

**BONNER COUNTY PLANNING DEPARTMENT  
ADMINISTRATIVE DECISION  
LETTER/REASONED STATEMENT  
ADMINISTRATIVE VARIANCE – FILE  
VA0009-25**

---



**Project Name:**            **Mayer– Impervious Surface Coverage**

**File Number:**            **FILE #VA0009-25**

**Request:**                The applicant is requesting 38% impervious surface coverage within 200 ft of the shoreline where a maximum of 35% impervious surface coverage is required.

**Legal Description:**    25-57N-2W TRANQUILITY SHORES LOT 3 CPWRS

**Location:**              The project site is located off Bottle Bay Road in Section 25, Township 57 North, Range 2 West, Boise-Meridian.

**Parcel Number:**        RP037510000030A

**Parcel Size:**            1-acre

**Applicant/Property Owner:**    Christopher & Deon Mayer  
[REDACTED]  
Sagle, ID 83860

**Project Representative:**   Scott Schriber  
Selle Valley Construction  
667 Triangle Drive  
Ponderay, ID 83852

**Application filed:**       April 15, 2025

**Notice provided:**       Mail: May 12, 2025

**Date of Report:**        June 12, 2025

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



Rural 5 (R-5). The project site is located off Bottle Bay Road in Section 25, Township 57 North, Range 2 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 12-238, Administrative variances  
BCRC 12-400, et seq., Development standards  
BCRC 12-713, Impervious Surface Standards Near Water  
BCRC 12-7.2, et seq., Grading/erosion/stormwater management  
BCRC 12-800 et seq., Definitions

---

## **Background:**

---

### **A. Site data:**

Land Use: Residential  
Platted – Tranquility Shores Lot 3  
Size: 1.00-acres  
Zoning Designation: Rural 5  
Comp Plan Designation: Rural Residential (5-10 AC)

### **B. Access:**

Bottle Bay 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 Lake Pend Oreille.  
Parcel is within SFHA Zone AE and Zone X per FIRM Panel Number 16017C0720E, Effective Date 11/18/2009.

### **D. Services:**

- Water: Individual Well
- Sewage: Individual Septic
- Fire: Sagle Fire District
- Power: Avista Utilities
- School District: Lake Pend Oreille School District #84

### **BCRC 12-232, General Provisions**

The applicant is requesting a deviation for impervious surface coverage. This request is in accord with this section.

### **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 May 1, 2025.

### **BCRC 12-238, Administrative Variances**

In accordance with BCRC 12-238, the applicant is seeking a 9% variance to the impervious surface coverage on the subject property.

### **BCRC 12-234, Variance, standards for review of applications**

- (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: "Same as all surrounding properties."*

**Staff:** According to GIS LiDAR data, the subject property is primarily made up of slopes of 15-30%, from the edge of Bottle Bay Road down to Lake Pend Oreille. Per the submitted site plan and county GIS, the entire property is within 200 ft of the shoreline; therefore, the entire property is taken into account when calculating the allowed total impervious surface coverage allowed. The applicant has no control over the size or shape of the subject property and when having the property developed by a contractor, the total impervious surface coverage allowed exceeded by 901.2 square feet.

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

*Applicant: "Original site plan was approved with inaccurate information."*

**Staff:** The applicant acquired the subject property on May 14, 2018, via Warranty Deed, Instrument No. 921686. On September 9, 2021, a Building Location Permit (BLP2021-0851) for a single-family dwelling was approved with a Shoreland Development form showing the maximum allowed impervious surface coverage was 10,222 square feet. Additionally, the contractor was under the impression that the detached accessory structure, shown on the same site plan as the SFD, was approved to be built under the same permit file. The unpermitted shop was discovered during the review of a Vacation Rental Permit, VRP2024-0009.

After notification of the unpermitted shop, the applicants applied for a Building Location Permit, File #BLP2024-0446. During the review of the accessory building, it was discovered that the maximum impervious surface coverage was miscalculated during the permitting of the SFD and upon recalculating the maximum impervious surface allowed, it was discovered that the applicants were exceeding the maximum allowed by 901.2 square feet.

