

**BONNER COUNTY PLANNING DEPARTMENT
ADMINISTRATIVE DECISION
LETTER/REASONED STATEMENT
ADMINISTRATIVE VARIANCE – FILE
VA0007-26**



Project Name: Smith – Shoreline and Street Setback

File Number: FILE #VA0007-26

Request: The applicant is requesting a 20-foot street setback where 25 feet is required and a 32-foot shoreline setback where 40 feet is required for the purpose of constructing a deck.

Legal Description: 25-57N-2W MTN PINE SHORES 1ST ADDN BLK 2 LOT 3 LESS TAX 1, LOT 4 – CPWRS

Location: The project site is located off Bottle Bay Road in Section 25, Township 57 North, Range 2 West, Boise-Meridian.

Parcel Number: RP00546002003BA

Parcel Size: 0.630-acres

Applicant/Property Owner: Jacob and Payton Smith
[REDACTED]
Sagle, ID 83860

Project Representative: Same as applicant.

Application filed: July 20, 2026

Notice provided: Mail: July 30, 2026

Date of Report: September 9, 2026

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

VA0007-26

Page 2 of 9



Project summary:

The applicant is requesting a 20-foot street setback where 25 is required and a 32-foot shoreline setback where 40 is required for the purpose of constructing a deck. The property is zoned Rural 5 (R-5). The project is located off Bottle Bay Road in Section 25, Township 57 North, Range 2 West, Boise-Meridian.

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 for review of applications
BCRC 12-238, Administrative variances
BCRC 12-400, et seq., Development standards
BCRC 12-711, Shoreline Setbacks
BCRC 12-7.2, et seq., Grading/erosion/stormwater management
BCRC 12-800 et seq., Definitions

Background:

A. Site data:

Land Use: Residential
Platted
Size: 0.63-acres
Zoning Designation: Rural-5
Comp Plan Designation: Rural Residential (5-10 AC)

B. Access:

Bottle Bay Road, a Bonner County owned and maintained public right-of-way.

C. Environmental factors:

Site does contain mapped slopes. (USGS)
Site does not contain mapped wetlands. (USFWS)
Site does contain frontage on Lake Pend Orielle.
Parcel is within SFHA Zone X per FIRM Panel Number 16017C0720E, Effective Date 11/18/2009.

D. Services:

- Fire: Sagle Fire District
- School District: Bonner School District #84

BCRC 12-232, General Provisions

The applicant is requesting a 20% deviation for shoreline and street setbacks. This request is in accord with this section.

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 July 30, 2026.

BCRC 12-238, Administrative Variances

In accordance with BCRC 12-238, the applicant is seeking a 20% variance to shoreline and street setbacks.

BCRC 12-234, Variance, standards for review of applications

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

Applicant: "The subject lot (lot 3A) is a 0.33-acre lakefront lot situation on Lake Pend Oreille with frontage on Bottle Bay Road. The lot's depth from the street right-of-way to the ordinary high water mark ranges from approximately 50-75 feet. The required street setback of 25 feet and the required shoreline setback of 40 feet together consume 65 feet of depth – exceeding the minimum lot depth entirely and leaving fewer than 9 feet of compliant buildable area at the lot's widest point. The site also descends in grad from Bottle Bay Road toward the lake, further constraining the placement of any structure. These conditions are a direct result of the lot's size, shape, topography, and its location along a regulated shoreline – circumstances that do not apply generally to other parcels in the same zone."

Staff: Lot 3, Block 2 of the 1st Addition to Mountain Pine Shores was originally platted in 1968. The 0.63-acre lot is now deemed legal non-conforming due to its creation prior to 2008 and due to the Rural-5 Zoning Designation currently on the subject property. Many lots along the lake frontage side of Bottle Bay Road are small, narrow, and face challenges due to shoreline and street setbacks when proposing development. In addition to the lot's size and shape, the topography of the subject lot is made up almost entirely of slopes exceeding 30%.

The combination of these conditions is unique to the subject property when compared to other lots in the Rural-5 zoning district where these conditions are not as common or may be absent entirely.

