

**BONNER COUNTY PLANNING DEPARTMENT
ZONING COMMISSION
STAFF REPORT FOR MAY 28, 2026**



Project Name: **V0038-25, Priest River Holding Company, LLC**

File Number,Type: **FILE #V0038-25**

Request: The applicant is requesting two variances to allow for the construction of a sign on Lot RP56N05W262410A:

1. A ten-foot (10') property line setback from the property line to east of the sign, where twenty-five (25) feet is required.
2. A sixteen (16) foot sign height, measured from grade, where ten (10) feet is required.

The project is located on Hwy 2 just west of the city of Priest River, in Section 26, Township 56N, Range 5W.

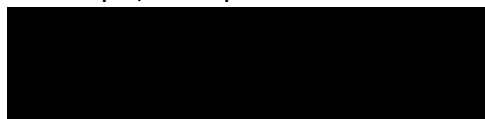
Legal Description: A parcel of land located in the Northwest quarter of Section 26, Township 56 North, Range 5 West, Boise Meridian, Bonner County, Idaho.

Location: The project is located on Hwy 2 just west of the city of Priest River.

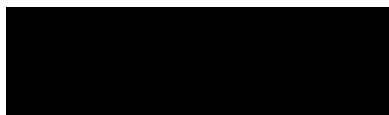
Lot Number: RP56N05W262410A

Parcel Size: ~2.5 acres

Applicant: Joseph, Phillip



Project Representative: Jeff Rade



Property owner: Same as applicant

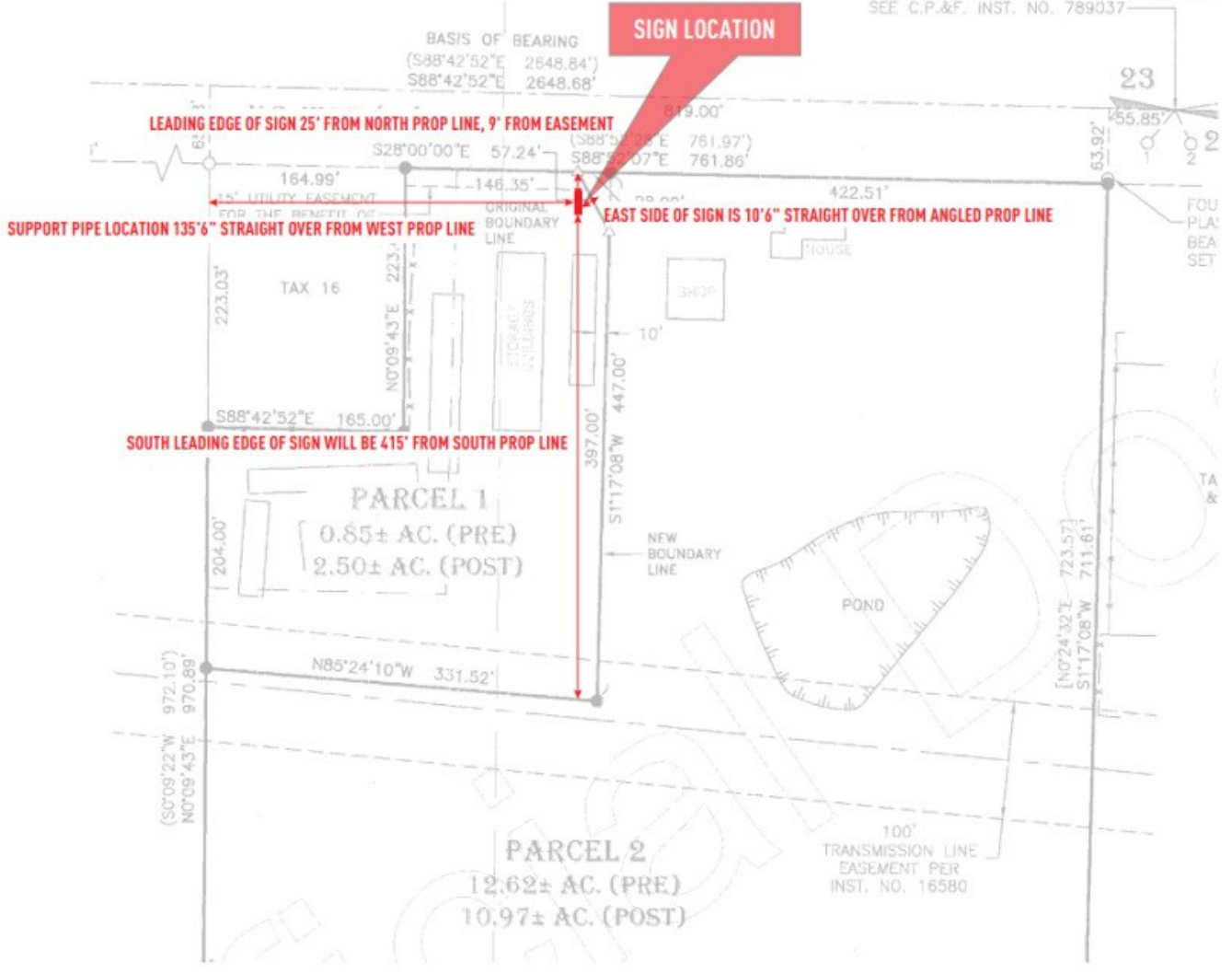
Application filed: December 9, 2025

Notice provided: Mail: April 21, 2026
Site Posting: April 20, 2026
Published in newspaper: April 21, 2026

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

70.90'

