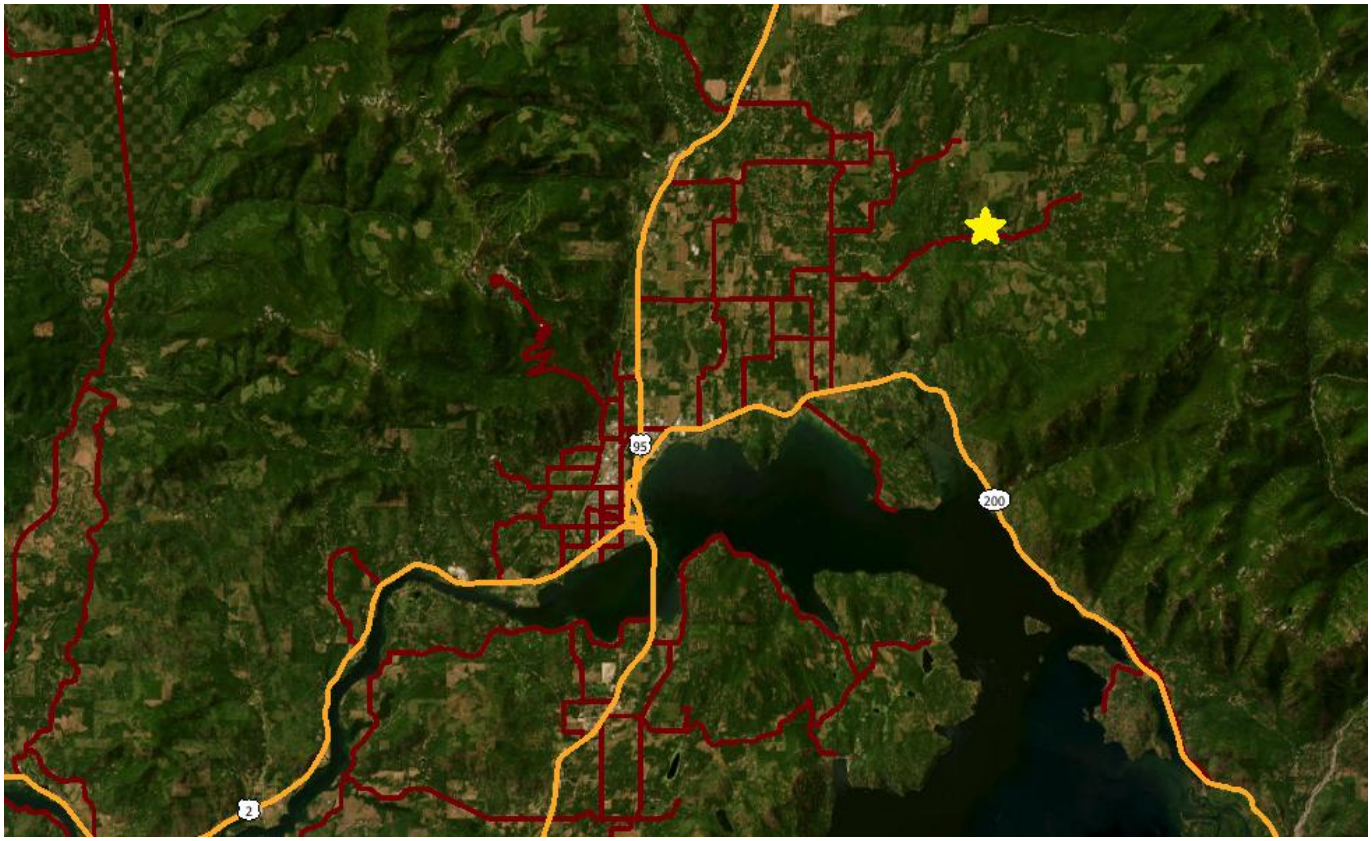
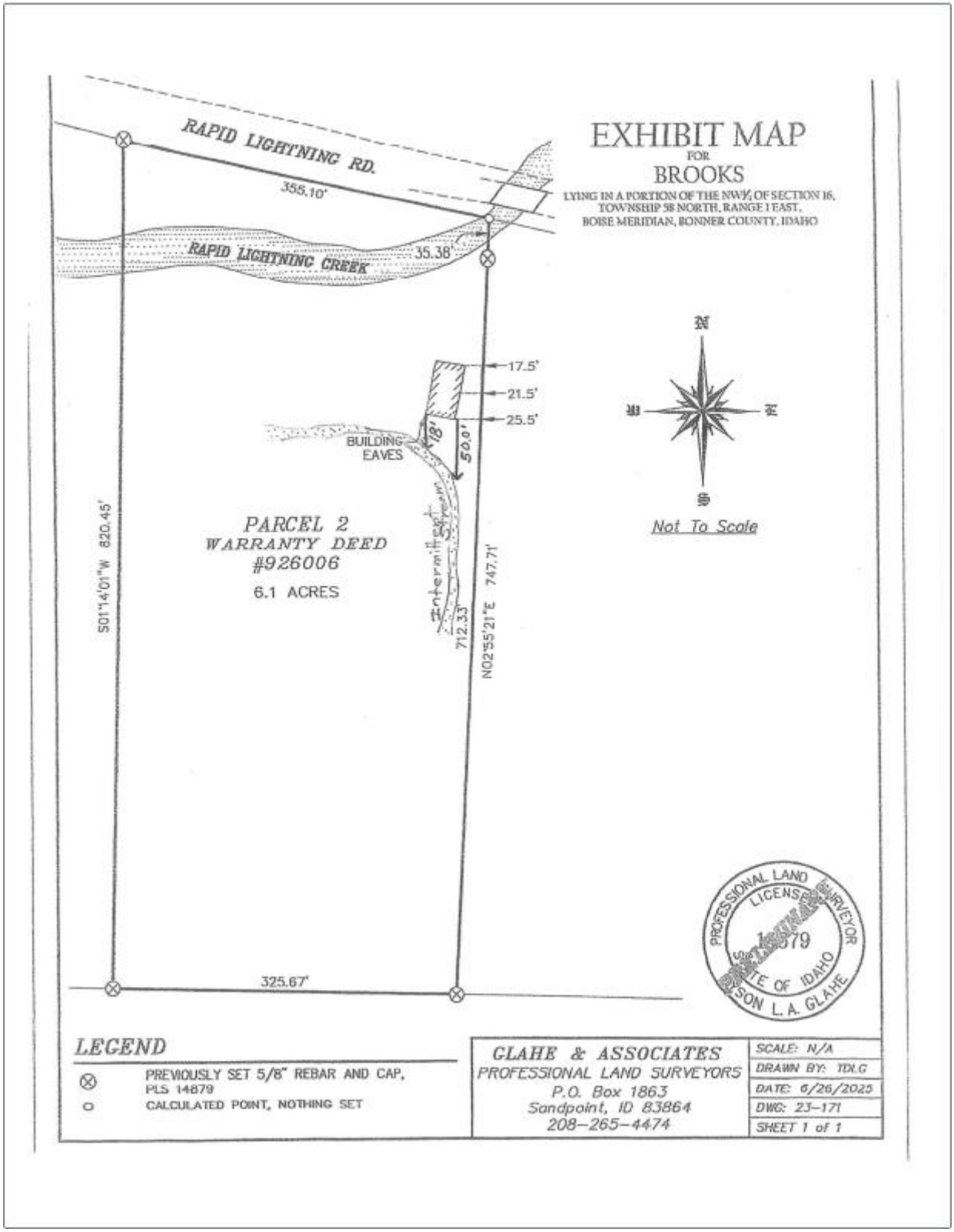
BONNER COUNTY PLANNING DEPARTMENT
BONNER COUNTY HEARING EXAMINER
STAFF REPORT FOR NOVEMBER 12, 2026

