

**BONNER COUNTY PLANNING DEPARTMENT
ADMINISTRATIVE DECISION
LETTER/REASONED STATEMENT
ADMINISTRATIVE VARIANCE – FILE
VA0017-25**



Project Name: **Edwards–Street/Waterfront/
Property Line Setback**

File Number: **FILE #VA0017-25**

Request: The applicant is requesting a 17.5' street setback where 25' is required, a 17.5" property line setback where 25' is required, and a 28' waterfront setback where 40' is required for the purposes of constructing a single-family dwelling.

Legal Description: 34-57N-1W GOV LOT 1 S OF LOT 11A & LOT 10A SHAFFERS LESS TAX 5; TAX 4 SPIT/PENINSULA – CPWRS

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

Parcel Number: RP57N01W346010A and RP57N01W346004A

Parcel Size: $\cong$ 23.221-acres

Applicant/Property Owner: Brooke & Rozanne Edwards
[REDACTED]
Sagle, ID 83860

Project Representative: N/A

Application filed: June 4, 2025

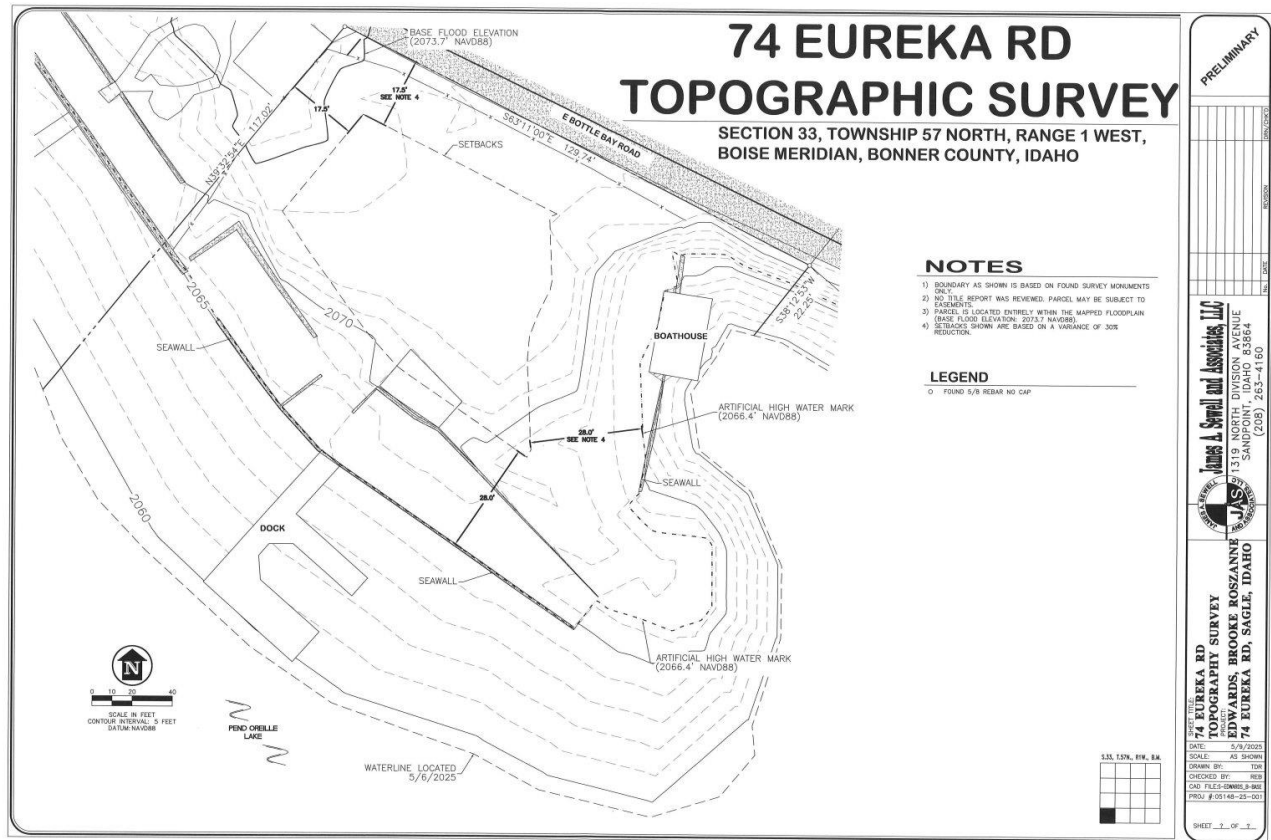
Notice provided: Mail: July 8, 2025

Date of Report: July 17, 2025

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

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 references application is hereby administratively **approved** per the review below.