- (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 structure is already built and has not and will not be in conflict with public interest."*

**Staff:** Per comment from Idaho Department of Environmental Quality, *"Limiting impervious surface coverage in the areas near surface water bodies helps protect water quality by limiting the amount of direct stormwater runoff into streams and lakes that can carry sediment and other contaminants into surface water."* A stormwater management plan was submitted, and approved, with BLP2021-0851. The stormwater system is designed to address and minimize the risks associated with stormwater runoff.

No other agency or public comments were received suggesting that the proposal would 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.

### **BCRC 12-713, Impervious surface standards near water**

In accordance with BCRC 12-713, the subject property has 26,631 sqft of land within 200 feet of the shoreland. The maximum impervious surface coverage would therefore be 9,320.8 sqft. Additionally, per the submitted site plan existing structures are located within 75' from the shoreline and the subject property therefore does not qualify for the 50% total impervious surface coverage.

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

Grading/Erosion/Stormwater Management concerns were addressed during the Building Location Permit, BLP2021-0851, phase in accordance with BCRC 12-720. No further review is required for this project.

### **Agency Review**

Agencies were notified of this project on May 12, 2025. A full list of the agencies notified can be found in the attached Appendix A. Agency comments can be found in Appendix B.

### **The following agencies commented:**

Idaho Department of Environmental Quality

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

Panhandle Health District  
Idaho Transportation Department  
Bonner County Historical Society

### **All other agencies did not reply.**

### **Public Notice & Comments**

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

---

## Staff Review Summary:

---

The subject property is composed predominantly of slopes ranging from 15–30%. Based on both the county's GIS data and the submitted site plan, the entire property lies within 200 feet of the shoreline. As a result, the entire parcel is subject to shoreline development regulations, including limits on impervious surface coverage.

In 2021, the county approved a Building Location Permit for the construction of a single-family dwelling. As part of that permit, a Shoreland Development form was submitted, showing the maximum allowable impervious surface coverage at 10,222 square feet. During the review of a Vacation Rental Permit (VRP2024-0009), it was found that a detached accessory structure had been built without a permit. Following notification of the unpermitted structure, the applicant applied for a new Building Location Permit for the accessory structure. In review of that application, the maximum impervious surface coverage was recalculated and found that the as-built impervious surface coverage exceeded the maximum allowed by 901.2 square feet.

Besides the comment from Idaho Department of Environmental Quality, no other agency of public comments were received indicating this proposal would be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity of the subject property.

|                                      |                             |
|--------------------------------------|-----------------------------|
| <b>Planner's Initials:</b> <u>KS</u> | <b>Date:</b> <u>6/12/25</u> |
|--------------------------------------|-----------------------------|

---

## Conditions of approval:

---

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.
2. This variance shall not supersede any deed restrictions.
3. Finish the associated building location permit, File #BLP2024-0446.

---

**NOTE:** Any determination made by the Planning Director in the administration of the provisions of this title may be appealed to the Board by paying the required fee and notifying the Planning Director in writing of the intent to appeal within ten (10) working days from the date of the determination. Within ten (10) working of receipt of an appeal, the Planning Director shall schedule a meeting with the Board to hear the appeal and shall provide written notice to the appellant of the time and place of the meeting. The Planning Director and appellant shall be provided an opportunity to present the relevant issues to the Board at that meeting. The appellant bears the burden of proof and may be responsible for costs incurred for producing such proof, including engineering or surveying documents for other evidence. The Board's decision shall be final, and further recourse of the appellant shall be as provided by Idaho Code. If no appeal to the Board is filed, the Planning Director's decision shall be deemed final. (BCRC 12-261)

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 this department if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to be 'Alex Feyen', written over a horizontal line.

Alex Feyen, Assistant Director

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

## **RECORD OF MAILING**

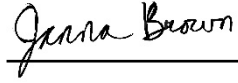
**Page 1 of 1**

**File No.: VA0009-25**

**Record of Mailing Approved By:**



I hereby certify that a true and correct copy of the "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this **12th** day of **May 2025**.



