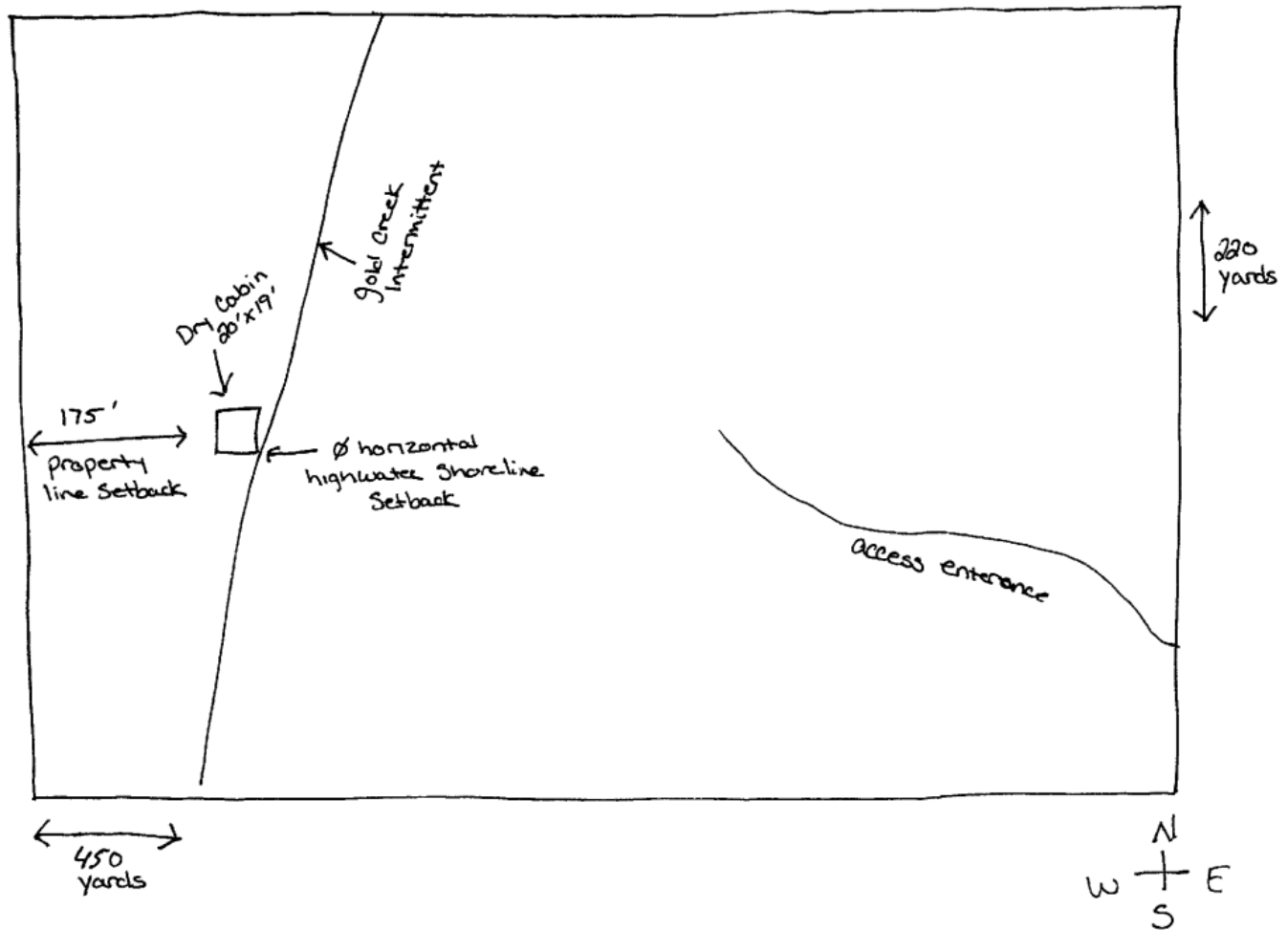


BONNER COUNTY PLANNING DEPARTMENT BOARD OF COUNTY COMMISSIONERS STAFF REPORT FOR AUGUST 6, 2026



Project Name:	Torchio – Shoreline Setback
File Number, Type:	Appeal of FILE #V0003-26, Variance
Request:	The applicant is appealing the conditions of an approved Variance to the shoreline standards to allow for a 0-foot shoreline setback, where 40 feet is required, for an existing accessory structure.
Legal Description:	27-59N-1E N2NWSW
Location:	The project site is located off Raven Ridge in Section 27, Township 59 North, Range 1 East, Boise-Meridian.
Parcel Number:	RP59N01E275400A
Parcel Size:	20-Acres
Applicant:	Tony Torchio PO Box 1353 Veradale, WA 99037
Project Representative:	Tony Torchio
Property Owners:	Tony Torchio
Application Filed:	February 3, 2026
Appeal Filed:	June 24, 2026
Notice Provided:	Mail: March 17, 2026. Appeal June 30, 2026 Site Posting: March 17, 2026. Appeal June 30, 2026 Published in newspaper: March 17, 2026. Appeal June 30, 2026
Appendix:	Appendix A – Notice of Public Hearing Record of Mailing Appendix B - Agency Comments Appendix C – V0003-26 Zoning Commission Decision Letter Appendix D – Appeal Letter

Site Plan



Project summary:

The applicant is requesting a Variance to the shoreline standards to allow for a 0-foot shoreline setback, where 40 feet is required, for an existing accessory structure. The 20-acre property is zoned Agricultural/Forestry 20 (A/F-20). The project is located off Raven Ridge in Section 27, Township 59 North, Range 1 East, Boise-Meridian.

The Zoning Commission, at the April 23, 2026 hearing, approved this file with conditions. The applicant filed an appeal of the conditions added and modified by the Commission from what had been proposed in the Staff Report. **See Appendix D for Applicant's Appeal Letter.**

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 12-262, Appeal From Final Decision of Hearing Examiner / Commission
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: 20-acres
Zoning Designation: Agricultural/Forestry 20 (A/F-20)
Comp Plan Designation: Ag/Forest Land (10-20 AC)

B. Access:

Raven Ridge, a privately owned, and maintained, right-of-way, as per the applicant.
Bonner County GIS shows this roadway as "unknown" ownership.

C. Environmental factors:

Site does contain mapped slopes of 15-30+%. (USGS)
Site does contain mapped wetlands. (USFWS)
Site does contain frontage on Gold Creek, an intermittent stream. (NHD)
Parcel is within SFHA Zone X per FIRM Panel Number 16017C0540E Effective Date 11/18/2009. No further floodplain review is required on this proposal.

