

**BONNER COUNTY PLANNING DEPARTMENT
BONNER COUNTY HEARING EXAMINER
STAFF REPORT FOR SEPTEMBER 24, 2026**



Project Name: Rocholl – Impervious Surface Increase

File Number, Type: FILE #V0015-26, Variance

Request: The applicant is requesting a Variance to the shoreline standards to allow for a 47.9% impervious surface coverage, where 35% is the maximum allowed, for the construction of a new accessory structure.

Legal Description: 35-57N-3W WOODED ACRES LOT 9

Location: The project site is located off Wooded Acres Drive in Section 35, Township 57 North, Range 3 West, Boise-Meridian.

Parcel Number: RP005180000090A

Parcel Size: 0.425-Acres

Applicant: Tanya Rocholl
[REDACTED]

Project Representative: Tanya Rocholl

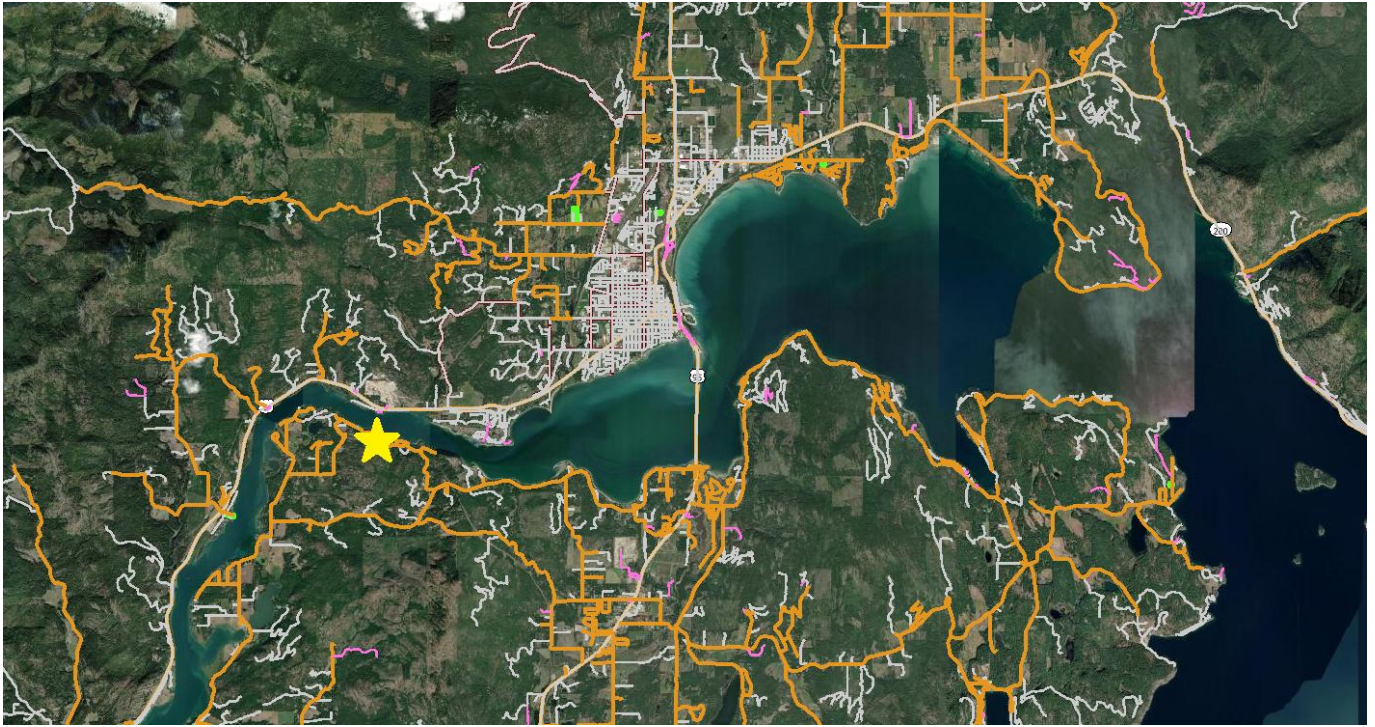
Property owners: Tanya & Christian Rocholl