Project Name:	**Brooks – Property Line & Shoreline Setbacks**
File Number, Type:	**FILE #V0026-25, Variance**
Request:	The applicant is requesting a Variance to the setback standards to allow for a 17.5-foot property line setback, where 25 feet is required, and an 18-foot shoreline setback, where 40 feet is required, for an existing accessory structure.
Legal Description:	16-58N-1E TAX 2 LESS TAX 4 CPWRS
Location:	The project site is located off Rapid Lightning Road in Section 16, Township 58 North, Range 1 East, Boise-Meridian.
Parcel Number:	RP58N01E164100A
Parcel Size:	5.988-Acres
Applicant:	Theodore & Shannon Brooks
Project Representative:	Theodore & Shannon Brooks
Property owners:	Theodore & Shannon Brooks
Application filed:	June 12, 2026
Notice provided:	Mail: October 6, 2026 Site Posting: October 6, 2026 Published in newspaper: October 6, 2026
Appendix:	Appendix A – Notice of Public Hearing Record of Mailing Appendix B - Agency Comments

Vicinity Map



Site Plan


EXHIBIT MAP
FOR
BROOKS
LYING IN A PORTION OF THE NW¼ OF SECTION 16, TOWNSHIP 58 NORTH, RANGE 1 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO
RAPID LIGHTNING RD.
355.10'
RAPID LIGHTNING CREEK
35.38'
17.5'
21.5'
25.5'
18'
50.0'
BUILDING EAVES
PARCEL 2
WARRANTY DEED
#926006
6.1 ACRES
S01°14'01"W 820.45'
N02°55'21"E 747.71'
712.33'
325.67'
N
W
E
S
Not To Scale
PROFESSIONAL LAND SURVEYOR
LICENSED
14879
STATE OF IDAHO
JASON L.A. GLAHE
LEGEND
PREVIOUSLY SET 5/8" REBAR AND CAP, PLS 14879
CALCULATED POINT, NOTHING SET
GLAHE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
P.O. Box 1863
Sandpoint, ID 83864
208-265-4474
SCALE: N/A
DRAWN BY: TDLG
DATE: 6/26/2025
DWG: 23-171
SHEET 1 of 1

