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

Project Name: **V0025-26, Ryan and Connie Wilson**

File Number,Type: **FILE #V0025-26**

Request: The applicant is requesting a variance to allow for the construction of a shop with 10-foot setback where 25-feet is required on Lot RP005570000140A.

The project is located on Swan Shores Drive about 2½ west of the city of Dover, in Section 34, Township 57N, Range 3W.

Legal Description: Swan Shores Lot 14 located in Section 34, Township 57 North, Range 3 West, Boise Meridian, Bonner County, Idaho.

Location: The project is located on Swan Shores Drive about 2½ west of the city of Dover, in Section 34, Township 57N, Range 3W.

Lot Number: RP005570000140A

Parcel Size: ~0.494 acres

Applicant: Ryan & Connie Wilson
[redacted]

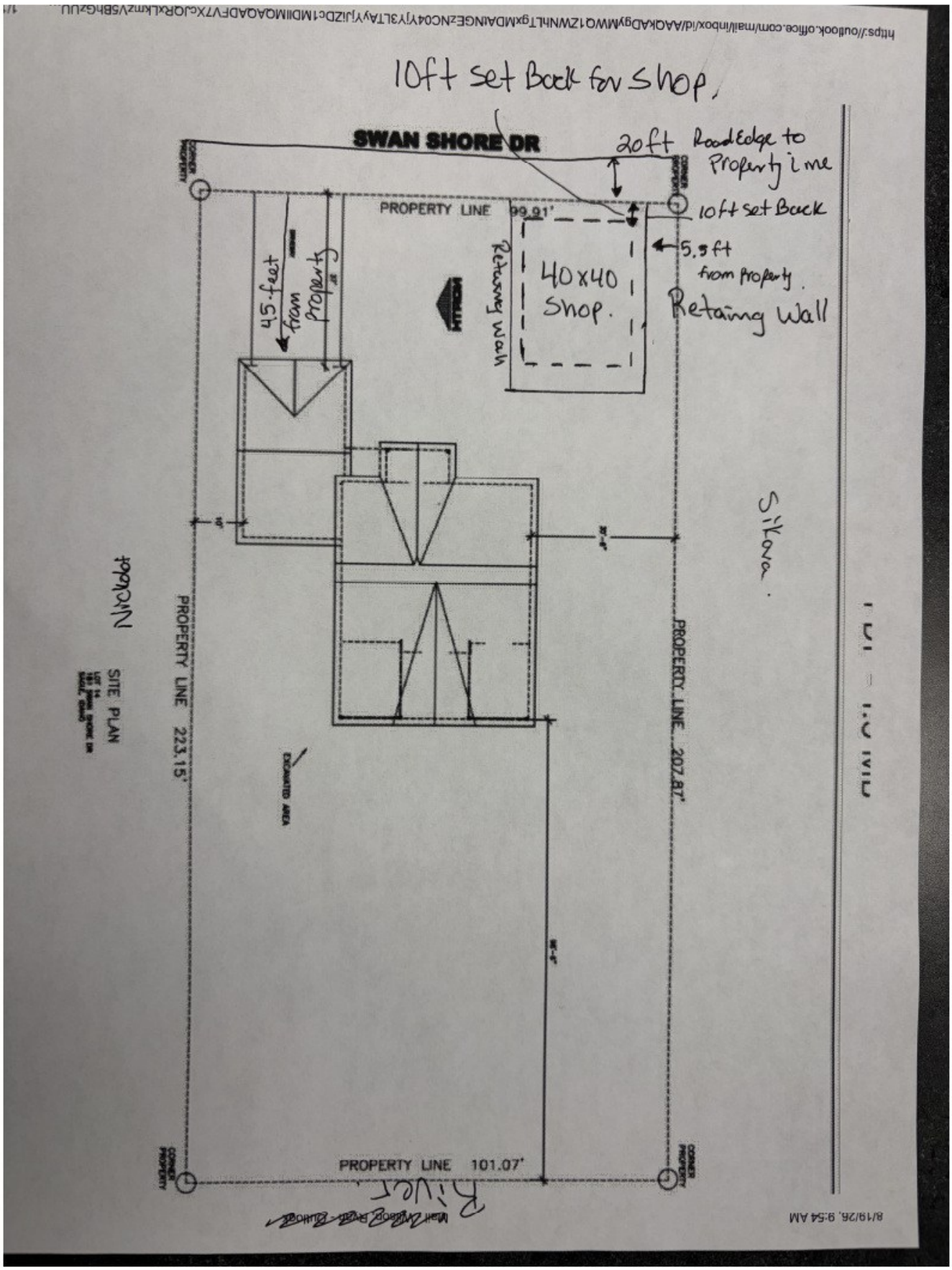
Project Representative: N/A

Property owner: Same as applicant

Application filed: September 3, 2026

Notice provided: Mail: Oct 13, 2026
Site Posting: Oct 6, 2026
Published in newspaper: Oct 6, 2026

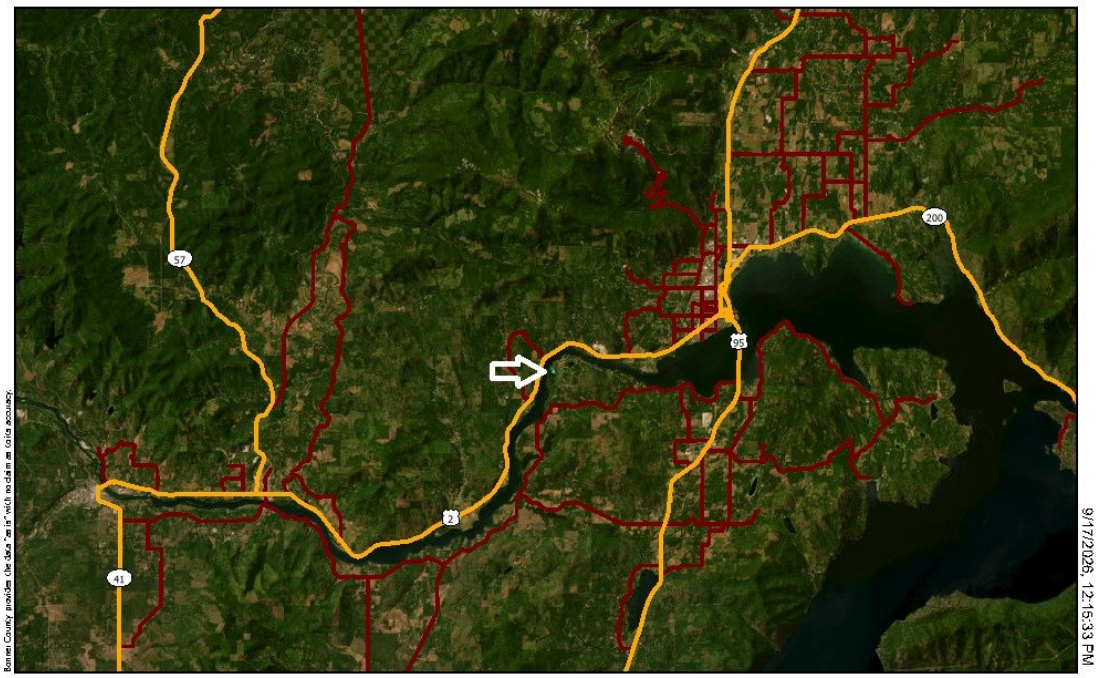
Enclosures: Appendix A – Notice of Public Hearing Record of Mailing
Appendix B – Agency Comments