Site Plan



Project summary:

The applicant is requesting a 17.5' street setback where 25' is required, a 17.5" property line setback where 25' is required, and a 28' waterfront setback where 40' is required for the purposes of constructing a single-family dwelling. The property is zoned Rural 10 (R-10). The project site is located off East Bottle Bay Road in Section 34, Township 57 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
BCRC 12-238, Administrative Variances

BCRC 12-400, et seq., Development standards
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: 23.221-acres
Zoning Designation: Rural 10
Comp Plan Designation: Resort Community (0-2.5 AC)

B. Access:

East Bottle Bay Road, a privately owned and privately maintained road and Eureka Road, a Bonner County owned and privately maintained road.

C. Environmental factors:

Site does contain mapped slopes. (USGS)
Site does 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 16017C0975E, Effective Date 11/18/2009.

D. Services:

- Water: Individual Well
- Sewage: Bottle Bay Water & Sewer
- 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 variance to the street setback from East Bottle Bay Road, and setbacks from the property line and shoreline. This request is in accordance with this provision.

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 June 4, 2025.

BCRC 12-238, Administrative Variances

In accordance with BCRC 12-238, the applicant is seeking a 30% variance to the street, property line, and shoreline setbacks.

BCRC 12-400, et seq., Development Standards

BCRC 12-411: Density and Dimensional Standards; Forestry, Agricultural/Forestry and Rural Zones Table 4-1 sets the street setback for R-10 at 25 feet, property line setback at 25 feet, and a 40-foot shoreline setback.

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: "The topography of this parcel results in waterfront on two sides of the lot which severely reduces the building envelope. The only logical solution to resolve this dilemma is to request and administrative variance reducing the waterfront setback and front and side yard setbacks by 30% as allowed under current variance regulations. This would allow the construction of a residence of 2000 square feet or less."

Staff: According to GIS LiDAR data, the subject building site has minimal slopes of 15-30+%, primarily along the road and leading down to the shoreline. The subject property is unique in the fact that two pieces of the same parcel are split by a road and two separate lots. A legal description review done by the Bonner County Land Records Department confirmed that RP57N01W346010A and RP57N01W346004A are legally described as one parcel. This unique circumstance, in addition to the street, property line, and waterfront setbacks make developing the waterfront portion of the property very challenging.

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

Applicant: "The topography and special features of this parcel such as the cove on the South end of the parcel are all a result of natural land formation and centuries of water sculpting."

Staff: The applicant acquired the subject property on July 23, 2024, via Warranty Deed, Instrument No. 1036491, recorded on August 2, 2024. Since the time of acquisition, there is no indication that the applicant has altered the lot's size, shape, or topography. The applicant has no control of the topography of the parcel or the street and waterfront setbacks that are putting constraints on the buildable area of the parcel.

Due to the unique circumstances of the waterfront portion still being considered apart of the larger 22-acre property to the North, the full 25-foot property line setback is being applied to the property in addition to the 25-foot street setback and the 40-foot shoreline setback. If the 0.279-acre portion of the property was considered a separate parcel, then the property line setback would have been reduced to 5 ft.

- (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: "None of the improved lots in the area to the North and South of this parcel will be impacted by granting this variance. The residence to the North of this parcel was built on the hillside across the road off Bottle Bay Rd so the their waterfront will not be impacted by any future building since it is already built on. The improved parcel to the South is buffered by two undeveloped lots between their parcel and the subject parcel. There is no buildable waterfront land available for these two parcels they will have to build on the East side of Bottle Bay Rd. Any impact on ingress/egress will be minimal since the road is not being altered and the owners already live fulltime in the area."

Staff: Comments were received from Idaho Department of Fish and Game as well as Idaho Department of Environmental Quality regarding the shoreline setbacks and their role in protecting water quality. The comment from IDFG goes on to express the need for mitigation to be implemented to prevent negative effects to Lake Pend Oreille water quality as well as recommending the applicant retain as much of the native vegetation as practicable to maintain a shoreline riparian buffer, possibly including planting additional native plants, should the variance be approved.