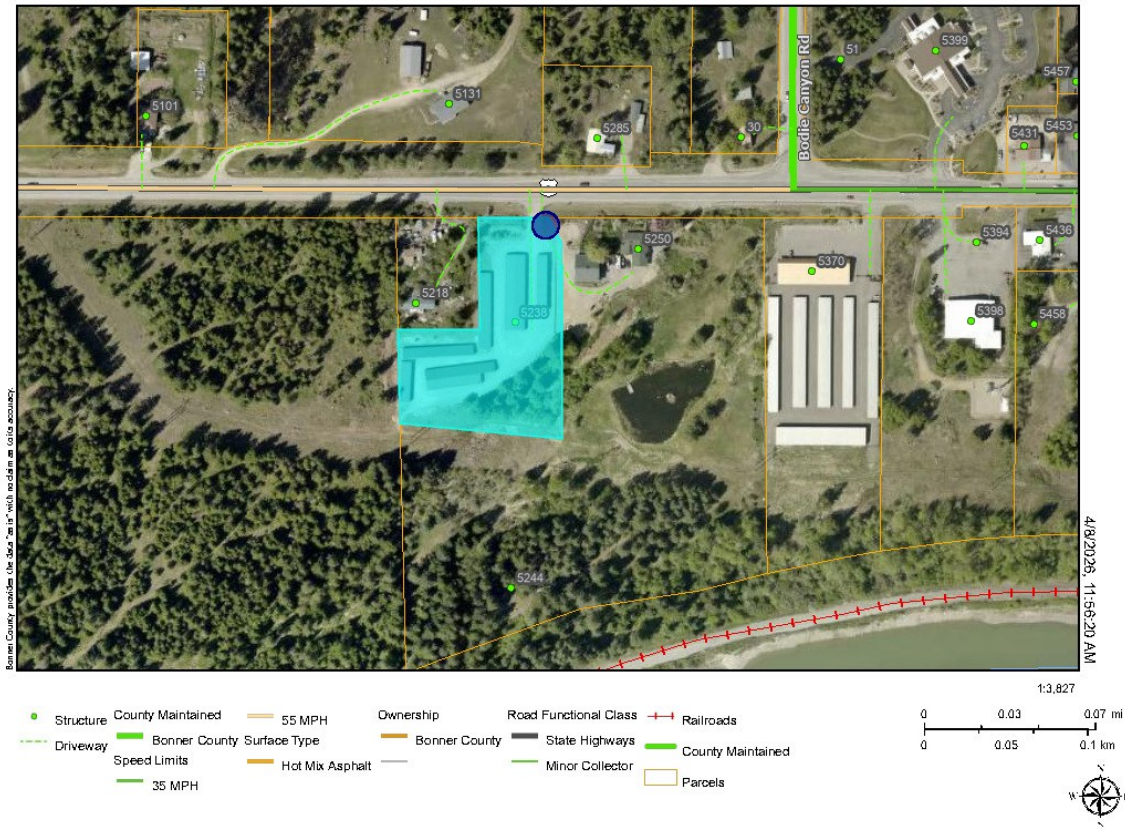
- 1) FOUND NAIL IN POST, BEARS S39°21'W
- 2) FOUND NAIL IN POST, BEARS S24°49'E
- SEE C.P.&F. INST. NO. 789037



