

BONNER COUNTY PLANNING DEPARTMENT BONNER COUNTY HEARING EXAMINER STAFF REPORT FOR OCTOBER 8, 2026



Project Name: Brenner – Property Line Setback

File Number, Type: FILE #V0002-26, Variance

Request: The applicant is requesting a Variance to the setback standards to allow for a 0-foot property line setback, where 25 feet is required, for an existing accessory structure.

Legal Description: 35-56N-2W N 621.36FT OF S 1866FT OF N 3096FT OF W 3/15 E OF PLAT CPWRS

Location: The project site is located off Rusty Ridge Road in Section 35, Township 56 North, Range 2 West, Boise-Meridian.

Parcel Number: RP56N02W353640A

Parcel Size: 5.050-Acres

Applicant: Kenton & Leanna Brenner
[REDACTED]

Project Representative: Leanna Brenner

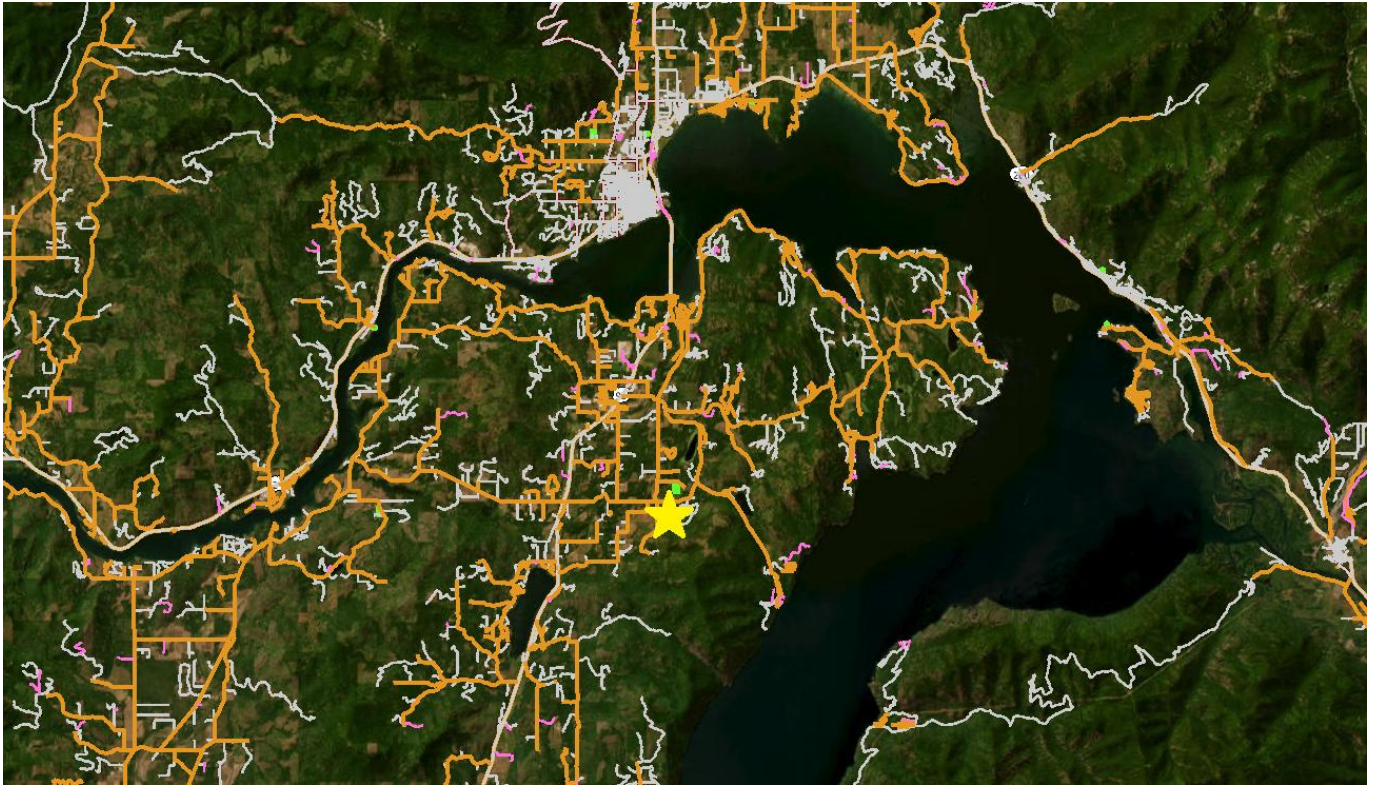
Property owners: Kenton & Leanna Brenner

