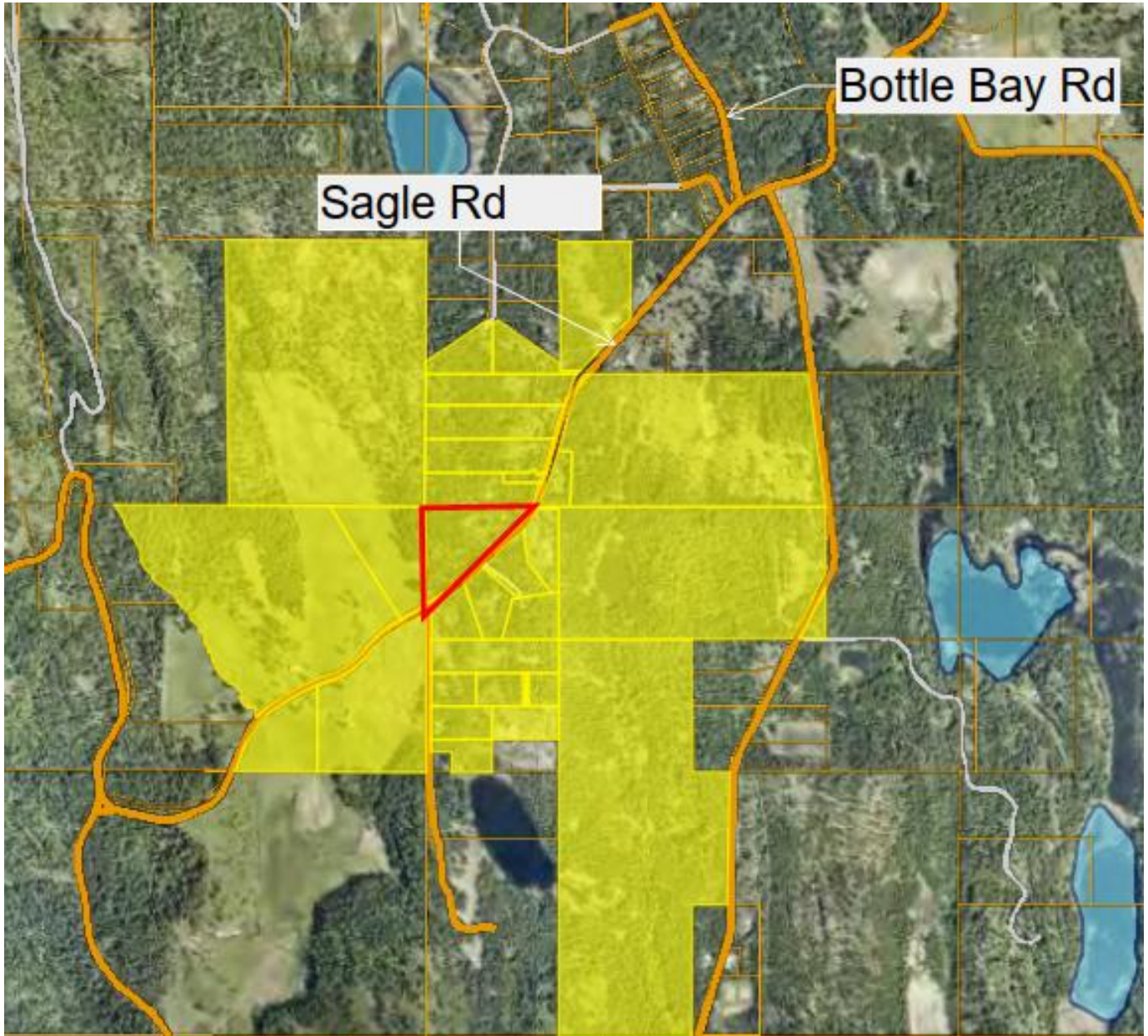
Notice provided: Mail: May 19, 2026
Site Posting: May 19, 2026
Published in newspaper: May 19, 2026

Appendices: Appendix A – Notice of Public Hearing Record of Mailing
Appendix B – Agency Comments
Appendix C – Applicant Narrative

Vicinity Map 1



Vicinity Map 2



Site Plan



Project summary:

The applicant is requesting to create one 5-acre parcel and one 7.85-acre parcel where a minimum of 10-acres is required for the purpose of a Family Division. The 12.85-acre property is zoned Rural-10. The project site is located off Sagle Road in Section 15, Township 56 North, Range 1 West, Boise-Meridian.