D. Services:

- Water: Individual system to be developed
- Sewage: Individual septic to be developed
- Fire: Not within a fire district
- Power: No information provided
- 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 20 (A/F-20)	Residential, 20-Acres
North	Ag/Forest Land (10-20 AC)	Agricultural/Forestry 20 (A/F-20)	Vacant, 15-Acres
East	Ag/Forest Land (10-20 AC)	Agricultural/Forestry 20 (A/F-20)	Residential, 10-Acres
South	Ag/Forest Land	Agricultural/Forestry 20	Vacant, 15 & 5-Acres

	(10-20 AC)	(A/F-20)	
West	Remote Ag/Forest (40+ AC)	Forest 40 (F)	National Forest, 400-Acres

F. Standards review

BCRC 12-262: Appeal From Final Decision of Hearing Examiner / Commission:

The applicant is appealing the Conditions of Approval placed on this approved Variance application because of the following arbitrary and capricious decisions, unlawful procedures, and exceeding statutory authority examples:

1. Prior to the start of deliberations, the Commission asked what conditions they could place on the file, before any decision had been made or discussed.
2. The Commission deliberated and placed a condition upon a structure that was not reviewed or requested for review by the applicant. The building, more specifically, is an outhouse, which Bonner County has no regulatory authority over the placement of sanitary provisions.
3. The Commission went outside the scope of the request and addressed wetlands which were not part of the request and had been determined to not be applicable for this project by planning staff.
4. All lakes, ponds, and rivers are shown in wetlands mapping. The wetland in question is classified as riverine, and these setbacks are implied with a shoreline setback, not on top of a shoreline setback. Additionally, the setback distance from the shoreline and wetland would be the same 40-foot request.
5. Any stormwater requirements would be evaluated per Bonner County Revised Code if and at the time the applicant applied for a change of use permit to convert the cabin into a single-family dwelling.
6. The ability to upgrade an existing structure should be evaluated per Bonner County Revised Code. The Commission added the condition that the *"Cabin may not be upgraded by any means, including running water, sewage, et cetera. Outhouse located within the 40-foot corridor must be moved to the 40-foot requirement. Any sanitary facilities must meet Ponderay Health District's standards approval, and existing location restored to prior natural conditions."* The Commission may not impose conditions preventing a landowner from exercising property rights granted to all other property owners. BCRC does allow for the reconstruction, change of use, and remodeling of a structure.
7. Commissioner Pound made a portion of the motion, then seconded his own motion. The Commission cannot act upon a motion that had been made and seconded by the same Commissioner. This motion was made upon unlawful procedure.
8. BCRC 12-234 provides the standards which Variance applications are reviewed against. In order to approve, the application shall be found to be in compliance with all of the standards of this section. The Commission had found that the application met all of the standards of BCRC 12-234. After finding compliance with this section, the Commission created additional conditions and modified proposed conditions based upon aspects of the property that were not substantiated by evidence in the record.

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 subject property is uniquely constrained by a combination of natural features. The building location is situated between outcroppings and trees with an intermittent creek, and most of the property is sloping. This location has less impact on natural topography, geology, and vegetation. The location was chosen by the previous owner and is a circumstance beyond the applicant's control. Moving the building could create potentially severe access issues, as the structure is located deep within the property and requires you to cross the creek to access the structure. Moving the building would create issues because it would take large machinery to move and clear-cutting a path and building site. This will be very difficult to move and will cause extreme ground disturbance."*

Staff: The subject lot is unique in that it has an intermittent stream running through it, in addition to multiple wetlands dividing the parcel. The majority of the parcel is mapped with steep slopes. "Other circumstances" that appear to effect the parcel is a structure that appears to be difficult to access. The structure was constructed prior to the property owner's purchase. Properties in the Ag/Forestry 20 zoning district do not consistently contain the combination of slopes, wetlands and streams, and most structures built have adequate access to the structure.

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

Applicant: *"The property I recently acquired was sold to me with a preexisting structure that was built years prior to me obtaining the land. The building issues were not disclosed by the seller, and the information that was provided to me by the realtor was misleading."*

Staff: The applicant purchased the subject parcel in January of 2026, under instrument # 1056930. The subject structure was constructed by the previous owner, at some point prior to the applicant obtaining the property, and without County knowledge or permits. The applicant had inquired on the parcel and structure prior to purchase and had discussions with a County Planner. It was determined that the structure may not need permits, unless the applicant decided to use it as a dwelling. The structure was unknown to Bonner County Planning and is not visible on the GIS mapping. Per conversations with Planning Staff, the realtor handling the sell of the parcel, assured Bonner County Planning, and the applicant that the structure met the required 40-foot setback. Using these discussions, the buyer moved forward with the purchase. Upon learning that the structure did not meet the setback requirements, the applicant immediately sought this variance to bring the parcel and structure into compliance.

- (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 this variance will not pose any detrimental impact on public health, safety, or welfare. The structure was built with a pier and beam foundation that is environmentally friendly and has minimal impact with minimal site disruption. It was built far enough away that it has no contact with the intermittent stream and won't flood. There is no conflict with being materially injurious because this doesn't cause any substantial harm, damage, or disruption to any personal property or improvements. This dry cabin, under 400 square feet with no utilities (water, toilet, power), is isolated deep within the property, surrounded by outcroppings on two sides and densely packed trees with an intermittent creek running by. You can't see, hear, or be disturbed in any capacity. This is the only structure on our property and the only thing that can keep my family safe from the elements and nature while we are here. If this variance is approved, there will be no negative impact on the land, people, or property."*

Staff: This application is for a setback to an intermittent stream, which is a minor stream that does not consistently flow for portions of the year. The structure is already constructed and did not disturb the stream or require machinery and excavation. There does not appear to be any environmental impacts that would be greater than the disturbance required to remove the structure. The structure is remote, and does not appear to affect the neighbors, as evidenced by the fact that its existence was not known to the neighbors or the County, until the applicant applied for this Variance. It is hidden in timber and canyons, roughly centered in the 20-acre parcel owned by the applicant. The structure is not within a floodplain or floodway, and provides shelter to the applicant and his family, increasing the health, safety and welfare of the parcel. There does not appear to be any evidence that granting this variance would be in conflict with the public interest. Additionally, no public or agency comments were received that indicated the proposal would be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity of the subject lot. Idaho Department of Environmental Quality submitted their standard response to shoreline setbacks. In the standard response, they indicate that there are sometimes unique circumstances that may justify reduced setbacks, and also indicate that "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." It appears, that in this case, this is an individual variance with unique circumstances, and that there is no cumulative impact of additional development within this parcel, or area. The Idaho Department of Fish and Game commented that "it is likely that moving the structure would cause more damage than leaving it in place. IDFG recommends that the structure remain in place, but no upgrades be made to it that could cause further impacts to the stream."

G. Stormwater plan

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

H. Agency Review

Agencies were notified of this project on March 17, 2026. A full list of the agencies notified can be found in the attached Appendix A.

The following agencies commented:

Bonner County Floodplain Review
Panhandle Health District
Idaho Department of Water Resources
Idaho Department of Environmental Quality
Idaho Department of Fish and Game

The following agencies replied "No Comment":

Idaho Transportation Department – Permits
Kootenai/Ponderay Sewer District
TC Energy

All other agencies did not reply.

Public Notice & Comments

At the time this Staff Report was written, public comments were received.

Planner's Initials: <u>DF</u> Date: <u>7/30/26</u> 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.

Zoning Commission Decision: Approve With Conditions

Date: April 23, 2026 Vote: 4 in favor, 0 opposed

Decision by the Governing Body:

Board of County Commissioners

MOTION TO MODIFY DECISION: I move to **modify** the Zoning Commission's decision, and approve this project File V0003-26, 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 is based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at this hearing. I further move 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) 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.

Original 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.
- A-3.** An approved Stormwater Management Plan may be required.
- A-4.** A Building Location Permit may be required.