Application filed: May 19, 2026

Notice provided: Mail: August 18, 2026
Site Posting: August 17, 2026
Published in newspaper: August 18, 2026

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

Vicinity Map



Site Plan



Project summary:

The applicant is requesting a Variance to the shoreline standards to allow for a 47.9% impervious surface coverage, where 35% is the maximum allowed, for the construction of a new accessory structure. The 0.425-acre property is zoned Rural 5 (R-5). The project site is located off Wooded Acres Drive in Section 35, Township 57 North, Range 3 West, Boise-Meridian.

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 12-323, Rural District

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
Platted as Lot 9 of Wooded Acres
Size: 0.425-acres
Zoning Designation: Rural 5 (R-5)
Comp Plan Designation: Rural Residential (5-10 AC)

B. Access:

Wooded Acres Drive, a Bonner County owned, and maintained, public right-of-way.

C. Environmental factors:

Site does contain slopes between 15-30+%. (USGS)
Site does not contain mapped wetlands. (USFWS)
Site does contain frontage on Lake Pend Oreille. (NHD)
DF: Subject parcel is entirely within FEMA SFHA Zone X, per FIRM Panel #16017C0735E, effective date 11/18/2009. No further review necessary.

D. Services:

- Water: No information provided
- Sewage: No information provided
- Fire: Sagle 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	Rural Residential (5-10 AC)	Rural 5 (R-5)	Residential, 0.425-Acres
North	Rural Residential (5-10 AC)	Rural 5 (R-5)	Lake Pend Oreille
East	Rural Residential (5-10 AC)	Rural 5 (R-5)	Residential, 0.196-Acres
South	Rural Residential (5-10 AC)	Rural 5 (R-5)	Residential, 0.856-Acres
West	Rural Residential (5-10 AC)	Rural 5 (R-5)	Residential, 1.136-Acres

F. Standards review

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

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

Applicant: *"Non conforming parcel less than 20,000 sq. ft. 100'W x 194'D and slopes to the Pend Oreille river at 12% grade. The impervious surface coverage allowance is 35%. Our house/attached garage and driveway are at 40% lot coverage (7,760 sq ft). We are proposing to go up to 45% impervious coverage (7760 sq ft existing + proposed boat garage of 840 sq ft roof top + 100 ft driveway apron) to allow us to build a two bay boat/car garage. This structure would sit between our current garage and existing driveway. There would be landscape natural area to the west of new garage for drainage and snow storage. This area is currently graveled."*

Staff: The subject lot is unique, in that it is Zoned Rural 5, but is only 0.425-acres, substantially below the lot size minimum for the zoning district. It is similar in size and shape to neighboring lots. The lot contains slopes of 0-30%+, similarly to adjacent lots.

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

Applicant: *"We are on a small non-conforming lot that is narrow, sloped and borders the Pend Oreille River. Our actions did not create an unbuildable parcel. We followed all setback requirements from river, well, and septic when plotting for home and future boat garage. We require additional impervious surface coverage to allow us to build a boat garage. Our home is set back 63" from the river, at 75' from the water the allowance would have gone up to 52.5% coverage. We are asking for 45% impervious coverage which would allow us to use the buildable space on the south side of our lot between our house and the road for the boat garage. We have previously been granted an exemption for the setback off of Wooded Acres Drive to go from 25' to 18.5' set back. This variance was granted in April of 2021 VA0001-21. We had planned to build boat garage later that year but plans changed and I am now reapplying for a building permit for boat garage which prompted this variance."*

Staff: The applicant purchased the subject parcel in May of 2010, under Instrument #792487. The applicants cleared the previous structures, and lot in 2021, and built the existing structures in 2022. The applicants did not create the lot, or its size, but did choose the size and location of existing structures.

