



Bonner County Planning Department

"Protecting property rights and enhancing property value"

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August 7, 2026

Tony Torchio

PO Box 1353

Veradale, WA 99037

Subj: File V0003-26 – Variance – Shoreline Setback

Appendices: (A) Land Use Decision-Making Worksheet
(B) File V0003-26 Staff Report

Dear Tony,

The Bonner County Commissioners, at the August 6, 2026 hearing, denied the referenced application.

Commissioner Williams moved deny this FILE V0003-26, for a Variance to the shoreline standards to allow for a 0-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** 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.

On Conclusion 1, Commissioner Williams noted that this was a 2-1 conclusion based on the Board's deliberation.

Conclusion 2

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

On Conclusion 2, Commissioner Williams noted that this was a 2-1 as an interpretation of applicant versus purchaser. The conditions of this property that exist are due to the actions of a seller placing the structure where it is but not the current applicant.

Conclusion 3

The granting of the variance **is not known** to be in conflict with public interest as to whether it will or will not be detrimental to the public health, safety, or welfare,

or materially injurious to the 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. Commissioner Williams further moved to adopt the reasoned statement as discussed in deliberation at this hearing and the analysis as set forth in the Staff Report (or as amended during this hearing) noting that the Board had some amendments to the Staff Report, and direct planning staff to draft the reasoned statement to reflect this motion as set forth in Idaho Code section 67-6535, have the Chair sign, and transmit to all interested parties. 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. To seek reconsideration for Idaho Code.

Commissioner Domke seconded the motion.

Commissioner Domke: YES
Commissioner Williams: YES
Commissioner Korn: NO

Motion passed 2-1.

NOTE: 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 the Planning Department if you have any questions.

Sincerely,



Commissioner Ron Korn
Chair, Board of County Commissioners