No other agency or public comments were received indicating this project would be in conflict with the public interest.

I. Stormwater plan

A Grading/Stormwater Management and Erosion Control plan will be required, in accordance with BCRC 12-720, at the time of Building Location Permit.

J. Agency Review

Agencies were notified of this project on July 8, 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 Fish and Game
Idaho Department of Environmental Quality
Bonner County Road & Bridge

The following agencies replied "No Comment":

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 applicant acquired the subject property on July 23, 2024 and there have been no apparent modifications to the lot's size, shape, or topography since that time. The waterfront portion of the property has multiple constraints that make development challenging including a waterfront setback of 40ft on two sides of the property as well as a street setback and a property line setback of 25ft on the remaining two property lines, respectively. This leaves a building envelope that can be challenging to develop.

Comments were received from the Idaho Department of Environmental Quality and Idaho Department of Fish and Game expressing the need to protect the water quality of Lake Pend Oreille. In their comment, IDFG provided multiple recommendations that could be followed to help prevent negative effects on the water quality to include maintaining native vegetation, the requirement of a stormwater/erosion control plan, and maintaining shoreline BMPs for sedimentation and erosion during the building process.

Planner's Initials: <u>KS</u> Date: <u>7/17/25</u>
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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. The action that could be taken to obtain the administrative variance is to complete the Conditions of Approval as adopted.

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 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.
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.

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. At the time of Building Location Permit, the applicant shall submit a Grading/Stormwater Management and Erosion control plan in accordance with BCRC 12-720.

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,



Alex Feyen, Assistant Director

Appendix A – Notice of Public Record of Mailing

RECORD OF MAILING

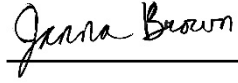
Page 1 of 1

File No.: VA0017-25

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 **17th** day of **June 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

Appendix B – Agency Comments



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] Re: Bonner County Planning - VA0017-25 Agency Review - Administrative – Property Line, Street and Waterfront 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 Tue, Jun 17, 2025 at 9:35 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 <janna.brown@bonnercountyid.gov>

Fwd: Bonner County Planning - VA0017-25 Agency Review - Administrative – Property Line, Street and Waterfront setback

1 message

Matt Mulder <matt.mulder@bonnercountyid.gov>
To: Mail-Planning <planning@bonnercountyid.gov>

The Bonner County Road & Bridge Department has no objections to the proposed street setback variance. E Bottle Bay Rd is now considered a private road since the County ceased maintenance in 1997 and the road is

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

----- Forwarded message -----

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

Date: Tue, Jun 17, 2025 at 9:35 AM

Subject: Bonner County Planning - VA0017-25 Agency Review - Administrative – Property Line, Street and Waterfront setback

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>, Peggy George <peggy.george@avistacorp.com>, Becky Meyer <becky.meyer@posd.org>, Bill Berg <billb@bbsewer.org>, Bonner County Assessors <assessorsgroup@bonnercountyid.gov>, BONNER COUNTY HISTORICAL SOCIETY <DIRECTOR@bonnercountyhistory.org>, Brenna Garro <Brenna.Garro@oer.idaho.gov>, Bryan Quayle <quaylelanduseconsulting@gmail.com>, Chace Bell <chace.bell@idwr.idaho.gov>, Chief Debbie Carpenter <chief@cityofclarkforkidaho.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 Sandpoint Planning <cityplanning@sandpointidaho.gov>, cityclerk@spirittlakeid.gov <cityclerk@spirittlakeid.gov>, Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>, Coolin-Cavanaugh B <coolinfirechief@gmail.com>, 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>, deandavis@sd83.org <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 <Heal@Frankiejduhn@hotmail.com>, Fritz Broschet <outletbaysewer@gmail.com>, Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>, Gavin Gilcrease <ggilcrease@sandpointidaho.gov>, Horsmon, 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@itd.idaho.gov>, ITD - Stacy Simkins <stacy.simkins@itd.idaho.gov>, Jack Schenck <Jack.schenck@vvyvbb.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 <BWS637@gmail.com>, Joe Kren <joekren@sd83.org>, Jorde 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 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 <mat@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 C the Narrows Fire District <Huckbay2501@gmail.com>, Northern Lights <kristin.mettk@nli.coop>, Northern Lights - Clint Brewing <clint.brewington@nli.coop>, Northside Water and Syringa Heights Water Association <a 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@ho@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>, <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@posd.org>, SCHWEITZER FIRE DISTRICT <SchweitzerFireDistrict@gmail.com>, Selkirk Association of Realtors <danielle@selkirkaor.com>, Selkirk Recreation District <elgar@whoi.edu>, Sheryl Austi SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>, Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>, Steve Elgar <selgar@mac.com>, Superintendent School Dis Symone.legg@itd.idaho.gov <Symone.legg@itd.idaho.gov>, TC Energy / TransCanada <US_crossings@tcenergy.com>, Teresa Decker <Huckleberryhoa@gmail.com>, Teresa Decker <huckbayutilities01@gmail.com>, <utilities@stoneridgeidaho.com>, Theresa Wheat <theresa@kootenai.org>, Tim Ventress <chventresswplvfd@hotmail.com>, Timberlake Fire District <Kwright@timberlakefire.com>, Tom Renzi <replfdchief@gmail.com>, <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>

