

**BONNER COUNTY PLANNING DEPARTMENT
ADMINISTRATIVE DECISION
LETTER/REASONED STATEMENT
ADMINISTRATIVE VARIANCE – FILE
VA0024-25**



Project Name: Lewis E Patrick Trust–Street Setback

File Number: FILE #VA0024-25

Request: The applicant is requesting a 17.5’ street setback where 25’ is required for the purposes of constructing a single-family dwelling

Legal Description: 8-57N-1W TAX 40

Location: The project site is located off West Oden Bay Road in Section 8, Township 57 North, Range 1 West, Boise-Meridian.

Parcel Number: RP57N01W084690A

Parcel Size: 0.970-acres

Applicant/Property Owner: Lewis E Patrick Trust
[REDACTED]
Scottsdale, AZ 85267

Project Representative: Brennen Chasse, Studio Ascent
203 N Washington St #301
Spokane, WA 99201

Application filed: July 29, 2025

Notice provided: Mail: August 19, 2025

Date of Report: October 2, 2025

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

Site Plan



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 12-7.2, et seq., Grading/erosion/stormwater management
BCRC 12-800 et seq., Definitions

Background:

A. Site data:

Land Use: Residential
Unplatted
Size: 0.97-acres
Zoning Designation: Suburban
Comp Plan Designation: Suburban Growth Area (2.5-5 AC)

B. Access:

West Oden 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. (NHD)
Parcel is within SFHA Zone AE and Zone X per FIRM Panel Number 16017C0750E,
Effective Date 11/18/2009.

D. Services:

- Water: Oden Bay Water District
- Sewage: Existing Community System (Per application)
- Fire: North Side Fire District
- Power: Avista Utilities
- School District: Lake Pend Oreille School District #84

BCRC 12-232, General Provisions

The applicant is requesting a deviation of the 25' street setback. 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 July 29, 2025.

BCRC 12-238, Administrative Variances

In accordance with BCRC 12-238, the applicant is seeking a 30% variance to the required street 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 lot is incredibly steep on the West and central portion then flattens out closer to the waterfront. We are asking for a reduction in the front yard setback in order to pull the house away from the waterfront and up the hill. This will not only preserve the waterfront but also help reduce the retaining and height needed."

Staff: According to GIS LiDAR data, the subject property contains slopes ranging from 0-30+%. This can present notable challenges when determining the position of the single-family dwelling. The applicants are proposing to locate the home on top of the steep slope as much as possible which is pushing the home closer into the street setback.

The subject lot contains frontage on Lake Pend Oreille and is within SFHA Zone AE and Zone X per 16017C0750E. Both factors can add additional requirements for development.

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

Applicant: "The lot owner purchased the lot in its current state. They have not manipulated the boundary lines or topography."

Staff: The applicants acquired the subject property on June 4, 2024, via Warranty Deed, Instrument #1034052. There is no evidence that the applicant has changed the lots size, shape, or topography since obtaining ownership.

- (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: "Allowing the reduction in street front setback will allow the waterfront to remain in a natural state. This will allow emergency vehicles to more easily access the structure in case of an emergency."

Staff: Bonner County Road and Bridge Department submitted a comment stating they are opposed to the street setback variance due to the increased risk of damage to structures, siding, windows and garage doors caused by snow and debris traveling significant distance off plows on the downhill side of the road. On the other hand, the proposed placement of the structure allows it to remain outside the Special Flood Hazard Zone. Development within the Special Flood Hazard Zone involves an increased level of risk to public health, safety, and welfare due to the nature of the SFHA. Any development in the SFHA also requires additional floodplain development permitting.

No other comments were received from the public or any public agency indicating this proposal is in conflict with the public interest.

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

Grading, stormwater management and erosion control concerns were addressed during the Building Location Permit process, File #BLP2025-0579.

Agency Review

Agencies were notified of this project on August 19, 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:

Panhandle Health District
Idaho Department of Water Resources
Bonner County Road and Bridge

The following agencies replied "No Comment":

Idaho Department of Fish and Game
Idaho Department of Environmental Quality
Bonner County Solid Waste

All other agencies did not reply.

Public Notice & Comments

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

Planner's Initials: <u>KS</u> Date: <u>October 2, 2025</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. Complete the associated Building Location Permit, File #BLP2025-0579.