10ft set Back for Shop.
SWAN SHORE DR
20ft Road Edge to Property line
10ft set Back
PROPERTY LINE 99.91'
5.3 ft from Property.
Retaining Wall
40x40 Shop.
45 feet from property
Retaining Wall
Sitka.
PROPERTY LINE 223.15'
PROPERTY LINE 207.87'
PROPERTY LINE 101.07'
EXCAVATED AREA
SITE PLAN
8/19/26, 9:54 AM

Aerial



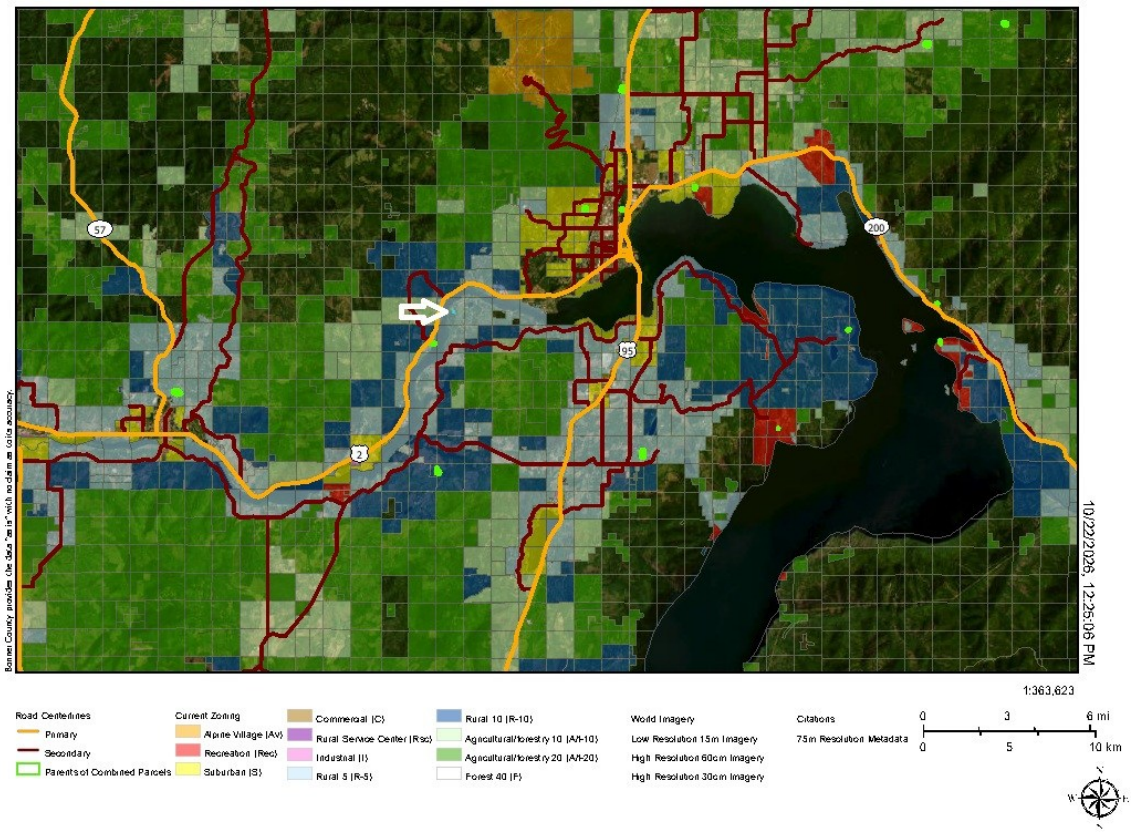
Aerial



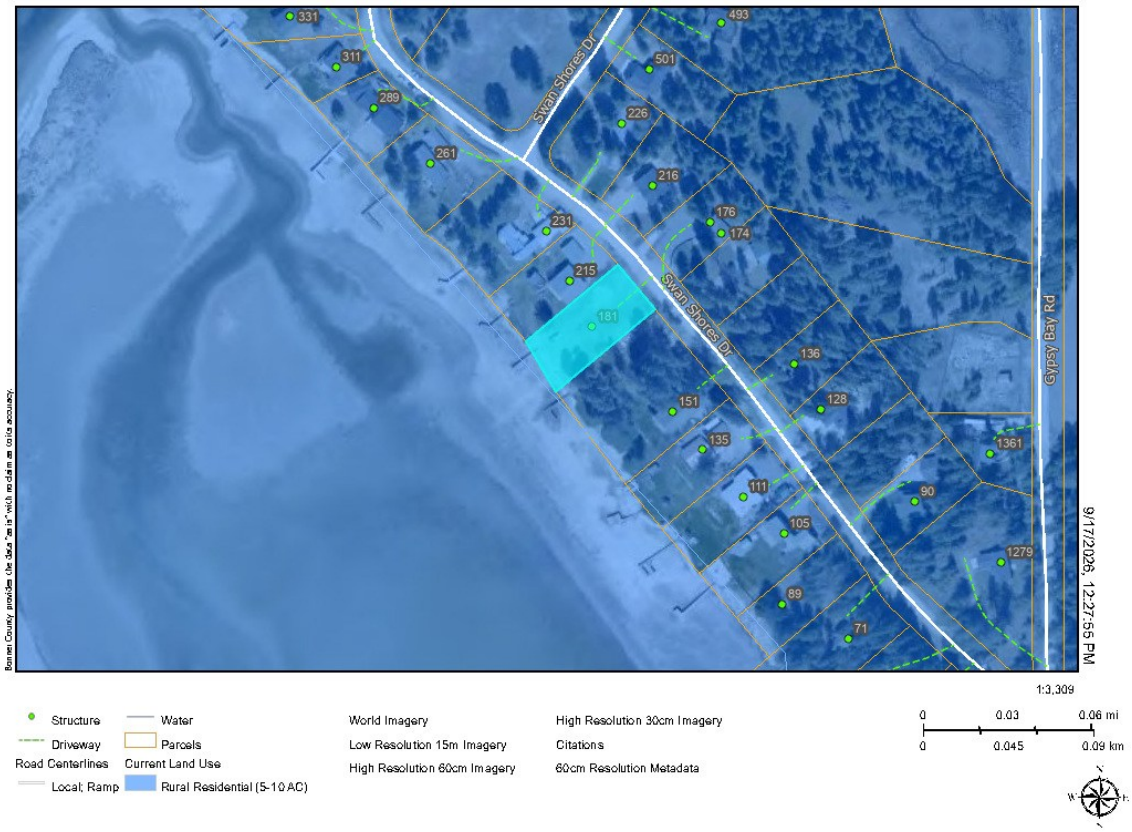
Zoning



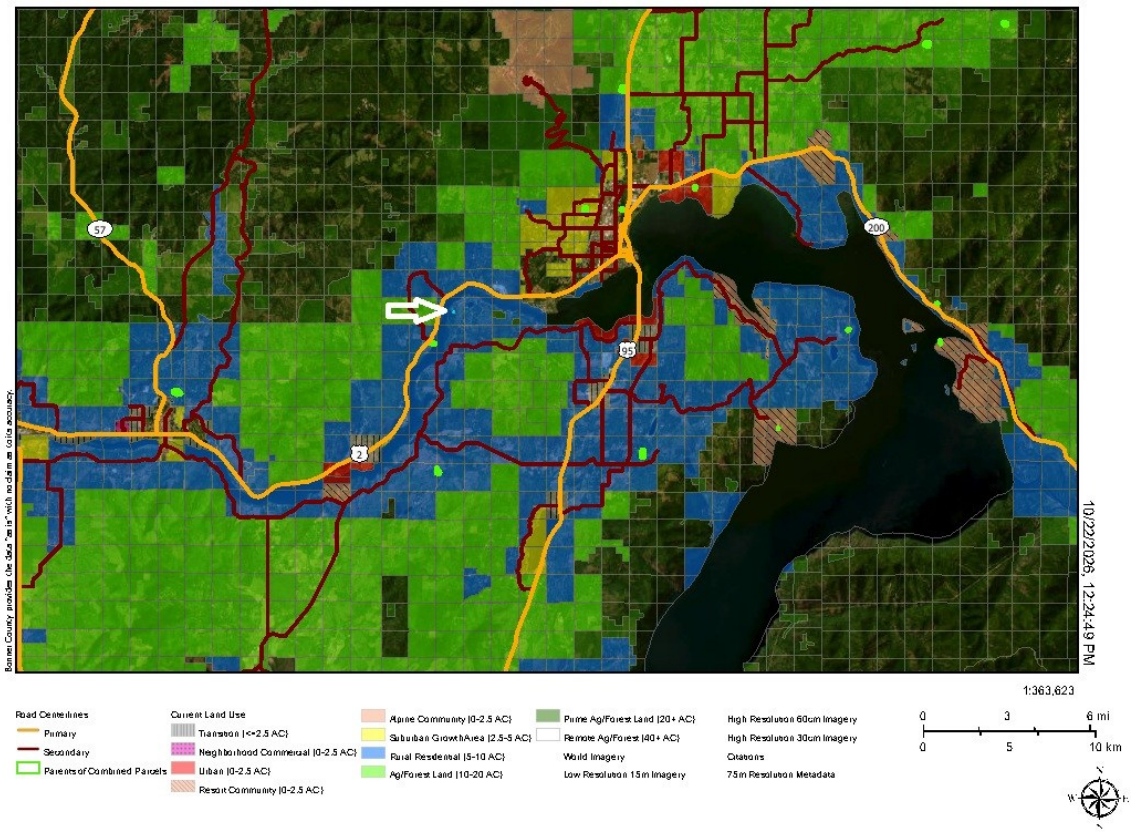
Zoning (small scale)



Land Use



Land Use (small scale)



Floodplain



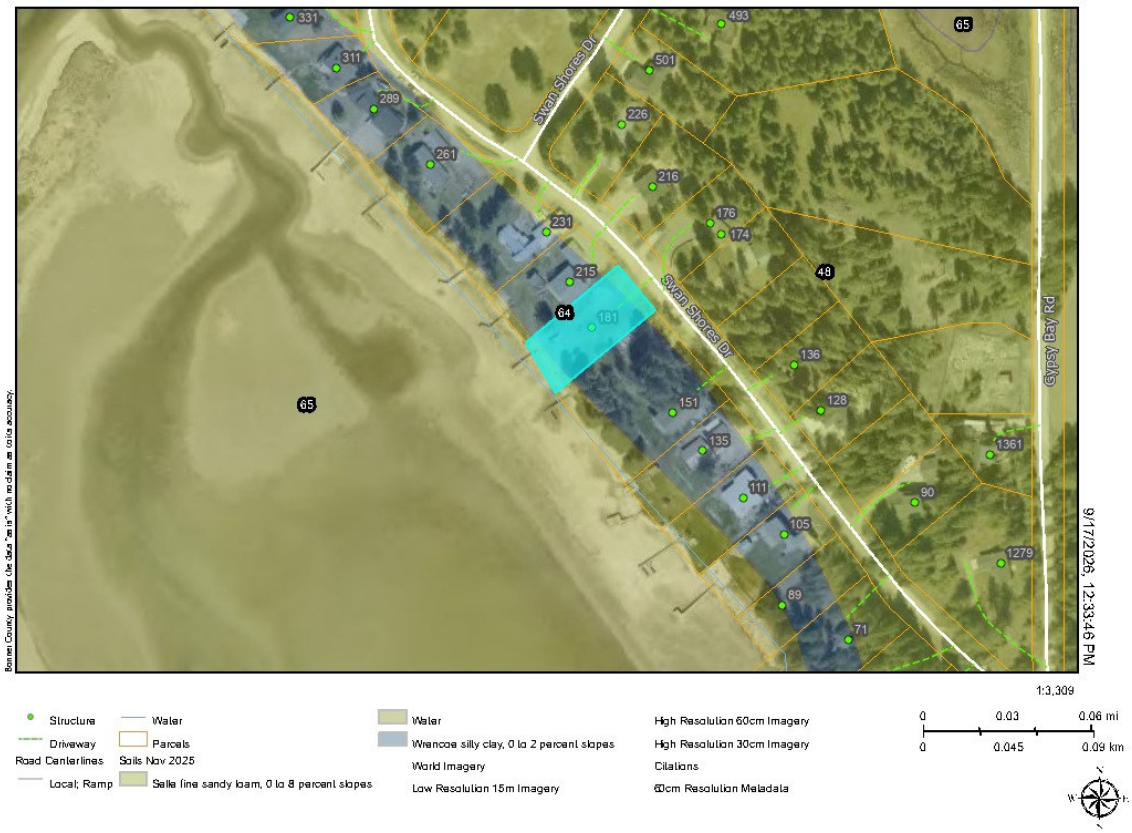
Wetlands & Streams



Slopes



Soils



Project summary:

The applicant is requesting a variance to allow for the construction of a shop with 10-foot setback where 25-feet is required on Lot RP005570000140A. The project is located on Swan Shores Drive about 2½ miles west of the City of Dover, in Section 34, Township 57N, Range 3W.

Applicable laws:

The following sections of BCRC, Title 12, apply to this project:

BCRC 12-232, General provisions
BCRC 12-233, Application, contents
BCRC 12-234, Variance standards
BCRC 12-235, Public hearing and notices
BCRC 12-236, Approval, disapproval, appeal of decision
BCRC 12-323, Density and dimensional standards; Rural Zone
BCRC 12-7.2, et seq., Grading/erosion/stormwater management
BCRC 12-7.6, et seq., Hillsides
BCRC 12-800 et seq., Definitions

Background:

A. Site data:

- Platted Lot
- Size: ~0.494 acres
- Zone: Rural 5
- Land Use: Rural Residential

B. Access:

- Access is provided by Swan Shores Drive, a county-owned gravel road, via Gypsy Bay Road, a county-owned Magnesium Chloride treated gravel road.
- Per applicant: "The road width is 70 feet total and my property line to the centerline of swan shores is greater than 35 feet distance."