Applicable laws:

The following sections of BCRC, Title 12, apply to this project:

BCRC 12-2.3, Variances, general provisions, application, standards, procedures
BCRC 12-234, Variance standards
BCRC 12-322, Agricultural/Forestry District
BCRC 12-344, Nonconforming Structures
BCRC 12-400, et seq., Development standards
BCRC 12-7.1, et seq., Shorelines
BCRC 12-7.2, et seq., Grading/erosion/stormwater management
BCRC 12-7.3, et seq., Wetlands
BCRC 12-7.6, et. Seq., Hillsides
BCRC 12-800 et seq., Definitions

Background:

A. Site data:

Land Use: Residential
Unplatted
Size: 5.988-acres
Zoning Designation: Agricultural/Forestry 10 (A/F-10)
Comp Plan Designation: Ag/Forest Land (10-20 AC)

B. Access:

Rapid Lightning Road, a Bonner County owned and maintained, public right-of-way.

C. Environmental factors:

Site does contain slopes between 15-30+%. (USGS)
Site does contain mapped wetlands. (USFWS)
Site does contain frontage on Rapid Lightning Creek, a perennial stream, and an unnamed intermittent stream. (NHD)
Parcel is within SFHA Zone AE, AE Floodway, Shaded Zone X and Zone X per FIRM Panel Number 16017C0540E, Effective Date 11/18/2009. Per the submitted site plan and county GIS the proposal is entirely within SFHA Zone X and Shaded Zone X. No further floodplain review is required on this proposal.

D. Services:

- Water: No information provided.
- Sewage: No information provided.
- Fire: Northside Fire District
- Power: Northern Lights Inc.
- School District: Lake Pend Oreille School District #84

E. Comprehensive Plan, Zoning and Current Land Use

Compass	Comp Plan	Zoning	Current Land Use & Density
Site	Ag/Forest Land (10-20 AC)	Agricultural/Forestry 10 (A/F-10)	Residential, 5.988-Acres

North	Ag/Forest Land (10-20 AC)	Agricultural/Forestry 10 (A/F-10)	Residential, 5.130-Acres
East	Ag/Forest Land (10-20 AC)	Agricultural/Forestry 10 (A/F-10)	Residential, 12.000-Acres
South	Ag/Forest Land (10-20 AC)	Agricultural/Forestry 10 (A/F-10)	Residential, 31.560-Acres
West	Ag/Forest Land (10-20 AC)	Agricultural/Forestry 10 (A/F-10)	Vacant, 6.510-Acres

F. Standards review

BCRC 12-234 specifies that "Staff, the commission and/or board shall review the particular facts and circumstances of each proposal submitted and shall find adequate evidence showing that:

(a) Conditions apply to the property that do not apply generally to other properties in the same zone or vicinity, which conditions are a result of lot size, shape, topography, or other circumstances over which the applicant has no control.

Applicant*: "The parcel is limited by Rapid Lightning Creek to the North and an intermittent stream to the South and heavy timber with 30% slopes to the South. Garage/Storage Building location is the only flat, usable area and is accessible by the existing gravel driveway. Building is not visible by the East property, due to heavy timber."*

Staff: The subject parcel is unique, in that it is zoned Agricultural/Forestry 10, with a 10-acre minimum, and is only 5.988-acre. The parcel is heavily sloped with all existing structures located on the flat area between two creeks. The property has Rapid Lightning Creek running through on the north, and an unnamed intermittent stream zigzagging from the southeast corner to the northwest corner of the property. The property also contains wetlands along those streams and is subject to a street setback from Rapid Lightning Road. Development on the sloped portion of the property would require a road to be built across the intermittent stream and wetlands.

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

Applicant: *"The majority of the parcel to the South is heavily timbered and has steep slopes in excess of 30%. This is the natural topography of the parcel, not created by the applicant. Area to the North is limited by Rapid Lightning Creek that traverses the entire length of the parcel."*

Staff: The applicants purchased the subject parcel in its current configuration on August 13, 2018, under instrument #926006. The applicants had no control over the size, shape, or natural characteristics of the parcel. The existing single-family-dwelling was constructed in 2009 per Bonner County Assessor records and had originally been permitted as an accessory structure in 2007, under BLP2007-0793. The change of use and other structures were considered grandfathered by Planning when issuing BLP2023-0065 for the subject structure. The two additional accessory

structures were located where the subject structure is now located. The applicants were responsible for the location of the subject structure, however it was replacing two existing structures in roughly the same location.