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



Notice of Agency Review.pdf
322K

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 **17th** day of **June 2025**.


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 **Tuesday, June 17, 2025**.

File VA0017-25 - Variance - Administrative – Property Line, Street and Waterfront 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 17.5' property line setback where 25' is required, a 17.5' street setback where 25' is required, and a 28' waterfront setback where 40' is required for the purposes of constructing a single-family dwelling. The property is zoned Rural-10. The project is located off of East Bottle Bay Road in Section 34, Township 57 North, Range 01 West, Boise-Meridian. The project is located within Bottle Bay Water & Sewer District and Sagle 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 8, 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.

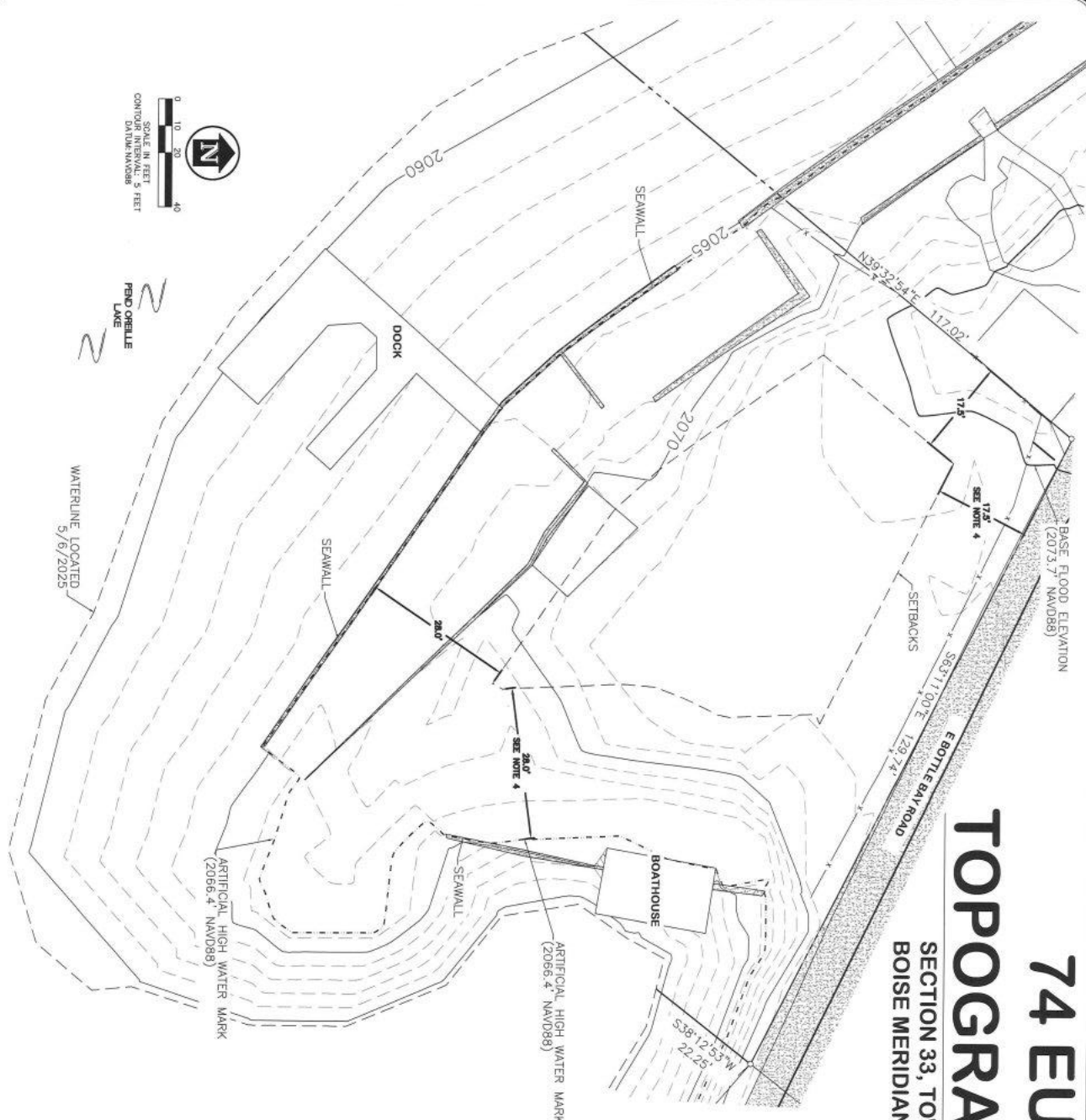
NO COMMENT _____
Name

Date

74 EUREKA RD

TOPOGRAPHIC SURVEY

SECTION 33, TOWNSHIP 57 NORTH, RANGE 1 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



PRD ORIELLE
LINE

WATERLINE LOCATED
5/6/2025

ARTIFICIAL HIGH WATER MARK
(2066.4' NAVD83)

ARTIFICIAL HIGH WATER MARK
(2066.4' NAVD83)

NOTES

- 1) BOUNDARY AS SHOWN IS BASED ON FOUND SURVEY MONUMENTS ONLY.
- 2) NO TITLE REPORT WAS REVIEWED. PARCEL MAY BE SUBJECT TO
- 3) PARCEL IS LOCATED ENTIRELY WITHIN THE MAPPED FLOODPLAIN (BASE FLOOD ELEVATION: 2073.7' NAVD83).
- 4) SETBACKS SHOWN ARE BASED ON A VARIANCE OF 30% REDUCTION.