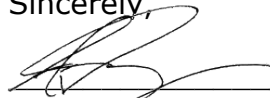
NOTE: Any determination made by the Planning Director in the administration of the provisions of this title may be appealed to the Board by paying the required fee and notifying the Planning Director in writing of the intent to appeal within ten (10) working days from the date of the determination. Within 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 read 'Alex Feyen', written over a horizontal line.

Alex Feyen, Interim Planning Director

Appendix A – Notice of Public Record of Mailing

RECORD OF MAILING

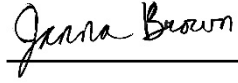
Page 1 of 1

File No.: VA0024-25

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 **19th** day of **August 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 <janna.brown@bonnercountyid.gov>

Re: Bonner County Planning - VA0024-25 Agency Review - Variance - Administrative - Street Setback

1 message

Matt Mulder <matt.mulder@bonnercountyid.gov>

To: Bonner County Planning <planning@bonnercountyid.gov>, Jason Topp <jason.topp@bonnercountyid.gov>

The Bonner County Road & Bridge Department is opposed to the proposed 17ft street setback variance. W Oden Bay Rd is a County maintained road which is problematically narrow (only 16ft wide) and the road edge of the road closer to this structure. Because of the terrain constraints of the road being on the hill, we are forced to take all of the snow from the road and plow it to the downhill side (toward this house closer to the road as snow and debris can travel a significant distance off the plows, especially on the downhill side, making damage to structures, siding, windows, and garage doors more likely. There appears to be the street and meet all setback requirements based on their site plan.

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

On Tue, Aug 19, 2025 at 10:18 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

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 apply at 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-energogovweb.tylerhost.net/apps/selfservice#/home> **to get started today!**

Online Application Guide

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.**



Janna Brown <janna.brown@bonnercountyid.gov>

Re: Bonner County Planning - VA0024-25 Agency Review - Variance - Administrative - Street Setback

1 message

Melissa Gault <melissa.gault@bonnercountyid.gov>

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

Melissa Gault
Operations Manager
Bonner County Solid Waste
521 S Division Ave, Suite 102
Sandpoint, ID 83864
208-255-5681 Ext. 2

"In a world where you can be anything, be kind" - Jennifer Dukes Lee

On Tue, Aug 19, 2025 at 10:18 AM Bonner County Planning <planning@bonnercountyid.gov> wrote:

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

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Upload documents directly

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

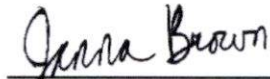
Effective July 1, 2025, all Building Location Permits must be applied for through the online citizen portal and we will no longer be accepting applications sent via email or printed paper applications. Have questions? **Build smarter. Apply online.**

 **Solid Waste VA0024-25.pdf**
329K

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 **19th** day of **August 2025**.


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 **Tuesday, August 19, 2025**.

File VA0024-25 - 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 17'6" street setback where 25' is required for the purposes of constructing a single-family dwelling. The parcel is zoned Suburban. The project site is located off West Oden Bay Road in Section 08, Township 57 North, Range 01 West, Boise-Meridian. The project site is within the service areas of Northside Fire District and Lake Pend Oreille School District #84.


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 **September 18, 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



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - VA0024-25 Agency Review - Variance - Administrative - Street Setback

1 message

DEQ Comments <deqcomments@deq.idaho.gov>

Thu, Aug 21, 2025 at 2:02 PM

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

Good Afternoon,

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

Thank you,

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

www.deq.idaho.gov

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

From: Bonner County Planning <planning@bonnercountyid.gov>**Sent:** Tuesday, August 19, 2025 10:18 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>; Bonner County Solid Waste <solidwaste@bonnercountyid.gov>; 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 <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@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 <northofthenarrowsfire@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 <ep1fdchief@gmail.com>; US Fish & Wildlife Services <fw1idahoconsultationrequests@fws.gov>; West Bonner Library <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>

Cc: Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Kyle Snider <kyle.snider@bonnercountyid.gov>

Subject: Bonner County Planning - VA0024-25 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.

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

8/21/25, 4:18 PM

Bonner County Mail - [EXT SENDER] RE: Bonner County Planning - VA0024-25 Agency Review - Variance - Administrative - Street...

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!**

Online Application Guide

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Build smarter. Apply online.



