



Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

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

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

August 18, 2026

Safe Harbor Holdings LLC, C/o Kevin Palmer
3946 Edemstpme Rd
Calgary, Alberta Canada T3A3Z6

Subj: File VA0001-26 – Administrative Variance – Appeal

Appendices: (A) Land Use Decision-Making Worksheet
(B) VA0001-26 Appeal Memo

Dear Kevin,

The Bonner County Zoning Commission, at the July 16, 2026 hearing, upheld the decision of the Planning Director and denied the referenced application.

Commissioner Domke moved to affirm the decision of the Planning Director and deny file VA0001-26, requesting a 17.5' street setback where 25' is required and a 3.5' property line setback where 5' is required, based upon the following conclusions:

Conclusion 1

Conditions apply to the property that **do** apply generally to other properties in the same zone or vicinity, which conditions are a result of lot size, shape, topography, or other circumstances over which the applicant has no control.

Conclusion 2

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

Conclusion 3

The granting of the variance **is** in conflict with the public interest in that it **will** 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 the hearing. Commissioner Domke further moved to adopt the reasoned statement as discussed in deliberation at this hearing and the analysis as set forth in the Staff Report (or as amended during this hearing) and direct planning staff to draft the reasoned statement to reflect this

motion as set forth in Idaho Code section 67-6535, have the Chair sign, and transmit to all interested parties. This action does not result in a taking of private property. The action that can 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. Pursue such remedies as may be applicable at Title 67, Chapter 65, Idaho Code.

Commissioner Williams seconded the motion.

Commissioner Domke: AYE
Commissioner Korn: AYE
Commissioner Williams: AYE

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

NOTE: Following any final decision concerning a site-specific land use request, the applicant has a right to request a regulatory taking analysis pursuant to Section 67-8003, Idaho Code (*Idaho Code §67-6535(3)*).

Please contact the Planning Department if you have any questions.

Sincerely,



Commissioner Ron Korn
Chair, Board of County Commissioners