Janna Brown, Administrative Assistant III

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

State 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;

**[EXT SENDER] VA0009-25-VARIANCE**

1 message

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

Mon, May 12, 2025 at 1:18 PM

|                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <br><b>Public Health</b><br><small>Prevent. Promote. Protect.</small><br><b>Panhandle Health District</b> | <p><b>Denis Twohig</b>   Technical Records Specialist 1<br/>2101 W Pine St. Sandpoint, ID 83864<br/>P: 208.265.6384<br/>E: <a href="mailto:ehapplications@phd1.idaho.gov">ehapplications@phd1.idaho.gov</a><br/>W: <a href="http://Panhandlehealthdistrict.org">Panhandlehealthdistrict.org</a></p> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**IMPORTANT:** The information contained in this email may be privileged, confidential or otherwise protected from disclosure.

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

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

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



**VA0009-25-VARIANCE-ADMINISTRATIVE-IMPERVIOUS SURFACE COVERAGE.pdf**  
842K

# NOTICE OF AGENCY REVIEW



I hereby certify that a true and correct copy of this "Notice of Agency Review" was digitally transmitted or mailed (postage prepaid) on this **12th** day of **May 2025**.

Jenna Brown  
Jenna Brown, Administrative Assistant III

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Monday, May 12, 2025**.

---

## File VA0009-25 - Variance - Administrative - Impervious Surface Coverage

The above-named application has been submitted to the Bonner County Planning Department for processing and has been determined to be complete. The applicant is requesting a 38% impervious surface coverage within 200 ft of the shoreline where a maximum of 35% impervious surface coverage is allowed. The property is zoned Rural 5. The project is located off of Bottle Bay Road in Section 25, Township 57 North, Range 02 West, Boise-Meridian.

To review this application, go to the Planning Department web site at [bonnercountyid.gov/current-projects](http://bonnercountyid.gov/current-projects). If you experience difficulties visiting the project web page, try an alternative browser (Mozilla Firefox or Google Chrome) for access. If you prefer to receive hard copies of the application or have any difficulties reaching this web site, please contact the planning department as soon as possible.

Please review the application relative to your agency's area of expertise and include any recommended conditions of approval and supporting code sections by **June 2, 2025**. If your agency requires any additional information from the applicant, please advise the planning department in writing allowing ample time for applicant response. All comments will be forwarded to the applicant and representatives. If no response is provided, staff will conclude your agency has no objections to the project or recommended conditions.

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

NO COMMENT Sarah Tongan - PHD 5/12/  
Name Date

Permits:

Septic Tank (23-09-05357)

DF easement (92-09-75364)

> main house, shop studio,  
paved driveway is not  
in conflict with any  
septic components/setbacks



Janna Brown <janna.brown@bonnercountyid.gov>

---

**[EXT SENDER] Re: Bonner County Planning - VA0009-25 Agency Review - Variance - Administrative - Impervious Surface Coverage**

1 message

---

**Bonner County History Museum** <hannah@bonnercountyhistory.org>  
To: Bonner County Planning <planning@bonnercountyid.gov>

No comment

Hannah Combs  
Bonner County Historical Society

On Mon, May 12, 2025 at 11:03 AM Bonner County Planning <planning@bonnercountyid.gov> wrote:  
The above-named application has been submitted to the Bonner County Planning Department for processing.

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

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



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

**[EXT SENDER] RE: Bonner County Planning - VA0009-25 Agency Review - Variance - Administrative - Impervious Surface Coverage**

1 message

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

Mon, Jun 2, 2025 at 3:50 PM

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

Thank you for the opportunity to comment on the requested impervious surface coverage variance VA0009-25. Limiting impervious surface coverage in the areas near surface water bodies helps protect water quality by limiting the amount of direct stormwater runoff into streams and lakes that can carry sediment and other contaminants into surface water. While an individual variance may have minimal localized impacts, the cumulative effects of multiple variances that result in increased impervious surfaces near surface water within the watershed can be expected to have a negative impact on water quality over time. DEQ recommends maintaining the limits in established codes wherever possible, and considering individual variances carefully for very unique situations.