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 12-411, Density and Dimensional Standards; Forestry, Agricultural/Forestry and Rural Zones
- BCRC 12-7.2, et seq., Grading/erosion/stormwater management
- BCRC 12-800 et seq., Definitions

Background:

A. Site data:

- Land Use: Residential
- Unplatted
- Size: 12.85-acres
- Zoning Designation: Rural-10
- Comp Plan Designation: Rural-Residential (5-10 AC)

B. Access:

Sagle 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 not contain frontage on any mapped body of water.
- Parcel is within SFHA Zone X per FIRM Panel Number 16017C0975E, Effective Date 11/18/2009.

D. Services:

- Water: Individual Well
- Sewage: Individual Septic
- Fire: Sagle Fire District
- 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 10 (R-10)	Residential, 12.85-acres
North	Rural Residential (5-10 AC)	Rural 10 (R-10)	Residential, 8.35-acres

East	Rural Residential (5-10 AC)	Rural 10 (R-10)	Residential, Two Parcels 5.12 & 5.260-acres
South	Rural Residential (5-10 AC)	Rural 10 (R-10)	Residential, Two Parcels 5-acres & 5.23-acres
West	Rural Residential (5-10 AC)	Rural 10 (R-10)	Residential, 16-acres

F. BCRC 12-232, General Provisions

In accordance with BCRC 12-232, the applicant is seeking a 50% variance to parcel size minimum.

G. 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 March 24, 2026.

H. 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: See Appendix C - Applicant Narrative.

Staff: The subject property is larger in size than the properties along the northern, eastern, and southern property lines. These properties vary in size from 5-acres to 8.35-acres. All of the properties which border the subject parcel are zoned R-10. The neighboring properties to the East and South were created as part of the Tanager Estates Subdivision in 2003, prior to Ordinance 502 in 2008. The parcel to the north also appears to have been created prior to 2008 based on the legal descriptions found in the deed.

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

Applicant: See Appendix C - Applicant Narrative.

Staff: Per Warranty Deed, Instrument #448117, the current owner acquired the subject property in June of 1994. There is no evidence that the landowner has changed the lots size, shape or topography of the lot since obtaining it. The zoning on this particular property was approved by the County through Ordinance #502 on December 5, 2008, which established new zoning across the entirety of the County. The zoning of this property has not changed since.

- (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: See Appendix C - Applicant Narrative.

Staff: No 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.

I. BCRC 12-411, Density and Dimensional Standards; Forestry, Agricultural/Forestry and Rural Zones.

Per BCRC 12-411 Table 4-1, the minimum lot size in the Rural-10 zone is 10-acres. This request proposes a deviation from this standard to allow for 5-acre and 7.85-acre parcel sizes.

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

Per BCRC 12-720.3 this section is not applicable to this proposal as it does not result in the creation of additional "impervious surface".

L. Agency Review

Agencies were notified of this project on May 19, 2026. A full list of the agencies notified can be found in the attached Appendix A.

The following agencies commented:

Panhandle Health District

The following agencies replied "No Comment":

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

All other agencies did not reply.

Public Notice & Comments

At the time this Staff Report was prepared, public comments have been received.

Planner's Initials: <u>KS</u>	Date: <u>6/18/2026</u>
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Note:

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

Zoning Commission

MOTION TO APPROVE: I, Commissioner (name) move to approve this FILE V0040-25, requesting to create one 5-acre parcel and one 7.85-acre parcel where a minimum of 10-acres 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.

Note: 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. This variance shall not supersede any deed restrictions.

MOTION TO DENY: I, Commissioner (name), move to deny this request FILE V0040-25, 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.