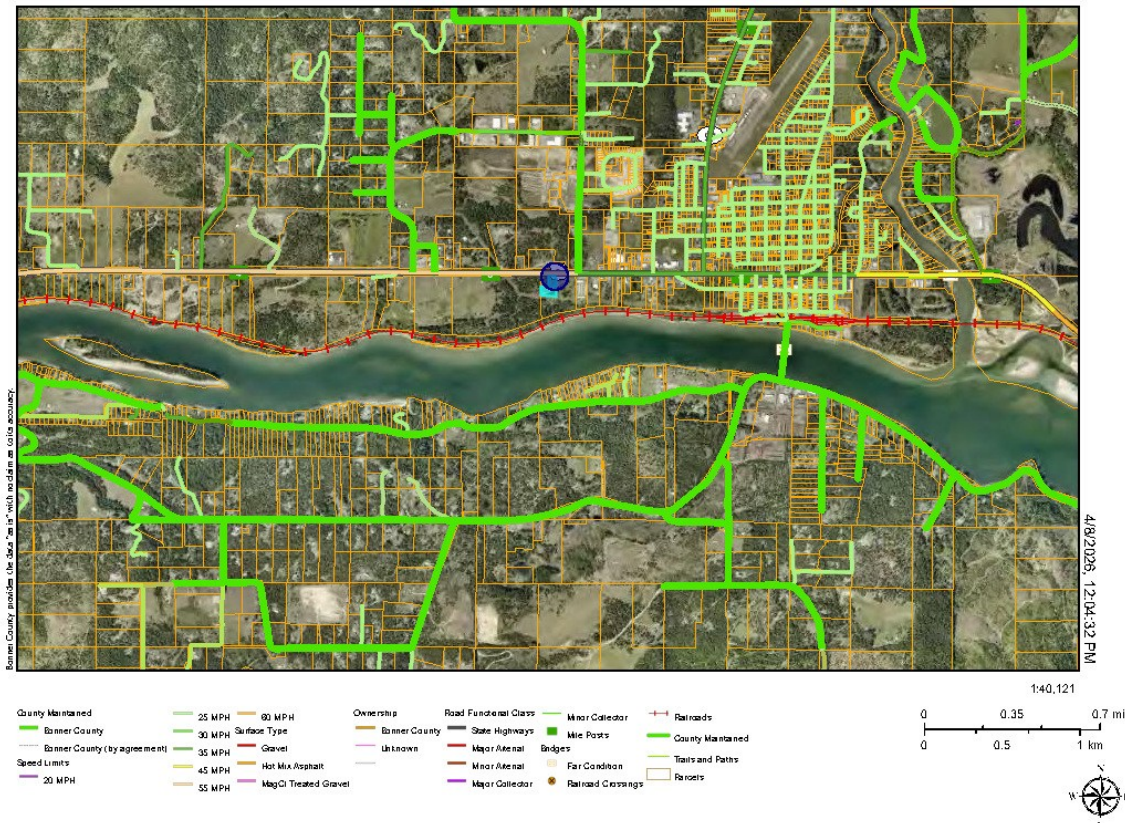
SITE PLAN

SCALE: NTS

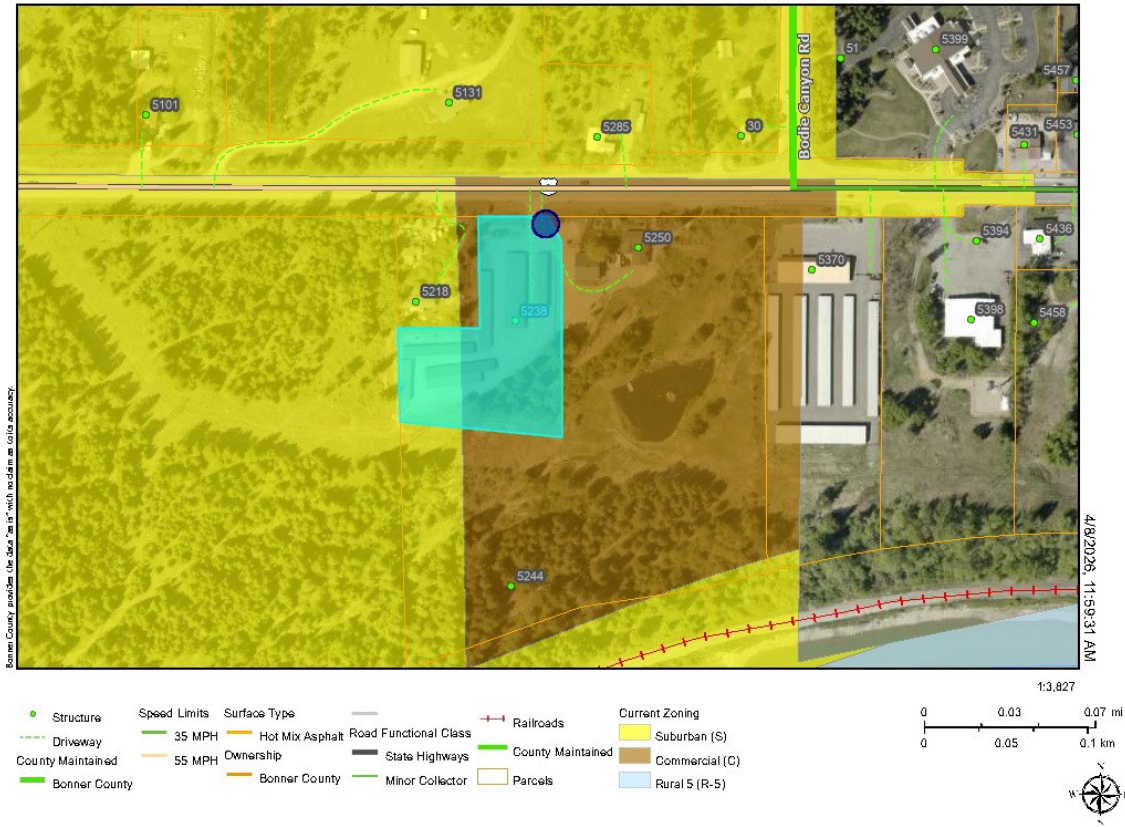
V0038-25 - Aerial Zoom



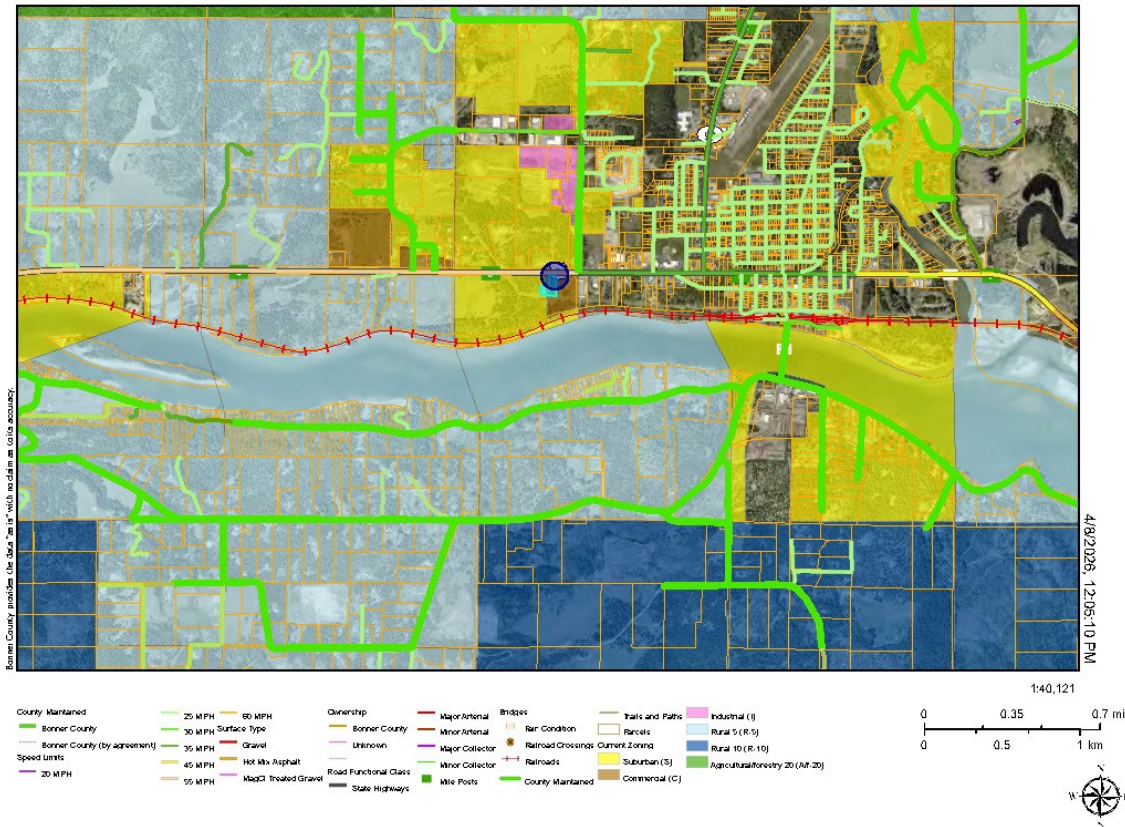
V0038-25 - Aerial