Application filed: May 22, 2026

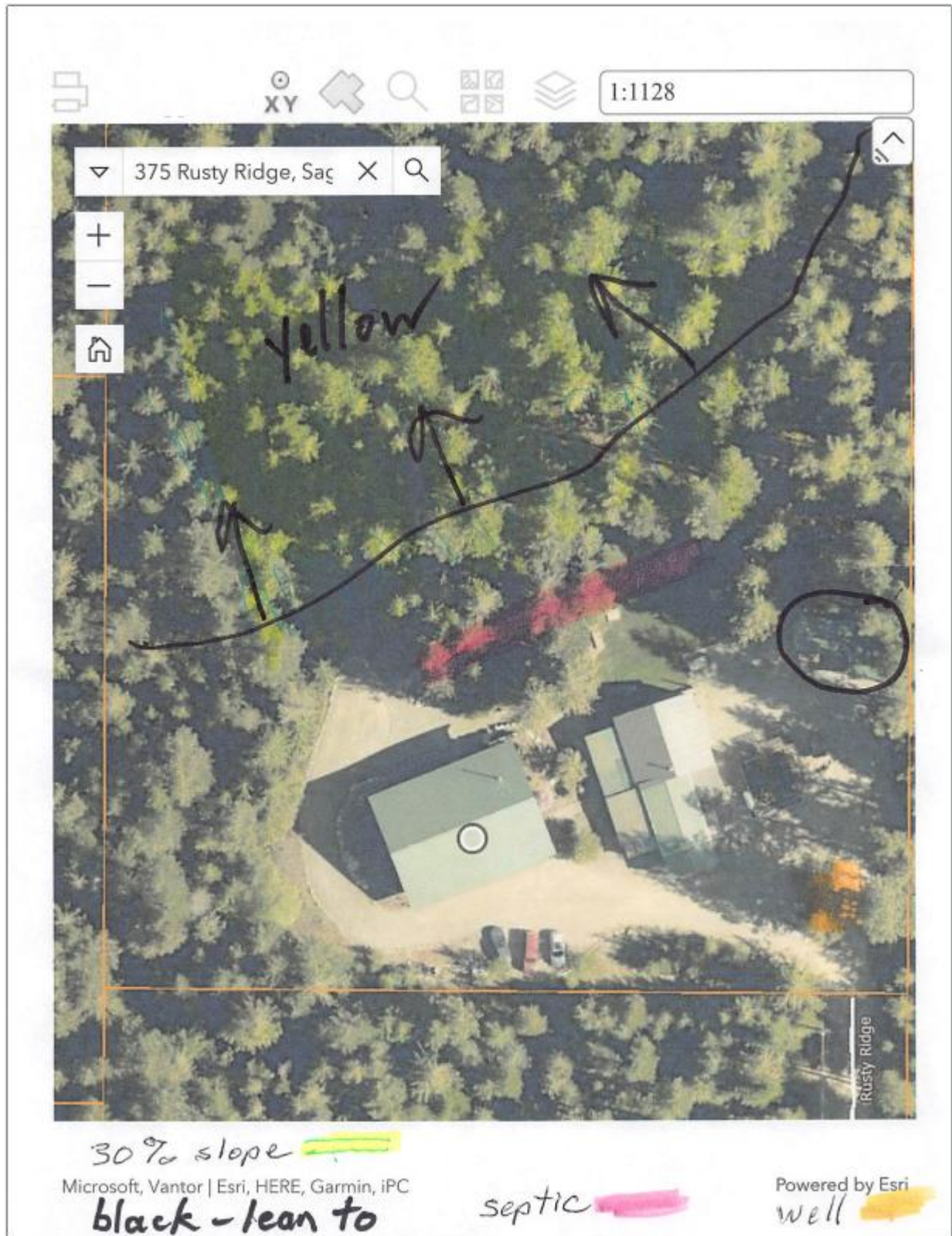
Notice provided: Mail: September 1, 2026
Site Posting: September 1, 2026
Published in newspaper: September 2, 2026

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

Vicinity Map



Site Plan



Site Plan Detail

EXHIBIT FOR BRENNER

SECTION 35, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

NOTE

THIS EXHIBIT SHOWS THE LOCATION OF AN OUT BUILDING IN RELATION TO THE PROPERTY LINE FOR THE BONNER COUNTY PLANNING DEPARTMENT TO REVIEW

SURVEYOR'S CERTIFICATE
I, DAN L. PROVOLT, IDAHO LAND SURVEYOR NO. 7879,
DO HEREBY CERTIFY THAT THE PLAT HEREON IS A TRUE
AND CORRECT REPRESENTATION OF A SURVEY MADE BY ME
OR UNDER MY SUPERVISION IN CONFORMANCE WITH THE
LAWS OF THE STATE OF IDAHO (IDAHO CODE 31-2709, 1973)
AND ACCEPTED METHODS AND PROCEDURES OF SURVEYING.