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

Appendix A – Notice of Public Hearing Record of Mailing

RECORD OF MAILING

Page 1 of 1

File Number: **File V0040-25**

Record of Mailing Approved By: 

Hearing Date: **6.25.26**

I hereby certify that a true and correct copy of the "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this **19th** day of **May 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

[EXT SENDER] RE: Request for Agency Review & Comment – Due by June 11, 2026 – File V0040-25 – Bonner County Planning

From planning@bonnercountyid.gov <planning@bonnercountyid.gov>
on behalf of
DEQ Comments <deqcomments@deq.idaho.gov>
Date Thu 6/4/2026 2:06 PM
To Planning <Planning@bonnercountyid.gov>

Good Afternoon,

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

Thank you,

Idaho Department of Environmental Quality
2110 Ironwood Parkway, Coeur d'Alene, Idaho 83814
Office Line: 208.769.1422
www.deq.idaho.gov

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

From: Planning <Planning@bonnercountyid.gov>
Sent: Thursday, May 21, 2026 8:53 AM
Cc: Maya Johnson <Maya.Johnson@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>;
Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Kyle Snider <kyle.snider@bonnercountyid.gov>
Subject: Request for Agency Review & Comment – Due by June 11, 2026 – File V0040-25 – 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. **June 11, 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.

Have a wonderful day!



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - File V0040-25 Agency Review

1 message

DEQ Comments <deqcomments@deq.idaho.gov>

Fri, Mar 20, 2026 at 2:23 PM

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

Good Afternoon,

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

Thank you,

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

www.deq.idaho.gov

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

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

Sent: Tuesday, March 17, 2026 12:07 PM

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

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](#)

[EXT SENDER] RE: Request for Agency Review & Comment – Due by June 11, 2026 – File V0040-25 – Bonner County Planning

From planning@bonnercountyid.gov <planning@bonnercountyid.gov>
on behalf of
Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>
Date Thu 6/4/2026 12:51 PM
To Planning <Planning@bonnercountyid.gov>

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

Thank you for the opportunity to review and comment,

Merritt Horsmon

Regional Technical Assistance Manager
Panhandle Region
2885 W. Kathleen Ave.
Coeur d'Alene, ID 83815
208.769.1414 office
208.251.4509 mobile
merritt.horsmon@idfg.idaho.gov



From: Planning <Planning@bonnercountyid.gov>
Sent: Thursday, May 21, 2026 8:53 AM
Cc: Maya Johnson <Maya.Johnson@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Kyle Snider <kyle.snider@bonnercountyid.gov>
Subject: Request for Agency Review & Comment – Due by June 11, 2026 – File V0040-25 – 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. **June 11, 2026**. Please review the application relative to your agency's area of expertise and include any recommended conditions of approval and supporting code sections.

[EXT SENDER] RE: Request for Agency Review & Comment – Due by June 11, 2026 – File V0040-25 – Bonner County Planning

From planning@bonnercountyid.gov <planning@bonnercountyid.gov>
on behalf of
Bates, Luke <Luke.Bates@idwr.idaho.gov>
Date Thu 5/21/2026 1:18 PM
To Planning <Planning@bonnercountyid.gov>

REF: V0040-25

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 application, 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
208-762-2817
7600 N Mineral Dr Suite 100 Coeur D Alene ID 83815-7763

From: Planning <Planning@bonnercountyid.gov>
Sent: Thursday, May 21, 2026 8:53 AM
Cc: Maya Johnson <Maya.Johnson@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Kyle Snider <kyle.snider@bonnercountyid.gov>
Subject: Request for Agency Review & Comment – Due by June 11, 2026 – File V0040-25 – Bonner County Planning

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Please see attached for details.

Have a wonderful day!

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



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - File V0040-25 Agency Review

1 message

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

Thu, Mar 19, 2026 at 11:59 AM

REF: V0040-25

TO: Bonner County Planning Department

Good morning,

Idaho Department of Water Resources (IDWR) – Northern Regional Office doesn't have any comments for the proposed variance in the application as it isn't within IDWR's jurisdiction, but offers the following information as educational reference to the Applicants related to private ground water well usage:

- Any water uses from an existing ground water well(s) that do not have established water rights, which shall exceed water uses authorized in Idaho Code §42-111 following project completion: a new Application for Permit is required prior to the diversion of water.

