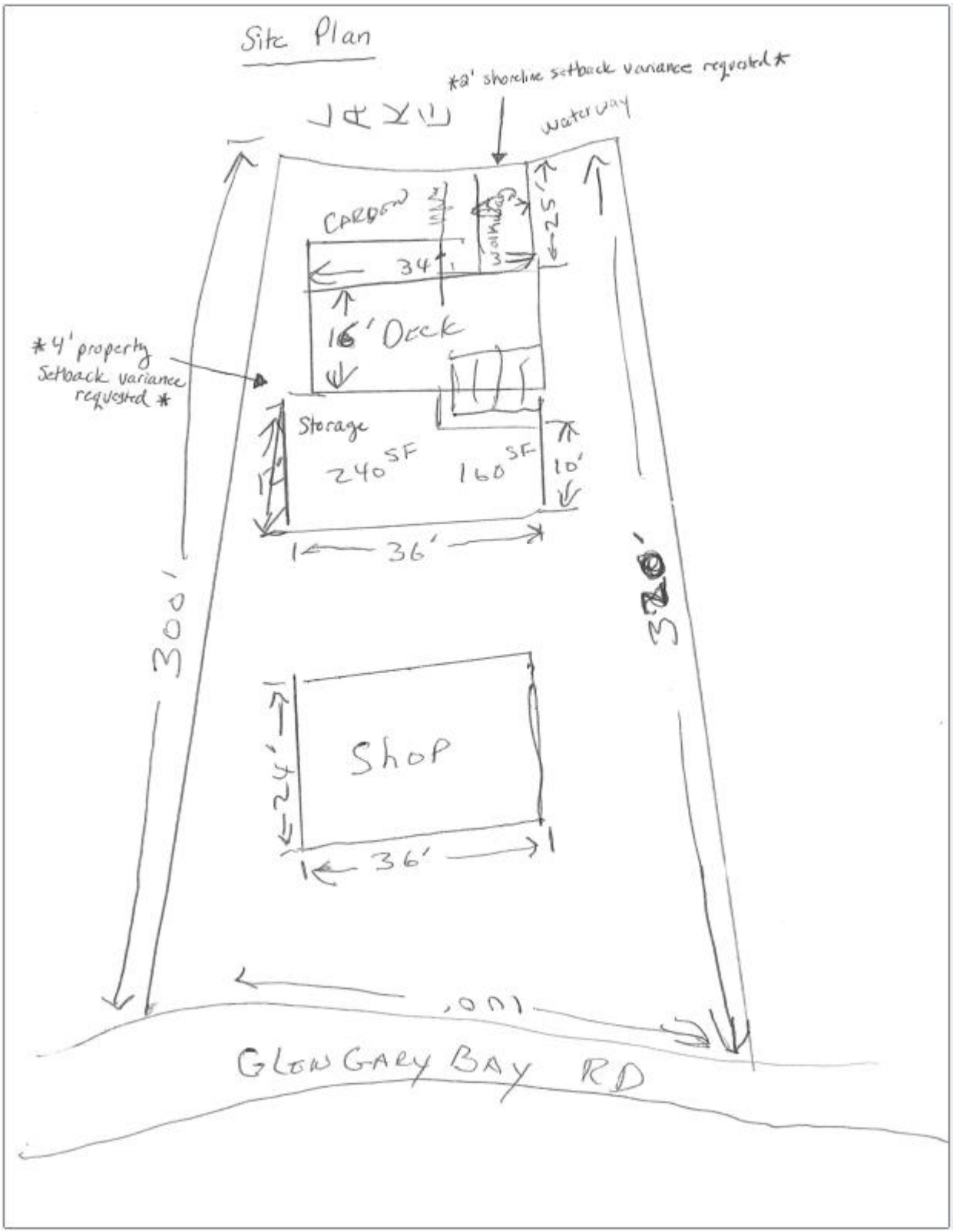
BONNER COUNTY PLANNING DEPARTMENT
BONNER COUNTY HEARING EXAMINER
STAFF REPORT FOR NOVEMBER 12, 2026