LEGEND

○ FOUND 5/8 REBAR NO CAP

S&S, L&N, R&W, R&M

PRELIMINARY

SHEET 2 OF 2	SHEET TITLE: 74 EUREKA RD TOPOGRAPHY SURVEY PROJECT: EDWARDS, BROOKE ROSZANNE 74 EUREKA RD, SAGLE, IDAHO	 James A. Sewell and Associates, LLC 1319 NORTH DIVISION AVENUE SANDPOINT, IDAHO 83864 (208) 263-4160	No. DATE REVISION DRN/CHK'D																																						
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DATE: 5/9/2025
 SCALE: AS SHOWN
 DRAWN BY: TDR
 CHECKED BY: REB
 CAD FILES: DWG, 3-SHEE
 PLOT: #10148-25-001



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - VA0017-25 Agency Review - Administrative – Property Line, Street and Waterfront setback

1 message

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

Wed, Jun 18, 2025 at 3:12 PM

Development setbacks from stream banks and lake shorelines are an important tool for protecting water quality. Riparian vegetation provides natural filtration of stormwater runoff and provides numerous other benefits to promote healthy surface water ecology. DEQ recognizes that there are sometimes unique circumstances that may justify reduced setbacks. While an individual variance likely has a relatively small impact on water quality, the cumulative impact of development in close proximity to shorelines and stream banks is a significant threat to water quality. DEQ advises local government planning departments to maintain established setbacks whenever possible. Exceptions should be considered carefully by the local jurisdiction and used only when absolutely necessary to accommodate unique circumstances.