(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: *"Granting the variance will not be detrimental to the area or neighboring properties. The building is not visible to the East property due to heavy timber coverage. The building is barely visible from Rapid Lightning Road, due to its set back and heavy brush/trees. The building does not cause a public access obstruction, as it is located on private property and uses existing driveway. The addition of a garage/storage building is similar to many other properties on Rapid Lightning Rd. that have similar bldgs. The building was professionally constructed, and blends into its surroundings."*

Staff: This application does not appear to be in conflict with the public interest, in that the subject structure is meeting setbacks to Rapid Lightning Creek, and the street, and is only encroaching upon the neighbor's northwest corner. The setback is to an intermittent stream, and was replacing structures already at that location. The location chosen minimizes further disturbance to both the creek and the sloped portion of the property. Idaho Department of Environmental Quality submitted the standard response on the importance of shoreline setbacks for water quality, however the slope of the roof on the subject structure does not allow the runoff to move directly towards the intermittent creek, but it sheds to the east and west, before it would change direction and flow to the intermittent stream, thereby slowing the flow. Additionally, per the contour maps of the site, the intermittent stream is generally uphill from the subject structure, and Rapid Lightning Creek is downhill. All setbacks to Rapid Lightning Creek are being met. No public comments were received on this proposal.

G. BCRC 12-7.1 Shorelines

The subject property does contain frontage on Rapid Lightning Creek, a perennial stream, and an unnamed intermittent stream. The required setback is part of this request, and a Shoreline Development Form will be required with the revisions to the Building Location Permit, BLP2023-0552.

H. BCRC 12-7.2 Stormwater plan

A stormwater management plan may be required at the time of Building Location Permit.

I. BCRC 12-7.3 Wetlands

The wetlands mapped on this property are classified as "Riverine" and follow the high water mark of the streams. There are no additional wetlands mapped, beyond the stream itself.

J. BCRC 12-7.6 Hillsides

The subject property contains steep slopes of 15-30%+. The structure was permitted and placed in an area that did not disturb the slopes. No Geotechnical Analysis was required.

K. Agency Review

Agencies were notified of this project on October 6, 2026. A full list of the agencies notified can be found in the attached Appendix A.

The following agencies commented:

Bonner County Floodplain Review
Bonneville Power Administration
Idaho Department of Environmental Quality

The following agencies replied "No Comment":

Idaho Department of Fish and Game
Idaho Department of Water Resources
Idaho Transportation Department
Idaho Transportation Department – Permits
Kootenai/Ponderay Sewer District
Panhandle Health District

All other agencies did not reply.

Public Notice & Comments

At the time this Staff Report was written, a public comment was received, stating that they had no comment.

Planner's Initials: ___DF__ Date:___11/5/26___Note:

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

Decision by the governing body:

HEARING EXAMINER

MOTION TO APPROVE: I hereby approve this request FILE V0026-25, for a Variance to the setback standards to allow for a 17.5-foot property line setback, where 25 feet is required, and an 18-foot shoreline setback, where 40 feet is required, for an existing accessory structure, finding that it is in accord with the Bonner County Revised Code as enumerated in the following conclusions of law:

Conclusion 1
Conditions apply to the property that **do not** apply generally to other properties in the same zone or vicinity, which conditions are a result of lot size, shape, topography, or other circumstances over which the applicant has no control.

Conclusion 2
Special conditions and circumstances **did not** result from the actions of the applicant.

Conclusion 3

The granting of the variance **is not** in conflict with the public interest in that it **will/will not** be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity of the subject parcel or lot. (Ord. 559, 1-4-2017)

This decision is based upon the evidence submitted up to the time the Staff Report was prepared, and testimony received at this hearing. I further adopt the reasoned statement as discussed in deliberation at this hearing, as stipulated in Idaho Code §67-6535, and adopt the analysis as presented in the Staff Report (or as amended during deliberation). The written findings and decision of this file will be rendered within 5 working days, as enumerated in BCRC 12-268. This action does not result in a taking of private property.

Note: Only the development highlighted on the site plan has been reviewed for variance standards. All other development shown must comply with Bonner County Revised Code. This variance shall not supersede any deed restrictions.

MOTION TO DENY: I hereby deny this request FILE V0026-25, for a Variance to the setback standards to allow for a 17.5-foot property line setback, where 25 feet is required, and an 18-foot shoreline setback, where 40 feet is required, for an existing accessory structure, based upon the following conclusions:

Conclusion 1
Conditions apply to the property that **do/do not** apply generally to other properties in the same zone or vicinity, which conditions are a result of lot size, shape, topography, or other circumstances over which the applicant has no control.

Conclusion 2
Special conditions and circumstances **do/do not** result from the actions of the applicant.

Conclusion 3
The granting of the variance **is/is not** in conflict with the public interest in that it **will/will not** be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity of the subject parcel or lot. (Ord. 559, 1-4-2017)

This decision is based upon the evidence submitted up to the time the Staff Report was prepared, and testimony received at this hearing. I further adopt the reasoned statement as discussed in deliberation at this hearing, as stipulated in Idaho Code §67-6535, and adopt the analysis as presented in the Staff Report (or as amended during deliberation). The written findings and decision of this file will be rendered within 5 working days, as enumerated in BCRC 12-268. This action does not result in a taking of private property. The action that could be taken, if any, to obtain the variance is to:

1) File a new application with the Planning Department and meet the standards required by Bonner County Revised Code; or
2) Appeal the decision to the County Commissioners.