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

Applicant: *"Granting the variance will not have any detriment to our neighbors. The proposed boat garage will sit between our attached car garage and our own driveway. This new garage will be used solely for storage of our boat and will not result in additional noise, glare, odor, fumes, vibration or view corridors. The garage would be comparable with existing architecture of the house and will be situated so*

that the front of our home is not blocked. Neighbors up/down Wooded Acres Dr. have similar set ups with storage/boat garages at the front of their lots, many which block the home. There would not be an impact on snow removal as there is ample space remaining for removal and piling of snow on the south side of driveways as well as along the west side of the garage in natural/landscaped area. Granting the variance will not impact the road or home and will have no effect to public health, well being or access."

Staff: This application does not appear to be in conflict with the public interest, in that the applicants have already been approved for the structure with reduced setbacks. Impervious Surface standards require 35% maximum coverage with a 40-foot setback, and a 52.5% maximum coverage with a 75-foot setback in order to protect the waterways. If this added coverage allowance were spread out over the increased setback, it would equate to a .5% increase in coverage for every foot of setback added. A 63-foot setback, as described currently existing would equate to a total impervious surface allowance of 46.5%, were this done on a scale. This is very close to the applicant's request and would not appear to be in conflict with the purpose of the code section. No public agencies or members of the public commented that this would be in conflict with the public interest, detrimental to public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

G. BCRC 12-7.1 - Shorelines

Proposed development is outside the shoreline setbacks, and this variance would allow the increased impervious surface proposed.

H. BCRC 12-7.2 - Stormwater plan

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

I. BCRC 12-7.3 - Wetlands

The proposed site does not contain wetlands.

J. BCRC 12-7.6 - Hillsides

The proposed site does contain mapped slopes of 15-30%+, however the proposed development does not disturb areas of 30% or more, and a geotechnical analysis is not required.

K. Agency Review

Agencies were notified of this project on August 18, 2026. A full list of the agencies notified can be found in the attached Appendix A.

The following agencies commented:

Bonner County Floodplain Review
Bonner County Historical Society

The following agencies replied "No Comment":

Idaho Department of Water Resources
Idaho Transportation Department
Kootenai/Ponderay Sewer District

All other agencies did not reply.

Public Notice & Comments

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

Planner's Initials: ____DF____ Date: ____9/15/26____ Note:

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

Decision by the governing body:

HEARING EXAMINER

DECISION TO APPROVE: I hereby approve this request FILE V0015-26, for a Variance to the shoreline standards to allow for a 47.9% impervious surface coverage, where 35% is the maximum allowed, for the construction of a new accessory structure, finding that it is in accord with the Bonner County Revised Code as enumerated in the following conclusions of law:

Conclusion 1

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

Conclusion 2

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

Conclusion 3

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

This decision is based upon the evidence submitted up to the time the Staff Report was prepared, and testimony received at this hearing. I further adopt the reasoned statement as discussed in deliberation at this hearing, as stipulated in Idaho Code §67-6535, and adopt the analysis as presented in the Staff Report (or as amended during deliberation). The written findings and decision of this file will be rendered within 45 calendar days, as enumerated in BCRC 12-268. This action does not result in a taking of private property.

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

DECISION TO DENY: I hereby deny this request FILE V0015-26, for a Variance to the shoreline standards to allow for a 47.9% impervious surface coverage, where 35% is the maximum allowed, for a new accessory structure, based upon the following conclusions:

Conclusion 1

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

Conclusion 2

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

Conclusion 3

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

This decision is based upon the evidence submitted up to the time the Staff Report was prepared, and testimony received at this hearing. I further adopt the reasoned statement as discussed in deliberation at this hearing, as stipulated in Idaho Code §67-6535, and adopt the analysis as presented in the Staff Report (or as amended during deliberation). The written findings and decision of this file will be rendered within 45 calendar days, as enumerated in BCRC 12-268. This action does not result in a taking of private property. The action that could be taken, if any, to obtain the variance is to:

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

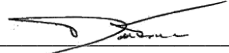
The complete file is available for review in the Planning Department, 1500 Highway 2, Suite #208, Sandpoint, ID. Some file application material is available online at www.bonnercountyid.gov Bonner County Revised Code (BCRC) is available at the Planning Department or online.