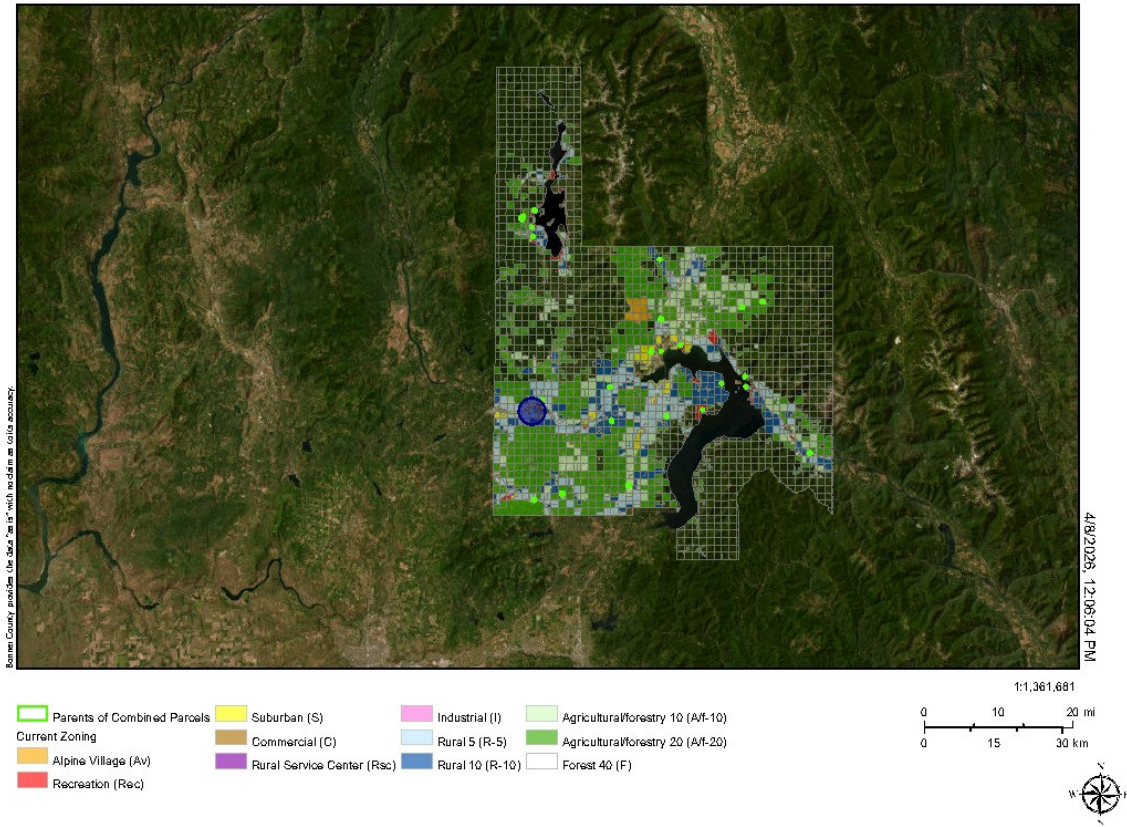
V0038-25 - Zoning



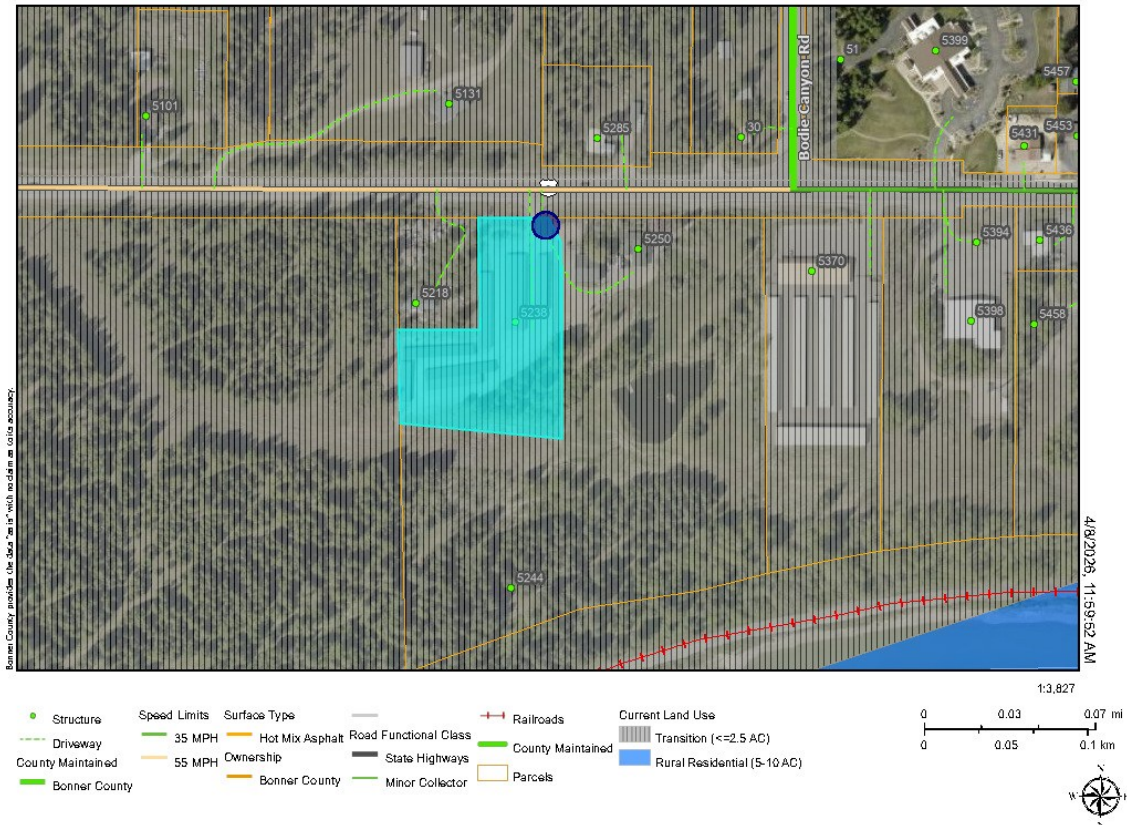
V0038-25 - Zoning



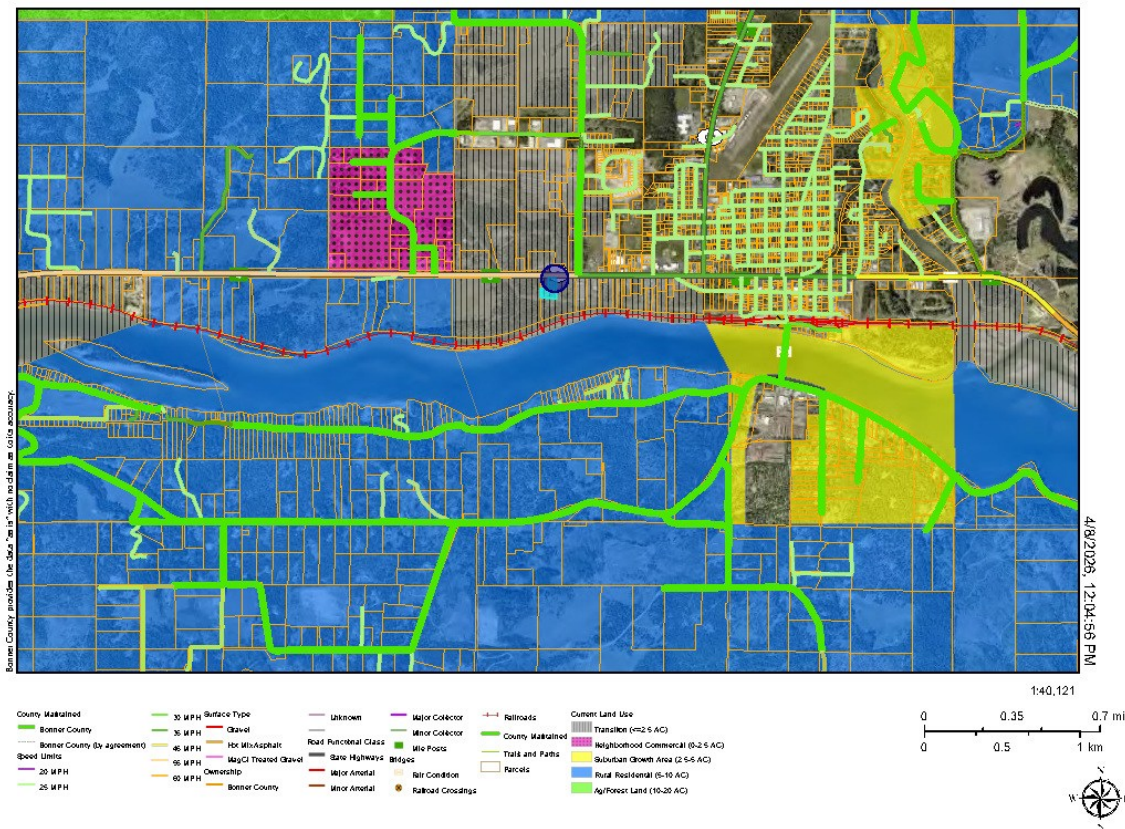
V0038-25 - Zoning (county)