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

Appendix A – Notice of Public Record of Mailing

RECORD OF MAILING

File Number: File V0026-25
Record of Mailing Approved By: _____
Hearing Date: 11.12.26

I hereby certify that a true and correct copy of the "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this **6th** day of **October 2026**.

Maya Johnson, 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
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

From: Anderson,Marcus R (CONTR) - TERR-BELL-1 <MRAnderson@bpa.gov>
Sent: Tuesday, October 6, 2026 4:36 PM
To: Planning
Subject: RE: Bonner Co FW: Request for Agency Review & Comment – Due by October 29, 2026 – File V0026-25 Bonner County Planning

Follow Up Flag: Follow up
Flag Status: Completed

You don't often get email from mranderson@bpa.gov. Learn why this is important

Hello. Bonneville Power has reviewed the public hearing notice for File 0026-25. BPA does not have any assets at this location, any adjustments will not affect BPA's transmission towers, nor the access and maintenance thereof.

Please direct all public hearing requests to me going forward. Thank you.

Marcus Anderson
BONNEVILLE POWER ADMINISTRATION
DEPARTMENT OF ENERGY
(CONTR) ACS Professional Staffing
Realty Technician 2 | Real Property Services | TERR
MRAnderson@bpa.gov | O: 509-468-3082 | C: 564-237-4984

From: Planning <Planning@bonnercountyid.gov>
Sent: Tuesday, October 6, 2026 1:36 PM
To: Planning <Planning@bonnercountyid.gov>
Cc: Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Maya Johnson <maya.johnson@bonnercountyid.gov>; Planning <Planning@bonnercountyid.gov>
Subject: Request for Agency Review & Comment – Due by October 29, 2026 – File V0026-25 Bonner County Planning

You are invited to comment on this application, your comments must be received by the Bonner County Planning Department by **5 p.m. October 29, 2026**. Please review the application relative to your agency's area of expertise and include any recommended conditions of approval and supporting code sections.

Please see attached for details.

Have a wonderful day!

Thank you,
Maya Johnson

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

Maya Johnson

From: DEQ Comments <deqcomments@deq.idaho.gov>
Sent: Friday, October 9, 2026 2:15 PM
To: Planning
Subject: RE: Request for Agency Review & Comment – Due by October 29, 2026 – File V0026-25 Bonner County Planning

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: Planning <Planning@bonnercountyid.gov>
Sent: Tuesday, October 6, 2026 1:36 PM
To: Planning <Planning@bonnercountyid.gov>
Cc: Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Maya Johnson <maya.johnson@bonnercountyid.gov>; Planning <Planning@bonnercountyid.gov>
Subject: Request for Agency Review & Comment – Due by October 29, 2026 – File V0026-25 Bonner County Planning

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

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application relative to your agency's area of expertise and include any recommended conditions of approval and supporting code sections.

Please see attached for details.

Have a wonderful day!

Thank you,

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

Maya Johnson

From: Horsmon,Merritt <merritt.horsmon@idfg.idaho.gov>
Sent: Thursday, October 22, 2026 10:14 AM
To: Planning
Subject: RE: Request for Agency Review & Comment – Due by October 29, 2026 – File V0026-25 Bonner County Planning

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

Thank you for the opportunity to review and comment,

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

From: Planning <Planning@bonnercountyid.gov>
Sent: Tuesday, October 06, 2026 1:36 PM
To: Planning <Planning@bonnercountyid.gov>
Cc: Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Maya Johnson <maya.johnson@bonnercountyid.gov>; Planning <Planning@bonnercountyid.gov>
Subject: Request for Agency Review & Comment – Due by October 29, 2026 – File V0026-25 Bonner County Planning

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Please see attached for details.

Have a wonderful day!

Thank you,

Maya Johnson

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

Janna Brown

From: Bates, Luke <Luke.Bates@idwr.idaho.gov>
Sent: Wednesday, October 7, 2026 10:50 AM
To: Planning
Subject: RE: Request for Agency Review & Comment – Due by October 29, 2026 – File V0026-25 Bonner County Planning

REF: V0026-25

TO: Bonner County Planning Department

Good morning,

Idaho Department of Water Resources (IDWR) – Northern Regional Office doesn't have any comments for the proposed application.

Thank you for the opportunity to comment,

Luke Bates – Sr Water Resource Agent
Idaho Department of Water Resources
Northern Regional Office
208-762-2817
7600 N Mineral Dr Suite 100 Coeur D Alene ID 83815-7763

From: Planning <Planning@bonnercountyid.gov>
Sent: Tuesday, October 6, 2026 1:36 PM
To: Planning <Planning@bonnercountyid.gov>
Cc: Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Maya Johnson <maya.johnson@bonnercountyid.gov>; Planning <Planning@bonnercountyid.gov>
Subject: Request for Agency Review & Comment – Due by October 29, 2026 – File V0026-25 Bonner County Planning

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Please see attached for details.

