

BONNER COUNTY PLANNING DEPARTMENT

DECISION LETTER/REASONED STATEMENT

ADMINISTRATIVE VARIANCE



This application has been reviewed against the standards for a variance in Bonner County Revised Code 12-234 and it has been determined that the request **has met** the criteria based on the findings of fact and conclusion of law. The referenced application is hereby administratively **approved** per the review below.

FILE #: VA0010-25		DATE OF REPORT: July 28, 2025	
APPLICANT: Joseph & Cynthia Perry		REPRESENTATIVE: N/A	
PARCEL NUMBER(S): RP013610000030A			
SUMMARY OF PROPOSAL: The applicants are requesting a variance to a property line setback of 20' where 25' is required along the western property line.			
DOES PROJECT CONFORM TO VARIANCE CRITERIA BCRC 12-234?			
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: "My General contractor that is building my home thought the setback of 25' was measured from the foundation. That measurement is 25'6". The house is 76' long on the side in question. I would like to have a 24" eave along on the house and a small slab and overhang where the back door is. So, I need a 18" more along the house for the eave and where the door is 5' more." STAFF: Bonner County mapping system shows this property has mapped slopes of 0-30% and greater. Based on a site visit the northeastern and central portion of the property has slopes that could fit into the 0-15% slope range. There appears to be an area on the northwestern side of the property that is flat. The southern portion of the property has a gully that has slopes of 30% and greater.	
B. Special conditions and circumstances do not result from the actions of the applicant.		APPLICANT: "The rock outcropping and severe slopes around the build site made this spot the only one feasible. Also, the site chosen for the well and septic system were as close as we could get, without being on a slope. I tried to get on a flat building spot without doing a very expensive fill to the east. I also did not want to remove about a hundred mature trees."	

	STAFF: According to the submitted site plan the property has several mapped slopes and rock outcroppings that prevented the applicant from being able to locate the house other than the only level spot on the property. Furthermore, due to these conditions of the property the applicant is restricted to where the septic tank and drain field could be located to have enough separation distance to the well as required by IDAPA regulations.
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: <i>"There would be no conflict with my neighbor on this western property line. It is open forest. He is building quite a distance away from me."</i> STAFF: Panhandle Health District "PHD has one septic permit for this parcel (PHD #25-09-09927). The septic permit indicates the existing septic system is sized & approved for 1 single family dwelling with 2 bedrooms(200gpd). The applicant must ensure they do not compromise any of their replacement area must be retained for future use. The applicant must ensure that all water service lines & septic system components are compliant with relevant IDAPA rules related to water & wastewater. This change does not appear to compromise the area permitted for septic." The above comment was the only agency comment received for this file. Granting this variance appears not to be detrimental to the public, health, safety, or welfare, or materially injurious to properties or improvements in the vicinity of the subject parcel. Furthermore, the property to the west is unimproved currently and the current property owner is in support of this request. The closest improvement on any parcel is approximately 500 feet away.
AGENCY ROUTING This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on July 3, 2025. The following agencies commented: Bonner County Floodplain Panhandle Health District The following agencies replied "No Comment": Bonner Historical Society Kootenai Ponderay Sewer District Idaho Department of Environmental Quality	

Idaho Department of Fish & Game
Priest Lake Fire District
Northern Lights Inc.

All other agencies did not reply.

Public Comment: At the time of this Staff Report, one public comment has been received.

STAFF ANALYSIS:

Bonner County Revised Code (BCRC) 12-231 Provides for a variance process where the County "may grant relief from the strict application of the provisions of this title where proposals conform to the standards set forth in this subchapter." BCRC 12-238 allows for an administrative review and decision if the request is a 30% deviation or less.

Staff concluded this project **is** consistent with Bonner County Revised Code based upon the above analysis and finds of facts below:

CONCLUSIONS: Based on the foregoing findings, the following conclusions are adopted.

The proposed administrative variance **is** in accord with the purposes of Title 12. This action does not result in a taking of private property.

1. This proposal was reviewed for compliance with the criteria and standards set forth at Sections 12-233 and 12-234, Bonner County Revised Code, storm water management criteria and standards set forth in Chapter 7, Title 12, Bonner County Revised Code, and variance criteria and standards set forth at Section 67-6516, Idaho Code.
2. Conditions apply to the property that **do** apply generally to other properties in the same zone or vicinity, which conditions are a result of lot size, shape, topography, or other circumstances over which the applicant has no control.
3. Special conditions and circumstances **do not** result from the actions of the applicant.
4. The granting of the variance **is not** in conflict with the public interest in that it **will not** be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity of the subject parcel or lot. (Ord. 559, 1-4-2017)

NOTE: Any determination made by the Planning Director in the administration of this decision may be appealed to the Board of County Commissioners by notifying the Planning Director in writing of the intent to appeal within ten (10) calendar days from the date of this determination. (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,



Alex Feyen, Assistant Planning Director

Appendix A- Agency Routing

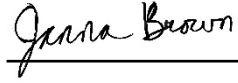
RECORD OF MAILING

Page 1 of 1

File No.: VA0010-25

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 **3rd** day of **July 2025**.