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

Applicant: "The dimensional constraints described above are not the result of any action taken by the applicant. The lot was originally created and recorded prior to the applicants' ownership. The shoreline setback requirements and street setback requirements in the R-5 zone are established by Bonner County code and applied uniformly to the parcel regardless of ownership. The applicants did not reduce the size of the parcel, alter its configuration, or take any action that created or worsened the encroachment. The proposed deck has been designed to be as modest as practical at

560 square feet – an open, unroofed structure with no enclosed living space – representing the minimum functional outdoor area consistent with residentially use of a lakefront property.”

Staff: The applicant acquired the subject property via Warranty Deed, Instrument #1036168, on July 22nd, 2024. The subject lot was created via 1st Addition to Mountain Pine Shores, Book 3, Page 15, Bonner County Records, in 1968. The applicant recently completed a Lot Line Adjustment application, LS0021-26, on August 27, 2026. This lot line adjustment moved a nonconforming lot line that was going through the existing house to a conforming location West of the Single-Family Dwelling. The lot line adjustment did not result in any special conditions or circumstances that would necessitate a variance.

- (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 variance will not be detrimental to public health, safety, or welfare, nor materially injurious to neighboring properties. The proposed structure is an open, unroofed deck of 560 square feet extending from a single-family residence, consistent in use with all surrounding rural residential parcels. The deck contains no enclosed space, no roof structure, and will generate no noise, light, odor, or other nuisance impacts. It will not obstruct public access to the lake or alter shoreline character beyond what is typical for residential lakefront properties in the vicinity. The proposed setbacks of 20 feet from the street and 32 feet from the ordinary high-water mark represent the minimum encroachment necessary to allow functional outdoor living space on a lot where full setback compliance is geometrically impossible given the parcel's depth and dual setback requirements."

Staff: Idaho Department of Environmental Quality and Idaho Department of Fish and game submitted comments regarding the importance of maintaining shoreline setbacks whenever possible to reduce the overall stormwater runoff and sedimentation into Lake Pend Oreille. **(Full Comments in Appendix B)**. With the Building Location Permit, BLP2026-0270, the applicants submitted an erosion control plan designed to reduce sedimentation runoff into the lake during construction.

The Bonner County Road & Bridge department submitted a comment indicating they are neutral to the variance request as the 20ft setback is unlikely to cause any issues with road maintenance or utilities in the public right-of-way, and the structure is unlikely to suffer any damage from road maintenance activities.

No other comments were received from any public agency indicating this proposal would be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity of the subject lot.

BCRC 12-711, Shoreline Setbacks

Per BCRC 12-711 (A.1), the shoreline setback for Lake Pend Oreille is 40 feet, measured horizontally from the "shoreline".

BCRC 12-7.2, et seq., Grading/erosion/stormwater management

Grading/Erosion/Stormwater Management concerns were addressed during the Building Location Permit, BLP2026-0270, phase in accordance with BCRC 12-720. No further review is required for this project.

Agency Review

Agencies were notified of this project on July 30, 2026. A full list of the agencies notified can be found in the attached Appendix A. Agency comments can be found in Appendix B.

The following agencies commented:

Idaho Department of Fish and Game
Idaho Department of Environmental Quality
Bonner County Road & Bridge Department

The following agencies replied "No Comment":

TC Energy
Kootenai-Ponderay Sewer District
Idaho Transportation Department
Bonner County Historical Society

All other agencies did not reply.

Public Notice & Comments

At the time this Staff Report was prepared, no public comments have been received.

Planner's Initials: <u>KS</u> Date: <u>9/9/26</u>

NOTE: Any determination made by the Planning Director in the administration of the provisions of this title may be appealed to the Board by paying the required fee and notifying the Planning Director in writing of the intent to appeal within ten (10) working days from the date of the determination. Within ten (10) working of receipt of an appeal, the Planning Director shall schedule a meeting with the Board to hear the appeal and shall provide written notice to the appellant of the time and place of the meeting. The Planning Director and appellant shall be provided an opportunity to present the relevant issues to the Board at that meeting. The appellant bears the burden of proof and may be responsible for costs incurred for producing such proof, including engineering or surveying documents for other evidence. The Board's decision shall be final, and further recourse of the appellant shall be as provided by Idaho Code. If no appeal to the Board is filed, the Planning Director's decision shall be deemed final. (BCRC 12-261)

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 this department if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to be 'AFeyen', written above a horizontal line.