Adopted 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.
- A-3.** An approved Stormwater Management Plan is required.
- A-4.** A Building Location Permit may be required.
- A-5.** Cabin may not be upgraded by any means, including running water, sewage, et cetera. Outhouse located within the 40-foot corridor must be moved to the 40-foot requirement. Any sanitary facilities must meet Ponderay Health District's standards approval, and existing location restored to prior natural conditions.
- A-6.** Wetlands setback variance needs to be applied for.

MOTION TO AFFIRM DECISION: I move to **affirm** the Zoning Commission's decision, and approve this project File V0003-26, 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 is based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at this hearing. I further move 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) 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.

Adopted 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.
- A-3.** An approved Stormwater Management Plan is required.
- A-4.** A Building Location Permit may be required.
- A-5.** Cabin may not be upgraded by any means, including running water, sewage, et cetera. Outhouse located within the 40-foot corridor must be moved to the 40-foot requirement. Any sanitary facilities must meet Ponderay Health District's standards approval, and existing location restored to prior natural conditions.
- A-6.** Wetlands setback variance needs to be applied for.

MOTION TO REVERSE DECISION: I move to reverse the Zoning Commission's decision, and deny this project, File V0003-26, based upon the following conclusions of law:

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 move 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) 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) 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

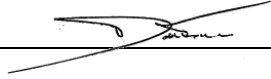
Record of Mailing Property Owners
within 2800 Feet

Page 1 of 2

File Number: **V0003-26 Appeal**

Record of Mailing Approved By: _____

Hearing Date: **8.6.26**



I hereby certify that a true and correct copy of the "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this **30th** day of **June 2026**.



Maya Johnson, Administrative Assistant III

PARCEL	OWNER	ADDRESS	CITY	STATE	ZIP
RP049050000010A	Hunt, Jason R & Laurie A & Dekker, Gregory & Catherine	1800 Spirit Wolf Trl	Sandpoint	ID	83864- 7059
RP59N01E217200A	Wood, Benjamin J & Dana M	480987 Hwy 95	Sandpoint	ID	83864
RP59N01E220001A	United States Government				
RP59N01E271050A	Babcock, Gwen Laverne Trustee	221 N Terrace Dr	Cocolalla	ID	83813
RP59N01E271201A	Reynolds, Scott J & Gwendolyn	1298 Raven Rdg	Sandpoint	ID	83864- 6062
RP59N01E271390A	Mac Donald, Glenn A & Hanson, Amy E	109 E 64th St	Savannah Blue	GA	31405
RP59N01E272401A	Athey, Juanita S Crittenden, Travis C &	Po Box 83 1850 Green	Diamond	NV	89004
RP59N01E274085A	Laura A Lassen, Max M &	Hill Rd 875 Raven	Collegeville	PA	19426
RP59N01E274201A	Denise E	Ridge 3829 Upper	Sandpoint	ID	83864
RP59N01E274351A	Keener, Ken G Lassen, Max M Iii &	Gold Crk 875 Raven	Sandpoint	ID	83864- 83864-
RP59N01E274800A	Denise E	Rdg 217 Cedar St - Pmb	Sandpoint	ID	8185
RP59N01E275100A	Hulsey, Shawn Kelly Lockwood, Brent &	137 612 Raven	Sandpoint	ID	83864
RP59N01E276000A	Gretchen Johnson, Donald Kevin	Rdg 302 Raven	Sandpoint	ID	83864- 83864-
RP59N01E276451A	Trust Lockwood, Brent K &	Rdg 612 Raven	Sandpoint	ID	6156
RP59N01E276460A	Gretchen G	Rdg 57 Ruddy	Sandpoint	ID	83864
RP59N01E277200A	Sauter, William Dorrel, Ronald W Jr &	Duck Ln 1406 Spirit	Bridgevill	DE	19933
RP59N01E277650A	Elizabeth Day Reynolds, Scott J &	Wolf Trail 1298 Raven	Sandpoint	ID	83864- 83864-
RP59N01E277801A	Gwendolyn Lassen, Max M Iii &	Rdg 875 Raven	Sandpoint	ID	6062 83864-
RP59N01E278100A	Denise E	Rdg	Sandpoint	ID	8185

Appendix B – Agency Comments



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - File V0003-26 Agency Review

1 message

DEQ Comments <deqcomments@deq.idaho.gov>

Fri, Mar 20, 2026 at 2:23 PM

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

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.

**Lexie Spraker****Administrative Assistant 1**

Idaho Department of Environmental Quality
2110 Ironwood Pkwy, Coeur d'Alene, ID 83814
P: (208) 666-4626
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, March 17, 2026 12:09 PM

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>; Bonnie Schademan <bonnies@inlandpower.com>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Carrol Stejer <CASTEJER@gmail.com>; charityhinshaw@sd83.org; Chief Debbie Carpenter <chief@spirittlakefire.com>; City of Clark Fork <city@clarkforkidaho.gov>; City of Clark Fork <CityClerk1@clarkforkidaho.gov>; City of Dover <cityclerk@cityofdoveridaho.org>; City of East Hope Franck <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; City of Kootenai <cityclerk@cityofkootenai.org>; City of Oldtown <cityofoldtown@hotmail.com>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spirittlakeid.gov; Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>; 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>; David LaTourette <coolinfirechief@gmail.com>; David LaTourette <Coolinfldchief@gmail.com>; 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>; 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>; Jake Gabell <jgabell@priestriver-id.gov>; Janice Best <janicesb@televar.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Jason Kimberling <jason.kimberling@itd.idaho.gov>; Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Jessie Roe <BWSD637@gmail.com>; joekren@sd83.org; Jordan Brooks <coolinsewer@gmail.com>; KayLeigh Miller <klmiller@ponderay.org>; kbsd sewer <kbsdpl@hotmail.com>; Ken Flint <ken_flint@tcenergy.com>; Kenny Huston <kenny.huston@oer.idaho.gov>; Kim Hoodenpyle <kjh5345@gmail.com>; Kim Spacek <kimspacek@sd83.org>; Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>; Laclede Water District <info@lacedewaterdistrict.org>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; Bates, Luke <Luke.Bates@idwr.idaho.gov>; Matt Diel <matt.diel@lposd.org>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>; Midas Water <midaswatercorp@gmail.com>; Mike Ahmer <mahmer@idl.idaho.gov>; Mike Schacht <firedept@clarkforkidaho.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 Info <northerninfo@idwr.idaho.gov>; Northern Lights <kristin.mettke@nli.coop>; Northern Lights - Clint Brewing <clint.brewington@nli.coop>; Northside Water and Syringa Heights Water Association <allwater49@outlook.com>; Oden Water Association - Carla Poelstra <odenwater@gmail.com>; Pend Oreille Hospital District <kim.kichenmaster@bonnergeneral.org>; PHD <EHapplications@phd1.idaho.gov>; Priest Lake Public Library District <plplibrary@hotmail.com>; Richard Hash <Rich.hash2022@gmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Ryan Zandhuisen <rzandhuisen@idl.idaho.gov>; Sagle Valley Water and Sewer District <saglewatersewer@gmail.com>; Sagle Valley Water & Sewer District <markc@smartplugs.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; Sam Ross <sam.ross@nli.coop>; Sarah Gilmore <sgilmore@sandpointidaho.gov>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; SCHWEITZER FIRE DISTRICT <SchweitzerFireDistrict@gmail.com>; Selkirk Association of Realtors <danielle@selkirkaor.com>; Selkirk Recreation District <elgar@whoi.edu>; Sheryl Austin <granitereeder@gmail.com>; SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Steve Elgar <selgar@mac.com>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Symone.legg@itd.idaho.gov; Tammy Miller <tmiller@selkirkfire.com>; Tammy Miller <tmiller@selkirkfire.us>; TC Energy / TransCanada <US_crossings@tcenergy.com>; Teresa Decker <Huckleberryhoa@gmail.com>; Teresa Decker <huckbayutilities01@gmail.com>; Teresa Zamora <utilities@stoneridgeidaho.com>; Theresa Wheat <theresa@kootenai.org>; Tim Ventress <chventresswplvfd@hotmail.com>; Timberlake Fire District <Kwright@timberlakefire.com>; Tom Renzi <epfldchief@gmail.com>; US Fish & Wildlife Services <fw1idahoconsultationrequests@fws.gov>; meagan <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>

Cc: t_torchio@hotmail.com; David Fisher <david.fisher@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>

Subject: Bonner County Planning - File V0003-26 Agency Review

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.