Dylan Young <dylan.young@bonnercountyid.gov>

Re: Bonner County Planning - VA0024-25 Agency Review - Variance - Administrative - Street Setback

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

Fri, Sep 5, 2025 at 1:36 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



[Quoted text hidden]



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] Variance #VA0024-25

1 message

Kevan McClarty <kevan.mcclarty@idwr.idaho.gov>

Tue, Aug 19, 2025 at 10:59 AM

To: "planning@bonnercountyid.gov" <planning@bonnercountyid.gov>

Cc: "Bell, Chace" <Chace.Bell@idwr.idaho.gov>

Janna Brown,

IDWR has reviewed the variance application File# VA0024-25 requesting a street setback of 17.6" feet where 25 feet is required for the purpose of constructing a single-family dwelling. IDWR have not identified any concerns on our end that would necessitate a delay or further details. We are grateful for the chance to provide our input and address any potential concerns

Thanks,

Kevan McClarty

Water Resources Agent

Idaho Department of Water Resources, Northern Region

7600 N Mineral Drive, Suite 100

Coeur d'Alene, ID 83815-7763

Phone (208) 762-2809 / 2800

<https://idwr.idaho.gov>



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] VA0024-25-VARIANCE-ADMINISTRATIVE-STREET SETBACK

1 message

Denis Twohig <dtwohig@phd1.idaho.gov>

Thu, Aug 21, 2025 at 9:19 AM

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.

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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.

**23-09-06639 VA0024-25-VARIANCE-ADMINISTRATIVE-STREET SETBACK.pdf**

3079K



Public Health
Prevent. Promote. Protect.

Panhandle Health District

Panhandle Health District

Healthy People in Healthy Communities

August 21, 2025

Bonner County Planning Department
1500 Highway 2, Suite 208
Sandpoint, ID 93964

Re: File VA0024-25 - Variance - Administrative - Street setback

Bonner County Planning Department,

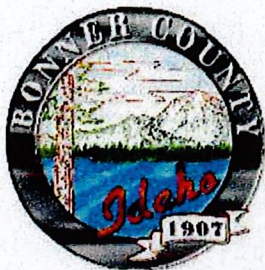
Panhandle Health District(PHD) does not have an opinion regarding the Street Setback Variance, however, PHD would like Planning and the Applicant know that there are errors/discrepancies in the application.

The applicant indicates on the Application that the property's sewage disposal will be provided by Existing Community System, which it will not be. The property is proposing to dispose of wastewater utilizing an Individual System. The subject parcel is not associated with the Community System that the applicant is referencing.

Thank you,

Timothy French, REHS

Sandpoint – Bonner County
2101 W. Pine St.
Sandpoint, ID 83864
208.263.5159



BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)
planning@bonnercountyid.gov (email) www.bonnercountyid.gov (web page)

VARIANCE APPLICATION

FOR OFFICE USE ONLY:

FILE #

RECEIVED:

- ☒ Administrative Variance
☐ Public Hearing Required

PROJECT DESCRIPTION:

The applicant is requesting a variance from a: Front yard setback

- ☒ Front yard setback 25'-0" ☐ Rear yard setback
☐ Side yard setback ☐ Water front setback

The applicant is requesting a 17'-6" foot setback to allow for the construction of:
(Specify the type of structure and use) This is a 30% reduction due to the slope of the land.
Single family residence

☐ Other (Please specify) _____

APPLICANT INFORMATION:

Landowner's name: Lewis E Patrick trust

Mailing address: _____

City: Scottsdale

State: Arizona

Zip code: 85267

Telephone: _____

Fax: _____

E-mail: _____

REPRESENTATIVE'S INFORMATION:

Representative's name: Brennen Chasse

Company name: Studio Ascent

Mailing address: 203 N Washington St # 301

City: Spokane

State: WA

Zip code: 99201

Telephone: 509.795.1375

Fax: _____

E-mail: chasse@studioascent.design

ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project: _____

Company Name: _____

Mailing Address: _____

City: _____

State: _____

Zip Code: _____

Telephone: _____

Fax: _____

E-mail: _____

PARCEL INFORMATION:

Section #:	Township:	Range:	Parcel acreage: .97
Parcel # (s): RP57N01W084690A			
Legal description: 8-57N-1Wtax40			
Current landowner's name: Lewis E Patrick Trust			
Current zoning: Suburban		Current use: Vacant lot	
What zoning districts border the project site? Suburban			
North: Suburban		East: lake pend oreille	
South: Suburban		West: Suburban	
Comprehensive plan designation: Suburban			
Uses of the surrounding land (describe lot sizes, structures, uses):			
North: 1 acre, single family residence			
South: .3 acres, single family residence			
East: Lake Pend Orielle			
West: 4.6 Acres, single family residence			
Within Area of City Impact?: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, which city?: NA			
Detailed directions to site:			
From Sandpoint, head North on highway 200 for 4.5 Miles, turn right on W Oden Bay road for .9 Miles. then the lot will be on your left hand side.			