C. Environmental factors:

- Site does contain mapped slopes in the middle 1/3 of the lot. (USGS)
- Site does not contain wetlands. (USFWS)
- Site does contain water frontage on the Ponderay River. (NHDS)
- The vast majority of the lot is within SFHA Zone AE per FIRM Panel Number 16017C0925E, Effective Date 11/18/2009. Development will require a Floodplain Development Permit (FDP).
- Soils are Wrencoe silty clay, with 0 to 2 percent slopes.
- Site contains prime farmland if drained and either protected from flooding or not frequently flooded during the growing season.
- USFWS maps Priest Lake as critical habitat for Bull Trout.

D. Services:

- Water: No water service is present on the site (per application)
- Sewage: County maps show the lot is within Swan Shores Sewer District.
- Fire: Sagle Fire District
- 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	Rural 5	Vacant
North	Rural Residential	Rural 5	Single-Family Residence
East	Rural Residential	Rural 5	Single-Family Residence
South	Rural Residential	Rural 5	Single-Family Residence
West	Priest Lake	Priest Lake	Priest Lake

F. BCRC 12-232, General Provisions

In accordance with BCRC 12-232, the applicant is seeking a variance to allow for the construction of a shop with 10-foot setback where 25-feet is required on Lot RP005570000140A.

G. BCRC 12-233, Application, contents

In accordance with BCRC 12-233, the applicant submitted all the required documents and the application was deemed complete on September 3,2026.

H. BCRC 12-234, Variances, standards for review of applications

BCRC 12-234 specifies that staff, the Zoning Commission, hearing examiner and/or Board shall review the particular facts and circumstances of each proposal submitted. To grant a variance, the hearing examiner or the Governing Body must 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*: "Due to lot size and being a setback of the river edge of 40 feet there is limited space for building. Also the road of a Swan Shores is a County maintained road and from the centerline of the road to our lot line is 35 feet distance using GIS mapping. With the road edged to property line of 20 feet distance. If I had to set the shop 25 feet back from the property line there would not be enough room for the house to fit in between the 40 foot set back and flood elevation from river to the proposed shop. This is why were asking for a setback of 10 feet distance from our property line which would be 45 feet from the centerline of Swan shore Road, and 35 feet from the road edge according to the GIS mapping and measurements."*

Staff: The lot in question features slopes similar to other lots up and down the road. The lot is average size relative to lots up and down the road. Staff can find no record of any variances issued for the nearby lots on Swan Shores Drive.

Most of the lot in question is within the AE Zone of the Special Flood Hazard Area (SFHA) and a Floodplain Development Permit (FDP) will be required for the proposed development. The presence of the SFHA on this property is immaterial to the request. There is no variance that could be approved that would allow the proposed structure to be built on the lot in question but outside of the SFHA. The presence of SFHA on this lot is not a reason for approval of this variance.

It does not appear that a shop of the size proposed in this application could be constructed on the waterward side of this property while still respecting the required 40-foot waterfront setback. Granting of this variance could potentially prevent encroachment into the 40-foot waterfront setback.

V0025-26 Lot Measurements

Lot	Address	Area
RP005570000160A	215 Swan Shores Drive	0.468
RP0055700017A0A	231 Swan Shores Drive	0.618
RP0055700019A0A	261 Swan Shores Drive	0.529
RP0055700020A0A	289 Swan Shores Drive	0.36
RP0055700021A0A	311 Swan Shores Drive	0.28
RP005570000220A	331 Swan Shores Drive	0.422
RP005570000140A	**181 Swan Shores Drive**	**0.494**
RP00557000010AA	151 Swan Shores Drive	1.051
RP00557000008BA	135 Swan Shores Drive	0.538
RP00557000006CA	111 Swan Shores Drive	0.538
RP005570000040A	105 Swan Shores Drive	0.516
RP005570000020A	89 Swan Shores Drive	0.49

Lot Average (all lots)	0.525333
Lot Average (less 1+ acre lot RP00557000010AA)	0.477545

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

Applicant: *"NO, but we have not reduced the size of the lot. But over time the lot has decreased in size due to erosion of the water line thus reducing the size of a lot to build on. Mitigation efforts were approved and have been performed to maintain and prevent any further erosion, thus preventing any further reduction of lot size."*

Staff: The applicant did not create the lot or cause erosion on the lot. The applicant is the one proposing to construct the building in need of the variance. The applicant did obtain issuance of BLP2026-0485 for a single-family dwelling on the same lot. It appears the applicant has constructed foundations for the proposed shop and the single-family home in anticipation of approval of this variance application.

(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 would have minimal to no impact on my neighbors. Actually some of the neighbors setbacks which have recently been approved were less than 25 feet from their property line and in some cases some of the structures are less than 5 feet from the edge of the road. We will agree and maintain at least a 35 foot center of road distance to the property line and another 10 feet from the property line for the building. We will also mitigate any erosion on the sides of the road and maintain proper road maintenance and less than 2% grade so that no erosion of the road will occur and future mitigation in the swell for utilities will not be impacted."*

Staff: Staff can find no record of any variances issued for the nearby lots on Swan Shores Drive. Several public comments have been received on this proposal. A Floodplain Development Permit (FDP) will be required for all construction within the Special Flood Hazard Area (SFHA).

I. BCRC 12-411, Density and Dimensional Standards; Forestry, Agricultural/Forestry and Rural Zones.

Per BCRC 12-411 Table 4-1, property line setbacks in the Rural (R) zone are 25-feet. This request proposes a deviation from this standard to allow for the construction of a shop with 10-foot setback.

J. Grading/erosion/stormwater management and Hillsides
Specific applicability of the requirements of BCRC 12-7.2 & 12-7.6 will be determined and enforced at the Building Location Permit stage, should this proposal be approved.

K. Agency Review and Public Comments

The application was noticed to agencies for comment on October 13, 2026.

The following agencies replied with comments:

Panhandle Health District – 10/7/2026, 10/26/2026
Bonner County Road & Bridge – 10/9/2026
Northern Lights – 10/12/2026

The following agencies provided "no comment" replies:

Kootenai-Ponderay Sewer District – 10/8/2026, 10/6/2026, 10/6/2026
Idaho Department of Environmental Quality – 10/9/2026
Idaho Transportation Department – 10/13/2026, 10/7/2026, 10/6/2026

Idaho Department of Fish & Game – 10/21/2026

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

Public comments have been received on this application.

Planner's Initials: JRJ Date: Nov 12, 2026

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

Decision by the governing body:

HEARING EXAMINER

MOTION TO APPROVE: I hereby approve this request FILE V0025-26, for a Variance to the setback standards to allow for the construction of a shop with 10-foot setback where 25-feet is required, 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)

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 V0025-26, for a Variance to the setback standards to allow for the construction of a shop with 10-foot setback where 25-feet is required, 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 Hearing & Record of Mailing

CORRECTED
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 **13th** 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 13, 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 V0025-26 – Variance – Property Line Setback: Request for a property line setback of 10 feet where 25 feet is required to allow for the construction of a shop. The ~0.494-acre lot is zoned Rural 5 and located off Swan Shores Drive in Section 34, Township 57 North, Range 3 West, Boise-Meridian.