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

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

Thank you-

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

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

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

---

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

**Sent:** Monday, May 12, 2025 11:03 AM

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

<[quaylelanduseconsulting@gmail.com](mailto:quaylelanduseconsulting@gmail.com)>; Bell, Chace <[Chace.Bell@idwr.idaho.gov](mailto:Chace.Bell@idwr.idaho.gov)>; Chief Debbie Carpenter <[chief@spirittlakefire.com](mailto:chief@spirittlakefire.com)>; City of Clark Fork <[city@clarkforkidaho.org](mailto:city@clarkforkidaho.org)>; City of Dover <[cityclerk@cityofdoverydaho.org](mailto:cityclerk@cityofdoverydaho.org)>; City of East Hope Franck <[easthope.city@gmail.com](mailto:easthope.city@gmail.com)>; City of Hope <[hopecityclerk@gmail.com](mailto:hopecityclerk@gmail.com)>; City of Oldtown <[cityofoldtown@hotmail.com](mailto:cityofoldtown@hotmail.com)>; City of Priest River <[layers@priestriver-id.gov](mailto:layers@priestriver-id.gov)>; City of Sandpoint Planning <[cityplanning@sandpointidaho.gov](mailto:cityplanning@sandpointidaho.gov)>; [cityclerk@spirittlakeid.gov](mailto:cityclerk@spirittlakeid.gov); Colleen Johnson <[CJohnson@kootenaiponderaysewerdistrict.org](mailto:CJohnson@kootenaiponderaysewerdistrict.org)>; Coolin-Cavanaugh Bay Fire Protection District <[coolinfirechief@gmail.com](mailto:coolinfirechief@gmail.com)>; Craig Hill <[craighill@hillsresort.com](mailto:craighill@hillsresort.com)>; D1Permits <[D1Permits@itd.idaho.gov](mailto:D1Permits@itd.idaho.gov)>; [dbrown@idl.idaho.gov](mailto:dbrown@idl.idaho.gov); Dan McCracken <[Dan.McCracken@deq.idaho.gov](mailto:Dan.McCracken@deq.idaho.gov)>; Dan Scholz <[dan.scholz@nli.coop](mailto:dan.scholz@nli.coop)>; Dean Davis <[deandavis@sd83.org](mailto:deandavis@sd83.org)>; Kristie May <[Kristie.May@deq.idaho.gov](mailto:Kristie.May@deq.idaho.gov)>; East Bonner Library <[Amanda@ebonnerlibrary.org](mailto:Amanda@ebonnerlibrary.org)>; East Priest Lake Fire District <[eastpriestlakefd@gmail.com](mailto:eastpriestlakefd@gmail.com)>; Erik Sjoquist <[esjoquist@idl.idaho.gov](mailto:esjoquist@idl.idaho.gov)>; Federal Aviation Administration <[Heather.pate@faa.gov](mailto:Heather.pate@faa.gov)>; Frankie Dunn <[Frankiejduhn@hotmail.com](mailto:Frankiejduhn@hotmail.com)>; Fritz Broschet <[outletbaysewer@gmail.com](mailto:outletbaysewer@gmail.com)>; Garfield Bay Water and Sewer District Clerk <[garfieldbaywsd@hotmail.com](mailto:garfieldbaywsd@hotmail.com)>; Gavin Gilcrease <[ggilcrease@sandpointidaho.gov](mailto:ggilcrease@sandpointidaho.gov)>; Horsmon, Merritt <[merritt.horsmon@idfg.idaho.gov](mailto:merritt.horsmon@idfg.idaho.gov)>; Dan Everhart <[Dan.Everhart@ishs.idaho.gov](mailto:Dan.Everhart@ishs.idaho.gov)>; DEQ Comments <[deqcomments@deq.idaho.gov](mailto:deqcomments@deq.idaho.gov)>; Independent Hwy Dist - Julie Bishop <[ihdclerk@gmail.com](mailto:ihdclerk@gmail.com)>; Robert Beachler <[robert.beachler@itd.idaho.gov](mailto:robert.beachler@itd.idaho.gov)>; ITD - Stacy Simkins <[stacy.simkins@itd.idaho.gov](mailto:stacy.simkins@itd.idaho.gov)>; Jack Schenck <[Jack.schenck@vyvebb.com](mailto:Jack.schenck@vyvebb.com)>; Jamie Brown <[jamiieb@inlandpower.com](mailto:jamiieb@inlandpower.com)>; Janice Best <[janicesb@televar.com](mailto:janicesb@televar.com)>; Jason Johnson <[jason.johnson@bonnercountyid.gov](mailto:jason.johnson@bonnercountyid.gov)>; Jason Kimberling <[jason.kimberling@itd.idaho.gov](mailto:jason.kimberling@itd.idaho.gov)>; Jeff Lindsey <[jeff.lindsey@bonnercountyid.gov](mailto:jeff.lindsey@bonnercountyid.gov)>; Jessie Roe <[BWSD637@gmail.com](mailto:BWSD637@gmail.com)>; [joekren@sd83.org](mailto:joekren@sd83.org); Jordan Brooks <[coolinsewer@gmail.com](mailto:coolinsewer@gmail.com)>; KayLeigh Miller <[klmiller@ponderay.org](mailto:klmiller@ponderay.org)>; kbsd sewer <[kbsdpl@hotmail.com](mailto:kbsdpl@hotmail.com)>; Ken Flint <[ken\\_flint@tcenergy.com](mailto:ken_flint@tcenergy.com)>; Kenny Huston <[kenny.huston@oer.idaho.gov](mailto:kenny.huston@oer.idaho.gov)>; Kim Hoodenpyle <[kjh5345@gmail.com](mailto:kjh5345@gmail.com)>; Kim Spacek <[kimspacek@sd83.org](mailto:kimspacek@sd83.org)>; Kimberly Hobson <[Kimberly.Hobson@itd.idaho.gov](mailto:Kimberly.Hobson@itd.idaho.gov)>; Laclede Water District <[info@lacedewaterdistrict.org](mailto:info@lacedewaterdistrict.org)>; Lakeland Joint School District #272 <[cpursley@lakeland272.org](mailto:cpursley@lakeland272.org)>; Lisa Rosa <[hr@ebonnerlibrary.org](mailto:hr@ebonnerlibrary.org)>; Matt Diel <[matt.diel@lposd.org](mailto:matt.diel@lposd.org)>; Midas Water <[midaswatercorp@gmail.com](mailto:midaswatercorp@gmail.com)>; Mike Ahmer <[mahmer@idl.idaho.gov](mailto:mahmer@idl.idaho.gov)>; Mike Schacht <[firedept@clarkforkidaho.org](mailto:firedept@clarkforkidaho.org)>; Natural Resource Conservation Service - Greg Becker <[greg.becker@id.usda.gov](mailto:greg.becker@id.usda.gov)>; Navy - Glynis Casey <[glynis.casey@navy.mil](mailto:glynis.casey@navy.mil)>; North of the Narrows Fire District <[Huckbay2501@gmail.com](mailto:Huckbay2501@gmail.com)>; Northern Lights <[kristin.mettke@nli.coop](mailto:kristin.mettke@nli.coop)>; Northern Lights - Clint Brewing <[clint.brewington@nli.coop](mailto:clint.brewington@nli.coop)>; Northside Water and Syringa Heights Water Association <[allwater49@outlook.com](mailto:allwater49@outlook.com)>; Oden Water Association - Carla Poelstra <[odenwater@gmail.com](mailto:odenwater@gmail.com)>; Pend Oreille Hospital District <[kim.kichenmaster@bonnergeneral.org](mailto:kim.kichenmaster@bonnergeneral.org)>; PHD <[EHApplications@phd1.idaho.gov](mailto:EHApplications@phd1.idaho.gov)>; Priest