Alex Feyen, Assistant Director

Appendix A – Notice of Public Record of Mailing

RECORD OF MAILING

Page 1 of 1

File No.: VA0007-26

Record of Mailing Approved By:



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



Janna Brown, Administrative Assistant III

Assessor - Email

Bay Drive Recreation District - Email

Bonner County Airport Manager - Email

Bonner County EMS - Email

Bonner County Road & Bridge - Email

Bonneville Power Administration - Email

City of Clark Fork - Email

City of East Hope - Email

City of Hope - Email

City of Oldtown - Email

City of Priest River - Email

City of Spirit Lake - Email

Coolin-Cavanaugh Bay Fire District - Email

East Bonner Library - Email

Ellisport Bay Sewer - Email

GEM STATE MINER - U.S. Mail

Idaho Department of Environmental Quality (DEQ) - Email

Idaho Department of Lands - CDA - U.S. Mail

Idaho Department of Lands - Navigable Waters & Mining - Email

Idaho Department of Water Resources - IDWR - Email

Idaho Transportation Department- District I - Email

Kalispel Bay Sewer & Water - U.S. Mail

KPBX-FM 91 SPOKANE PUBLIC RADIO - U.S. Mail

Laclede Water District - Email

Lake Pend Oreille School District, #84 (Transportation) - Email

Little Blacktail Ranch Water Association - U.S. Mail

Northern Lights, Inc. - Email

Northside Fire District - Email

Panhandle Health District - Email

Priest Lake Public Library District - Email

Sagle Valley Water & Sewer - Email

Schweitzer Fire District - Email

Selkirk Fire, Rescue & EMS - Email

Southside Water & Sewer District - Email

Spokesman-Review - U.S. Mail

Swan Shores Sewer District - U.S. Mail

Tamarack Village Water & Sewer - U.S. Mail

Trestle Creek Sewer District - Email

U.S. Fish & Wildlife Service - Email

West Bonner County Cemetery District - Email

West Bonner Library - Email

West Pend Oreille Fire District - Email

Avista Utilities - Email

Bayview Water & Sewer - Email

BONNER COUNTY DAILY BEE - U.S. Mail

Bonner County Floodplain Review - Email

Bonner County Sheriff - Email

Bottle Bay Water & Sewer District - Email

City of Dover - Email

City of Kootenai - Email

City of Ponderay - Email

City of Sandpoint - Email

Coolin Sewer District - Email

Drainage District #7 - Email

East Priest Lake Fire District - Email

Garfield Bay Water & Sewer District - Email

Granite Reeder Water & Sewer District - Email

Idaho Department of Fish & Game - Email

Idaho Department of Lands - Coolin - Email

Idaho Department of Lands - Sandpoint - Email

Idaho Transportation Department (Aeronautics) - U.S. Mail

Independent Highway District - Email

Kootenai-Ponderay Sewer District - Email

KSPT-KPND-KIBR RADIO - U.S. Mail

Lake Pend Oreille School District, #84 (Admin Office) - Email

Lakeland Joint School District, #272 - Email

North of the Narrows Fire District - Email

Northland/Vyve Cable Television - Email

Outlet Bay Sewer District - Email

Pend Oreille Hospital District - Email

Priest Lake Translator District - Email

Sam Owen Fire District - Email

SELKIRK ASSOCIATION OF REALTORS - U.S. Mail

Selkirk Recreation District - Email

Spirit Lake Fire District - Email

Historical Society - Email

Syringa Heights Water Association - Email

Timber Lake Fire District - Email

U.S. Army Corps of Engineers - Email

U.S. Forest Service - U.S. Mail

West Bonner County School District, #83 - Email

West Bonner Water & Sewer District - Email

West Priest Lake Fire District - Email

Appendix B – Agency Comments

Maya Johnson

From: Bonner County History Museum <hannah@bonnercountyhistory.org>
Sent: Tuesday, August 18, 2026 3:20 PM
To: Planning
Subject: Re: Request for Review & Comment - Due by August 31, 2026 - File VA0007-26 - Bonner County Planning