Have a wonderful day!

IDAHO DEPARTMENT OF WATER RESOURCES

Thank you,

Maya Johnson

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

Janna Brown

From: Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>
Sent: Wednesday, October 7, 2026 9:53 AM
To: Planning
Cc: Symone Legg
Subject: RE: Request for Agency Review & Comment – Due by October 29, 2026 – File V0026-25 Bonner County Planning

ITD Permits has no comment.

Have a nice day!

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

From: Planning <Planning@bonnercountyid.gov>
Sent: Tuesday, October 6, 2026 1:36 PM
To: Planning <Planning@bonnercountyid.gov>
Cc: Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Maya Johnson <maya.johnson@bonnercountyid.gov>; Planning <Planning@bonnercountyid.gov>
Subject: Request for Agency Review & Comment – Due by October 29, 2026 – File V0026-25 Bonner County Planning

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Please see attached for details.

Have a wonderful day!

Thank you,

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

Janna Brown

From: Robert Beachler <Robert.Beachler@itd.idaho.gov>
Sent: Tuesday, October 6, 2026 2:07 PM
To: Planning
Cc: Jeannie Welter; Janna Brown; Maya Johnson
Subject: RE: Request for Agency Review & Comment – Due by October 29, 2026 – File V0026-25 Bonner County Planning

Follow Up Flag: Follow up
Flag Status: Flagged

No Comment from the Idaho Transportation Department.

Robert Beachler
District 1 Planning Program Manager
Idaho Transportation Department
600 W. Prairie Ave
Coeur d'Alene, ID 83815
robert.beachler@itd.idaho.gov
(208) 772-1216
Office Hours M-TH 6-4:30

From: Planning <Planning@bonnercountyid.gov>
Sent: Tuesday, October 6, 2026 1:36 PM
To: Planning <Planning@bonnercountyid.gov>
Cc: Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Maya Johnson <maya.johnson@bonnercountyid.gov>; Planning <Planning@bonnercountyid.gov>
Subject: Request for Agency Review & Comment – Due by October 29, 2026 – File V0026-25 Bonner County Planning

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

You are invited to comment on this application, your comments must be received by the Bonner County Planning Department by **5 p.m. October 29, 2026**. Please review the application relative to your agency's area of expertise and include any recommended conditions of approval and supporting code sections.

Please see attached for details.

Have a wonderful day!

Thank you,

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

Janna Brown

From: KPSD Clerk <clerk@kootenaiponderaysewerdistrict.org>
Sent: Tuesday, October 6, 2026 2:36 PM
To: Planning
Subject: RE: Request for Agency Review & Comment - Due by October 29, 2026 - File V0026-25 Bonner County Planning
Attachments: Notice of Public Hearing HE 11.12.26 (003).pdf

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

Beate Pryor
District Clerk
Kootenai-Ponderay Sewer District
511 Whiskey Jack Road Sandpoint, ID 83864
Office Hours: 8:30 am – 5:00 pm, Monday through Thursday
Phone: 208.263.0229

From: Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>
Sent: Tuesday, October 6, 2026 1:37 PM
To: KPSD Clerk <clerk@kootenaiponderaysewerdistrict.org>
Subject: FW: Request for Agency Review & Comment - Due by October 29, 2026 - File V0026-25 Bonner County Planning

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

Colleen Johnson
Business Office Manager
Kootenai-Ponderay Sewer District
208-263-0229 Fax – 208-265-5326 Mobile: 208-304-5820
511 Whiskey Jack Road Sandpoint, Idaho 83864
P.O. Box 562, Kootenai, ID 83840
"Dance with Life"

From: Planning <Planning@bonnercountyid.gov>
Sent: Tuesday, October 6, 2026 1:36 PM
To: Planning <Planning@bonnercountyid.gov>
Cc: Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Maya

Johnson <maya.johnson@bonnercountyid.gov>; Planning <Planning@bonnercountyid.gov>
Subject: Request for Agency Review & Comment – Due by October 29, 2026 – File V0026-25 Bonner County Planning

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

NOTICE OF PUBLIC HEARING

I hereby certify that a true and correct copy of this "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this **6th** day of **October 2026**.

Maya Johnson, Administrative Assistant III

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Tuesday, October 6, 2026**.

NOTICE IS HEREBY GIVEN that the Bonner County Hearing Examiner will hold a public hearing at **10:00 am** on **Thursday, November 12, 2026,** in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following requests:

File V0026-25 – Variance – Property Line Setback: Request for a property line setback of 17.5 feet, where 25 feet is required, and a shoreline setback of 18 feet where 40 feet is required, for an existing accessory structure. The 5.988-acre parcel is zoned Agricultural/Forestry 10 and located off Rapid Lightning Road in Section 16, Township 58 North, Range 1 East, Boise-Meridian.