Lake Public Library District <[plplibrary@hotmail.com](mailto:plplibrary@hotmail.com)>; Richard Hash <[Rich.hash2022@gmail.com](mailto:Rich.hash2022@gmail.com)>; Road & Bridge - Matt Mulder <[matt.mulder@bonnercountyid.gov](mailto:matt.mulder@bonnercountyid.gov)>; Ryan Zandhuisen <[rzandhuisen@idl.idaho.gov](mailto:rzandhuisen@idl.idaho.gov)>; Sagle Valley Water and Sewer District <[saglewatersewer@gmail.com](mailto:saglewatersewer@gmail.com)>; Sagle Valley Water & Sewer District <[markc@smartplugs.com](mailto:markc@smartplugs.com)>; Sam Owen Fire Rescue Sam Owen Fire Rescue <[sofd@wow-tel.net](mailto:sofd@wow-tel.net)>; Sam Ross <[sam.ross@nli.coop](mailto:sam.ross@nli.coop)>; [sandpointairport@gmail.com](mailto:sandpointairport@gmail.com); Sarah Gilmore <[sgilmore@sandpointidaho.gov](mailto:sgilmore@sandpointidaho.gov)>; School District 84 Transportation - James Koehler <[james.koehler@lposd.org](mailto:james.koehler@lposd.org)>; SCHWEITZER FIRE DISTRICT <[SchweitzerFireDistrict@gmail.com](mailto:SchweitzerFireDistrict@gmail.com)>; Selkirk Association of Realtors <[danielle@selkirkaor.com](mailto:danielle@selkirkaor.com)>; Selkirk Recreation District <[elgar@whoi.edu](mailto:elgar@whoi.edu)>; Sheryl Austin <[granitereeder@gmail.com](mailto:granitereeder@gmail.com)>; SOURDOUGH POINT OWNERS ASSOCIATION <[sourdoughpoint@hotmail.com](mailto:sourdoughpoint@hotmail.com)>; Southside Water and Sewer <[southsidewaterandsewer@swsdidaho.org](mailto:southsidewaterandsewer@swsdidaho.org)>; Steve Elgar <[selgar@mac.com](mailto:selgar@mac.com)>; Superintendent School Dist 84 <[kelly.fisher@lposd.org](mailto:kelly.fisher@lposd.org)>; Symone.legg@itd.idaho.gov; TC Energy / TransCanada <[US\\_crossings@tcenergy.com](mailto:US_crossings@tcenergy.com)>; Teresa Decker <[Huckleberryhoa@gmail.com](mailto:Huckleberryhoa@gmail.com)>; Teresa Decker <[huckbayutilities01@gmail.com](mailto:huckbayutilities01@gmail.com)>; Teresa Zamora <[utilities@stoneridgeidaho.com](mailto:utilities@stoneridgeidaho.com)>; Theresa Wheat <[theresa@kootenai.org](mailto:theresa@kootenai.org)>; Tim Ventress <[chventresswplvfd@hotmail.com](mailto:chventresswplvfd@hotmail.com)>; Timberlake Fire District <[Kwright@timberlakefire.com](mailto:Kwright@timberlakefire.com)>; Tom Renzi <[epfldchief@gmail.com](mailto:epfldchief@gmail.com)>; US Fish & Wildlife Services <[fw1idahoconsultationrequests@fws.gov](mailto:fw1idahoconsultationrequests@fws.gov)>; West Bonner Library <[meagan@westbonnerlibrary.org](mailto:meagan@westbonnerlibrary.org)>; West Pend Oreille Fire District <[wpofd1@gmail.com](mailto:wpofd1@gmail.com)>  
**Cc:** Kyle Snider <[kyle.snider@bonnercountyid.gov](mailto:kyle.snider@bonnercountyid.gov)>; Alexander Feyen <[alexander.feyen@bonnercountyid.gov](mailto:alexander.feyen@bonnercountyid.gov)>  
**Subject:** Bonner County Planning - VA0009-25 Agency Review - Variance - Administrative - Impervious Surface Coverage