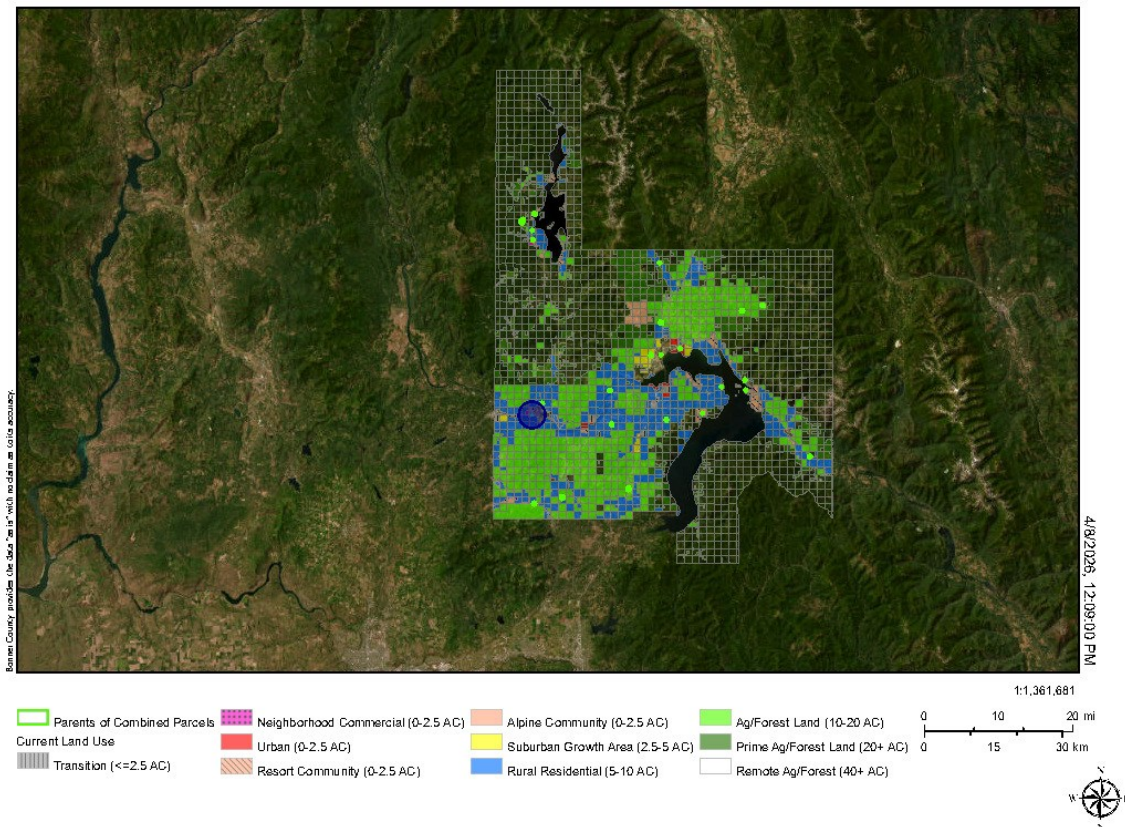
V0038-25 - Land Use



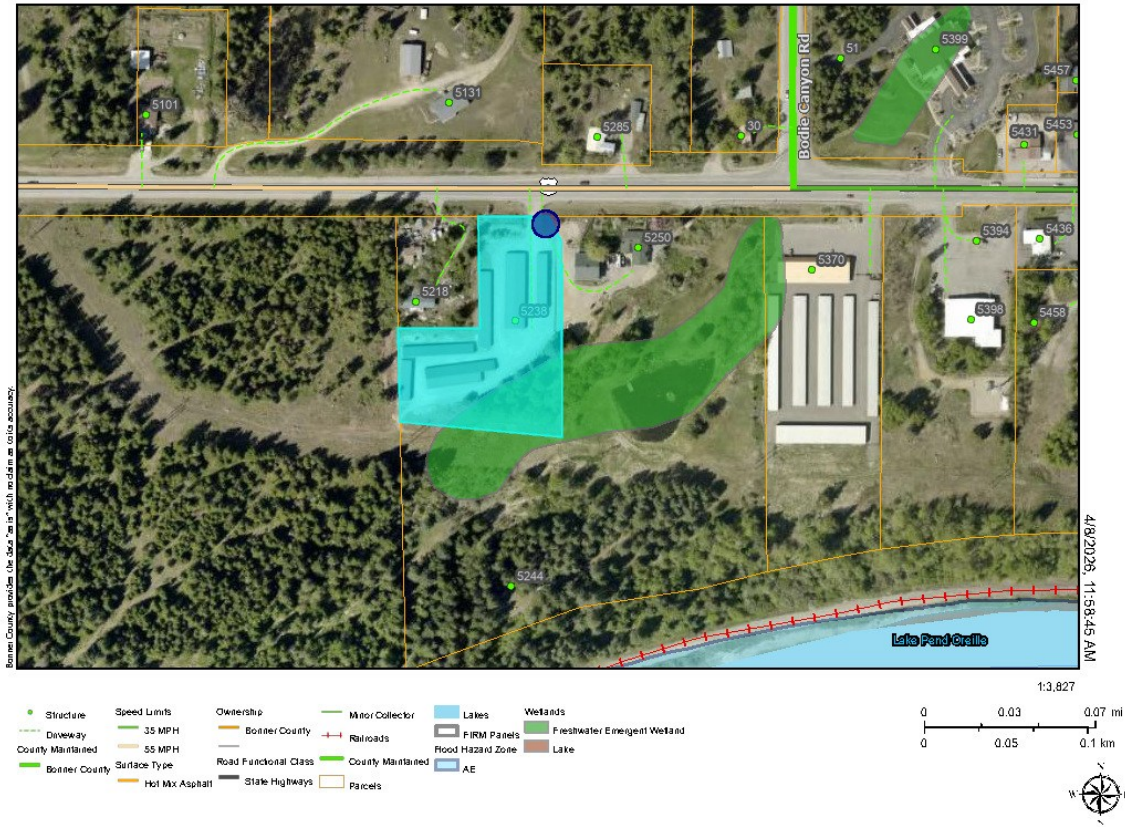
V0038-25 - Land Use



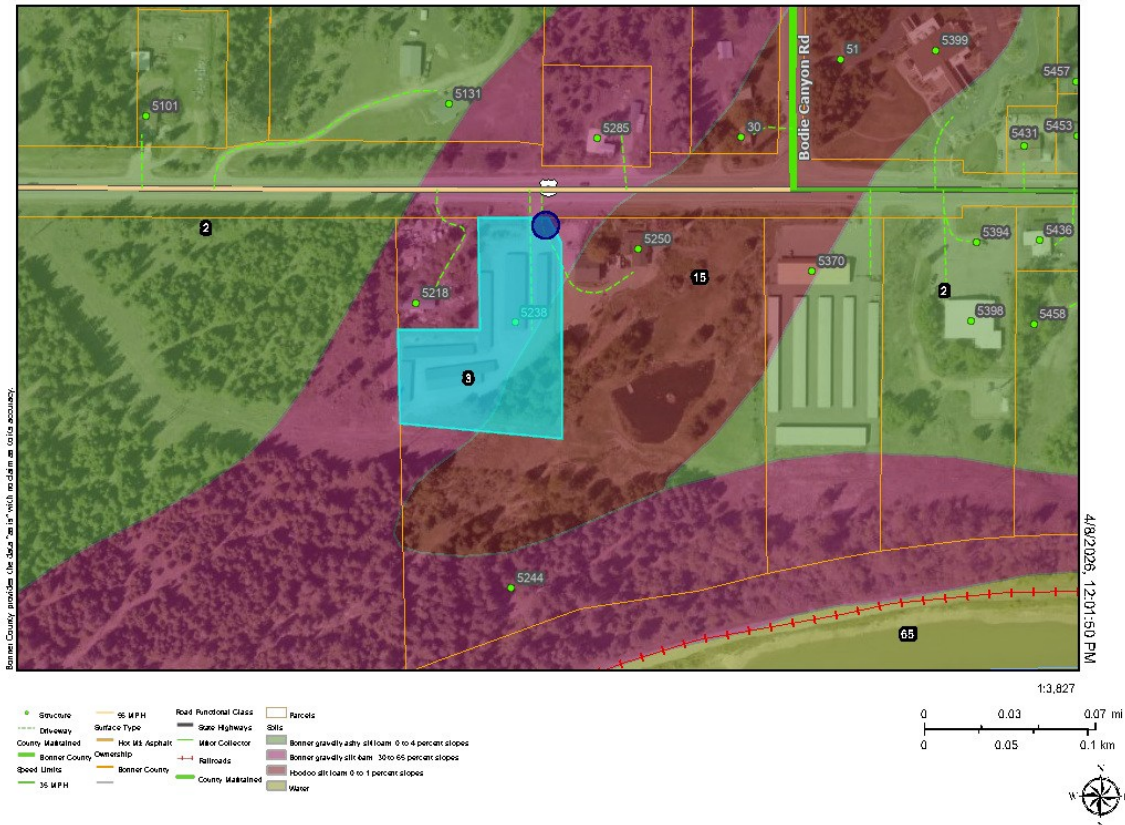
V0038-25 - Land Use (county)



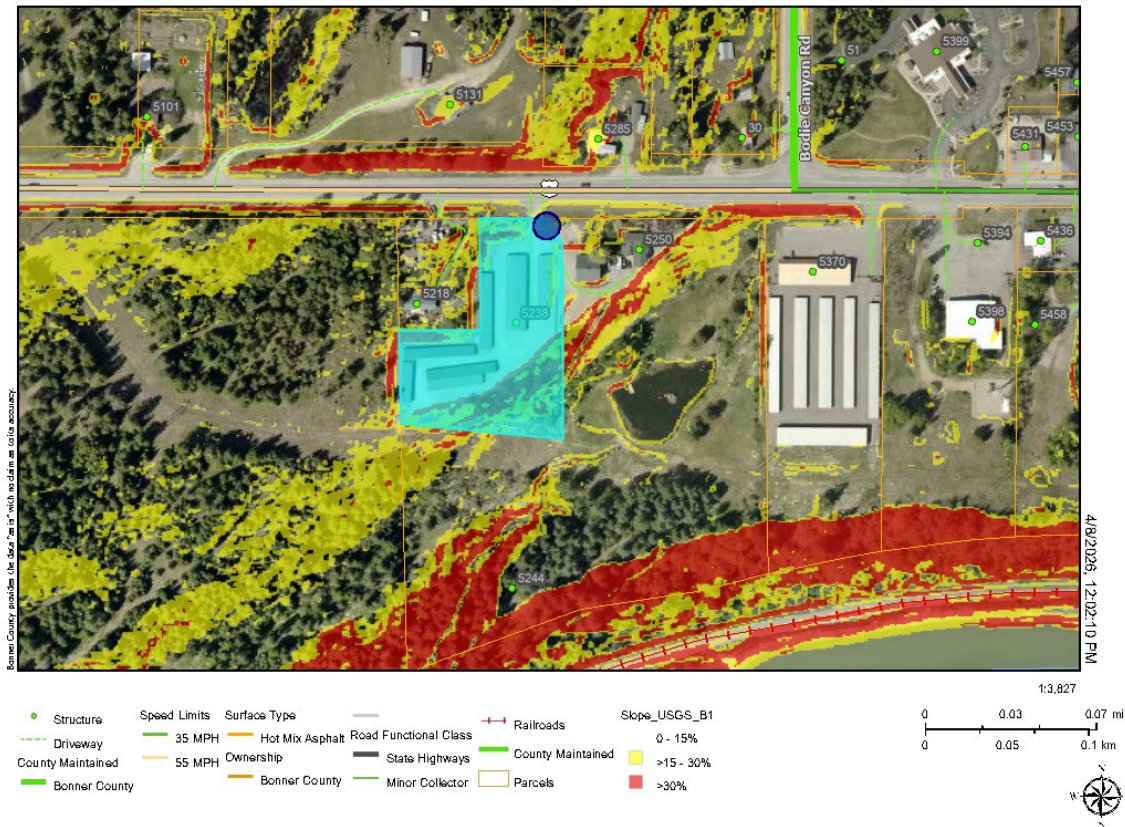
V0038-25 - Watercourses, floodplain, wetlands



V0038-25 - Soils



V0038-25 - Slopes



Project summary:

The applicant is requesting two variances to allow for the construction of a sign on Lot RP56N05W262410A:

1. A ten-foot (10') property line setback from the property line to east of the sign, where twenty-five (25) feet is required; and,
2. a sixteen (16) foot sign height, measured from grade, where ten (10) feet is required.

The project is located on Hwy 2 just west of the city of Priest River, in Section 26, Township 56N, Range 5W.

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 12-235, Public hearing and notices
- BCRC 12-236, Approval, disapproval, appeal of decision

BCRC 12-412, Density and dimensional standards; Recreation Zone
 BCRC 12-7.2, et seq., Grading/erosion/stormwater management
 BCRC 12-7.6, et seq., Hillsides

Background:

A. Site data:

- Commercial Use
- Unplatted parcel
- Size: 2.5 acres
- Zone: Commercial & Suburban
- Land Use: Transition

B. Access:

- Access is provided by US Hwy 2.

C. Environmental factors:

- Site does contain mapped slopes near the northern entrance and at the southern end of the property. (USGS)
- Site does contain mapped wetlands along southern portion of the property. (USFWS)
- Site does contains no water frontage. (NHDS)
- Parcel is within SFHA Zone X per FIRM Panel Number 16017C0866E, Effective Date 11/18/2009. No further floodplain review is required on this proposal.