NARRATIVE STATEMENT:

Describe whether 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. BCRC 12-234(a) *Explain why it is not possible to comply with the ordinance standards. Example: A site may have excessive slopes that prevent a structure from meeting the required setbacks.*

The lot is incredibly steep on the West and central portion then flattens out closer to the water front. We are asking for a reduction in the front yard setback in order to pull the house away from the water front and up the hill. This will not only preserve the water front but also help reduce the retaining and height needed.

Explain how special conditions and circumstances do not result from the actions of the applicant. BCRC 12-234(b) *Example: Did the applicant reduce the size of his/her parcel, thereby creating an "unbuildable" parcel?*

The lot owner purchased the lot in its current state. They have not manipulated the boundary lines or topography.

Explain how granting 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. BCRC 12-234(c) *Explain how the proposed use is compatible with adjoining land uses. Example: Will approval of the variance result in a potential obstruction of public access or cause a safety hazard? Are there effects of elements on adjoining property such as noise, light glare, odor, fumes and vibration?*

Allowing the reduction in street front setback will allow the waterfront to remain in a natural state.
This will also allow emergency vehicles to more easily access the structure in case of an emergency

ACCESS INFORMATION:

Please check appropriate boxes:

☐ Private Easement ☐ Existing ☐ Proposed

Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and easement width. Include recorded instrument number for existing easements & name, if existing: _____

☒ Public Road ☒ Existing ☐ Proposed

Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade right-of-way width and name, if existing: _____

W Oden bay Road is currently an 18' wide, two way paved road.

☐ Combination of Public Road/Private Easement ☐ Existing ☐ Proposed

Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and right-of-way/easement width and road name, if existing: _____

SITE INFORMATION:

Please provide a detailed description of the following land features:

Topography (lay of the land), including estimated maximum slope, rock outcroppings, benches, etc:

The lot slopes from Oden Bay road down to Lake Pend Oreille. Over the approx. 200' deep lot the elevation drops approx. 62'

Water courses (lakes, streams, rivers & other bodies of water):

Lake Pend Oreille touches the Eastern edge of the property.

Is site within a floodplain? ☒ Yes ☐ No Firm Panel #: _____ Map designation: **FEI**

Springs & wells: _____

The property is served but the local water district.

Existing structures (size & use): _____

Vacant lot.

Land cover (timber, pastures, etc): _____

The lot has been cleared of most trees.

Are wetlands present on site? ☐ Yes ☒ No

Source of information: GIS

Other pertinent information (attach additional pages if needed): _____

Please see the proposed site plan attached.

SERVICES:

Sewage disposal will be provided by:

☒

Existing Community System - List name of sewer district or provider and type of system:
I believe that Jeff Bond owns the sewer system for the community.

☐

Proposed Community System - List type & proposed ownership:

☐

Individual system - List type:

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: We are working on engineering the on site drain field.

Water will be supplied by:

☒ Existing public or community system - List name of provider: Oden bay water district

☐ Proposed Community System - List type & proposed ownership: _____

☐ Individual well: _____

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details:

We plan to tap into the water districts line.

Distance (in miles) to the nearest:

Public/Community Sewer System: .1 miles

Solid Waste Collection Facility: 4.3 Miles

Public/Community Water System: .1 miles

Fire Station: North side fire - 4.5 miles

Elementary School: 3.5 miles

Secondary Schools: 7.8 Miles

County Road: on it

County Road Name: W Oden Bay Road

Which fire district will serve the project site? North side Fire

Which power company will serve the project site? Avista

How is the use/plan in accordance with the general and specific objectives of the Comprehensive Plan? (Copy of goals and objectives attached)

Property Rights:

The rights should be unchanged as it is still being used as a single family residence.

Population:

The population should be unchanged as it is still being used as a single family residence.

School facilities & Transportation:

The school facilities and transportation should be unchanged as it is still being used as a single family residence.

Economic Development:

The development of this lot will add tax dollars to the community.