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

---

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

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

**Thank you,**

**Janna Brown, Administrative Assistant III**

**Bonner County Planning Department**

**208-265-1458 ext - 1252**



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

**[EXT SENDER] RE: Bonner County Planning - VA0009-25 Agency Review - Variance - Administrative - Impervious Surface Coverage**

1 message

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

Mon, May 12, 2025 at 11:13 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 <[planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov)>  
**Sent:** Monday, May 12, 2025 11:03 AM  
**To:** Alan Brinkmeier <[alan.brinkmeier@bonnercountyid.gov](mailto:alan.brinkmeier@bonnercountyid.gov)>; Amber Burgess <[clerk@ebsewerdistrict.com](mailto:clerk@ebsewerdistrict.com)>; Army Corps of Engineers <[CENWW-RD-CDA@usace.army.mil](mailto:CENWW-RD-CDA@usace.army.mil)>; Avista Copr - Jay West <[jay.west@avistacorp.com](mailto:jay.west@avistacorp.com)>; Avista Corp - Peggy George <[peggy.george@avistacorp.com](mailto:peggy.george@avistacorp.com)>; Becky Meyer <[becky.meyer@lposd.org](mailto:becky.meyer@lposd.org)>; Bill Berg <[billb@bbsewer.org](mailto:billb@bbsewer.org)>; Bonner County Assessors <[assessorsgroup@bonnercountyid.gov](mailto:assessorsgroup@bonnercountyid.gov)>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <[DIRECTOR@bonnercountyhistory.org](mailto:DIRECTOR@bonnercountyhistory.org)>; Brenna Garro <[Brenna.Garro@oer.idaho.gov](mailto:Brenna.Garro@oer.idaho.gov)>; Bryan Quayle <[quaylelanduseconsulting@gmail.com](mailto:quaylelanduseconsulting@gmail.com)>; Chace Bell <[chace.bell@idwr.idaho.gov](mailto:chace.bell@idwr.idaho.gov)>; Chief Debbie Carpenter <[chief@spiritleakefire.com](mailto:chief@spiritleakefire.com)>; City of Clark Fork <[city@clarkforkidaho.org](mailto:city@clarkforkidaho.org)>; City of Dover <[cityclerk@cityofdoveridaho.org](mailto:cityclerk@cityofdoveridaho.org)>; City of East Hope Franck <[easthope.city@gmail.com](mailto:easthope.city@gmail.com)>; City of Hope <[hopecityclerk@gmail.com](mailto:hopecityclerk@gmail.com)>; City of Oldtown <[cityofoldtown@hotmail.com](mailto:cityofoldtown@hotmail.com)>; City of Priest River <[layers@priestriver-id.gov](mailto:layers@priestriver-id.gov)>; City of Sandpoint Planning <[cityplanning@sandpointidaho.gov](mailto:cityplanning@sandpointidaho.gov)>; [cityclerk@spiritleakeid.gov](mailto:cityclerk@spiritleakeid.gov); Colleen Johnson <[CJohnson@kootenaiponderaysewerdistrict.org](mailto:CJohnson@kootenaiponderaysewerdistrict.org)>; Coolin-Cavanaugh Bay Fire Protection District <[coolinfirechief@gmail.com](mailto:coolinfirechief@gmail.com)>; Craig Hill <[craighill@hillsresort.com](mailto:craighill@hillsresort.com)>; D1Permits <[D1Permits@itd.idaho.gov](mailto:D1Permits@itd.idaho.gov)>; Dan Brown <[dbrown@idl.idaho.gov](mailto:dbrown@idl.idaho.gov)>; Dan McCracken <[Dan.McCracken@deq.idaho.gov](mailto:Dan.McCracken@deq.idaho.gov)>; Dan Scholz <[dan.scholz@nli.coop](mailto:dan.scholz@nli.coop)>; Dean Davis <[deandavis@sd83.org](mailto:deandavis@sd83.org)>; DEQ - Kristie McEnroe <[kristie.mcenroe@deq.idaho.gov](mailto:kristie.mcenroe@deq.idaho.gov)>; East Bonner Library <[Amanda@ebonnerlibrary.org](mailto:Amanda@ebonnerlibrary.org)>; East Priest Lake Fire District <[eastpriestlakefd@gmail.com](mailto:eastpriestlakefd@gmail.com)>; Erik Sjoquist <[esjoquist@idl.idaho.gov](mailto:esjoquist@idl.idaho.gov)>; Federal Aviation Administration <[Heather.pate@faa.gov](mailto:Heather.pate@faa.gov)>; Frankie Dunn <[Frankiejdunn@hotmail.com](mailto:Frankiejdunn@hotmail.com)>; Fritz Broschet