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

Written statements must be submitted to the planning department record no later than October 29, 2026, at 5:00 pm. Written statements not exceeding one standard letter sized, single spaced page may be submitted at the public hearing. Statements can be sent to the Bonner County Planning Department at 1500 Highway 2, Suite 208, Sandpoint, Idaho 83864; faxed to 866-537-4935 or e-mailed to planning@bonnercountyid.gov. The referenced start time stated above reflects the beginning of the hearing. Specific file start time and hearing duration vary.

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

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

NO COMMENT Kootenai-Ponderay Sewer District
Name

October 6, 2026
Date

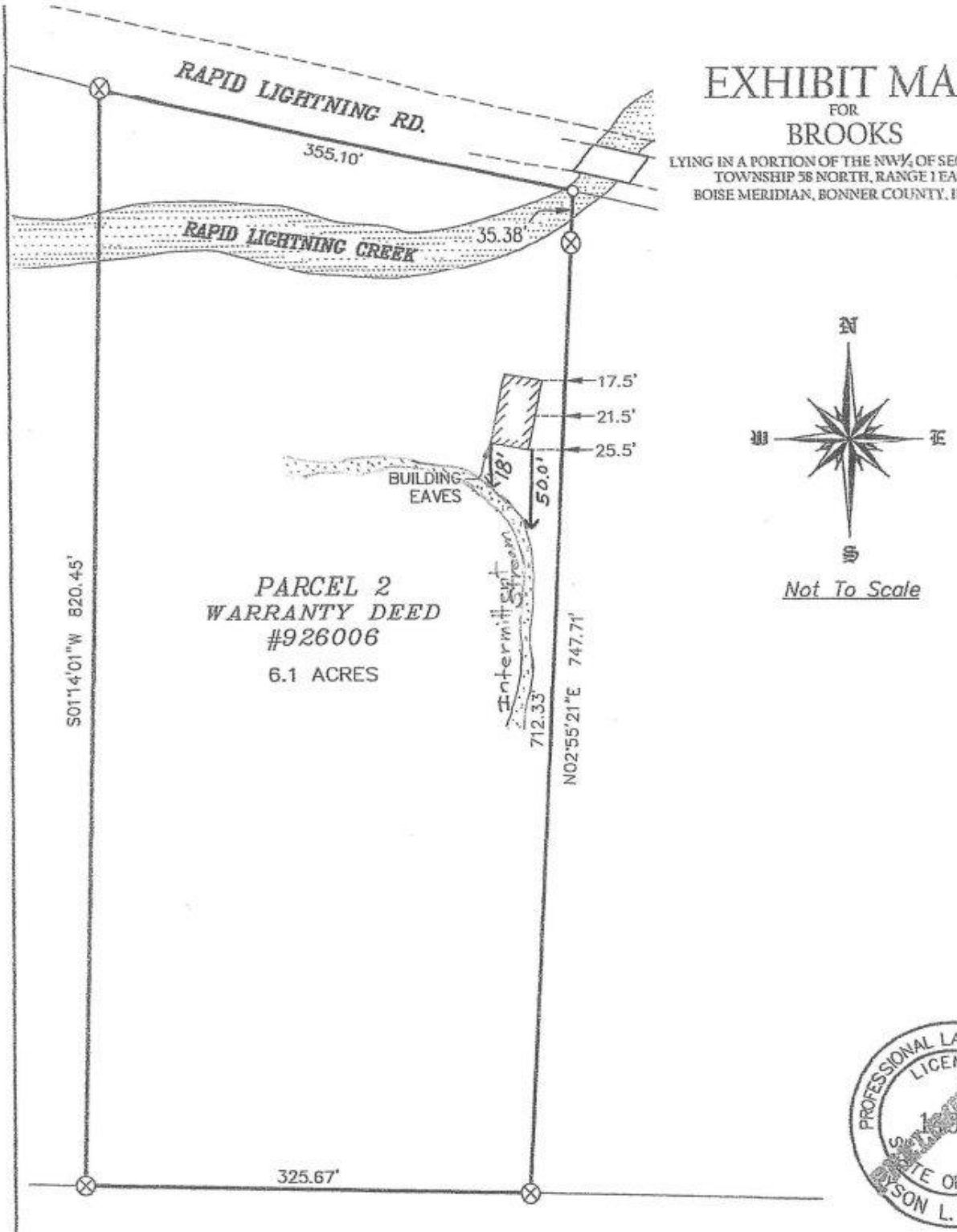
Out of boundaries.