Land Use:

The land use should be unchanged as it is still being used as a single family residence.

Natural Resources:

The resources should be unchanged as it is still being used as a single family residence.

Hazardous Areas:

There are no hazardous areas found on site.

Public Services:

The services should be unchanged as it is still being used as a single family residence.

Transportation:

The transportation should remain unchanged as it is still being used as a single family residence.

Recreation:

The recreation should be unchanged as it is still being used as a single family residence.

Special Areas or Sites:

The special areas should be unchanged as it is still being used as a single family residence.

Housing:

The population should be unchanged as it is still being used as a single family residence.

Community Design:

The community design should be unchanged as it is still being used as a single family residence.

Implementation: (Not required to complete this element)

I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post the property or review the premises relative to the processing of this application.

Landowner's signature: BRENNEN GLOSSE B. G. Date: 7/28/25

Landowner's signature: _____ Date: _____

PROJECT ADDRESS:
941 W OGDEN WAY NW
SANDPOINT, ID 83864

ZONE LOT AREA:
34.123 SF

ZONED LOT: BUILDING FORM:
SINGLE FAMILY RESIDENCE

MAXIMUM ALLOWED BUILDING COVERAGE:
SUBURBAN (S)
35.0% OR 1,144 SF

PRIMARY STRUCTURE SETBACKS:
FRONT (PRIMARY STREET): 24'-00"
REAR: 5'-0"
SIDE: 5'-0"

PRIMARY SINGLE FAMILY RESIDENCE BUILDING FORM		GROSS FLOOR AREA (SF)
BUILDING FORM AND HABITABLE STORIES	ZONING LAND USE(S)	
LOWER LEVEL	SINGLE-FAMILY RESIDENCE	2,720 SF
MAIN LEVEL	SINGLE-FAMILY RESIDENCE	3,564 SF
UPPER LEVEL	SINGLE-FAMILY RESIDENCE	472 SF
ATTACHED GARAGE	VEHICLE PARKING AND MISC STORAGE	1,341 SF

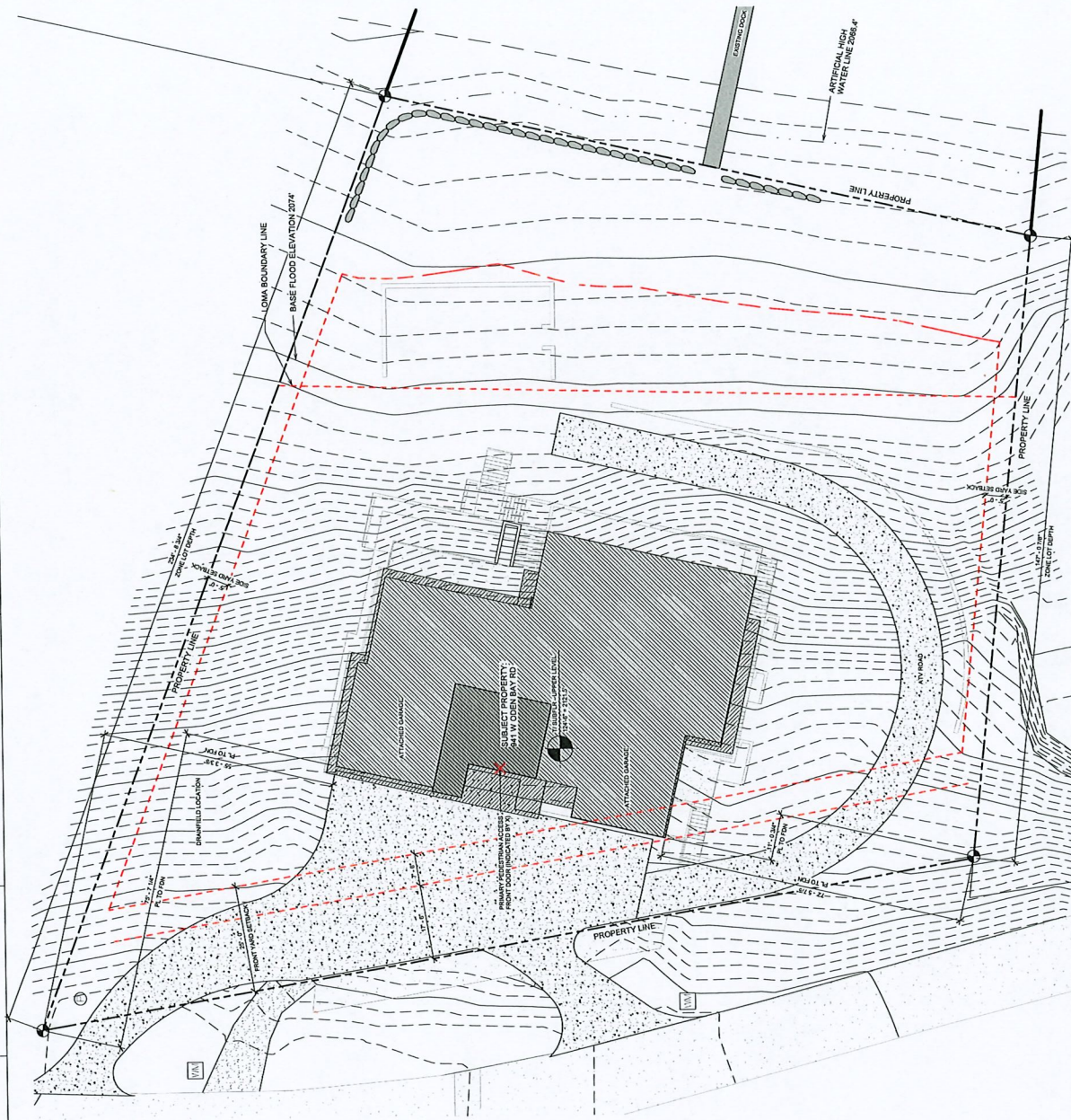
PROPERTY ON	
PRIMARY STRUT	
FOUNDATION WALL MAIN FLOOR FOR FURTHER EXTERIOR	
UPPER LEVEL	
ROOF OVERHANG	
FENCE	
UTILITY LINE	
SCHED 40 PVC	