Follow Up Flag: Follow up
Flag Status: Completed

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

Thank you,
Hannah Combs
Bonner County Historical Society

On Thu, Jul 30, 2026 at 11:02 AM Planning <Planning@bonnercountyid.gov> wrote:

You are invited to comment on this application, your comments must be received by the Bonner County Planning Department by 5 p.m. **August 31, 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.

Thank you,
Janna Brown, Administrative Assistant III
Bonner County Planning Department
208-265-1458 ext - 1252

--

Hannah Combs
Executive Director



Bonner County Historical Society & Museum

611 S. Ella Ave

Re: Request for Review & Comment - Due by August 31, 2026 - File VA0007-26 - Bonner County Planning

From Matt Mulder <matt.mulder@bonnercountyid.gov>

Date Thu 7/30/2026 1:40 PM

To Planning <Planning@bonnercountyid.gov>

The Road & Bridge Department is neutral regarding the proposed 20ft street setback to a new deck. The structure is unlikely to cause any issues with our maintenance or utilities in the public ROW and is unlikely to suffer damage from road maintenance activities.

Matt Mulder, PE
Engineer
Bonner County Road and Bridge Department
208-255-5681 ext 1

From: Planning <Planning@bonnercountyid.gov>

Sent: Thursday, July 30, 2026 11:02 AM

Cc: Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Maya Johnson <Maya.Johnson@bonnercountyid.gov>; Kyle Snider <kyle.snider@bonnercountyid.gov>

Subject: Request for Review & Comment - Due by August 31, 2026 - File VA0007-26 - 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. **August 31, 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.

**Thank you,
Janna Brown, Administrative Assistant III
Bonner County Planning Department
208-265-1458 ext - 1252**

Maya Johnson

From: DEQ Comments <deqcomments@deq.idaho.gov>
Sent: Wednesday, August 12, 2026 11:05 AM
To: Planning
Subject: Re: Request for Review & Comment - Due by August 31, 2026 - File VA0007-26 - Bonner County Planning

Follow Up Flag: Follow up
Flag Status: Flagged

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: Thursday, July 30, 2026 11:02 AM
Cc: Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Maya Johnson <Maya.Johnson@bonnercountyid.gov>; Kyle Snider <kyle.snider@bonnercountyid.gov>
Subject: Request for Review & Comment - Due by August 31, 2026 - File VA0007-26 - 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.

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

Please see attached for details.

**Thank you,
Janna Brown, Administrative Assistant III
Bonner County Planning Department
208-265-1458 ext - 1252**

Janna Brown

From: Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>
Sent: Monday, August 31, 2026 8:12 AM
To: Planning
Subject: RE: Request for Review & Comment - Due by August 31, 2026 - File VA0007-26 - Bonner County Planning
Attachments: BC_VA0007-26_LPO_ShorelineSetback_Smith.pdf

Hi Janna,
Please find corresponding Idaho Department of Fish and Game comments attached.

Thank you,

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: Thursday, July 30, 2026 11:02 AM
Cc: Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Maya Johnson <Maya.Johnson@bonnercountyid.gov>; Kyle Snider <kyle.snider@bonnercountyid.gov>
Subject: Request for Review & Comment - Due by August 31, 2026 - File VA0007-26 - Bonner County Planning

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



IDAHO DEPARTMENT OF FISH AND GAME

PANHANDLE REGION

2885 West Kathleen Avenue
Coeur d'Alene, Idaho 83815

Brad Little / Governor
Jim Fredericks / Director

August 28, 2026

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

REFERENCE: VA0007-26 – Shoreline Setback – Lake Pend Oreille

The Idaho Department of Fish and Game (IDFG) has reviewed the above-named request for a variance for a 32-foot shoreline setback where 40 feet is required within 200 feet of the shoreline of Lake Pend Orielle. The purpose of these comments is to assist the decision-making authority by providing technical information that can be used to minimize fish and wildlife impacts.