Project Name:	**Totten – Property Line & Shoreline Setbacks**
File Number, Type:	**FILE #V0020-26, Variance**
Request:	The applicant is requesting a Variance to the setback standards to allow for a 4-foot property line setback, where 5 feet is required, and a 2-foot shoreline setback, where 40 feet is required, for an existing cabin and deck.
Legal Description:	8-56N-1E PEACEFUL HAVEN BLK 1 LOT 8
Location:	The project site is located off Glengary Bay Road in Section 8, Township 56 North, Range 1 East, Boise-Meridian.
Parcel Number:	RP003210010080A
Parcel Size:	0.499-Acres
Applicant:	Judy Totten
Project Representative:	Judy Totten
Property owners:	Judy W Totten Revocable Living Trust
Application filed:	July 20, 2026
Notice provided:	Mail: October 6, 2026 Site Posting: October 6, 2026 Published in newspaper: October 6, 2026
Appendix:	Appendix A – Notice of Public Hearing Record of Mailing Appendix B - Agency Comments

Vicinity Map



Site Plan


Site Plan
2' shoreline setback variance requested
Water way
CARPORT
34'
16' Deck
*4' property setback variance requested *
Storage
240 SF
160 SF
10'
36'
300'
380'
Shop
24'
36'
GLEN GARY BAY RD

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 12-344, 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
Platted as Lot 8, Block 1, Peaceful Haven
Size: 0.499-acres
Zoning Designation: Rural 10 (R-10)
Comp Plan Designation: Rural Residential (5-10 AC)

B. Access:

Glengary Bay Road, 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)
Parcel is within SFHA Zone AE and Zone X per FIRM Panel Number 16017C1000E, Effective Date 11/18/2009. Per the submitted site plan and county GIS, the deck area extends into SFHA Zone AE. An FDP will be required at the BLP stage.

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 10 (R-10)	Residential, 0.499-Acres
North	Rural Residential (5-10 AC)	Rural 10 (R-10)	Residential, 0.665-Acres

East	Rural Residential (5-10 AC)	Rural 10 (R-10)	Lake Pend Oreille
South	Rural Residential (5-10 AC)	Rural 10 (R-10)	Vacant, 0.558-Acres
West	Rural Residential (5-10 AC)	Rural 10 (R-10)	Vacant, 2.321-Acres (3 Lots total)

F. Standards review

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

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

Applicant*: "The property is located in the Rural 10 zoning district and is substantially smaller than a typical Rural 10 parcel. The lot is long, narrow, and tapers towards the shoreline, creating a pie-shaped configuration that limits the available building area. Because of the lot's unique size and shape, it is not possible to comply with the required setback standards."*

Staff: The subject lot is Zoned for 10-acre minimums and is only 0.499-acres. It was platted in 1941 as a long and narrow parcel. It is unique from other properties in the vicinity, in that it is tapered more, and smaller than the neighboring parcels. The platted lots to the west are larger, and the lots to the east are smaller, but have been combined into larger parcels for building and taxing purposes. The wider portion of the lot, closer to the road, is encumbered by street setbacks and steep slopes, per GIS Lidar mapping.

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

Applicant: *"The property has contained longstanding improvements dating from 1995 through 2011. While improvements have occurred over time, the applicant did not create the property's unique size and shape, or physical limitations, which are the basis of this variance request."*

Staff: The subject lot was created with the Plat of Peaceful Haven on July 3, 1941 under instrument #5101. The applicant purchased the subject property on February 19, 2010 under instrument #788042. The applicant did not have any control over the size or shape of the lot. The deck and additions to the cabin were made between 2018 and 2022 per historical imagery and Assessor records, while the property was owned by the applicant. No permits were issued for these 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 requested variances will not be detrimental to the public health, safety, or welfare, nor injurious to neighboring properties. The requested variances involve existing structures and improvements and do not create any new public safety concerns. Approval will preserve the applicant's safe access to the shoreline via the existing walkway. The applicant is legally disabled, and supporting documents are attached. The property has remained in the same family for three generations."*

Staff: This application is the result of a complaint from a neighbor, regarding the structures being placed within the setbacks, and not being permitted (ZV0037-26). Public comments were received, including from the adjoining property owner, in opposition to the request. Panhandle Health District commented that the subject structure did not have a septic permit, and Idaho Department of Environmental Quality submitted a comment on the importance of maintaining shoreland setbacks to protect water quality. The existing development took place without Building Location Permits, as well as being within the mapped floodplain, without a Floodplain Development Permit. It appears that there may be a conflict with public interest. The applicant had personal medical records that were not scanned due to privacy concerns and was advised that if she wanted deviations based on a disability, she could submit a letter stating how the deviations would accommodate her. Additionally, the application was for a cabin, and the applicant uses the parcel as her mailing address, but according to the submitted site plan, and application, there is no dwelling on this property, only a garage and storage building.

G. BCRC 12-7.1 Shorelines
The subject property does contain frontage on Lake Pend Oreille. The required setback is part of this request, and a Shoreline Development Form will be required with the Building Location Permit.

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
There are no wetlands on the subject property, this is not applicable.

J. BCRC 12-7.6 Hillsides
The subject property contains steep slopes of 15-30%+. A Geotechnical Analysis may be required at the time of Building Location Permit.

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

The following agencies commented:

Bonner County Floodplain Review
Bonneville Power Administration
Idaho Department of Environmental Quality
Northern Lights Inc.

Panhandle Health District

The following agencies replied "No Comment":

Idaho Department of Water Resources
Idaho Transportation Department
Kootenai/Ponderay Sewer District
Idaho Department of Fish and Game

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:___11/5/26___Note:

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

Decision by the governing body:

HEARING EXAMINER

MOTION TO APPROVE: I hereby approve this request FILE V0020-26, for a Variance to the setback standards to allow for a 4-foot property line setback, where 5 feet is required, and a 2-foot shoreline setback, where 40 feet is required, for an existing cabin and deck, 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.

MOTION TO DENY: I hereby deny this request FILE V0020-26, for a Variance to the setback standards to allow for a 4-foot property line setback, where 5 feet is required, and a 2-foot shoreline setback, where 40 feet is required, for an existing cabin and deck, 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

File Number: File V0020-26
Record of Mailing Approved By: _____
Hearing Date: 11.12.26

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

Maya Johnson, Administrative Assistant III

Assessor - Email
Avista Utilities - Email
Bay Drive Recreation District - Email
Bayview Water & Sewer - Email
Bonner County Airport Manager - Email
BONNER COUNTY DAILY BEE - U.S. Mail
Bonner County EMS - Email
Bonner County Floodplain Review - Email
Bonner County Road & Bridge - Email
Bonner County Sheriff - Email
Bottle Bay Water & Sewer District - Email
City of Clark Fork - Email
City of Dover - Email
City of East Hope - Email
City of Hope - Email
City of Kootenai - Email
City of Oldtown - Email
City of Ponderay - Email
City of Priest River - Email
City of Sandpoint - Email
City of Spirit Lake - Email
Coolin Sewer District - Email
Coolin-Cavanaugh Bay Fire District - Email
Drainage District #7 - Email
East Bonner Library - Email
East Priest Lake Fire District - Email
Ellisport Bay Sewer - Email
Garfield Bay Water & Sewer District - Email
GEM STATE MINER - U.S. Mail
Granite Reeder Water & Sewer District - Email
Idaho Department of Environmental Quality (DEQ) - Email
Idaho Department of Fish & Game - Email
Idaho Department of Lands - CDA - U.S. Mail
Idaho Department of Lands - Coolin - Email
Idaho Department of Lands - Navigable Waters & Mining - Email
Idaho Department of Lands - Sandpoint - Email
Idaho Department of Water Resources - IDWR - Email
Idaho Transportation Department (Aeronautics) - U.S. Mail
Idaho Transportation Department- District I - Email
Independent Highway District - Email
Kalispel Bay Sewer & Water - U.S. Mail
Kootenai-Ponderay Sewer District - Email
KPBX-FM 91 SPOKANE PUBLIC RADIO - U.S. Mail
KSPT-KPND-KIBR RADIO - U.S. Mail
Laclede Water District - Email
Lake Pend Oreille School District, #84 (Admin Office) - Email
Lake Pend Oreille School District, #84 (Transportation) - Email
Lakeland Joint School District, #272 - Email
Little Blacktail Ranch Water Association - U.S. Mail
North of the Narrows Fire District - Email
Northern Lights, Inc. - Email
Northland/Vyve Cable Television - Email
Northside Fire District - Email
Outlet Bay Sewer District - Email
Panhandle Health District - Email
Pend Oreille Hospital District - Email
Priest Lake Public Library District - Email
Priest Lake Translator District - Email
Sagle Valley Water & Sewer - Email
Sam Owen Fire District - Email
Schweitzer Fire District - Email
SELKIRK ASSOCIATION OF REALTORS - U.S. Mail
Selkirk Fire, Rescue & EMS - Email
Selkirk Recreation District -Email
Southside Water & Sewer District - Email
Spirit Lake Fire District - Email
Spokesman-Review - U.S. Mail
Historical Society - Email
Swan Shores Sewer District - U.S. Mail
Syringa Heights Water Association - Email
Tamarack Village Water & Sewer - U.S. Mail
Timber Lake Fire District - Email
Trestle Creek Sewer District - Email
U.S. Army Corps of Engineers - Email
U.S. Fish & Wildlife Service - Email
U.S. Forest Service - U.S. Mail
West Bonner County Cemetery District - Email
West Bonner County School District, #83 - Email
West Bonner Library - Email
West Bonner Water & Sewer District - Email
West Pend Oreille Fire District - Email
West Priest Lake Fire District - Email