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Thank you,

Jeannie Welter

Bonner County Planning Department

Systems Technician

208-265-1458

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Maya Johnson <maya.johnson@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - File V0003-26 Agency Review

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

Fri, Apr 10, 2026 at 9:10 AM

Hi Jeannie,

Please consider this email as comment from Idaho Department of Fish and Game (IDFG) regarding application V0003-26 . The purpose of these comments is to assist the decision-making authority by providing technical information addressing potential effects on wildlife and wildlife habitat and how any adverse effects might be mitigated.

While this is not an ideal situation, it is likely that moving the structure would cause more damage than leaving it in place. IDFG recommends that the structure remain in place, but no upgrades be made to it that could cause further impacts to the stream.

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, March 17, 2026 12:09 PM

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>; Bonnie Schademan <bonnies@inlandpower.com>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Carrol Stejer <CASTEJER@gmail.com>; charityhinshaw@sd83.org; Chief Debbie Carpenter <chief@spiritleakefire.com>; City of Clark Fork <city@clarkforkidaho.gov>; City of Clark Fork <CityClerk1@clarkforkidaho.gov>; City of Dover <cityclerk@cityofdoveridaho.org>; City of East Hope Franck <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; City of Kootenai <cityclerk@cityofkootenai.org>; City of Oldtown <cityofoldtown@hotmail.com>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spiritleakeid.gov; Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>; 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>; David LaTourette <coolinfirechief@gmail.com>; David LaTourette <Coolinfldchief@gmail.com>; 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>; 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>; Jake Gabell <jgabell@priestriver-id.gov>; Janice Best <janicesb@televar.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Jason Kimberling <jason.kimberling@itd.idaho.gov>; Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Jessie Roe <BWSD637@gmail.com>; joekren@sd83.org; Jordan Brooks <coolinsewer@gmail.com>; KayLeigh Miller <klmiller@ponderay.org>; kbsd sewer <kbsdpl@hotmail.com>; Ken Flint <ken_flint@tcenergy.com>; Kenny Huston <kenny.huston@oer.idaho.gov>; Kim Hoodenpyle <kjh5345@gmail.com>; Kim Spacek <kimspacek@sd83.org>; Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>; Laclede Water District <info@lacedewaterdistrict.org>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; Bates, Luke <Luke.Bates@idwr.idaho.gov>; Matt Diel <matt.diel@lposd.org>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>; Midas Water <midaswatercorp@gmail.com>; Mike Ahmer <mahmer@idl.idaho.gov>; Mike Schacht <firedept@clarkforkidaho.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 Info <northerninfo@idwr.idaho.gov>; Northern Lights <kristin.mettke@nli.coop>; Northern Lights - Clint Brewing <clint.brewington@nli.coop>; Northside Water and Syringa Heights Water Association <allwater49@outlook.com>; Oden Water Association - Carla Poelstra <odenwater@gmail.com>; Pend Oreille Hospital District <kim.kichenmaster@bonnergeneral.org>; PHD <EHapplications@phd1.idaho.gov>; Priest Lake Public Library District <plplibrary@hotmail.com>; Richard Hash <Rich.hash2022@gmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Ryan Zandhuisen <rzandhuisen@idl.idaho.gov>; Sagle Valley Water and Sewer District <saglewatersewer@gmail.com>; Sagle Valley Water & Sewer District <markc@smartplugs.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; Sam Ross <sam.ross@nli.coop>; Sarah Gilmore <sgilmore@sandpointidaho.gov>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; SCHWEITZER FIRE DISTRICT <SchweitzerFireDistrict@gmail.com>; Selkirk Association of Realtors <danielle@selkirkaor.com>; Selkirk Recreation District <elgar@whoi.edu>; Sheryl Austin <granitereeder@gmail.com>; SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Steve Elgar <selgar@mac.com>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Symone.legg@itd.idaho.gov; Tammy Miller <tmiller@selkirkfire.us>; Tammy Miller <tmiller@selkirkfire.us>; 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 <eplfdchief@gmail.com>; US Fish & Wildlife Services <fw1idahoconsultationrequests@fws.gov>; meagan <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>
Cc: t_torchio@hotmail.com; David Fisher <david.fisher@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>
Subject: Bonner County Planning - File V0003-26 Agency Review

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Thank you,

Jeannie Welter

Bonner County Planning Department

Systems Technician

208-265-1458

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Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - File V0003-26 Agency Review

1 message

Bates, Luke <Luke.Bates@idwr.idaho.gov>

Thu, Mar 19, 2026 at 11:53 AM

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

REF: V0003-26

TO: Bonner County Planning Department

Good morning,

Idaho Department of Water Resources (IDWR) – Northern Regional Office doesn't have any comments for the proposed setback requested in the application as it isn't within IDWR's jurisdiction, but offers the following information as educational reference to the Applicants:

- Any water use development that contemplates diversion of surface water source(s) (River, Stream, Spring) require an approved Water Permit prior to the diversion of water in accordance with Idaho Code §42-351.

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, March 17, 2026 12:09 PM

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>; Bonnie Schademan <bonnies@inlandpower.com>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Carrol Stejer <CASTEJER@gmail.com>; charityhinshaw@sd83.org; Chief Debbie Carpenter <chief@spirittlakefire.com>; City of Clark Fork <city@clarkforkidaho.gov>; City of Clark Fork <CityClerk1@clarkforkidaho.gov>; City of Dover <cityclerk@cityofdoveridaho.org>; City of East Hope Franck <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; City of Kootenai <cityclerk@cityofkootenai.org>; City of Oldtown <cityofoldtown@hotmail.com>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spirittlakeid.gov; Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>; 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>; David LaTourette <coolinfirechief@gmail.com>; David LaTourette <Coolinfidchief@gmail.com>; 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>; 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>; Jake Gabell <jgabell@priestriver-id.gov>; Janice Best <janicesb@televar.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Jason Kimberling <jason.kimberling@itd.idaho.gov>; Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Jessie Roe <BWSD637@gmail.com>; joekren@sd83.org; Jordan Brooks <coolinsewer@gmail.com>; Kayleigh Miller <klmiller@ponderay.org>; kbsd sewer <kbsdpl@hotmail.com>; Ken Flint <ken_flint@tcenergy.com>; Kenny Huston <kenny.huston@oer.idaho.gov>; Kim Hoodenpyle <kjh5345@gmail.com>; Kim Spacek <kimspacek@sd83.org>; Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>; Laclede Water District <info@lacedewaterdistrict.org>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; Bates, Luke <Luke.Bates@idwr.idaho.gov>; Matt Diel <matt.diel@lposd.org>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>; Midas Water <midaswatercorp@gmail.com>; Mike Ahmer <mahmer@idl.idaho.gov>; Mike Schacht <firedept@clarkforkidaho.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 Info <northerninfo@idwr.idaho.gov>; 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; Tammy Miller <tmiller@selkirkfire.com>; Tammy Miller <tmiller@selkirkfire.us>; 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 <chventresswplyfd@hotmail.com>; Timberlake Fire District <Kwright@timberlakefire.com>; Tom Renzi <epf1dchief@gmail.com>; US Fish & Wildlife Services <fw1idahoconsultationrequests@fws.gov>; meagan <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>
Cc: t_torchio@hotmail.com; David Fisher <david.fisher@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>
Subject: Bonner County Planning - File V0003-26 Agency Review

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Systems Technician

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Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - File V0003-26 Agency Review

1 message

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

Wed, Mar 18, 2026 at 6:51 AM

ITD Permits has no comment.