Lake Pend Oreille is a high-quality fishery supported by Rainbow Trout, Westslope Cutthroat Trout, Kokanee, and Bull Trout. Lake Pend Oreille and its major tributaries have been ESA designated as critical habitat for Bull Trout (threatened) by the U.S. Fish and Wildlife Service. A critical habitat designation identifies geographic areas that contain features essential for the conservation of a threatened or endangered species and that may require special management or protection.

The quality of the Lake Pend Oreille fishery is in no small part a function of the lake's excellent water quality. If variances to Bonner County Code are regularly allowed, it may lead to increased nutrient inputs to the lake; declines in water quality would be expected to negatively affect the fishery.

Lake Pend Oreille has a 2002 Idaho Department of Environmental Quality and Environmental Protection Agency approved TMDL (Total Maximum Daily Load) for nearshore total phosphorus. It is currently not meeting criteria for the beneficial use of coldwater aquatic life or salmonid spawning.

Bonner County Code (subchapter 7.1) states that the purpose of the shoreline setback chapter is to preserve both the quality and quantity of Bonner County water resources. Additionally, it aims to reduce erosion and sedimentation into waterways.

Although we recognize that there are extenuating circumstances that justify reducing waterfront setbacks, they remain an important tool for the protection of water quality. Mitigation for reduced

waterfront setbacks can be in the form of a stormwater and erosion plan, biofiltration swales, or riparian buffers.

Should this variance be granted, IDFG recommends the following:

- The applicant retain as much of the native vegetation as practicable to maintain a shoreline riparian buffer. A riparian vegetation buffer functions efficiently as a biofiltration agent, and does not require the fertilizers, pesticides, and watering that lawns require. Additionally, riparian vegetation has complex root systems that can withstand increased wave action more effectively than banks that are sparsely vegetated, or grass covered. Additional native planting would help to ameliorate any negative effects to water quality.
- Adhering to the most up-to-date erosion and sedimentation siltation best management practices (BMPs) during construction and maintaining or establishing riparian buffers. One resource to find and evaluate appropriate BMPs is the Idaho DEQ *Idaho Catalog of Storm Water Best Management Practices* available online at <https://www2.deq.idaho.gov/admin/LEIA/api/document/download/14968>

If variances to Bonner County Code become regularly allowed, we would expect that to lead to modified shorelines, increased nutrient inputs to the lake, declines in water quality, and subsequent negative effects to the fishery.

Thank you for the opportunity to comment.

Sincerely,

Carson Watkins
Panhandle Regional Supervisor

CJW:MH:lat
C: eFile M:\

Janna Brown

From: D1Permits <D1Permits@itd.idaho.gov>
Sent: Thursday, July 30, 2026 12:22 PM
To: Planning
Cc: Symone Legg
Subject: RE: Request for Review & Comment - Due by August 31, 2026 - File VA0007-26 - Bonner County Planning

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: Thursday, July 30, 2026 11:02 AM
Cc: Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Maya Johnson <Maya.Johnson@bonnercountyid.gov>; Kyle Snider <kyle.snider@bonnercountyid.gov>
Subject: Request for Review & Comment - Due by August 31, 2026 - File VA0007-26 - Bonner County Planning

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

Please see attached for details.

Thank you,
Janna Brown, Administrative Assistant III
Bonner County Planning Department
208-265-1458 ext - 1252

Janna Brown

From: KPSD Clerk <clerk@kootenaiponderaysewerdistrict.org>
Sent: Thursday, July 30, 2026 11:56 AM
To: Planning
Subject: RE: Request for Review & Comment - Due by August 31, 2026 - File VA0007-26 - Bonner County Planning
Attachments: 2026_07_VA0007-26_AdminVarian_SteetSetbck.pdf

Attached is the District 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: Thursday, July 30, 2026 11:37 AM
To: KPSD Clerk <clerk@kootenaiponderaysewerdistrict.org>
Subject: FW: Request for Review & Comment - Due by August 31, 2026 - File VA0007-26 - 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: Thursday, July 30, 2026 11:02 AM
Cc: Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Maya Johnson <Maya.Johnson@bonnercountyid.gov>; Kyle Snider <kyle.snider@bonnercountyid.gov>
Subject: Request for Review & Comment - Due by August 31, 2026 - File VA0007-26 - 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. **August 31, 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.