Appendix A – Notice of Public Record of Mailing

RECORD OF MAILING

Page 1 of 1

File Number: File V0015-26

Record of Mailing Approved By: 

Hearing Date: 9.24.26

I hereby certify that a true and correct copy of the "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this **18th** day of **August 2026**.



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

Appendix B – Agency Comments

Maya Johnson

From: Bonner County History Museum <hannah@bonnercountyhistory.org>
Sent: Tuesday, August 18, 2026 3:41 PM
To: Planning
Subject: Re: Request for Agency Review & Comment – Due by September 10, 2026 – File V0015-26 – Bonner County Planning

Follow Up Flag: Follow up
Flag Status: Completed

This site does not contain any special areas or sites as identified in the State Historic Preservation Office's Idaho Cultural Resource Information System (ICRIS).

Thank you,
Hannah Combs
Bonner County Historical Society

On Tue, Aug 18, 2026 at 12:46 PM Planning <Planning@bonnercountyid.gov> wrote:

You are invited to comment on this application, your comments must be received by the Bonner County Planning Department by 5 p.m. **September 10, 2026.**

To review this application, go to the Planning Department web site at www.bonnercountyid.gov/departments/Planning/current-projects.

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

Please see attached for details.

Have a wonderful day!

Jeannie Welter

**Bonner County Planning Department
Systems Technician
208-265-1458**

--

Hannah Combs
Executive Director



Bonner County Historical Society & Museum

611 S. Ella Ave

Sandpoint, ID 83864

208.263.2344

[Learn more about your Historical Society!](#)

[Become a member today](#)

Janna Brown

From: DEQ Comments <deqcomments@deq.idaho.gov>
Sent: Thursday, September 3, 2026 8:14 AM
To: Planning
Subject: RE: Request for Agency Review & Comment – Due by September 10, 2026 – File V0015-26 – Bonner County Planning

Good Morning,

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: Planning <Planning@bonnercountyid.gov>
Sent: Tuesday, August 18, 2026 12:46 PM
Cc: Maya Johnson <Maya.Johnson@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>
Subject: Request for Agency Review & Comment – Due by September 10, 2026 – File V0015-26 – 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. **September 10, 2026.**

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

Please see attached for details.

Have a wonderful day!

Jeannie Welter

**Bonner County Planning Department
Systems Technician
208-265-1458**

Maya Johnson

From: Bates, Luke <Luke.Bates@idwr.idaho.gov>
Sent: Thursday, August 20, 2026 2:19 PM
To: Planning
Cc: Maya Johnson; Janna Brown; Jeannie Welter
Subject: RE: Request for Agency Review & Comment – Due by September 10, 2026 – File V0015-26 – Bonner County Planning

REF: V0015-26

TO: Bonner County Planning Department

Good afternoon,

Idaho Department of Water Resources (IDWR) – Northern Regional Office has no comments on the proposed variance as it isn't within IDWR's jurisdiction, but offers the following information as educational reference to the Applicants related to private ground water well usage & surface water usage if applicable:

- Any water uses from an existing ground water well(s) that do not have established water rights, which shall exceed water uses authorized in Idaho Code §42-111 following project completion: a new Application for Permit is required prior to the diversion of water.
- Any water use development that contemplates diversion of surface water source(s) (River, Stream, Spring), if developed after 5/20/1971, requires 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
208-762-2817
7600 N Mineral Dr Suite 100 Coeur D Alene ID 83815-7763

From: Planning <Planning@bonnercountyid.gov>
Sent: Tuesday, August 18, 2026 12:46 PM
Cc: Maya Johnson <Maya.Johnson@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>
Subject: Request for Agency Review & Comment – Due by September 10, 2026 – File V0015-26 – 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. **September 10, 2026.**

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

Please see attached for details.