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

Written statements must be submitted to the planning department record no later than 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_____ _____

Name Date

https://outlook.office.com/mail/inbox/id/AAQkADgyMWQ1ZWNhLTgxMDAtNGE2NC04YjY3LTAyYjJiZDc1MDIlMQAQADFVX...

10ft set Back for Shop.

SWAN SHORE DR

20ft Road Edge to Property line

10ft set Back

PROPERTY LINE 99.91'

5.5 ft from Property.

Retaining Wall

40x40 Shop.

Retaining Wall

45 feet from property

Sikora.

PROPERTY LINE 223.15'

PROPERTY LINE 207.87'

PROPERTY LINE 101.07'

EXCAVATED AREA

SITE PLAN

NORTH

8/19/26, 9:54 AM

RECORD OF MAILING

File Number: File V0025-26
Record of Mailing Approved By: Jason Johnson, CFM
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 **13th** 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

Record of Mailing
Property Owners within 1400 Feet

File Number: File V0025-26
Record of Mailing Approved By: Jason Johnson, CFM
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 **13th** day of **October 2026**.

Maya Johnson, Administrative Assistant III

PIN	Name	Address	City	State	ZIP
RP57N03W341906A	Frank, Debra L	1130 Gypsy Bay Rd	Sagle	ID	83860-9174
RP041530010250A	Preuss, William P & Marge A	Po Box 1033	Sandpoint	ID	83864
RP041530010130A	Gurney, Scott A & Casey M	Po Box 1131	Rathdrum	ID	83858
RP005570000UPBA	Swan Shores Ii Homeowner Assoc	Po Box 305	Sandpoint	ID	83864
RP041530010120A	Griffin, William & Danica	17607 N Ranchette	Colbert	WA	99005
RP005570000280A	Link, Bradley	Po Box 1322	Hayden	ID	83835
RP005570000270A	Graboski, David C; Graboski, Peter B	272 Springbluff Bay	Calgary	AB	T3H 5B7
RP041530010200A	Meyer Trust; Meyer, Andrew W & Shannon C, Trustees	990 W Riverside Dr Unit 14	Burbank	CA	91506
RP041530010190A	Riggs, Irene Cecilia	1579 Gypsy Bay Rd	Sagle	ID	83860
RP041530010210A	Record, Randall & Lynda M	1685 Gypsy Bay Dr	Sagle	ID	83860
RP041530010110A	Griffin, William & Danica	17607 N Ranchette	Colbert	WA	99005
RP041530000WA0A	Bonner Land Company Llc	1950 Bellerive Ln Ste 107	Coeur D Alene	ID	83814
RP041530010180A	Chase, Patricia	90 Glenloch Ln	Simi Valley	CA	93065-7419
RP005570000010A	Roberts, Timothy A & Joyce M	90 Swan Shores Dr	Sagle	ID	83860
RP041530010170A	Charlton, Loni D	1361 Gypsy Bay Rd	Sagle	ID	83860-1404
RP041530010WLOA	Swan Shores II Homeowner Assoc, C/o William Preuss	15254 162nd Ave Se	Renton	WA	98058
RP041530010160A	Bonner Land Company Llc	1950 Bellerive Ln Ste 107	Coeur D Alene	ID	83814
RP005570000030A	Roberts, Timothy A & Joyce M	90 Swan Shores	Sagle	ID	83860
RP005570000050A	Miller, Frederick Stephen Revocable Trust	128 Swan Shores Dr	Sagle	ID	83860
RP005570000070A	Franck, Lynn E	136 Swan Shores Dr	Sagle	ID	83860-9152
RP005570000090A	Sikora, Ronald S & Tina L	3847 Brooklyn Crescent Nw	Calgary	AB	T2L 1G9
RP041530010140A	Thomas, Donald C & Cynthia L	493 Swan Shores Dr	Sagle	ID	83860
RP041530010150A	Bonner Land Company Llc	1950 Bellerive Ln Ste 107	Coeur D Alene	ID	83814
RP005570000300A	Lee, Gary James; Gonzales-Lee, Nina Salud	501 Swan Shores Dr	Sagle	ID	83860

RP005570000040A	Britain, Harold L & Paulette D	105 Swan Shores Dr	Sagle	ID	83860-9152
RP00557000006CA	Howell Trust; Howell, Alton H & Arlene L, Trustees	111 Swan Shores Dr	Sagle	ID	83860
RP00557000008BA	Dalke, Larry A & M Yvonne	135 Swan Shores Dr	Sagle	ID	83860
RP00557000010AA	Sikora, Ronald S & Tina L	3847 Brooklyn Crescent Nw	Calgary	AB	T2L 1G9
RP005570000110A	Lyon, Marlene Revocable Living Trust	176 Swan Shores Dr	Sagle	ID	83860
RP005570000130A	Lyon, Marlene Revocable Living Trust	176 Swan Shores Dr	Sagle	ID	83860
RP005570000140A	Wilson, Ryan & Connie	9296 W Tractor Ave	Rathdrum	ID	83858-5273
RP005570000160A	Nickoloff, Nick & Mary Lee	17110 E Scribner Rd	Spokane	WA	99217
RP0055700017A0A	Stalsberg, Laura A	231 Swan Shores Dr	Sagle	ID	83860
RP041530010100A	Hall, Joseph V & Kelly L	2724 Country Club Dr	Lewiston	ID	83501
RP041530010260A	Hall, Joseph V & Kelly L	2724 Country Club Dr	Lewiston	ID	83501
RP005570000150A	Donch, Christopher Kenneth	216 Swan Shores Dr	Sagle	ID	83860
RP005570000290A	Davison, Justin M & Karla Ann	226 Swan Shores Dr	Sagle	ID	83860
RP0055700001TAA	Swan Shores Sewer District, C/o Larry Dalke	135 Swan Shores Dr	Sagle	ID	83860
RP005570000230A	Swan Shores Homeowners; C/o Swan Shores 1 Homeowners	136 Swan Shores Dr	Sagle	ID	83860
RP0055700021A0A	Cfour River, Llc	1015 E Hawk Ct	Spokane	WA	99208
RP005570000220A	Iverson Trust; Iverson, Thomas M & Tracy G, Trustees	149 District Five Rd	Bonners Ferry	ID	83805-5489
RP0055700019A0A	Delano Trust	261 Swan Shores Dr	Sagle	ID	83860
RP0055700020A0A	Lewis, Christopher C & Teresa K	1812 Nw 85th Street	Vancouver	WA	98665
RP00557000024AA	Volwiler, Stewart & Darrelle	5825 N Bridget St	Spokane	WA	99208-7066
RP00557000026AA	Lam River Llc	Po Box 1982	Sandpoint	ID	83864
RP005570000250A	Fruci Lake Llc	4330 S Eastern Rd	Spokane	WA	99223
RP57N03W341450A	Fruci Lake Llc	4330 S Eastern Rd	Spokane	WA	99223
RP041530020030A	Maneri, Johnny A & Maria G Revocable Trust	4949 2nd St	Fallbrook	CA	92028
RP041530020020A	Ferguson French Trust, French, Amanda Ferguson, Trustee	31 Swan Shores Dr	Sagle	ID	83860
RP57N03W341470A	Volwiler, Stewart & Darrelle Cpwrs	5825 N Bridget St	Spokane	WA	99208
RP005570000020A	Ramella, Roger & Kerry	7236 N 9th Ave	Phoenix	AZ	85021
RP041530020040A	Feuillet, Daemon R & Kelly L	3541 Carleton Street	San Diego	CA	92106
RP041530020010A	Ferguson French Trust, French, Amanda Ferguson, Trustee	31 Swan Shores Dr	Sagle	ID	83860
RP041830000030A	St Germain & Sons Llc	Po Box 422	Sandpoint	ID	83864
RP041820000010A	St Germain & Sons Llc	Po Box 422	Sandpoint	ID	83864
RP57N03W340594A	Resso, Karen H	1126 Gypsy Bay Rd	Sagle	ID	83860
RP57N03W342371A	Resso, Karen H	1126 Gypsy Bay Rd	Sagle	ID	83860
RP041830000010A	St Germain & Sons Llc	Po Box 422	Sandpoint	ID	83864