D. Services:

- Water: No water service is present on the site (per application)
- Sewage: No sewer service or septic is present on the site (per application)
- Fire: West Pend Oreille Fire
- School District: West Bonner County School District #83

E. Comprehensive Plan, Zoning and Current Land Use

| Compass | Comp Plan | Zoning | Current Land Use & Density |
|---------|------------|-------------------------------|----------------------------|
| Site | Transition | Commercial (C) & Suburban (S) | Single-Family Residence |
| North | Transition | Commercial (C) & Suburban (S) | Single-Family Residence |
| East | Transition | Commercial (C) | Single-Family Residence |
| South | Transition | Commercial (C) & Suburban (S) | Single-Family Residence |
| West | Transition | Suburban (S) | Vacant |

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: *"I believe this sign actually complies with the sign ordinance but where it gets installed is on a slope. The sign can't be 10' overall height. We are installing it at 10' overall height from street grade which is where it will be viewed from. The grade is 6' lower where the support pipe hits it. For anyone driving by, it will look like a 10' tall sign like it is supposed to."*

Staff: The ground does have a slope down from the road to the site in question. If the sign is installed at a height of 10' as measured from adjacent grade, it would make the business sign difficult to see, especially when approaching from the east driving west, due to the trees along that side of the road. These conditions are not found on most properties in the same zone or vicinity.

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

Applicant: *"The property is sloped down from the road, the additional height is only to get the sign up to where it would be if the property were flat."*

Staff: The sloping conditions along the road were not created by the applicant. The obstructions along the side of the road were not created by the applicant.

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

Applicant: *"I do not see any negative that would occur from granting this variance. To put it simply, the sign support is in a hole so it needs to be higher from that point to get it where it should be compared to the road."*

Staff: ITD gave comment on this file. Aside from this, there is no evidence in the record to suggest that the granting of the variance would be in conflict with the public interest, or that it would be detrimental to the public health, safety, or welfare, or that it would be materially injurious to properties or improvements in the vicinity of the subject parcel or lot.

G. Stormwater Plan and Hillsides

Specific applicability of the requirements of BCRC 12-7.2 & 12-7.6 will be determined and enforced at the Building Location Permit stage, should this proposal be approved.

H. Agency Review and Public Comments

The application was noticed to agencies for comment on April 21, 2026.

The following agencies replied with comments:

Idaho Transportation Department – 4/27/2026
TC Energy – 4/29/2026

The following agencies provided “no comment” replies:

Kootenai-Ponderay Sewer District – 4/21/2026
Idaho Department of Water Resources – 4/22/2026
Bonneville Power Administration – 4/23/2026
Idaho Department of Environmental Quality – 4/23/2026
Idaho Department of Fish & Game – 5/12/2026

No other agencies responded as of the date this report was published.

No public comments have been received on this application as of the date this report was published.

Staff Analysis:

Planner’s Initials: JRJ

Date: May 14, 2026

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.

Recommended Conditions of Approval:

- A-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.
- A-2.** This variance shall not supersede any deed restrictions.

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 Hearing & Record of Mailing

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 **21st** day of **April 2026**.

Jeannie L. Welter

Jeannie Welter, Systems Technician

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Tuesday, April 21, 2026**.

NOTICE IS HERBY GIVEN that the Bonner County Zoning Commission will hold a public hearing at **5:30 pm on Thursday, May 28, 2026**, in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following requests:

File V0038-25 – Variance – Height & Property Line Setback: Request for a variance to place a sign 16' feet high where 10' is required and with a 10' property line setback where 25' is required. The property is zoned suburban and located ~500' west of the City of Priest River off Hwy 2 in Section 26, Township 56 North Range 5 West, 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 May 14, 2026. 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 _____
Name


Date

RECORD OF MAILING

Page 1 of 1


File Number: File V0038-25

Record of Mailing Approved By:



Hearing Date: 5.28.26

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Jeannie Welter, Systems Technician

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
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

Record of Mailing
Property Owners within 300 Feet

Page 1 of 1

File Number: File V0038-25

Record of Mailing Approved By: Jason Johnson, CFM

Hearing Date: 5.28.26

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Jeannie L Welter

Jeannie Welter, Systems Technician

| PIN | Owner | Address | City | State | ZIP |
|-----------------|---|--------------------------------------|---------------|-------|-------------|
| RP56N05W236930A | Howard, Michael R | 5029 Hwy 2 | Priest River | ID | 83856-9736 |
| RP56N05W237100A | Granlund, Nicholas Mark | 209 Coyote Trail | Priest River | ID | 83856-0019 |
| RP56N05W236750A | Howard, Larry W & Howard, Michael R | 5029 Hwy 2 | Priest River | ID | 83856-9736 |
| RP56N05W262571A | Anderson, Jason; Anderson, Kortne | 7850 Scotia Rd | Newport | WA | 99156 |
| RP56N05W263150A | Clagstone Land Llc; Hester, Nathan | 1826 Vay Rd | Priest River | ID | 83856-83856 |
| RP56N05W262403A | Gabba, Michael Dale & Autumn V | 5250 Highway 2 489 E Driftwood Ln | Priest River | ID | 8308 |
| RP56N05W262410A | Priest River Holding Co, Llc | Ln | Harrison | ID | 83833 |
| | City of Priest River | P.O. Box 415 | Priest River | ID | 83856 |
| | Jake Gabell - Planning & Zoning Administrator, City of Priest River | P.O. Box 415 | Priest River | ID | 83856 |
| | Scott Luekenga, Planning Section Manager, ITD | PO Box 7129 | Boise | ID | 83707 |
| | Idaho Transportation Department, District 1: North Idaho | 600 W Prairie Ave | Coeur d'Alene | ID | 83815 |
| | Phillip Joseph, Priest River Holding Co., LLC | 489 E Driftwood Ln | Harrison | ID | 83833 |
| | Jeff Rade, Ramsay Signs | 1124 N Freya St | Spokane | WA | 99202 |

Appendix B – Agency Comments



NOTICE OF PUBLIC HEARING

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Jeanie L Welter
Jeanie Welter, Systems Technician

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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* *4/21/26*
Name Date
out of boundaries



SPOKANE
 1724 North Pope St
 Spokane WA 99202
 (509) 332-8124
 ramsaysigns.com



CLIENT
 620B Highway 2
 Priest River, ID

PRODUCTION PRINT

ACCOUNT DESCRIBE:
 PROJECT MANAGER:
 DATE:
 REVISIONS:
 REVISION NOTES:



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CLIENT APPROVAL:
 CONTRACT APPROVAL:
 DSR# NUMBER:
 25-0031-R4-P5
 REVISION # | DESCRIBED | DATE |
 PS | II | 10/20/25