EXHIBIT MAP

FOR

BROOKS

LYING IN A PORTION OF THE NW¼ OF SECTION 16, TOWNSHIP 58 NORTH, RANGE 1 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO



Not To Scale

PROFESSIONAL LAND SURVEYOR LICENSE 14879 STATE OF IDAHO JASON L. A. GLAHE

LEGEND

⊗ PREVIOUSLY SET 5/8" REBAR AND CAP, PLS 14879

○ CALCULATED POINT, NOTHING SET

GLAHE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
P.O. Box 1863
Sandpoint, ID 83864
208-265-4474

SCALE: N/A	
DRAWN BY: TDLG	
DATE: 6/25/2025	
DWG: 23-171	
SHEET 1 of 1	

Janna Brown

From: Lucy Selph <LSelph@PHD1.idaho.gov>
Sent: Tuesday, October 6, 2026 2:40 PM
To: Planning
Subject: V0026 - VARIANCE - PROPERTY LINE SETBACK
Attachments: V0026 - VARIANCE - PROPERTY LINE SETBACK.pdf

Public Health
Prevent. Promote. Protect.
Panhandle Health District

Lucy Selph | Technical Records Specialist
2101 W. Pine St. Sandpoint, ID 83864
P: 208-265-6384
W: 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.

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M Johnson

Maya Johnson, Administrative Assistant III

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NO COMMENT P.H.D. T. Fmm — 10/6/2026

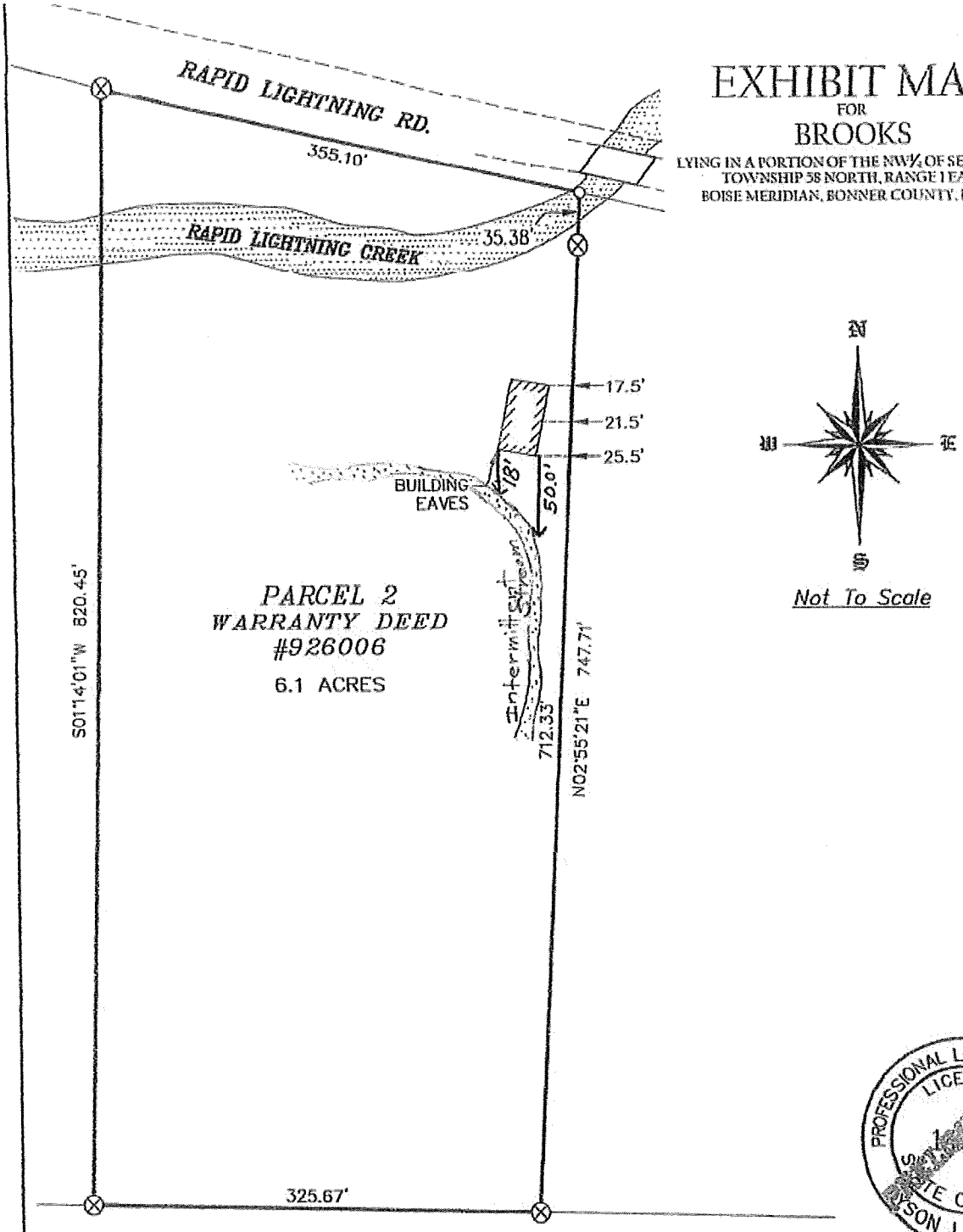
Name — Date

EXHIBIT MAP

FOR

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SCALE: N/A
DRAWN BY: TDLG
DATE: 6/26/2025
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SHEET 1 of 1