RP56N03W030800A	JJJJ Limited Partnership & Mills Family Tree Farms Llc	PO Box 1722	Post Falls	ID	83877
RP56N03W030601A	JJJJ Limited Partnership & Mills Family Tree Farms Llc	PO Box 1722	Post Falls	ID	83877
RP57N03W341430A	Lam River Llc	PO Box 1982	Sandpoint	ID	83864
RP57N03W344803A	JJJJ Limited Partnership & Mills Family Tree Farms Llc	PO Box 1722	Post Falls	ID	83877
	Ryan & Connie Wilson	9296 W Tractor Ave	Rathdrum	ID	83860
	Pend Oreille Valley Railroad	1981 Black Road	Usk	WA	99180
	Union Pacific Railroad, c/o Aaron Hunt Sr. Director, Public Affairs	301 NE 2nd Ave.	Portland	OR	97232
	BNSF	5300 E Trent Ave	Spokane	WA	99212
	BNSF	2454 Occidental Ave S, Suite 1A	Seattle	WA	98134

Appendix B – Agency Comments

Janna Brown

From: KPSD Clerk <clerk@kootenaiponderaysewerdistrict.org>
Sent: Tuesday, October 6, 2026 2:39 PM
To: Planning
Subject: RE: Request for Agency Review & Comment - Due by October 29, 2026 - File V0025-26 Bonner County Planning
Attachments: Notice of Public Hearing HE 11.12.26 (002).pdf

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 1:36 PM
To: KPSD Clerk <clerk@kootenaiponderaysewerdistrict.org>
Subject: FW: Request for Agency Review & Comment - Due by October 29, 2026 - File V0025-26 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 1:35 PM
To: Planning <Planning@bonnercountyid.gov>
Cc: Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Maya Johnson <maya.johnson@bonnercountyid.gov>; Janna

Brown <janna.brown@bonnercountyid.gov>; Planning <Planning@bonnercountyid.gov>
Subject: Request for Agency Review & Comment – Due by October 29, 2026 – File V0025-26 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 V0025-26 – Variance – Property Line Setback: Request for a property line setback of 17.5 feet, where 25 feet is required, and a shoreline setback of 18 feet where 40 feet is required, for an existing accessory structure. The 5.988-acre parcel is zoned Agricultural/Forestry 10 and located off Rapid Lightning Road in Section 16, Township 58 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.

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

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

Name — Date

Out of boundaries.

https://outlook.office.com/mail/inbox/id/AAQkADgyMWQ1ZWNhLTgxMDAtNGE2NC04YjY3LTAyYjJiZDc1MDIlMQAQADFVX...

10ft set Back for Shop.

SWAN SHORE DR

20ft Road Edge to Property line

10ft set Back

PROPERTY LINE 99.91'

5.5 ft from Property.

Retaining Wall

40x40 Shop.

Retaining Wall

45 feet from property

Sikora.

PROPERTY LINE 223.15'

PROPERTY LINE 207.87'

PROPERTY LINE 101.07'

EXCAVATED AREA

SITE PLAN

NORTH

8/19/26, 9:54 AM

Janna Brown

From: Robert Beachler <Robert.Beachler@itd.idaho.gov>
Sent: Tuesday, October 6, 2026 2:06 PM
To: Planning
Cc: Jeannie Welter; Maya Johnson; Janna Brown
Subject: RE: Request for Agency Review & Comment – Due by October 29, 2026 – File V0025-26 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 1:35 PM
To: Planning <Planning@bonnercountyid.gov>
Cc: Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Maya Johnson <maya.johnson@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Planning <Planning@bonnercountyid.gov>
Subject: Request for Agency Review & Comment – Due by October 29, 2026 – File V0025-26 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

Janna Brown

From: KPSD Clerk <clerk@kootenaiponderaysewerdistrict.org>
Sent: Tuesday, October 6, 2026 2:32 PM
To: Planning
Subject: RE: Request for Agency Review & Comment - Due by October 29, 2026 - File V0026-25 Bonner County Planning
Attachments: Notice of Public Hearing HE 11.12.26 (002).pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Attached is the District's response to the above file name.

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 1:37 PM
To: KPSD Clerk <clerk@kootenaiponderaysewerdistrict.org>
Subject: FW: Request for Agency Review & Comment - Due by October 29, 2026 - File V0026-25 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 1:36 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>; Planning <Planning@bonnercountyid.gov>
Subject: Request for Agency Review & Comment – Due by October 29, 2026 – File V0026-25 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

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Maya Johnson, Administrative Assistant III

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File V0025-26 – Variance – Property Line Setback: Request for a property line setback of 17.5 feet, where 25 feet is required, and a shoreline setback of 18 feet where 40 feet is required, for an existing accessory structure. The 5.988-acre parcel is zoned Agricultural/Forestry 10 and located off Rapid Lightning Road in Section 16, Township 58 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 Kootenai-Ponderay Sewer District — October 6, 2026

Name — Date

Out of boundaries.

https://outlook.office.com/mail/inbox/id/AAQkADgyMWQ1ZWNhLTgxMDAtNGE2NC04YjY3LTAyYjJiZDc1MDIlMQAQADFVX...

10ft set Back for Shop.

SWAN SHORE DR

20ft Road Edge to Property line

10ft set Back

PROPERTY LINE 99.91'

5.5 ft from Property.

Retaining Wall

40x40 Shop.

Retaining Wall

45 feet from property

Sikora.

PROPERTY LINE 223.15'

PROPERTY LINE 207.87'

PROPERTY LINE 101.07'

EXCAVATED AREA

SITE PLAN

NORTH

8/19/26, 9:54 AM

Janna Brown

From: Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>
Sent: Wednesday, October 7, 2026 9:50 AM
To: Planning
Cc: Symone Legg
Subject: RE: Request for Agency Review & Comment – Due by October 29, 2026 – File V0025-26 Bonner County Planning

Hello. ITD Permits has no comment.

Have a nice day!