Janna Brown, Administrative Assistant III

Assessor - Email	Avista Utilities - Email
Bay Drive Recreation District - Email	Bayview Water & Sewer - Email
Bonner County Airport Manager - Email	BONNER COUNTY DAILY BEE - U.S. Mail
Bonner County EMS - Email	Bonner County Floodplain Review - Email
Bonner County Road & Bridge - Email	Bonner County Sheriff - Email
Bottle Bay Water & Sewer District - Email	City of Clark Fork - Email
City of Dover - Email	City of East Hope - Email
City of Hope - Email	City of Kootenai - Email
City of Oldtown - Email	City of Ponderay - Email
City of Priest River - Email	City of Sandpoint - Email
City of Spirit Lake - Email	Coolin Sewer District - Email
Coolin-Cavanaugh Bay Fire District - Email	Drainage District #7 - Email
East Bonner Library - Email	East Priest Lake Fire District - Email
Ellisport Bay Sewer - Email	Garfield Bay Water & Sewer District - Email
GEM STATE MINER - U.S. Mail	Granite Reeder Water & Sewer District - Email
Idaho Department of Environmental Quality (DEQ) - Email	Idaho Department of Fish & Game - Email
Idaho Department of Lands - CDA - U.S. Mail	Idaho Department of Lands - Coolin - Email
Idaho Department of Lands - Navigable Waters & Mining - Email	Idaho Department of Lands - Sandpoint - Email
Idaho Department of Water Resources - IDWR - Email	Idaho Transportation Department (Aeronautics) - U.S. Mail
Idaho Transportation Department- District I - Email	Independent Highway District - Email
Kalispel Bay Sewer & Water - U.S. Mail	Kootenai-Ponderay Sewer District - Email
KPBX-FM 91 SPOKANE PUBLIC RADIO - U.S. Mail	KSPT-KPND-KIBR RADIO - U.S. Mail
Laclede Water District - Email	Lake Pend Oreille School District, #84 (Admin Office) - Email
Lake Pend Oreille School District, #84 (Transportation) - Email	Lakeland Joint School District, #272 - Email
Little Blacktail Ranch Water Association - U.S. Mail	North of the Narrows Fire District - Email
Northern Lights, Inc. - Email	Northland/Vyve Cable Television - Email
Northside Fire District - Email	Outlet Bay Sewer District - Email
Panhandle Health District - Email	Pend Oreille Hospital District - Email
Priest Lake Public Library District - Email	Priest Lake Translator District - Email
Sagle Valley Water & Sewer - Email	Sam Owen Fire District - Email
Schweitzer Fire District - Email	SELKIRK ASSOCIATION OF REALTORS - U.S. Mail
Selkirk Fire, Rescue & EMS - Email	Selkirk Recreation District -Email
Southside Water & Sewer District - Email	Spirit Lake Fire District - Email
Spokesman-Review - U.S. Mail	State Historical Society - Email
Swan Shores Sewer District - U.S. Mail	Syringa Heights Water Association - Email
Tamarack Village Water & Sewer - U.S. Mail	Timber Lake Fire District - Email
Trestle Creek Sewer District - Email	U.S. Army Corps of Engineers - Email
U.S. Fish & Wildlife Service - Email	U.S. Forest Service - U.S. Mail
West Bonner County Cemetery District - Email	West Bonner County School District, #83 - Email
West Bonner Library - Email	West Bonner Water & Sewer District - Email
West Pend Oreille Fire District - Email	West Priest Lake Fire District - Email

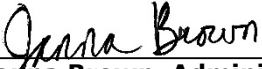
Record of Mailing
Property Owners within 300 Feet

Page 1 of 1

File Number: VA0010-25

Record of Mailing Approved By: _____

I hereby certify that a true and correct copy of the "Notice of Agency Review" was digitally transmitted or mailed (postage prepaid) on this 3rd day of July 2025.