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: Tuesday, March 17, 2026 12:07 PM

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

[EXT SENDER] RE: Request for Agency Review & Comment – Due by June 11, 2026 – File V0040-25 – Bonner County Planning

From planning@bonnercountyid.gov <planning@bonnercountyid.gov>
on behalf of
Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>
Date Thu 5/21/2026 9:03 AM
To Planning <Planning@bonnercountyid.gov>

You don't often get email from kimberly.hobson@itd.idaho.gov. [Learn why this is important](#)

Hello. ITD has no comment on this file professionally.

As a human, I appreciate their sentiment in the narrative and would support the project.

Have a nice day!



Kimberly Hobson
Project Coordinator
Innovation Steward
District 1
Work: 208.772.8079
Email: kimberly.hobson@itd.idaho.gov
Website: itd.idaho.gov
Work schedule: M-W-Th-F 6AM- 4:30 PM

From: Planning <Planning@bonnercountyid.gov>
Sent: Thursday, May 21, 2026 8:53 AM
Cc: Maya Johnson <Maya.Johnson@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Kyle Snider <kyle.snider@bonnercountyid.gov>
Subject: Request for Agency Review & Comment – Due by June 11, 2026 – File V0040-25 – Bonner County Planning

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Please see attached for details.



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - File V0040-25 Agency Review

1 message

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

Wed, Mar 18, 2026 at 6:47 AM

ITD Permits has no comment.

Have a nice day!



Kimberly Hobson

Project Coordinator

Innovation Steward

District 1

Work: 208.772.8079

Email: kimberly.hobson@itd.idaho.gov

Website: itd.idaho.gov

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

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

Sent: Tuesday, March 17, 2026 12:07 PM


To: Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Amber Burgess <clerk@ebsewerdistrict.com>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Avista Copr - Jay West <jay.west@avistacorp.com>; Avista Corp - Peggy George <peggy.george@avistacorp.com>; Becky Meyer <becky.meyer@lposd.org>; Bill Berg <billb@bbsewer.org>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <DIRECTOR@bonnercountyhistory.org>; Bonner County Solid Waste <solidwaste@bonnercountyid.gov>; Bonnie Schademan <bonnies@inlandpower.com>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Carrol Stejer <CASTEJER@gmail.com>; Charity Hinshaw <Charityhinshaw@sd83.org>; Chief Debbie Carpenter <chief@spiritlakefire.com>; City of Clark Fork <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>;

RE: Request for Agency Review & Comment - Due by June 11, 2026 - File V0040-25 - Bonner County Planning

From 'KPSD Clerk' via Mail-Planning <planning@bonnercountyid.gov>

Date Thu 5/21/2026 9:24 AM

To Planning <Planning@bonnercountyid.gov>

 1 attachment (90 KB)

2026_05_V0040_25_Viraince_LotSizeMinimum.pdf;

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



Beate Pryor
District Clerk

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: Thursday, May 21, 2026 8:57 AM

To: KPSD Clerk <clerk@kootenaiponderaysewerdistrict.org>

Subject: FW: Request for Agency Review & Comment - Due by June 11, 2026 - File V0040-25 - 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”



NOTICE OF PUBLIC HEARING



I hereby certify that a true and correct copy of this "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this **21st** day of **May 2026**.

Jeannie L Welter
Jeannie Welter, Systems Technician

This notice was mailed to political subdivisions on **Thursday, May 21, 2026**.

NOTICE IS HEREBY GIVEN that the Bonner County Zoning Commission will hold a public hearing at **5:30 pm** on **Thursday, June 25, 2026**, in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following requests:

File V0040-25 – Variance – Lot Size Minimum: A request to create one 5-acre parcel and one 7.85-acre parcel where a minimum of 10-acres is required for the purpose of a Family Division. The ≈12.850-acre property is zoned Rural-10. The project site is located off Sagle Road in Section 15, Township 56 North, Range 1 West, Boise-Meridian.

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

****Written statements must be submitted to the planning department record no later than June 11, 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. 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* *5/21/2026*
Name Date

out of boundaries



Janna Brown <janna.brown@bonnercountyid.gov>

RE: Bonner County Planning - File V0040-25 Agency Review

1 message

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

Tue, Mar 17, 2026 at 3:23 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 <CJohnson@kootenaiponderaysewerdistrict.org>
Sent: Tuesday, March 17, 2026 12:11 PM
To: KPSD Clerk <clerk@kootenaiponderaysewerdistrict.org>
Subject: FW: Bonner County Planning - File V0040-25 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

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 17th day of **March 2026**.