Kimberly Hobson
Project Coordinator
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: Planning <Planning@bonnercountyid.gov>
Sent: Tuesday, October 6, 2026 1:35 PM
To: Planning <Planning@bonnercountyid.gov>
Cc: Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Maya Johnson <maya.johnson@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Planning <Planning@bonnercountyid.gov>
Subject: Request for Agency Review & Comment – Due by October 29, 2026 – File V0025-26 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: Lucy Selph <LSelph@PHD1.idaho.gov>
Sent: Wednesday, October 7, 2026 1:23 PM
To: Planning
Subject: V0025-26 - VARIANCE - PROPERTY LINE SETBACK - NOTICE OF PUBLIC HEARING PHD COMMENTS
Attachments: V0025-26 - VARIANCE - PROPERTY LINE 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

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.

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 V0025-26 – Variance – Property Line Setback: Request for a property line setback of 17.5 feet, where 25 feet is required, and a shoreline setback of 18 feet where 40 feet is required, for an existing accessory structure. The 5.988-acre parcel is zoned Agricultural/Forestry 10 and located off Rapid Lightning Road in Section 16, Township 58 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.

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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)

see attached comment

Panhandle Health District

Healthy People in Healthy Communities

Public Health
Prevent. Promote. Protect.
Panhandle Health District

10/07/2026

Maya Johnson, Administrative Assistant III

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

RE: V0025-26 – Wilson

Panhandle Health District (PHD) has reviewed the Bonner County Planning Application referenced above, and has the following comments:

A review of PHD records indicates that parcel associated with this Variance application has been issued a permit for Individual Sewage Disposal System for a Tank-Only connection to the Swan Shores Community Drainfield. The location of the shop associated with this variance would meet all setbacks to septic and does not impact the approved septic tank location.

Best Regards,

Sarah Tonyan

Sarah Tonyan, REHS

Janna Brown

From: Matt Mulder
Sent: Friday, October 9, 2026 10:56 AM
To: Planning
Subject: Re: Request for Agency Review & Comment – Due by October 29, 2026 – File V0025-26 Bonner County Planning

Follow Up Flag: Follow up
Flag Status: Flagged

Planning,
The Bonner County Road & Bridge Department is neutral regarding the proposed street setback. The road is County maintained, but in this case the setback is likely sufficient to avoid any conflicts with road maintenance or utilities given the flat terrain, slow plow speeds, and dense development in the area.

Matt Mulder, PE
Engineer
Bonner County Road and Bridge Department
208-255-5681 ext 1165

From: Planning <Planning@bonnercountyid.gov>
Sent: Tuesday, October 6, 2026 1:34 PM
To: Planning <Planning@bonnercountyid.gov>
Cc: Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Maya Johnson <maya.johnson@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Planning <Planning@bonnercountyid.gov>
Subject: Request for Agency Review & Comment – Due by October 29, 2026 – File V0025-26 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

CORRECTED
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 **13th** 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 13, 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 V0025-26 – Variance – Property Line Setback: Request for a property line setback of 10 feet where 25 feet is required to allow for the construction of a shop. The ~0.494-acre lot is zoned Rural 5 and located off Swan Shores Drive in Section 34, Township 57 North, Range 3 West, Boise-Meridian.

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

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

NO COMMENT Kootenai Ponderay Sewer District — October 8, 2026

Name — Date

Out of boundaries.

https://outlook.office.com/mail/inbox/id/AAQkADgyMWQ1ZWNhLTgxMDAtNGE2NC04YjY3LTAyYjJiZDc1MDIlMQAQADFVX...

10ft set Back for Shop.

SWAN SHORE DR

20ft Road Edge to Property line

10ft set Back

PROPERTY LINE 99.91'

5.5 ft from Property.

Retaining Wall

40x40 Shop.

Retaining Wall

45 feet from property

Sikora.

PROPERTY LINE 223.15'

PROPERTY LINE 207.87'

PROPERTY LINE 101.07'

EXCAVATED AREA

SITE PLAN

NORTH

8/19/26, 9:54 AM

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 V0025-26 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 1:35 PM
To: Planning <Planning@bonnercountyid.gov>
Cc: Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Maya Johnson <maya.johnson@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Planning <Planning@bonnercountyid.gov>
Subject: Request for Agency Review & Comment – Due by October 29, 2026 – File V0025-26 Bonner County Planning

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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: Robert Beachler <Robert.Beachler@itd.idaho.gov>
Sent: Tuesday, October 13, 2026 6:54 AM
To: Planning
Cc: Jeannie Welter; Janna Brown; Maya Johnson
Subject: RE: CORRECTED - Request for Agency Review & Comment – Due by October 29, 2026 – File V0025-26 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: Friday, October 9, 2026 1:41 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: CORRECTED - Request for Agency Review & Comment – Due by October 29, 2026 – File V0025-26 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.

Please see the attached corrected notice for V0025-26.

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.

Have a wonderful day!

Thank you,
Maya Johnson
Administrative Assistant III
Bonner County Planning Department

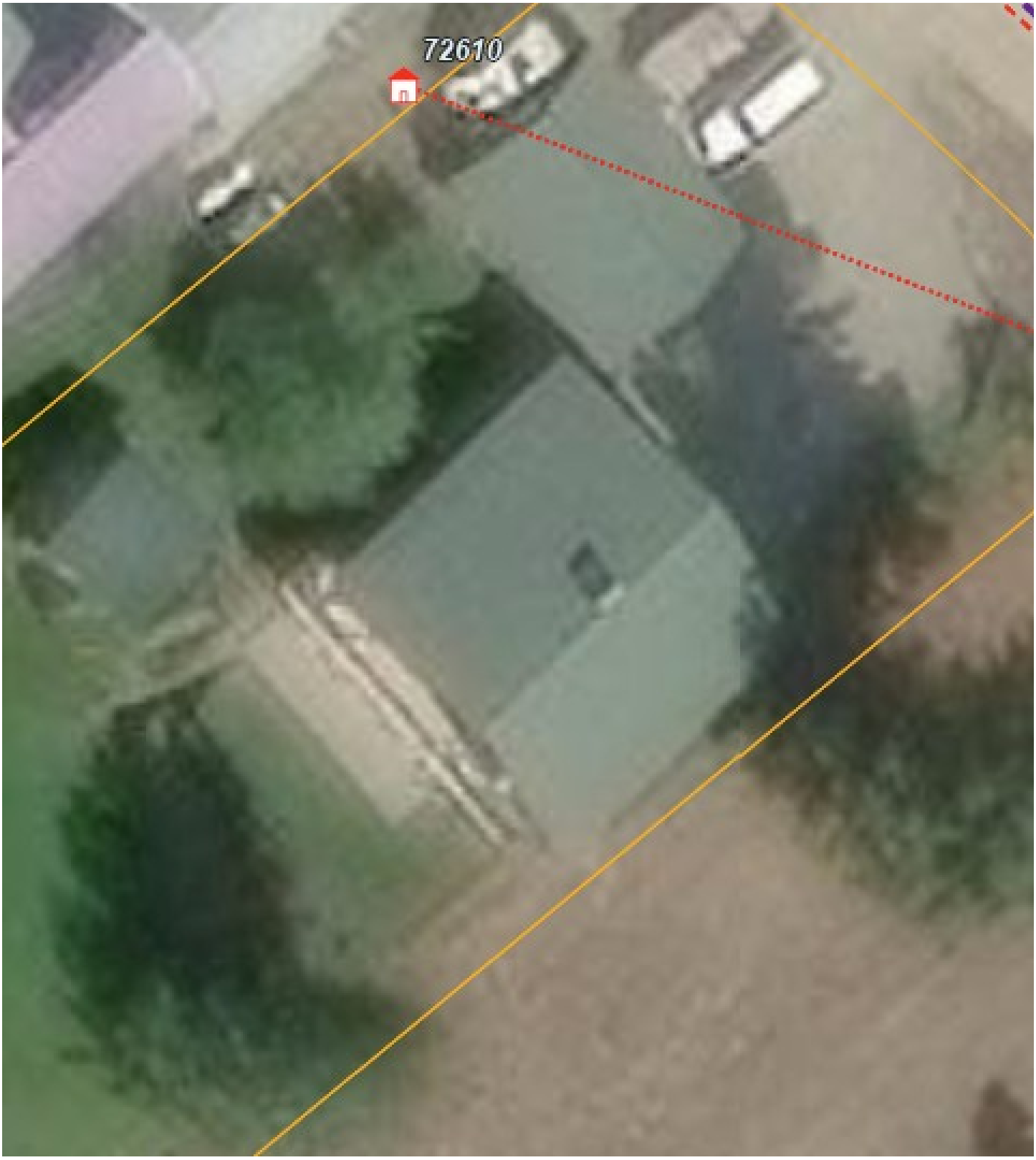
1500 Highway 2, Suite 208
Sandpoint, Idaho 83856
Phone: (208) 265-1458 ext. 1277