Appendix B – Agency Comments

Janna Brown

From: Anderson,Marcus R (CONTR) - TERR-BELL-1 <MRAnderson@bpa.gov>
Sent: Wednesday, October 7, 2026 10:58 AM
To: Planning
Subject: RE: Bonner Co FW: Request for Agency Review & Comment – Due by October 29, 2026 – File V0020-26 Bonner County Planning

Hello. Bonneville Power has reviewed the public hearing notice for File V0020-26. BPA does not have any assets at this location, any adjustments will not affect BPA's transmission towers, nor the access and maintenance thereof.

Thank you for keeping BPA informed.

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

From: Planning <Planning@bonnercountyid.gov>
Sent: Tuesday, October 6, 2026 1:25 PM
To: Planning <Planning@bonnercountyid.gov>
Cc: Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Maya Johnson <maya.johnson@bonnercountyid.gov>
Subject: Request for Agency Review & Comment – Due by October 29, 2026 – File V0020-26 Bonner County Planning

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

Please see attached for details.

Have a wonderful day!

Thank you,

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

Maya Johnson

From: DEQ Comments <deqcomments@deq.idaho.gov>
Sent: Friday, October 9, 2026 2:15 PM
To: Planning
Subject: RE: Request for Agency Review & Comment – Due by October 29, 2026 – File V0020-26 Bonner County Planning

Development setbacks from stream banks and lake shorelines are an important tool for protecting water quality. Riparian vegetation provides natural filtration of stormwater runoff and provides numerous other benefits to promote healthy surface water ecology. DEQ recognizes that there are sometimes unique circumstances that may justify reduced setbacks. While an individual variance likely has a relatively small impact on water quality, the cumulative impact of development in close proximity to shorelines and stream banks is a significant threat to water quality. DEQ advises local government planning departments to maintain established setbacks whenever possible. Exceptions should be considered carefully by the local jurisdiction and used only when absolutely necessary to accommodate unique circumstances.

If you have any questions about the comments this project has received please contact:

- Katy Baker-Casile for engineering and wastewater.
- Anna Moody for drinking water.
- Shawn Sweetapple for air quality.
- Kevin Aardahl for remediation or RCRA.
- Robert Steed for surface water and setback requirements.

Thank you-

Idaho Department of Environmental Quality
2110 Ironwood Parkway, Coeur d'Alene, Idaho 83814
Office Line: 208.769.1422
www.deq.idaho.gov

Our mission: To protect human health and the quality of Idaho's air, land, and water.

From: Planning <Planning@bonnercountyid.gov>
Sent: Tuesday, October 6, 2026 1:25 PM
To: Planning <Planning@bonnercountyid.gov>
Cc: Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Maya Johnson <maya.johnson@bonnercountyid.gov>
Subject: Request for Agency Review & Comment – Due by October 29, 2026 – File V0020-26 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. October 29, 2026**. Please review the

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

Please see attached for details.

Have a wonderful day!

Thank you,

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

Maya Johnson

From: Horsmon,Merritt <merritt.horsmon@idfg.idaho.gov>
Sent: Thursday, October 22, 2026 9:03 AM
To: Planning
Subject: RE: Request for Agency Review & Comment – Due by October 29, 2026 – File V0020-26 Bonner County Planning

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

Thank you for the opportunity to review and comment,

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

From: Planning <Planning@bonnercountyid.gov>
Sent: Tuesday, October 06, 2026 1:25 PM
To: Planning <Planning@bonnercountyid.gov>
Cc: Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Maya Johnson <maya.johnson@bonnercountyid.gov>
Subject: Request for Agency Review & Comment – Due by October 29, 2026 – File V0020-26 Bonner County Planning

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Please see attached for details.

Have a wonderful day!