2. DIMENSIONS FROM THE PROPERTY LINE FINISHED ARE NOTED ON THE SITE PLAN. FROM THE PROPERTY LINE TO FACE OF PAVEMENT, REFER TO ADDITIONAL PLAN SHEETS.
3. ALL SITE MEASUREMENTS ARE APPROXIMATE FOR PURPOSES ONLY. IN NO WAY DOES THIS CONSTITUTE A LAND SURVEY.
4. REFER TO CIVIL DRAWINGS FOR GRADING AND UTILITY PLANS.

1. ALL ROOF OVERHANGS ARE MEASURED FROM THE EXTERIOR FACE OF STUD.
2. DIMENSIONS FROM THE PROPERTY LINE TO THE EXTERIOR PROJECTING WALL SHALL BE THE SAME AS THE DIMENSION OF THE CLIMBING PLANT. THE CLIMBING PLANT SHALL BE IDENTIFIED BY THE NAME OF THE PLANT AND THE DIMENSION OF THE PLANT SHALL BE THE SAME AS THE DIMENSION OF THE PLANT.
3. ALL SITE MEASUREMENTS ARE APPROXIMATE AND ARE FOR ILLUSTRATIVE PURPOSES ONLY. IN NO WAY DOES THIS DOCUMENT REPRESENT OR CONSTITUTE A LAND SURVEY.
4. REFER TO CIVIL DRAWINGS FOR GRADING, STORMWATER, EROSION CONTROL, AND UTILITY PLANS.

	CONCRETE		PEDESTRIAN ACCESS
	SPOT ELEVATION AT ORIGINAL GRADE		

UTILITY LINE
SCHED 40 PVC SEWER LINE



ARCHITECT
STUDIO ALCANT
2030 N. Washington St.
Suite 100
Washington, DC 20037
202.775.1275
chase@studioalcant.com

OWNER
Lewis E. Patrick Trust
PO Box 14136
Scottsdale, Arizona 85267
602.463-2000
lew@lepatrickproperty.com

CONTRACTOR
CONTRACTOR NAME

Address

City, State Zip

_____.com

STRUCTURAL ENGINEER
TD & H ENGINEERING
301 E. 2nd Ave.
Spokane, WA 99202
509.222-3888
tdhengineering.com

#	DATE	DISCU
1	2023.05.18	DISCUSSION
2	2023.05.19	DISCUSSION
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941 W ODEN BAY RD

SITE PLAN

PROJECT #:	24.011
SHEET ISSUE DATE:	2025.07.28

A-001

NOT FOR CONSTRUCTION