**Thank you,
Janna Brown, Administrative Assistant III
Bonner County Planning Department
208-265-1458 ext - 1252**

NOTICE OF AGENCY REVIEW



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

Jenna Brown

Jenna Brown, Administrative Assistant III

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Thursday, July 30, 2026**.

File VA0007-26 - Administrative Variance - Street and Shoreline Setback The above-named application has been submitted to the Bonner County Planning Department for processing and has been determined to be complete. The applicants are requesting a 20-foot street setback where 25 feet is required and a 32-foot shoreline setback where 40 feet is required for the purpose of constructing a deck. The property is zoned Rural 5. The project is located off Bottle Bay Road in Section 25, Township 57 North, Range 02 West, Boise-Meridian.

To review this application, go to the Planning Department web site at bonnercountyid.gov/current-projects. If you experience difficulties visiting the project web page, try an alternative browser (Mozilla Firefox or Google Chrome) for access. If you prefer to receive hard copies of the application or have any difficulties reaching this web site, please contact the planning department as soon as possible.

Please review the application relative to your agency's area of expertise and include any recommended conditions of approval and supporting code sections by **August 31, 2026**. If your agency requires any additional information from the applicant, please advise the planning department in writing allowing ample time for applicant response. All comments will be forwarded to the applicant and representatives. If no response is provided, staff will conclude your agency has no objections to the project or recommended conditions.

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

NO COMMENT

Kootenai-Ponderay Sewer District

Name

Date

July 30, 2026

Out of boundaries

ORIGINAL LOT LINE BETWEEN
LOT 4 AND LOT 3

TOP OF BOULDER
RETAINING WALL

LOCATION OF LAKE PEND
OREILLE WATER LINE
AS SURVEYED 09-18-2024
APPROX. ELEV. 2,066.1

HW M. TO
stairs
Deck

stairs are
access to
Deck

From EVCS (Survey)

473 sq ft 16' deep

EXISTING
RESIDENCE

MAIN FF. ~ 2,124.2

EXISTING
PROPANE
TANK

74' prop line

20' to Red Serpentine

27' prop line

EXISTING CONCRETE

GRAVEL SURFACING

* Stairs no wider than 4'

Landscaping no wider than 4'

TAX
LO

S51°38'19"E 60.40'

S68°48'39"W 20.20'

2110

2120

2070

2080

2090

2120

Maya Johnson

From: Ken Flint <ken_flint@tcenergy.com>
Sent: Tuesday, August 18, 2026 10:07 AM
To: Planning
Cc: Alexander Feyen; Jeannie Welter; Maya Johnson; Kyle Snider
Subject: Re: [EXTERNAL] Request for Review & Comment - Due by August 31, 2026 - File VA0007-26 - Bonner County Planning

No comment for TC Energy - Not near ROW.

ken

From: Planning <Planning@bonnercountyid.gov>
Sent: Thursday, July 30, 2026 11:02 AM
Cc: Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Maya Johnson <Maya.Johnson@bonnercountyid.gov>; Kyle Snider <kyle.snider@bonnercountyid.gov>
Subject: [EXTERNAL] Request for Review & Comment - Due by August 31, 2026 - File VA0007-26 - Bonner County Planning

EXTERNAL EMAIL: PROCEED WITH CAUTION.

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

You are invited to comment on this application, your comments must be received by the Bonner County Planning Department by 5 p.m. **August 31, 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.

Thank you,
Janna Brown, Administrative Assistant III
Bonner County Planning Department
208-265-1458 ext - 1252

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