Thank you,

Maya Johnson

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

Janna Brown

From: Bates, Luke <Luke.Bates@idwr.idaho.gov>
Sent: Wednesday, October 7, 2026 10:51 AM
To: Planning
Subject: RE: Request for Agency Review & Comment – Due by October 29, 2026 – File V0020-26 Bonner County Planning

REF: V0020-26

TO: Bonner County Planning Department

Good morning,

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

Thank you for the opportunity to comment,

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

From: Planning <Planning@bonnercountyid.gov>
Sent: Tuesday, October 6, 2026 1:25 PM
To: Planning <Planning@bonnercountyid.gov>
Cc: Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Maya Johnson <maya.johnson@bonnercountyid.gov>
Subject: Request for Agency Review & Comment – Due by October 29, 2026 – File V0020-26 Bonner County Planning

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Please see attached for details.

Have a wonderful day!

IDAHO DEPARTMENT OF WATER RESOURCES

Thank you,

Maya Johnson

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

Janna Brown

From: Robert Beachler <Robert.Beachler@itd.idaho.gov>
Sent: Tuesday, October 6, 2026 2:06 PM
To: Planning
Cc: Jeannie Welter; Janna Brown; Maya Johnson
Subject: RE: Request for Agency Review & Comment – Due by October 29, 2026 – File V0020-26 Bonner County Planning

Follow Up Flag: Follow up
Flag Status: Flagged

No Comment from the Idaho Transportation Department.

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

From: Planning <Planning@bonnercountyid.gov>
Sent: Tuesday, October 6, 2026 1:25 PM
To: Planning <Planning@bonnercountyid.gov>
Cc: Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Maya Johnson <maya.johnson@bonnercountyid.gov>
Subject: Request for Agency Review & Comment – Due by October 29, 2026 – File V0020-26 Bonner County Planning

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Please see attached for details.

Have a wonderful day!

Thank you,
Maya Johnson
Administrative Assistant III

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

Janna Brown

From: KPSD Clerk <clerk@kootenaiponderaysewerdistrict.org>
Sent: Tuesday, October 6, 2026 2:35 PM
To: Planning
Subject: RE: Request for Agency Review & Comment - Due by October 29, 2026 - File V0020-26 Bonner County Planning
Attachments: Notice of Public Hearing HE 11.12.26.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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

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

From: Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>
Sent: Tuesday, October 6, 2026 1:29 PM
To: KPSD Clerk <clerk@kootenaiponderaysewerdistrict.org>
Subject: FW: Request for Agency Review & Comment - Due by October 29, 2026 - File V0020-26 Bonner County Planning

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

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

From: Planning <Planning@bonnercountyid.gov>
Sent: Tuesday, October 6, 2026 1:25 PM

To: Planning <Planning@bonnercountyid.gov>
Cc: Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Maya Johnson <maya.johnson@bonnercountyid.gov>
Subject: Request for Agency Review & Comment – Due by October 29, 2026 – File V0020-26 Bonner County Planning

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

Please see attached for details.

Have a wonderful day!

Thank you,

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

NOTICE OF PUBLIC HEARING

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

Maya Johnson, Administrative Assistant III

This notice was mailed to political subdivisions, property owners within 1400 feet of the subject property, and the media on **Tuesday, October 6, 2026**.

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

File V0020-26 – Variance – Property Line & Shoreline Setback: Request for a property line setback of 4 feet, where 5 feet is required, and a shoreline setback of 2 feet where 40 feet is required, for an existing cabin with deck. The 0.499-acre parcel is zoned Rural 10 and located off Glengary Bay Road in Section 8, Township 56 North, Range 1 East, Boise-Meridian.