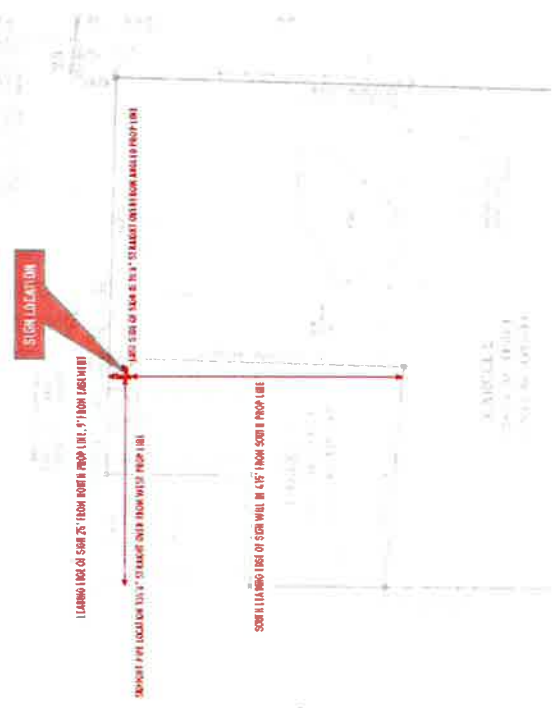
THE REPORT AND SIGNAGE FROM RAMSAY SIGNS BELONGS TO CLIENTS OF RAMSAY SIGNS AND IS NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF RAMSAY SIGNS.



PROPOSED AT APPROXIMATE LOCATION SCALE: NTS



SIGN LOCATION PHOTO - NTS



SITE PLAN SCALE: NTS

Maya Johnson

From: planning@bonnercountyid.gov on behalf of Bates, Luke <Luke.Bates@idwr.idaho.gov>
Sent: Wednesday, April 22, 2026 3:05 PM
To: Planning
Subject: RE: Request for Review & Comment – Due by May 14, 2026 – FileV0038-25 – Bonner County Planning

REF: V0038-25

TO: Bonner County Planning Department

Good afternoon,

Idaho Department of Water Resources (IDWR) – Northern Regional Office doesn't have any comments for the proposed variance application, as it isn't within IDWR's jurisdiction.

Thank you for the opportunity to comment,

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

From: Bonner County Planning Department <planning@bonnercountyid.gov>
Sent: Tuesday, April 21, 2026 2:18 PM
Cc: Jason Johnson <jason.johnson@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Maya Johnson <maya.johnson@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>
Subject: Request for Review & Comment – Due by May 14, 2026 – FileV0038-25 – 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. **May 14, 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.

Thank you,

Jeannie Welter
Bonner County Planning Department
Systems Technician

208-265-1458

Maya Johnson

From: 'Farley,Alynette B (CONTR) - TERR-BELL-1' via Mail-Planning
<planning@bonnercountyid.gov>
Sent: Thursday, April 23, 2026 7:36 AM
To: Planning
Cc: Jason Johnson; Janna Brown; Maya Johnson; Jeannie Welter; Farley,Alynette B (CONTR) -
TERR-BELL-1
Subject: RE: Request for Review & Comment – Due by May 14, 2026 – FileV0038-25 – Bonner
County Planning

No Comment; the sign is outside the BPA powerline easement right-of-way.

Thank you,

Alynette Farley
BONNEVILLE POWER ADMINISTRATION
DEPARTMENT OF ENERGY
CONTR (Actalent)
Right-of-Way Agent | Real Property Services | TERR
abfarley@bpa.Gov | O: 509-468-3083 | C: 971-710-6926

From: Bonner County Planning Department <planning@bonnercountyid.gov>
Sent: Tuesday, April 21, 2026 2:18 PM
Cc: Jason Johnson <jason.johnson@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Maya
Johnson <maya.johnson@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>
Subject: Request for Review & Comment – Due by May 14, 2026 – FileV0038-25 – Bonner County Planning

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Planning Department by 5 p.m. **May 14, 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.

Thank you,

Jeannie Welter
Bonner County Planning Department
Systems Technician
208-265-1458

Maya Johnson

From: planning@bonnercountyid.gov on behalf of DEQ Comments
<deqcomments@deq.idaho.gov>
Sent: Thursday, April 23, 2026 2:58 PM
To: Planning
Subject: RE: Request for Review & Comment – Due by May 14, 2026 – FileV0038-25 – Bonner County Planning

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 Department <planning@bonnercountyid.gov>
Sent: Tuesday, April 21, 2026 2:18 PM
Cc: Jason Johnson <jason.johnson@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Maya Johnson <maya.johnson@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>
Subject: Request for Review & Comment – Due by May 14, 2026 – FileV0038-25 – 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. **May 14, 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.

Thank you,

Jeannie Welter

Bonner County Planning Department
Systems Technician
208-265-1458

Maya Johnson

From: planning@bonnercountyid.gov on behalf of Kimberly Hobson
<Kimberly.Hobson@itd.idaho.gov>
Sent: Monday, April 27, 2026 3:37 PM
To: Planning
Cc: Symone Legg; D1Permits
Subject: V0038-25

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Bonner County. This wasn't sent to the right ITD department but it was forwarded to us. ITD permits has no comment on the height of the sign but would prefer the setback to remain 25 feet.

Have a nice day!



Kimberly Hobson
Project Coordinator
Innovation Steward
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

Maya Johnson

From: 'Ken Flint' via Mail-Planning <planning@bonnercountyid.gov>
Sent: Wednesday, April 29, 2026 2:12 PM
To: Planning
Cc: Jason Johnson; Janna Brown; Maya Johnson; Jeannie Welter
Subject: Re: [EXTERNAL] Request for Review & Comment – Due by May 14, 2026 – FileV0038-25 – Bonner County Planning

Follow Up Flag: Follow up
Flag Status: Flagged

Approved by TC Energy. It is not near our ROW.

Ken

From: Bonner County Planning Department <planning@bonnercountyid.gov>
Sent: Tuesday, April 21, 2026 2:17 PM
Cc: Jason Johnson <jason.johnson@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Maya Johnson <maya.johnson@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>
Subject: [EXTERNAL] Request for Review & Comment – Due by May 14, 2026 – FileV0038-25 – Bonner County Planning

EXTERNAL EMAIL: PROCEED WITH CAUTION.

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Please see attached for details.

Thank you,

Jeannie Welter
Bonner County Planning Department
Systems Technician
208-265-1458

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[EXT SENDER] RE: Request for Review & Comment – Due by May 14, 2026 – FileV0038-25 – Bonner County Planning

From planning@bonnercountyid.gov <planning@bonnercountyid.gov>
on behalf of
Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>
Date Tue 5/12/2026 3:08 PM
To Planning <Planning@bonnercountyid.gov>

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

Thank you for the opportunity to review and comment,

Merritt Horsmon

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



From: Bonner County Planning Department <planning@bonnercountyid.gov>
Sent: Tuesday, April 21, 2026 2:18 PM
Cc: Jason Johnson <jason.johnson@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Maya Johnson <maya.johnson@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>
Subject: Request for Review & Comment – Due by May 14, 2026 – FileV0038-25 – Bonner County Planning

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Please see attached for details.

Thank you,

Jeannie Welter

Bonner County Planning Department

Systems Technician

208-265-1458