Jeanie L Welter
Jeanie Welter, Systems Technician

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Tuesday, March 17, 2026**.

NOTICE IS HERBY GIVEN that the Bonner County Zoning Commission will hold a public hearing at **5:30 pm on Thursday, April 23, 2026**, in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following requests:

File V0040-25 – Variance – Lot Size Minimum: The applicant is requesting to create two (2) 6.425-acre parcels where a minimum of 10-acres is required for the purposes of a Family Division. The ≈12.850-acre property is zoned Rural-10 (R-10). The project site is located off Sagle Road in Section 15, Township 56 North, Range 01 West, Boise-Meridian. The project site is within the service areas of Sagle Fire District and Lake Pend Oreille School District #84.

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

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

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

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

NO COMMENT *Kootenai Ponderay Sewer District* *3.17.2026*
Name Date
out of boundaries.

Kutzleb Property - Family 50/50 Split

↑ North



NOTICE OF PUBLIC HEARING



I hereby certify that a true and correct copy of this "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this **21st** day of **May 2026**.

Jeannie L Welter
Jeannie Welter, Systems Technician

This notice was mailed to political subdivisions on **Thursday, May 21, 2026**.

NOTICE IS HEREBY GIVEN that the Bonner County Zoning Commission will hold a public hearing at **5:30 pm on Thursday, June 25, 2026**, in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following requests:

File V0040-25 – Variance – Lot Size Minimum: A request to create one 5-acre parcel and one 7.85-acre parcel where a minimum of 10-acres is required for the purpose of a Family Division. The ≈12.850-acre property is zoned Rural-10. The project site is located off Sagle Road in Section 15, Township 56 North, Range 1 West, Boise-Meridian.

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

****Written statements must be submitted to the planning department record no later than June 11, 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. 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 see attached PHD comment 6/10/25
Name Date



Public Health
Prevent. Promote. Protect.

Panhandle Health District

Panhandle Health District

Healthy People in Healthy Communities



4/15/26

Jeannie Welter, systems Technician

Bonner County Planning Dept

1500 Highway 2, Suite 208

Sandpoint, ID 83864

RE: V0040-25

Panhandle Health District (PHD) has reviewed the application referenced above.

The applicant indicates an intention to create at least 2 new parcels that could potentially be served by subsurface sewage disposal systems (septic systems) & individual wells in the future. As PHD has not conducted a current site evaluation for the proposed parcels, nor received a completed PHD Land Development Application, there is not enough information at this time to determine whether the project will meet current standards for the sanitary services as proposed.

PHD would like to encourage the applicant to contact PHD prior to proceeding, as the only way to know if the sanitary services as proposed will be adequate for this project is to assess the site(s) for compliance with the relevant IDAPA rule sets & current standards. The applicant’s narrative statement indicates that a home on the 12.85-acre parent parcel (RP56N01W153150A) has been under construction since 2017 and is near completion. However, a review of PHD records shows that no application has been submitted for a septic permit on this parcel. **IDAPA 58.01.03.001.03 states: “Every owner of real property is jointly and individually responsible for: Storing, treating, and disposing of black waste and wastewater generated on that property; connecting all plumbing fixtures on that property that discharge wastewaters to an approved wastewater system or facility; obtaining necessary permits and approvals for installation of individual or subsurface black waste and wastewater disposal systems.”** If a septic system has been installed without a permit, then this would be a violation of Idaho state sewage rules and the applicant must contact Panhandle Health for assistance to work through the permitting process: **IDAPA 58.01.03.005.01 Permit Required. “Except as specified in Subsection 005.02 no person**

Hayden –
Kootenai County
8500 N. Atlas Rd.
Hayden, ID 83835

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

Kellogg –
Shoshone County
35 Wildcat Way
Kellogg, ID 83837

Bonnerr Ferry – Boundary
County
7402 Caribou St.
Bonnerr Ferry, ID 83805

St. Maries – Benewah
County
137 N. 8th St.
St. Maries, ID 83861

may modify, repair or expand or install any individual or subsurface sewage disposal system within the state of Idaho unless there is a valid installation permit authorizing that activity.”