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

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

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

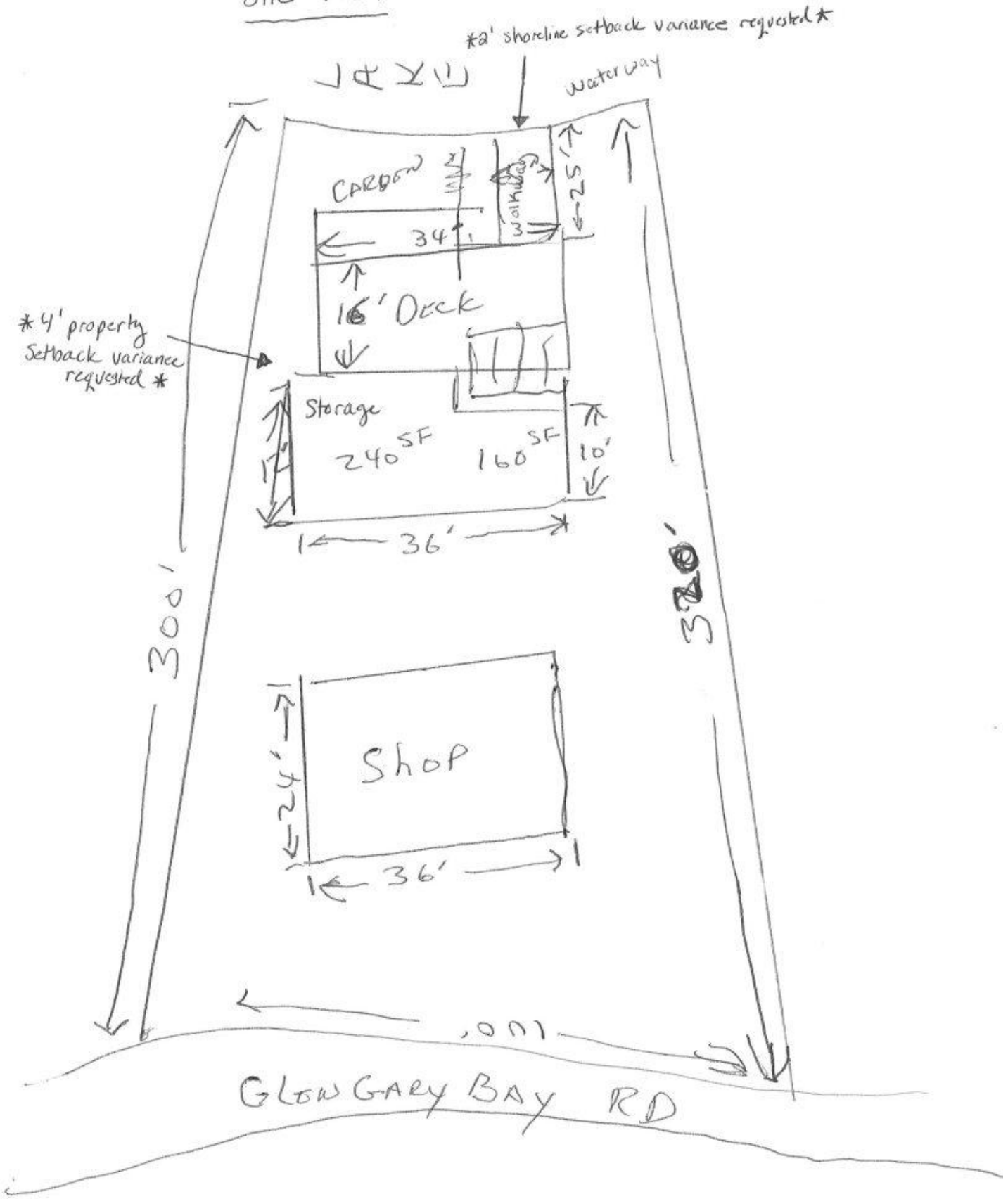
If you have no comment or response, you may indicate below and return this form to the Planning Department.

NO COMMENT Kootenai-Ponderay Sewer District — October 6, 2026

Name — Date

Out of boundaries.

Site Plan


2' shoreline setback variance requested
Water way
CARPORT
walkway
25'
34'
16' Deck
*4' property Setback variance requested *
Storage
240 SF
160 SF
10'
36'
300'
320'
Shop
24'
36'
GLOUCESTER BAY RD