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

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

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

Sent: Tuesday, June 17, 2025 9:35 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>; 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; 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 <jamiieb@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>; joekren@sd83.org; Jordan Brooks <coolinsewer@gmail.com>; Kayleigh Miller <kmliller@ponderay.org>; kbsd sewer <kbsdpl@hotmail.com>; Ken Flint <ken_flint@tcenergy.com>; Kenny Huston <kenny.huston@oer.idaho.gov>; Kim Hoodenpyle <kjh5345@gmail.com>; Kim Spacek <kimspacek@sd83.org>; Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>; Laclede Water District <info@lactedewaterdistrict.org>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; 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>; 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 <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 - VA0017-25 Agency Review - Administrative – Property Line, Street and Waterfront 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.

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

Thank you,

Janna Brown, Administrative Assistant III

Bonner County Planning Department

208-265-1458 ext - 1252



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - VA0017-25 Agency Review - Administrative – Property Line, Street and Waterfront setback

1 message

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

Wed, Jul 2, 2025 at 11:10 AM

Hi Janna,

Please find corresponding Idaho Department of Fish and Game comments attached.

Thank you,

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:** Tuesday, June 17, 2025 9:35 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>; 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; 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>; 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>; 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>; 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: Kyle Snider <kyle.snider@bonnercountyid.gov>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>

Subject: Bonner County Planning - VA0017-25 Agency Review - Administrative – Property Line, Street and Waterfront setback

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

Thank you,

Janna Brown, Administrative Assistant III

Bonner County Planning Department

208-265-1458 ext - 1252



BC_VA0017-25_LPO_Edwards.pdf

243K



IDAHO DEPARTMENT OF FISH AND GAME

PANHANDLE REGION

2885 West Kathleen Avenue
Coeur d'Alene, Idaho 83815

Brad Little / Governor
Jim Fredericks / Director

June 30, 2025

Bonner County Planning Department
1500 Highway 2, Suite 208
Sandpoint, ID 83864

REFERENCE: VA0017-25– Shoreline Setback Administrative Variance – Lake Pend Oreille

The Idaho Department of Fish and Game (IDFG) has reviewed the above-named request for a variance for a 28-foot shoreline setback where 40 feet is required to build a home on the shoreline of Lake Pend Orielle. The purpose of these comments is to assist the decision-making authority by providing technical information that can be used to minimize fish and wildlife impacts.

Lake Pend Oreille has a 2002 Idaho Department of Environmental Quality and Environmental Protection Agency approved TMDL (Total Maximum Daily Load) for total phosphorus. It is currently not meeting criteria for the beneficial use of coldwater aquatic life or salmonid spawning.

Bonner County Code (subchapter 7.1) states that the purpose of the shoreline setback chapter is to preserve both the quality and quantity of Bonner County water resources. Additionally, it aims to reduce erosion and sedimentation into waterways. Mitigation for decreased shoreline setback can be in the form of a stormwater and erosion plan, biofiltration swales, or riparian buffers. A native riparian vegetation buffer functions efficiently as a biofiltration agent, and does not require the fertilizers, pesticides, and watering that lawns require. Additionally, riparian vegetation has complex root systems that can withstand increased wave action more effectively than banks that are sparsely vegetated, or grass covered.

IDFG Recommendations:

- Mitigation for the decreased shoreline setback be implemented to prevent negative effects to Lake Pend Orielle water quality.
- Should this variance be granted, we recommend the applicant retain as much of the native vegetation as practicable to maintain a shoreline riparian buffer. Additional native planting would help to ameliorate any negative effects to water quality.
- All shoreline building BMPs for sedimentation and erosion be adhered to during the building process. The Idaho DEQ catalog of storm water BMPs is linked below.
 - <https://www2.deq.idaho.gov/admin/LEIA/api/document/download/14968>

Keeping Idaho's Wildlife Heritage

If variances to Bonner County Code become regularly allowed, we would expect that to lead to modified shorelines, increased nutrient inputs to the lake, declines in water quality, and subsequent negative effects to the fishery.

Thank you for the opportunity to comment.

Sincerely,

Carson Watkins
Panhandle Regional Supervisor

CJW:MH:lat
C: eFile M:\



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] Re: Bonner County Planning - VA0017-25 Agency Review - Administrative – Property Line, Street and Waterfront setback

1 message

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

ITD Permits has no comment.