Please note – in Bonner County there are many locations that are not suitable for septic systems, due to the inability to meet current statewide standards. PHD recommends that applicant(s) contact PHD as early into the planning process as possible to determine whether the project as proposed is feasible.

Best regards,



Sarah Tonyan, REHS
Panhandle Health District

Hayden –
Kootenai County
8500 N. Atlas Rd.
Hayden, ID 83835

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

Kellogg –
Shoshone County
35 Wildcat Way
Kellogg, ID 83837

Bonnors Ferry – Boundary
County
7402 Caribou St.
Bonnors Ferry, ID 83805

St. Maries – Benewah
County
137 N. 8th St.
St. Maries, ID 83861

Maya Johnson

From: 'Ken Flint' via Mail-Planning <planning@bonnercountyid.gov>
Sent: Tuesday, May 26, 2026 8:27 AM
To: Planning
Subject: Re: [EXTERNAL] Request for Agency Review & Comment – Due by June 11, 2026 – File V0040-25 – Bonner County Planning

No Comment from TC Energy. It is nowhere near our pipeline.

Ken

From: Planning <Planning@bonnercountyid.gov>
Sent: Thursday, May 21, 2026 8:52 AM
Cc: Maya Johnson <Maya.Johnson@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Kyle Snider <kyle.snider@bonnercountyid.gov>
Subject: [EXTERNAL] Request for Agency Review & Comment – Due by June 11, 2026 – File V0040-25 – 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. **June 11, 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.

Have a wonderful day!

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.

Maya Johnson

From: 'Ken Flint' via Mail-Planning <planning@bonnercountyid.gov>
Sent: Friday, June 5, 2026 1:35 PM
To: Planning
Subject: Re: [EXTERNAL] Request for Agency Review & Comment – Due by June 11, 2026 – File V0040-25 – Bonner County Planning

No comment for TC Energy - Not near ROW.

Ken

From: Planning <Planning@bonnercountyid.gov>
Sent: Tuesday, May 26, 2026 9:29 AM
To: Ken Flint <ken_flint@tcenergy.com>; Planning <Planning@bonnercountyid.gov>
Subject: RE: [EXTERNAL] Request for Agency Review & Comment – Due by June 11, 2026 – File V0040-25 – Bonner County Planning

This has been received by the Planning Department.

Thank you,

Maya Johnson

Administrative Assistant III
Bonner County Planning Department
1500 Highway 2, Suite 208
Sandpoint, Idaho 83856
Phone: (208) 265-1458 ext. 1277

From: 'Ken Flint' via Mail-Planning <planning@bonnercountyid.gov>
Sent: Tuesday, May 26, 2026 8:27 AM
To: Planning <Planning@bonnercountyid.gov>
Subject: Re: [EXTERNAL] Request for Agency Review & Comment – Due by June 11, 2026 – File V0040-25 – Bonner County Planning

No Comment from TC Energy. It is nowhere near our pipeline.

Ken

From: Planning <Planning@bonnercountyid.gov>
Sent: Thursday, May 21, 2026 8:52 AM
Cc: Maya Johnson <Maya.Johnson@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Kyle Snider <kyle.snider@bonnercountyid.gov>
Subject: [EXTERNAL] Request for Agency Review & Comment – Due by June 11, 2026 – File V0040-25 – 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