Maya Johnson

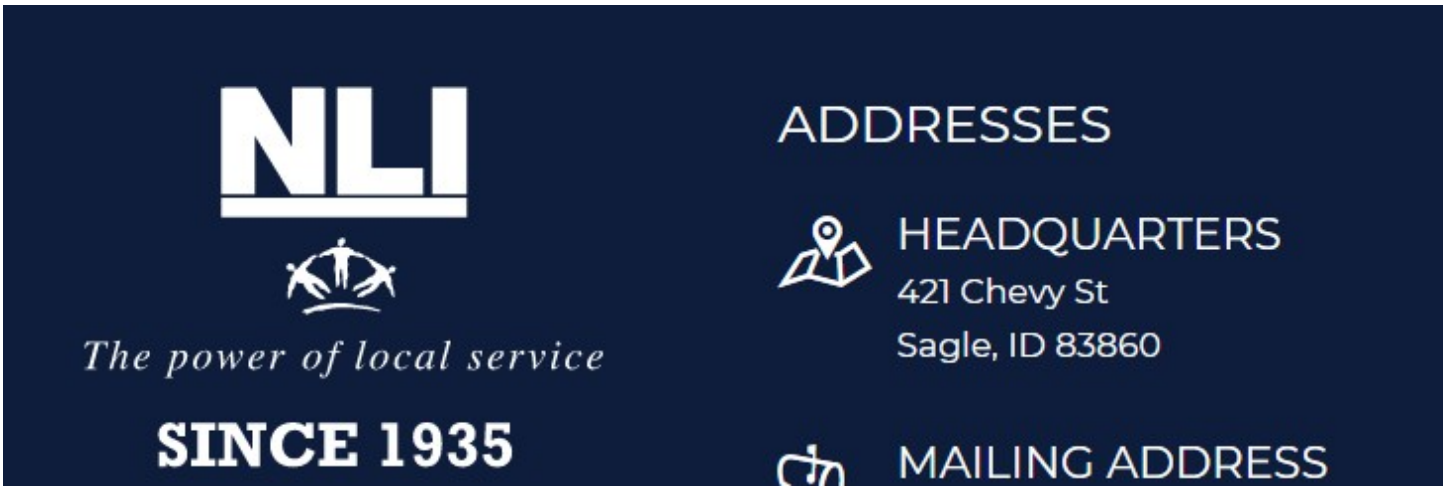
From: Sam Ross <sam.ross@nli.coop>
Sent: Monday, October 12, 2026 4:25 PM
To: Planning
Cc: Jeannie Welter; Janna Brown; Maya Johnson
Subject: Re: Request for Agency Review & Comment – Due by October 29, 2026 – File V0020-26 Bonner County Planning

NLI is not opposed to project V0020-26.

Thank you for the opportunity to review and comment—sincerely,

Samuel Ross
Engineering Assistant II
Northern Lights, INC.
Email: Sam.ross@nli.coop
Office: 208.255.7183
Cell: 208.946.7787

NWPPA Certified Staking Technician



From: Planning <Planning@bonnercountyid.gov>
Sent: Tuesday, October 6, 2026 1:24 PM
To: Planning <Planning@bonnercountyid.gov>
Cc: Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Maya Johnson <maya.johnson@bonnercountyid.gov>
Subject: Request for Agency Review & Comment – Due by October 29, 2026 – File V0020-26 Bonner County Planning

You are invited to comment on this application, your comments must be received by the Bonner County Planning Department by **5 p.m. October 29, 2026**. Please review the

application relative to your agency's area of expertise and include any recommended conditions of approval and supporting code sections.
Please see attached for details.
Have a wonderful day!
Thank you,

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

[CAUTION: This email originated from outside of Northern Lights Inc. Do not click links or open attachments unless you recognize the sender and know the content is safe]

Janna Brown

From: Lucy Selph <LSelph@PHD1.idaho.gov>
Sent: Wednesday, October 7, 2026 1:21 PM
To: Planning
Subject: V0020-26 - VARIANCE - PROPERTY LINE & SHORELINE SETBACK - NOTICE OF PUBLIC HEARING PHD COMMENTS
Attachments: V0020-26 - VARIANCE - PROPERTY LINE & SHORELINE SETBACK - NOTICE OF PUBLIC HEARING PHD COMMENTS.pdf

Public Health
Prevent. Promote. Protect.
Panhandle Health District

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

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NOTICE OF PUBLIC HEARING

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

M Johnson

Maya Johnson, Administrative Assistant III

This notice was mailed to political subdivisions, property owners within 1400 feet of the subject property, and the media on **Tuesday, October 6, 2026**.

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

File V0020-26 – Variance – Property Line & Shoreline Setback: Request for a property line setback of 4 feet, where 5 feet is required, and a shoreline setback of 2 feet where 40 feet is required, for an existing cabin with deck. The 0.499-acre parcel is zoned Rural 10 and located off Glengary Bay Road in Section 8, Township 56 North, Range 1 East, Boise-Meridian.

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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 Sarah Tonyan, PHD — Name

10/7/26 — Date

No septic permit found
Existing structures do not indicate a dwelling
or any plumbing (as listed in this variance app)