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

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

Sent: Tuesday, March 17, 2026 12:09 PM

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>; Bonnie Schademan <bonnies@inlandpower.com>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Carrol Stejer <CASTEJER@gmail.com>; Charity Hinshaw <Charityhinshaw@sd83.org>; Chief Debbie Carpenter <chief@spirittlakefire.com>; City of Clark Fork <city@clarkforkidaho.gov>; City of Clark Fork <CityClerk1@clarkforkidaho.gov>; City of Dover <cityclerk@cityofdoveridaho.org>; City of East Hope Franck <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; City of Kootenai <cityclerk@cityofkootenai.org>; City of Oldtown <cityofoldtown@hotmail.com>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>;

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Cc: t_torchio@hotmail.com; David Fisher <david.fisher@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>

Subject: Bonner County Planning - File V0003-26 Agency Review

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Janna Brown <janna.brown@bonnercountyid.gov>

RE: Bonner County Planning - File V0003-26 Agency Review

1 message

'KPSD Clerk' via Mail-Planning <planning@bonnercountyid.gov>

Tue, Mar 17, 2026 at 3:22 PM

Reply-To: KPSD Clerk <clerk@kootenaiponderaysewerdistrict.org>

To: planning@bonnercountyid.gov

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

Beate Pryor

Clerk - Administrative Assistant

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, March 17, 2026 12:12 PM**To:** KPSD Clerk <clerk@kootenaiponderaysewerdistrict.org>**Subject:** FW: Bonner County Planning - File V0003-26 Agency Review

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

Sent: Tuesday, March 17, 2026 12:09 PM

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>; Bonnie Schademan <bonnies@inlandpower.com>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Carrol Stejer <CASTEJER@gmail.com>; Charity Hinshaw <Charityhinshaw@sd83.org>; Chief Debbie Carpenter <chief@spiritleakefire.com>; City of Clark Fork <city@clarkforkidaho.gov>; City of Clark Fork <CityClerk1@clarkforkidaho.gov>; City of Dover <cityclerk@cityofdoveridaho.org>; City of East Hope Franck <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; City of Kootenai <cityclerk@cityofkootenai.org>; City of Oldtown <cityofoldtown@hotmail.com>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spiritleakeid.gov; Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>; Craig Hill <craighill@hillsresort.com>; D1Permits <D1Permits@itd.idaho.gov>; Dan Brown <dbrown@idl.idaho.gov>; Dan Scholz <dan.scholz@nli.coop>; Dave Schuck <dave.schuck@bonnercountyid.gov>; David LaTourette <coolinfirechief@gmail.com>; David LaTourette <Coolinfdchief@gmail.com>; 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>; ID State Historical Society - Dan Everhart <dan.everhart@ishs.idaho.gov>; Idaho Department of Environmental Quality <deqcomments@deq.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; ITD - Robert Beachler <robert.beachler@itd.idaho.gov>; ITD - Stacy Simkins <stacy.simkins@itd.idaho.gov>; Jake Gabell <jgabell@priestriver-id.gov>; 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>; Joe Kren <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@lactedewaterdistrict.org>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; Luke Bates <luke.bates@idwr.idaho.gov>; Matt Diel <matt.diel@lposd.org>; Merritt Horsmon <merritt.horsmon@idfg.idaho.gov>; Midas Water <midaswatercorp@gmail.com>; Mike Ahmer <mahmer@idl.idaho.gov>; Mike Schacht <firedept@clarkforkidaho.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 Info <northerninfo@idwr.idaho.gov>; 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 <EApplications@phd1.idaho.gov>; Priest Lake Public Library District <plplibrary@hotmail.com>; Richard Hash <Rich.hash2022@gmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Ryan

Zandhuisen <rzandhuisen@idl.idaho.gov>; Sagle Valley Water and Sewer District <saglewatersewer@gmail.com>; Sagle Valley Water & Sewer District <markc@smartplugs.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; Sam Ross <sam.ross@nli.coop>; Sarah Gilmore <sgilmore@sandpointidaho.gov>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; SCHWEITZER FIRE DISTRICT <SchweitzerFireDistrict@gmail.com>; Selkirk Association of Realtors <danielle@selkirkaor.com>; Selkirk Recreation District <elgar@whoi.edu>; Sheryl Austin <granitereeder@gmail.com>; SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Steve Elgar <selgar@mac.com>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Symone.legg@itd.idaho.gov; Tammy Miller <tmiller@selkirkfire.com>; Tammy Miller <tmiller@selkirkfire.us>; 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 <eplfdchief@gmail.com>; US Fish & Wildlife Services <fw1idahiconsultationrequests@fws.gov>; West Bonner Library <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>
Cc: t_torchio@hotmail.com; David Fisher <david.fisher@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>
Subject: Bonner County Planning - File V0003-26 Agency Review

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,

Jeannie Welter

Bonner County Planning Department

Systems Technician

208-265-1458

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 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!**

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? Call 208-265-1458, our team is ready to help.

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2026_03_V0003-26_Variaance.pdf

106K

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 **17th** day of **March 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, March 17, 2026**.

NOTICE IS HERBY GIVEN that the Bonner County Zoning Commission will hold a public hearing at **5:30 pm** on **Thursday, April 23, 2026**, in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following requests:

File V0003-26 – Variance – Shoreline Setback: The applicant is requesting a Variance to the shoreline standards to allow for a 0-foot shoreline setback, where 40 feet is required, for an existing accessory structure. The 20-acre property is zoned Agricultural/Forestry 20 (A/F-20). The project is located off Raven Ridge in Section 27, Township 59 North, Range 1 East, Boise-Meridian.