Janna Brown <janna.brown@bonnercountyid.gov>

Re: [EXTERNAL] Bonner County Planning - File V0040-25 Agency Review

1 message

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

Wed, Mar 18, 2026 at 8:43 AM

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

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

No Comment for TC Energy

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

Sent: Tuesday, March 17, 2026 12:07 PM

To: Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Amber Burgess <clerk@ebsewerdistrict.com>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Avista Copr - Jay West <jay.west@avistacorp.com>; Avista Corp - Peggy George <peggy.george@avistacorp.com>; Becky Meyer <becky.meyer@lposd.org>; Bill Berg <billb@bbsewer.org>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <DIRECTOR@bonnercountyhistory.org>; Bonner County Solid Waste <solidwaste@bonnercountyid.gov>; Bonnie Schademan <bonnies@inlandpower.com>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Carrol Stejer <CASTEJER@gmail.com>; Charity Hinshaw <Charityhinshaw@sd83.org>; Chief Debbie Carpenter <chief@spiritlakefire.com>; City of Clark Fork <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 <cityclerk@spiritlakeid.gov>; Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>; Craig Hill <craighill@hillsresort.com>; D1Permits <D1Permits@itd.idaho.gov>; Dan Brown <dbrown@idl.idaho.gov>; Dan Scholz <dan.scholz@nli.coop>; Dave Schuck <dave.schuck@bonnercountyid.gov>; David LaTourette <coolinfirechief@gmail.com>; David LaTourette <Coolinfdchief@gmail.com>; Dean Davis <deandavis@sd83.org>; East Bonner Library <Amanda@ebonnerlibrary.org>; East Priest Lake Fire District <eastpriestlakefd@gmail.com>; Erik Sjoquist <esjoquist@idl.idaho.gov>; Federal Aviation Administration <Heather.pate@faa.gov>; Frankie Dunn <Frankiejdunn@hotmail.com>; Fritz Broschet <outletbaysewer@gmail.com>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; 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>; Jake Gabell <jgabell@priestriver-id.gov>; Janice Best <janicesb@televar.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Jason Kimberling <jason.kimberling@itd.idaho.gov>; Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Jessie Roe <BWSD637@gmail.com>; Joe Kren <joeKren@sd83.org>; Jordan Brooks <coolinsewer@gmail.com>; KayLeigh Miller <klmiller@ponderay.org>; kbsd sewer <kbsdpl@hotmail.com>; Ken Flint <ken_flint@tcenergy.com>; Kenny Huston <kenny.huston@oer.idaho.gov>; Kim Hoodenpyle <kjh5345@gmail.com>; Kim Spacek <kimspacek@sd83.org>; Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>; Laclede Water District <info@lacedewaterdistrict.org>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; Luke Bates <luke.bates@idwr.idaho.gov>; Matt Diel <matt.diel@lposd.org>; 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

Appendix C – Applicant Narrative

**Bonner County Variance
Application Justification Letter**

December 17, 2025

Ref: 12.85 Acre Parcel, Description: 15-56N-1W NWNW W of CO RD

Dear Sirs and Madams,

Our names are Chester and Margaret Kutzleb. We have resided in the same house at 5095 Sagle Road, Sagle Idaho that we purchased in April of 1980, shortly after we moved here. During that time, we have raised two Children, Christopher born in 1985 and Traci born in 1987 who are now in their adulthood.

In 1994 we purchased a 12.8-acre piece of property 3 miles from our home which at the time of our purchase was zoned R5. We bought this for the sole purpose of splitting it equally and giving our children a piece of land that would allow them to each have the possibility of one day building a home and have their own family property. Our goal has been to have our children achieve home ownership in Bonner County on a piece of property in close proximity to our home which supports our family's wellbeing.

For this reason, we are respectfully submitting the Variance Application to split the said property evenly to a 6.4 acre size. This request fits into the current land use directly across from our property as shown on the included land plot map known as Tanager Estates which was approved in June of 2003. Two of the five plot sizes (lot 1 and lot 3) are actually under 5 acres. Additionally, directly to the east of Tanager Estates is another smaller parcel as are the parcels down Private Road directly across from the west end of our property, which have also been approved for smaller lot sizes as shown in the additional attached maps.

I have included an overhead capture as taken from the county's web site showing the property and our intended division of the 12.8 acres into two 6.4 acre pieces. In addition, as shown on this overhead, our son Christopher has been building a house on the east end of the property with an address of 8093 Sagle Road which was started in 2017 and is nearing completion. With the property tax increases that we have all seen in Bonner County, it is imperative that Christopher will be able to obtain a home owners exemption to help him afford the property tax and realize the same benefit as other homeowners are now receiving in Bonner County.

Thank you for your time in this matter and we look forward to your positive decision.

Sincerely,

Chester and Margaret Kutzleb

**5095 Sagle Road
Sagle, Idaho 83860
208 263 4686 home
208 290 1556 mobile**