<outletbaysewer@gmail.com>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>; ID State Historical Society - Dan Everhart <dan.everhart@ishs.idaho.gov>; Idaho Department of Environmental Quality <deqcomments@deq.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; Robert Beachler <Robert.Beachler@itd.idaho.gov>; Stacy Simkins <Stacy.Simkins@itd.idaho.gov>; Jack Schenck <Jack.schenck@vyvebb.com>; Jamie Brown <jamieb@inlandpower.com>; Janice Best <janicesb@televar.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Jason Kimberling <Jason.Kimberling@itd.idaho.gov>; Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Jessie Roe <BWSD637@gmail.com>; Joe Kren <joekren@sd83.org>; Jordan Brooks <coolinsewer@gmail.com>; Kayleigh Miller <klmiller@ponderay.org>; kbsd sewer <kbsdpl@hotmail.com>; Ken Flint <ken\_flint@tcenergy.com>; Kenny Huston <kenny.huston@oer.idaho.gov>; Kim Hoodenpyle <kjh5345@gmail.com>; Kim Spacek <kimspacek@sd83.org>; Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>; Laclede Water District <info@lacledewaterdistrict.org>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; Matt Diel <matt.diel@lposd.org>; Midas Water <midaswatercorp@gmail.com>; Mike Ahmer <mahmer@idl.idaho.gov>; Mike Schacht <firedept@clarkforkidaho.org>; Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>; Navy - Glynis Casey <glynis.casey@navy.mil>; North of the Narrows Fire District <Huckbay2501@gmail.com>; Northern Lights <kristin.mettke@nli.coop>; Northern Lights - Clint Brewing <clint.brewington@nli.coop>; Northside Water and Syringa Heights Water Association <allwater49@outlook.com>; Oden Water Association - Carla Poelstra <odenwater@gmail.com>; Pend Oreille Hospital District <kim.kichenmaster@bonnergeneral.org>; PHD <EHApplications@phd1.idaho.gov>; Priest Lake Public Library District <plplibrary@hotmail.com>; Richard Hash <Rich.hash2022@gmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Ryan Zandhuisen <rzandhuisen@idl.idaho.gov>; Sagle Valley Water and Sewer District <saglewatersewer@gmail.com>; Sagle Valley Water & Sewer District <markc@smartplugs.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; Sam Ross <sam.ross@nli.coop>; sandpointairport@gmail.com; Sarah Gilmore <sgilmore@sandpointidaho.gov>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; SCHWEITZER FIRE DISTRICT <SchweitzerFireDistrict@gmail.com>; Selkirk Association of Realtors <danielle@selkirkaor.com>; Selkirk Recreation District <elgar@whoi.edu>; Sheryl Austin <granitereeder@gmail.com>; SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Steve Elgar <selgar@mac.com>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Symone Legg <Symone.Legg@itd.idaho.gov>; TC Energy / TransCanada <US\_crossings@tcenergy.com>; Teresa Decker <Huckleberryhoa@gmail.com>; Teresa Decker <huckbayutilities01@gmail.com>; Teresa Zamora <utilities@stoneridgeidaho.com>; Theresa Wheat <theresa@kootenai.org>; Tim Ventress <chventresswplvfd@hotmail.com>; Timberlake Fire District <Kwright@timberlakefire.com>; Tom Renzi <epfldchief@gmail.com>; US Fish & Wildlife Services <fw1idahoconsultationrequests@fws.gov>; West Bonner Library <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>  
**Cc:** Kyle Snider <kyle.snider@bonnercountyid.gov>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>  
**Subject:** Bonner County Planning - VA0009-25 Agency Review - Variance - Administrative - Impervious Surface Coverage

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

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

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

**Thank you,**

**Janna Brown, Administrative Assistant III**

**Bonner County Planning Department**

**208-265-1458 ext - 1252**