Maya Johnson

From: Sam Ross <sam.ross@nli.coop>
Sent: Monday, October 12, 2026 3:30 PM
To: Planning
Cc: Jeannie Welter; Janna Brown; Maya Johnson; Dan Scholz; Kristin Burge
Subject: Re: CORRECTED - Request for Agency Review & Comment – Due by October 29, 2026 – File V0025-26 Bonner County Planning

Good afternoon,

NLI is not opposed to the proposed 10ft front lot line setback. NLI does have a single-phase line and a three-phase underground line running along Swan Shores Dr. The property owner is advised that their building will need to be at least 10-ft from our lines, so they remain accessible to NLI. The governing body is encouraged to condition the approval of the variance, so the property owner maintains a 10-ft setback from those underground lines. According to their site plan, that should be doable as the lines like between the property line and the edge of the road.



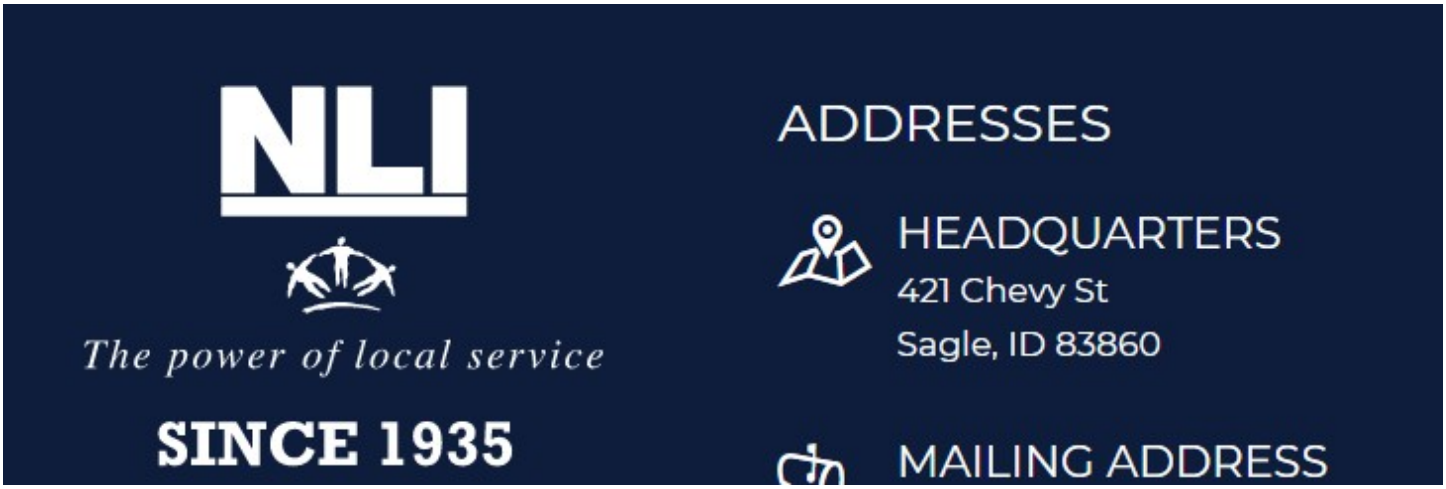
Just FYI, the notice of public hearing on the county website does not appear to be correct.

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: Friday, October 9, 2026 1:40 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: CORRECTED - Request for Agency Review & Comment – Due by October 29, 2026 – File V0025-26 Bonner County Planning

Please see the attached corrected notice for V0025-26.
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.
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]

Maya Johnson

From: Horsmon,Merritt <merritt.horsmon@idfg.idaho.gov>
Sent: Wednesday, October 21, 2026 11:23 AM
To: Planning
Subject: RE: Request for Agency Review & Comment – Due by October 29, 2026 – File V0025-26 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 1:35 PM
To: Planning <Planning@bonnercountyid.gov>
Cc: Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Maya Johnson <maya.johnson@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Planning <Planning@bonnercountyid.gov>
Subject: Request for Agency Review & Comment – Due by October 29, 2026 – File V0025-26 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

Janna Brown

From: Denis Twohig <dtwohig@phd1.idaho.gov>
Sent: Monday, October 26, 2026 11:38 AM
To: Planning
Subject: V0025-26-VARIANCE-PROPERTY LINE SETBACK
Attachments: V0025-26-VARIANCE-PROPERTY LINE SETBACK.pdf

Importance: High

Public Health
Prevent. Promote. Protect.
Panhandle Health District

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

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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.

CORRECTED
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 **13th** 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 13, 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 V0025-26 – Variance – Property Line Setback: Request for a property line setback of 10 feet where 25 feet is required to allow for the construction of a shop. The ~0.494-acre lot is zoned Rural 5 and located off Swan Shores Drive in Section 34, Township 57 North, Range 3 West, Boise-Meridian.

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

Written statements must be submitted to the planning department record no later than 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 please see attached PHD comment
Name

10/26/26
Date

Panhandle Health District

Healthy People in Healthy Communities

Public Health
Prevent. Promote. Protect.
Panhandle Health District

10/07/2026

Maya Johnson, Administrative Assistant III

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

RE: V0025-26 – Wilson

Panhandle Health District (PHD) has reviewed the Bonner County Planning Application referenced above, and has the following comments:

A review of PHD records indicates that parcel associated with this Variance application has been issued a permit for Individual Sewage Disposal System for a Tank-Only connection to the Swan Shores Community Drainfield. The location of the shop associated with this variance would meet all setbacks to septic and does not impact the approved septic tank location.

Best Regards,

Sarah Tonyan

Sarah Tonyan, REHS