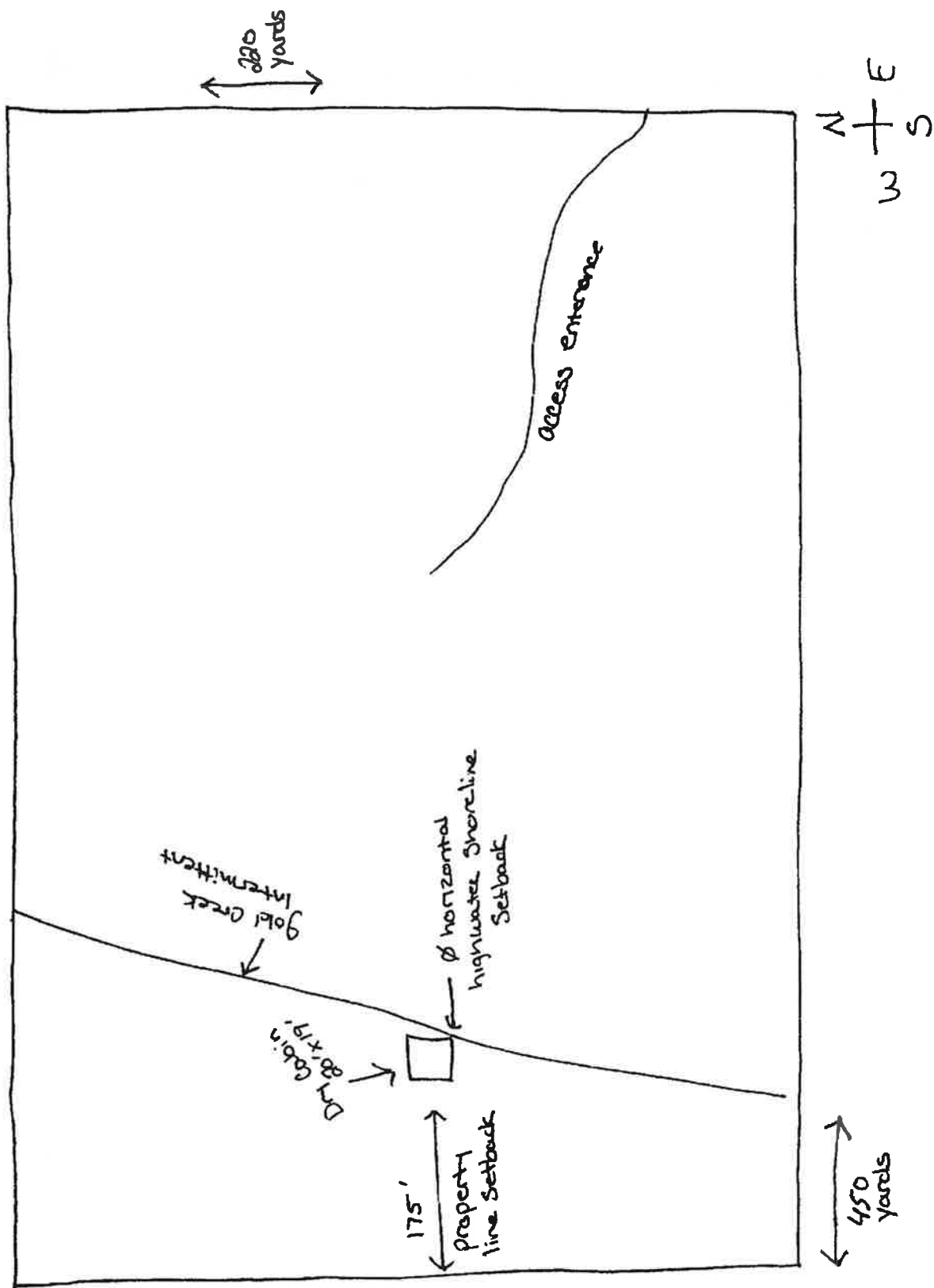
For details regarding this application, Zoom teleconference, or YouTube livestream, visit the Planning Department web site at www.bonnercountyid.gov/departments/Planning. Staff reports are available online or may be viewed at the planning department approximately a week before the scheduled hearing.

Written statements must be submitted to the planning department record no later than seven (7) days prior to the public hearing. 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 3.17.2026
Name Date
Out of boundaries





Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] V0003-26-VARIANCE-SHORELINE SETBACK

1 message

Denis Twohig <dtwohig@phd1.idaho.gov>

Fri, Mar 20, 2026 at 1:41 PM

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

	Denis Twohig Technical Records Specialist 1 2101 W Pine St. Sandpoint, ID 83864 P: 208.265.6384 E: ehapplications@phd1.idaho.gov 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.

 **V0003-26-VARIANCE-SHORELINE SETBACK.pdf**
1527K



Panhandle Health District

Healthy People in Healthy Communities

Public Health

Prevent. Promote. Protect.

Panhandle Health District

March 20, 2026

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

RE: File V0003-26 – Variance – Shoreline Setback

Bonner County Planning Department,

The Panhandle Health District (PHD) does not have a comment regarding the Shoreline Setback Variance, however, PHD would like to remind the applicant and the County that a dwelling that is plumbed or any structure that produces any wastewater must have a valid Septic Permit and an approved installed Septic System.

Per IDAPA 58.01.03.001.03, Every owner of real property is jointly and individually responsible for:

- i. Storing, treating, and disposing of blackwaste and wastewater generated on that property.
- ii. Connecting all plumbing fixtures on that property that discharge wastewaters to an approved wastewater system or facility.
- iii. Obtaining necessary permits and approvals for installation of individual or subsurface blackwaste and wastewater disposal systems.

Thank you,

Tim French | Registered Environmental Health Specialist
2101 W. Pine Street, Sandpoint, ID 83864
Email: tfrench@phd1.idaho.gov
P: 208-265-6384
W: Panhandlehealthdistrict.org

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

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 **17th** day of **March 2026**.

Jeanie L Welter
Jeanie Welter, Systems Technician

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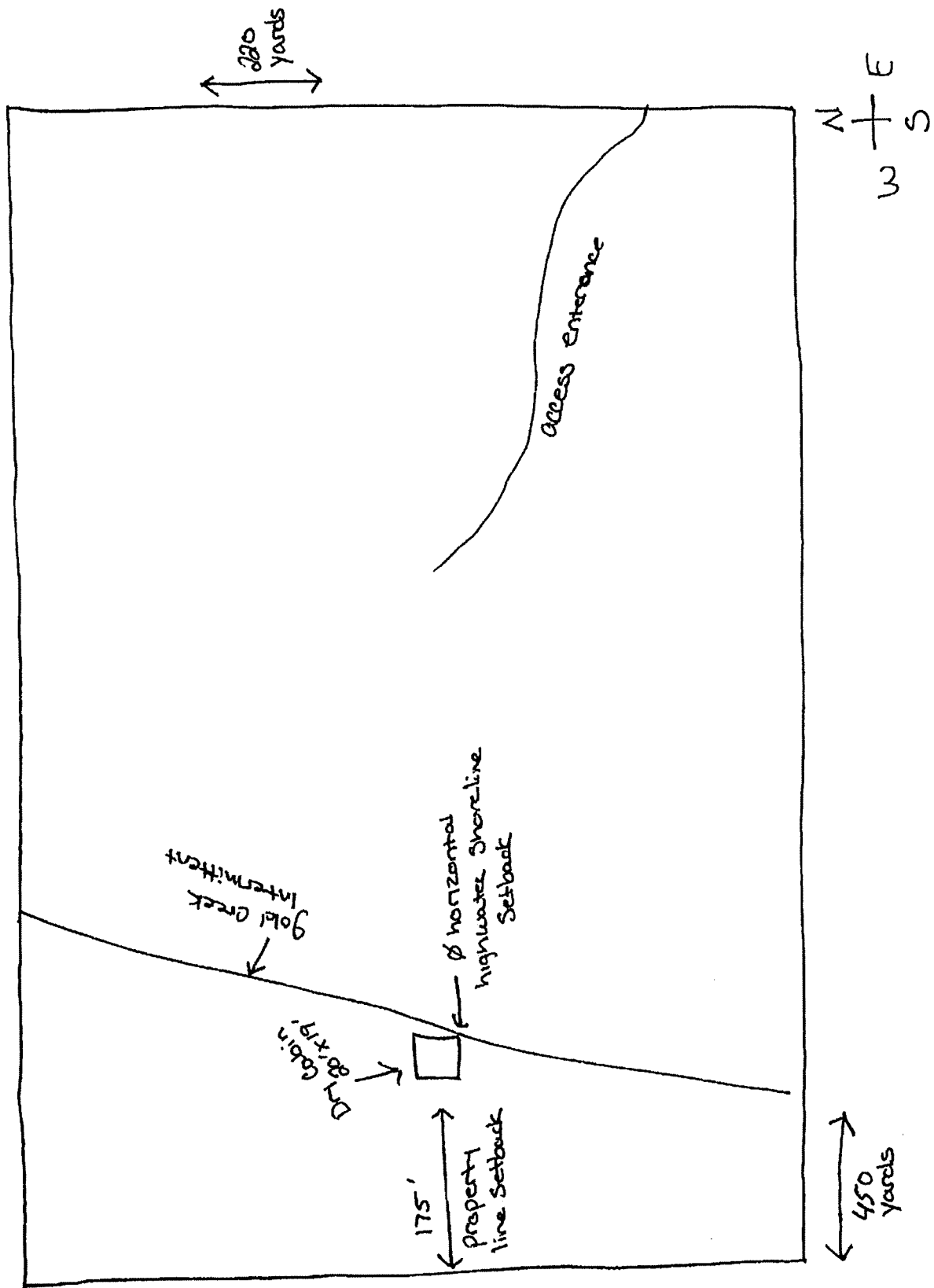
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If you have no comment or response, you may indicate below and return this form to the Planning Department.