Have a wonderful day!

Jeannie Welter

**Bonner County Planning Department
Systems Technician
208-265-1458**

Maya Johnson

From: Robert Beachler <Robert.Beachler@itd.idaho.gov>
Sent: Tuesday, August 18, 2026 12:55 PM
To: Planning
Subject: RE: Request for Agency Review & Comment – Due by September 10, 2026 – File V0015-26 – Bonner County Planning

No Comment from the Idaho Transportation Department.

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

From: Planning <Planning@bonnercountyid.gov>
Sent: Tuesday, August 18, 2026 12:46 PM
Cc: Maya Johnson <Maya.Johnson@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>
Subject: Request for Agency Review & Comment – Due by September 10, 2026 – File V0015-26 – Bonner County Planning

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To review this application, go to the Planning Department web site at www.bonnercountyid.gov/departments/Planning/current-projects.

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

Please see attached for details.

Have a wonderful day!

Jeannie Welter

**Bonner County Planning Department
Systems Technician
208-265-1458**

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 **18th** day of **August 2026**.

Jeannie L Welter
Jeannie Welter, Systems Technician

This notice was mailed to political subdivisions, property owners within 1400 feet of the subject property, and the media on **Tuesday, August 18, 2026**.

NOTICE IS HEREBY GIVEN that the Bonner County Zoning Commission will hold a public hearing at **5:30 pm** on **Thursday, September 24, 2026**, in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following requests:

File V0011-26 – Variance – Property Line Setback: Request for a 5-foot property line setback where 25 feet is required for the purposes of building an accessory structure. The property is zoned Rural 10. The property is located off Clagstone Road in Section 26, Township 54 North, Range 4 West, Boise Meridian, Idaho.

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 September 10, 2026, at 5:00 PM. Written statements not exceeding one standard letter sized, single spaced page may be submitted at the public hearing.** Statements can be sent to the Bonner County Planning Department at 1500 Highway 2, Suite 208, Sandpoint, Idaho 83864; faxed to 866-537-4935 or e-mailed to planning@bonnercountyid.gov. The referenced start time stated above reflects the beginning of the hearing. Specific file start time and hearing duration vary.

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

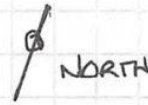
If you have no comment or response, you may indicate below and return this form to the Planning Department.

NO COMMENT Kootenai-Ponderay Sewer District
Name

8/18/2026
Date

Out of boundaries.