Thank you,
Symone Legg | Project Coordinator
Idaho Transportation Department | D1 Traffic/Permits
Ext: 208.772.8073 Dept: 208.772.1297
Email: symone.legg@itd.idaho.gov | itd.idaho.gov

Enhancing quality of life through transportation
Work schedule: Monday - Thursday 6:00AM-4:30PM

From: Bonner County Planning <planning@bonnercountyid.gov>**Sent:** Tuesday, June 17, 2025 9:35 AM

To: Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Amber Burgess <clerk@ebsewerdistrict.com>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Av Peggy George <peggy.george@avistacorp.com>; Becky Meyer <becky.meyer@lposd.org>; Bill Berg <billb@bbsewer.org>; Bonner County Assessors <assessorsgroup@bonnercountymuseum.org>; DIRECTOR <DIRECTOR@bonnercountyhistory.org>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Chace Bell <chace.bell@spiritlakefire.com>; City of Clark Fork <city@clarkforkidaho.gov>; City of Dover <cityclerk@cityofdoverydaho.gov>; City of East Hope Franck <easthope.city@gmail.com>; City of Foldtown <cityofoldtown@hotmail.com>; City of Priest River <layers@priestriver-id.gov>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spiritlakeid.gov <cityclerk@spiritlakeid.gov>; Kootenai Ponderay Sewer District <kootenaiponderaysewerdistrict.org>; Coolin-Cavanaugh Bay Fire Protection District <coolinfirechief@gmail.com>; Craig Hill <craighill@hillsresort.com>; D1Permits <D1Permits@dan.scholz@nli.coop>; Dave Schuck <dave.schuck@bonnercountyid.gov>; Dean Davis <deandavis@sd83.org>; East Bonner Library <Amanda@ebonnerlibrary.org>; East Priest River <esjoquist@idl.idaho.gov>; Federal Aviation Administration <Heather.pate@faa.gov>; Frankie Dunn <Frankiejduhn@hotmail.com>; Fritz Broschet <outletbaysewer@gmail.com>; Garfield Bay WSD <garfieldbaywsd@hotmail.com>; Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>; ID State Historical Society - Dan Everl Environmental Quality <deqcomments@deq.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; Robert Beachler <Robert.Beachler@itd.idaho.gov>; Stacy Schenck <Jack.schenck@vyvebb.com>; Jamie Brown <jamieb@inlandpower.com>; Janice Best <janicesb@televar.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Jason K <jeff.lindsey@bonnercountyid.gov>; Jessie Roe <BWSD637@gmail.com>; Joe Kren <joekren@sd83.org>; Jordan Brooks <coolinsewer@gmail.com>; Kayleigh Miller <klmiller@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>; info@lakedewaterdistrict.org <info@lakedewaterdistrict.org>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; Matt Diel <matt.diel@lposd.org>; Midas <mahmer@idl.idaho.gov>; Mike Schacht <firedept@clarkforkidaho.gov>; Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>; Navy - Glynis Casey <Huckbay2501@gmail.com>; Northern Lights <kristin.mettke@nli.coop>; Northern Lights - Clint Brewing <clint.brewington@nli.coop>; Northside Water and Syringa Heights Water - Carla Poelstra <odenwater@gmail.com>; Pend Oreille Hospital District <kim.kichenmaster@bonnergeneral.org>; PHD <EHApplications@phd1.idaho.gov>; Priest Lake Public Library <Rich.hash2022@gmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Ryan Zandhuisen <rzandhuisen@idl.idaho.gov>; Sagle Valley Water and 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>; James Koehler <james.koehler@lposd.org>; SCHWEITZER FIRE DISTRICT <SchweitzerFireDistrict@gmail.com>; Selkirk Association of Realtors <danielle@selkirkaor.com>; Selkirk Recreation District <granitereeder@gmail.com>; SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.gov>; 84 <kelly.fisher@lposd.org>; Symone Legg <Symone.Legg@itd.idaho.gov>; TC Energy / TransCanada <US_crossings@tcenergy.com>; Teresa Decker <Huckleberryhoa@gmail.com>; Utilities <utilities@stoneridgeidaho.gov>; Theresa Wheat <theresa@kootenai.org>; Tim Ventress <chventresswplvfd@hotmail.com>; Timberlake Fire District <Kwright@timberlakefire.com>; 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 - VA0017-25 Agency Review - Administrative – Property Line, Street and Waterfront setback

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