NO COMMENT _____
Name Date





Janna Brown <janna.brown@bonnercountyid.gov>

Re: [EXTERNAL] Bonner County Planning - File V0003-26 Agency Review

1 message

'Ken Flint' via Mail-Planning <planning@bonnercountyid.gov>

Wed, Mar 18, 2026 at 8:40 AM

Reply-To: Ken Flint <ken_flint@tcenergy.com>

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

No comment from TC Energy.

Does not affect our ROW.

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

Sent: Tuesday, March 17, 2026 12:09 PM

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>; Bonnie Schademan <bonnies@inlandpower.com>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Carrol Stejer <CASTEJER@gmail.com>; Charity Hinshaw <Charityhinshaw@sd83.org>; Chief Debbie Carpenter <chief@spirittlakefire.com>; City of Clark Fork <city@clarkforkidaho.gov>; City of Clark Fork <CityClerk1@clarkforkidaho.gov>; City of Dover <cityclerk@cityofdoveryidaho.org>; City of East Hope Franck <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; City of Kootenai <cityclerk@cityofkootenai.org>; City of Oldtown <cityofoldtown@hotmail.com>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spirittlakeid.gov <cityclerk@spirittlakeid.gov>; Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>; Craig Hill <craighill@hillsresort.com>; D1Permits <D1Permits@itd.idaho.gov>; Dan Brown <dbrown@idl.idaho.gov>; Dan Scholz <dan.scholz@nli.coop>; Dave Schuck <dave.schuck@bonnercountyid.gov>; David LaTourette <coolinfirechief@gmail.com>; David LaTourette <Coolinfchief@gmail.com>; 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>; ID State Historical Society - Dan Everhart <dan.everhart@ishs.idaho.gov>; Idaho Department of Environmental Quality <deqcomments@deq.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; ITD - Robert Beachler <robert.beachler@itd.idaho.gov>; ITD - Stacy Simkins <stacy.simkins@itd.idaho.gov>; Jake Gabell <jgabell@priestriver-id.gov>; 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>; Joe Kren <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>; Luke Bates <luke.bates@idwr.idaho.gov>; Matt Diel <matt.diel@lposd.org>; Merritt Horsmon <merritt.horsmon@idfg.idaho.gov>; Midas Water <midaswatercorp@gmail.com>; Mike Ahmer <mahmer@idl.idaho.gov>; Mike Schacht <firedept@clarkforkidaho.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 Info <northerninfo@idwr.idaho.gov>; 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 <EApplications@phd1.idaho.gov>; Priest Lake Public Library District <plplibrary@hotmail.com>; Richard Hash <Rich.hash2022@gmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Ryan Zandhuisen <rzandhuisen@idl.idaho.gov>; Sagle Valley Water and Sewer District <saglewatersewer@gmail.com>; Sagle Valley Water & Sewer District <markc@smartplugs.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; Sam Ross <sam.ross@nli.coop>; Sarah Gilmore <sgilmore@sandpointidaho.gov>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; SCHWEITZER FIRE DISTRICT <SchweitzerFireDistrict@gmail.com>; Selkirk Association of Realtors <danielle@selkirkaor.com>; Selkirk Recreation District <elgar@whoi.edu>; Sheryl Austin <granitereeder@gmail.com>; SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Steve Elgar <selgar@mac.com>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Symone.legg@itd.idaho.gov <Symone.legg@itd.idaho.gov>; Tammy Miller <tmiller@selkirkfire.com>; Tammy Miller <tmiller@selkirkfire.us>; US Crossings <us_crossings@tcenergy.com>; Teresa Decker <Huckleberryhoa@gmail.com>; Teresa Decker <huckbayutilities01@gmail.com>; Teresa Zamora <utilities@stoneridgeidaho.com>; Theresa Wheat <theresa@kootenai.org>; Tim Ventress <chventresswplvfd@hotmail.com>; Timberlake Fire District <Kwright@timberlakefire.com>; Tom Renzi <epfldchief@gmail.com>; US Fish & Wildlife Services <fw1idahoconsultationrequests@fws.gov>; West Bonner Library <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>

Cc: t_torchio@hotmail.com <t_torchio@hotmail.com>; David Fisher <david.fisher@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>

Subject: [EXTERNAL] Bonner County Planning - File V0003-26 Agency Review

EXTERNAL EMAIL: PROCEED WITH CAUTION.

This e-mail has originated from outside of the organization. Do not respond, click on links or open attachments unless you recognize the sender or know the content is safe. If this email looks suspicious, report it.

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,

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

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 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!**

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? Call 208-265-1458, our team is ready to help.

Build smarter. Apply online.
[Online Application Guide](#)

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This electronic message and any attached documents are intended only for the named addressee(s). This communication from TC Energy may contain information that is privileged, confidential or otherwise protected from disclosure and it must not be disclosed, copied, forwarded or distributed without authorization. If you have received this message in error, please notify the sender immediately and delete the original message. Thank you.

Nous respectons votre droit de choisir les messages électroniques que vous recevez. **Pour ne plus recevoir ce message et des communications similaires de TC Énergie veuillez répondre à ce courriel avec l'objet "DÉSABONNEMENT".** Ce message électronique et tous les documents joints sont destinés uniquement aux destinataires nommés. Cette communication de TC Énergie pourrait contenir de l'information privilégiée, confidentielle ou autrement protégée de la divulgation, et elle ne doit pas être divulguée, copiée, transférée ou distribuée sans autorisation. Si vous avez reçu ce message par erreur, veuillez en aviser immédiatement l'expéditeur et supprimer le message initial. Merci.