* DRAWING
NOT TO SCALE *



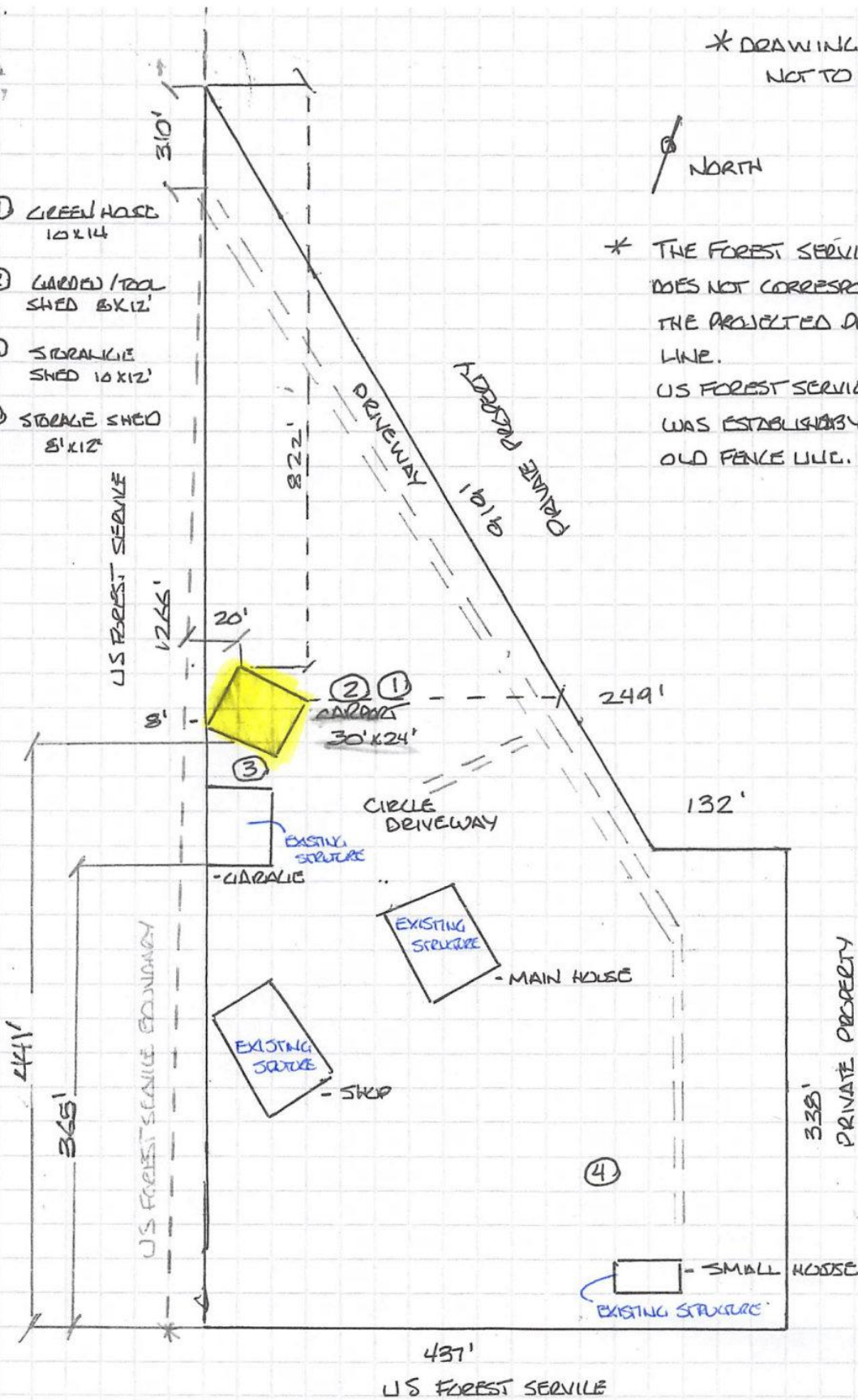
* THE FOREST SERVICE BOUNDARY
DOES NOT CORRESPOND WITH
THE PROJECTED PROPERTY
LINE.
US FOREST SERVICE BOUNDARY
WAS ESTABLISHED BY MARKERS &
OLD FENCE LINE.

① GREEN HOUSE
10'x14'

② GARDEN / TOOL
SHED 8'x12'

③ STORAGE
SHED 10'x12'

④ STORAGE SHED
8'x12'



Maya Johnson

From: Ken Flint <ken_flint@tcenergy.com>
Sent: Tuesday, August 18, 2026 12:51 PM
To: Planning
Subject: Re: [EXTERNAL] Request for Agency Review & Comment – Due by September 10, 2026 – File V0015-26 – Bonner County Planning

No comment for TC Energy. Not near our ROW.

From: Planning <Planning@bonnercountyid.gov>
Sent: Tuesday, August 18, 2026 12:46 PM
Cc: Maya Johnson <Maya.Johnson@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>
Subject: [EXTERNAL] Request for Agency Review & Comment – Due by September 10, 2026 – File V0015-26 – Bonner County Planning

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.

You are invited to comment on this application, your comments must be received by the Bonner County Planning Department by 5 p.m. **September 10, 2026.**

To review this application, go to the Planning Department web site at www.bonnercountyid.gov/departments/Planning/current-projects.

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

Please see attached for details.

Have a wonderful day!

Jeannie Welter

**Bonner County Planning Department
Systems Technician
208-265-1458**

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