Janna Brown, Administrative Assistant III

PIN	Owner	Address	City	State	Zip
RP015790040030A	Hester Trust	11611 W Prairie Ave	Post Falls	ID	83854
RP54N03W264950A	Jones, Kamron	129 Akin Back Ranch Rd	Athol	ID	83801
RP013610000030A	Perry, Joseph S & Cynthia	2177 E Bellamy Rd	Athol	ID	83801
RP015790040040A	Daum Construction Llc	Po Box 3381	Hayden	ID	83835
RP54N03W265105A	Noble, Keith R Parson, Julie L	Po Box 1121	Athol	ID	83801
RP013610000020A	Paschall, Paul & Lisa	6110 Mallory Rd	Rathdrum	ID	83858

Appendix B- Agency Comment



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - VA0010-25 Agency Review - Variance - Administrative - Street Setback

1 message

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

Thu, Jul 17, 2025 at 10:13 AM

Good Morning,

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 <planning@bonnercountyid.gov>

Sent: Thursday, July 3, 2025 8:00 AM

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

Schuck <dave.schuck@bonnercountyid.gov>; Dean Davis <deandavis@sd83.org>; East Bonner Library <Amanda@ebonnerlibrary.org>; East Priest Lake Fire District <eastpriestlakefd@gmail.com>; Erik Sjoquist <esjoquist@idl.idaho.gov>; Federal Aviation Administration <Heather.pate@faa.gov>; Frankie Dunn <Frankiejduhn@hotmail.com>; Fritz Broschet <outletbaysewer@gmail.com>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>; Dan Everhart <Dan.Everhart@ishs.idaho.gov>; DEQ Comments <deqcomments@deq.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; Robert Beachler <robert.beachler@itd.idaho.gov>; ITD - Stacy Simkins <stacy.simkins@itd.idaho.gov>; Jack Schenck <Jack.schenck@vyvebb.com>; 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 <joe.kren@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>; 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 <rzanhuisen@idl.idaho.gov>; Sagle Valley Water and Sewer District <saglewatersewer@gmail.com>; Sagle Valley Water & Sewer District <markc@smartplugs.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; Sam Ross <sam.ross@nli.coop>; Sarah Gilmore <sgilmore@sandpointidaho.gov>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; SCHWEITZER FIRE DISTRICT <SchweitzerFireDistrict@gmail.com>; Selkirk Association of Realtors <danielle@selkirkaor.com>; Selkirk Recreation District <elgar@whoi.edu>; Sheryl Austin <granitereeder@gmail.com>; SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Steve Elgar <selgar@mac.com>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Symone Legg <itd.idaho.gov>; TC Energy / TransCanada <US_crossings@tcenergy.com>; Teresa Decker <Huckleberryhoa@gmail.com>; Teresa Decker <huckbayutilities01@gmail.com>; Teresa Zamora <utilities@stoneridgeidaho.com>; Theresa Wheat <theresa@kootenai.org>; Tim Ventress <chventresswplvfd@hotmail.com>; Timberlake Fire District <Kwright@timberlakefire.com>; Tom Renzi <epifdchief@gmail.com>; US Fish & Wildlife Services <fw1idahoconsultationrequests@fws.gov>; West Bonner Library <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>

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

Subject: Bonner County Planning - VA0010-25 Agency Review - Variance - Administrative - Street Setback

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.



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] VA00010-25-PERRY,JOSEPH

1 message

Denis Twohig <dtwohig@phd1.idaho.gov>

Tue, Jul 15, 2025 at 5:00 PM

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

**Public Health**
Prevent. Promote. Protect.
Panhandle Health District**Denis Twohig** | Technical Records Specialist 1

2101 W Pine St. Sandpoint, ID 83864

P: 208.265.6384

E: ehapplications@phd1.idaho.govW: Panhandlehealthdistrict.org**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.

**VA00010-25-PERRY,JOSEPH.pdf**

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Panhandle Health District

Healthy People in Healthy Communities

Public Health
Prevent. Promote. Protect.

Panhandle Health District



July 15, 2025

Janna Brown, Administrative Assistant III
Bonner County Planning Dept
1500 Highway 2, Suite 208
Sandpoint, ID 83864

RE: VA00010-25—Perry, Joseph

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

This letter is intended to provide Panhandle Health District (PHD) comments regarding the Administrative Variance (VA00010-25) for a proposed single-family home to be constructed with a 20ft setback to property line in Athol, Idaho on parcel RP013610000030A.

PHD has one septic permit for this parcel (PHD #25-09-09927). The septic permit indicates the existing septic system is sized & approved for 1 single family dwelling with 2 bedrooms (200gpd). The applicant must ensure they do not compromise any of their existing wastewater disposal system components with new activities on this parcel and a future drainfield replacement area must be retained for future use. The applicant must ensure that all water service lines & septic system components are compliant with relevant IDAPA rules related to water & wastewater. This change does not appear to compromise the area permitted for septic.

Best regards,


Aubrey Naylor, REHS

Sandpoint – Bonner County
2101 W. Pine St.
Sandpoint, ID 83864
208.265.6384



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] Re: Bonner County Planning - VA0010-25 Agency Review - Variance - Administrative - Street Setback

1 message

Cass <castejer@gmail.com>

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

I represent West Priest Lake Fire District. This application is not applicable
Sent from my iPhone

On Jul 3, 2025, at 08:02, 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

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 visit our 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?