Respetamos el derecho de elegir los mensajes electrónicos que desea recibir. **Para dejar de recibir estos comunicados y otros similares de TC Energía responda este correo y cambie el asunto a "CANCELAR SUSCRIPCIÓN".** Este mensaje electrónico y los documentos adjuntos están dirigidos solo a los destinatarios indicados. Este comunicado puede contener información de TC Energía privilegiada, confidencial, o bien protegida contra su divulgación, por lo que no se debe divulgar, copiar, reenviar ni distribuir sin autorización. Si recibió este mensaje por error, notifique de inmediato al remitente y borre el mensaje original. Gracias.

Appendix C – V0003-26 Zoning Commission Decision Letter



Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone (208) 265-1458 - Fax (866) 537-4935

Email: planning@bonnercountyid.gov - Web site: www.bonnercountyid.gov

June 3, 2026

Tony Torchio
PO Box 1353
Veradale, WA 99037

Subj: File V0003-26 – Variance – Shoreline Setback

Appendices: (A) File V0003-26 Zoning Commission Approved Site Plan
(B) Land Use Decision-Making Worksheet
(C) File V0003-26 Staff Report

Dear Applicant,

The Bonner County Zoning Commission APPROVED the referenced application with conditions.

Commissioner Mauk moved to approve this request 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, 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 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)

Commissioners Mauk and Pound deliberated over a Conclusion 4, and Conclusions vs. Conditions.

This is based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at this meeting. I further move 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) 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.

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.

Commissioner Mauk changed Condition A-3 to the following:

A-3. An approved Stormwater Management Plan is required.

A-4. A Building Location Permit may be required.

Commissioner Mauk stopped, and Commissioner Pound added condition A-5.

A-5. Cabin may not be upgraded by any means, including running water, sewage, et cetera. Outhouse located within the 40-foot corridor must be moved to the 40-foot requirement. Any sanitary facilities must meet Ponderay Health District's standards approval, and existing location restored to prior natural conditions.

Commissioner Pound stopped, and the Commission deliberated over what condition A-6 should say, then Commissioner Mauk added condition A-6.

A-6. Wetlands setback variance needs to be applied for.

Commissioner Pound seconded the motion.

Voted upon and the Chair declared the Motion passed, unanimously.

Bonner County Revised Code, Section 12-262, provides an opportunity for affected persons to appeal Zoning Commission decisions with the Planning Director within 28 days after the final written decision of the Zoning Commission has been issued. Any such appeal must be submitted in accordance with the referenced code section no later than **5:00 p.m., July 1, 2026. AN APPEAL SHALL BE ACCOMPANIED BY A FILING FEE IN ACCORDANCE WITH THE APPROVED FEE SCHEDULE. THE FEES ARE PAYABLE TO THE BONNER COUNTY PLANNING DEPARTMENT.**

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,

A handwritten signature in dark ink, appearing to read 'Jeff Poulsen', is written over a horizontal line.

Jeff Poulsen, Chair
Bonner County Zoning Commission



Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone (208) 265-1458 - Fax (208) 265-1463

Email: planning@bonnercountyid.gov - Web site: www.bonnercountyid.gov

LAND USE DECISION-MAKING WORKSHEET VARIANCE

Idaho Code §67-6535 (2): The approval or denial of any application required or authorized pursuant to this chapter shall be in writing and accompanied by a reasoned statement that explains the criteria and standards considered relevant, states the relevant contested facts relied upon, and explains the rationale for the decision based on the applicable provisions of the comprehensive plan, relevant ordinance and statutory provisions, pertinent constitutional principles and factual information contained in the record.

STANDARDS FOR REVIEW:

Prior to approving a Variance, the governing body shall review the particular facts and circumstances of each proposal in terms of the following standards and shall find adequate evidence showing that such use at the proposed location.

Idaho Code §67-6516	Each governing board shall provide, as part of the zoning ordinance, for the processing of applications for variance permits. A variance is a modification of the bulk and placement requirements of the ordinance as to lot size, lot coverage, width, depth, front yard, side yard, rear yard, setbacks, parking space, height of buildings, or other ordinance provision affecting the size or shape of a structure or the placement of the structure upon lots, or the size of lots. A variance shall not be considered a right or special privilege, but may be granted to an applicant only upon a showing of undue hardship because of characteristics of the site and that the variance is not in conflict with the public interest.
YES	List the relevant evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
<i>The Commission adopted the findings of the Staff Report, noting that it clearly showed the parcel was unique, other parcels in that zone do not consistently have wetlands, creeks, and slopes, and that other structures do typically have adequate access. They further noted that they have added Conditions of Approval that ensure the variance is not in conflict with the public interest.</i>	
BCRC 12-232	GENERAL PROVISIONS
YES	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.

The Commission agreed that this standard was met and adopted the findings of the Staff Report.

BCRC 12-233 APPLICATION, CONTENTS

YES ☐ List the evidence from the record that supports your conclusion and the rationale for the conclusion.

The Commission agreed that this standard was met and adopted the findings of the Staff Report. They noted that while the Staff Report does not explicitly state that all materials were submitted, they are holding a hearing, and all materials are present.

BCRC 12-234 (A) VARIANCES, STANDARDS FOR REVIEW OF APPLICATIONS

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.

YES ☐ List the evidence from the record that supports your conclusion and the rationale for the conclusion.

The Commission adopted the analysis of the Staff Report, noting that it clearly showed the parcel was unique, other parcels in that zone do not consistently have wetlands, creeks, and slopes, and that other structures do typically have adequate access. The Commission noted that this structure was not built by the current owner.

BCRC 12-234 (B) Special conditions and circumstances do not result from the actions of the applicant.

YES ☐ List the evidence from the record that supports your conclusion and the rationale for the conclusion.

The Commission adopted the analysis of the Staff Report, and again noted that this structure was not built by the current owner.

BCRC 12-234 (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.

YES ☐ List the evidence from the record that supports your conclusion and the rationale for the conclusion.

The Commission adopted the findings of the Staff Report and agreed with the comment submitted by Idaho Department of Fish and Game, that removing this structure would cause more harm than letting it remain. They further noted that Conditions of Approval have been added to ensure no conflict with public interest and provide further protections.

BCRC 12-7.2	GRADING, STORMWATER MANAGEMENT AND EROSION CONTROL
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YES		List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
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The Commission adopted the findings of the Staff Report, to find that a Stormwater and Erosion Control Plan is applicable, and added a Condition of Approval that a plan would be required for this approval.

		Other arguments raised during the hearing

Appendix D – Appeal Letter

Maya Johnson

From: planning@bonnercountyid.gov on behalf of Tony T <tonysrepairsokane@gmail.com>
Sent: Tuesday, June 23, 2026 9:04 PM
To: Planning
Subject: Request to appeal: File V0003-26 – Variance – Shoreline Setback

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from tonysrepairsokane@gmail.com. [Learn why this is important](#)

Dear Planning,

I'm requesting an appeal due to violations made during the appeal process on File V0003-26 – Variance – Shoreline Setback. Some of the violations include but aren't limited to: In excess of the statutory authority of the commission or hearing examiner, Made upon unlawful procedure, Arbitrary, capricious or an abuse of discretion. If you have any questions or concerns please call or email me.

Thank you,
Tony Torchio
(509)218-3395