Build smarter. Apply online.

<Notice of Agency Review VA0010-25.pdf>

Thank you,

Janna Brown, Administrative Assistant III

Bonner County Planning Department

208-265-1458 ext - 1252

Now Live: Apply for Your Building Location Permit Online!

We're making building easier! You can now apply for your **Building Location Permit** quickly and securely through our **new citizen online portal**, available 24/7 from the comfort of your home or office. You can also apply on one of the kiosks provided in the Planning Department office, located in the County Administrative Building, Suite 208.

Fast & easy application process

Track your permit status in real time

Upload documents directly

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

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.



Janna Brown <janna.brown@bonnercountyid.gov>

File VA0010-25 Variance

1 message

'Colleen Johnson' via Mail-Planning <planning@bonnercountyid.gov>
Reply-To: Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>
To: Bonner County Planning <planning@bonnercountyid.gov>

Thu, Jul 3, 2025 at 10:56 AM

Good Morning:

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

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

Colleen Johnson

Business Office Manager

Kootenai-Ponderay Sewer District

208-263-0229 Fax – 208-265-5326 Mobile: 208-304-5820

511 Whiskey Jack Road Sandpoint, Idaho 83864

P.O. Box 562, Kootenai, ID 83840

“Dance with Life”



 **25_07_BC_VA0010-_25_Variance.pdf**
76K

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 **3rd** day of **July 2025**.

Janna Brown

Janna Brown, Administrative Assistant III

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Thursday, July 3, 2025**.

File VA0010-25 - Variance - Administrative – Street Setback

The above-named application has been submitted to the Bonner County Planning Department for processing and has been determined to be complete. The applicants are requesting a 20' setback where 25' is required for the construction of a porch. The site of 5 acres. The property is zoned Rural-5. The project is located off of Mara Meadows in Section 26, Township 54 North, Range 2 West, Boise-Meridian. The project site is within the service area of Selkirk Fire District.

To review this application, go to the Planning Department web site at 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 **July 24, 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

Kootenai-Ponderay Sewer District *7/3/25*

Name

Date

Out of District Boundaries



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - VA0010-25 Agency Review - Variance - Administrative - Street Setback

1 message

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

Thu, Jul 3, 2025 at 1:51 PM

Hi Janna,

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

Thank you for the opportunity to review and comment,

Merritt Horsmon

Regional Technical Assistance Manager

Panhandle Region

2885 W. Kathleen Ave.

Coeur d'Alene, ID 83815

208.769.1414 office

208.251.4509 mobile

merritt.horsmon@idfg.idaho.gov**From:** Bonner County Planning <planning@bonnercountyid.gov>**Sent:** Thursday, July 03, 2025 8:00 AM

To: Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Amber Burgess <clerk@ebsewerdistrict.com>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Avista Corp - 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>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Carrol Stejer <CASTEJER@gmail.com>; Bell, Chace <Chace.Bell@idwr.idaho.gov>; Chief Debbie Carpenter <chief@spirittlakefire.com>; City of Clark Fork <city@clarkforkidaho.org>; City of Dover <cityclerk@cityofdoveridaho.org>; City of East Hope Franck <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; City of Oldtown <cityofoldtown@hotmail.com>; City of Priest River <layers@priestriver-id.gov>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spirittlakeid.gov; Clark Fork Fire Department <firedept@clarkforkidaho.org>; Colleen Johnson <C.Johnson@kootenaiponderaysewerdistrict.org>; Coolin-Cavanaugh Bay Fire Protection District <coolinfirechief@gmail.com>; Craig Hill <craighill@hillsresort.com>; D1Permits <D1Permits@itd.idaho.gov>; dbrown@idl.idaho.gov; Dan Scholz <dan.scholz@nli.coop>; Dave Schuck <dave.schuck@bonnercountyid.gov>; Dean Davis

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Cc: Daniel Britt <daniel.britt@bonnercountyid.gov>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>
Subject: Bonner County Planning - VA0010-25 Agency Review - Variance - Administrative - Street Setback

CAUTION: This email originated outside the State of Idaho network. Verifv 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

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Upload documents directly

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Effective July 1, 2025, all Building Location Permits must be applied for through the online citizen portal and we will no longer be accepting applications sent via email or printed paper applications. Have questions? Call 208-265-1458, our team is ready to help.

Build smarter. Apply online.



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] Re: Bonner County Planning - VA0010-25 Agency Review - Variance - Administrative - Street Setback

1 message

Bonner County History Museum <hannah@bonnercountyhistory.org>

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

No comment

Thank you,
Hannah Combs
Bonner County Historical Society

On Thu, Jul 3, 2025 at 8:02 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**

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