NOTE: THIS DRAWING DOES NOT ATTEMPT TO SHOW ALL
EASEMENTS OF RECORD, PRESCRIPTIVE EASEMENTS, OR PHYSICAL
FEATURES OF THE PROPERTY. I MAKE NO INVESTIGATION AS TO
THE LEGAL OWNERSHIP OF THE PROPERTY.

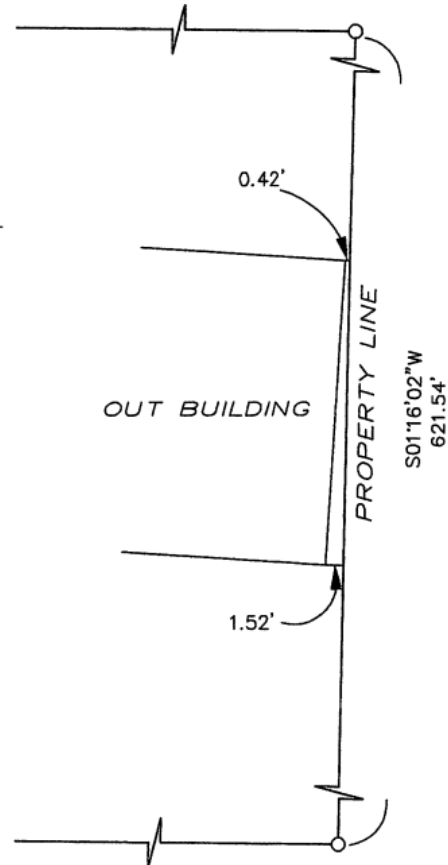


EXHIBIT FOR BRENNER

PROVOLT LAND SURVEYING, INC
P.O. BOX 580 PONDERAY, ID. 83852
(208) 290-1725

DATE: 04-16-26
SCALE: 1"=60'
PROJ. NO.: 1636
SHT 1 OF 1

BRENNER
5.0 ACRE
PARCEL



Project summary:

The applicant is requesting a Variance to the setback standards to allow for a 0-foot property line setback, where 25 feet is required, for an existing accessory structure. The 5.050-acre property is zoned Rural 10 (R-10). The project site is located off Rusty Ridge Road in Section 35, Township 56 North, Range 2 West, Boise-Meridian.

Applicable laws:

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

BCRC 12-2.3, Variances, general provisions, application, standards, procedures
BCRC 12-234, Variance standards
BCRC 12-323, Rural District
BCRC 12-400, et seq., Development standards
BCRC 12-7.1, et seq., Shorelines
BCRC 12-7.2, et seq., Grading/erosion/stormwater management

BCRC 12-7.3, et seq., Wetlands
BCRC 12-7.6, et. Seq., Hillsides
BCRC 12-800 et seq., Definitions

Background:

A. Site data:

Land Use: Residential
Unplatted
Size: 5.050-acres
Zoning Designation: Rural 10 (R-10)
Comp Plan Designation: Rural Residential (5-10 AC)

B. Access:

Rusty Ridge Road, a privately owned and maintained, easement.

C. Environmental factors:

Site does contain slopes between 15-30+%. (USGS)
Site does not contain mapped wetlands. (USFWS)
Site does not contain frontage on a waterbody. (NHD)
DF: Site is entirely within FEMA SFHA Zone X, per FIRM Panel #16017C0950E, effective date 11/18/2009. No further review is necessary on this project.

D. Services:

- Water: Individual well system
- Sewage: No information provided
- Fire: Sagle Fire District
- Power: No information provided
- School District: Lake Pend Oreille School District #84

E. Comprehensive Plan, Zoning and Current Land Use

Compass	Comp Plan	Zoning	Current Land Use & Density
Site	Rural Residential (5-10 AC)	Rural 10 (R-10)	Residential, 5.050-Acres
North	Rural Residential (5-10 AC)	Rural 10 (R-10)	Vacant, 9.995-Acres
East	Rural Residential (5-10 AC)	Rural 5 (R-5) Rural 10 (R-10)	Residential, 5.320-Acres Vacant, 128.000-Acres
South	Rural Residential (5-10 AC)	Rural 5 (R-5)	Vacant, 5.000-Acres
West	Rural Residential (5-10 AC)	Rural 10 (R-10)	Residential, 4.800-Acres Residential, 4.800-Acres Residential, 4.800-Acres

F. Standards review

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

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

Applicant: *"Of the five acres, three plus have a slope of 6% to 30%. We have built on the only flat area. We have our septic field where the lawn is presently."*

Staff: The subject lot is unique, in that it is well below the minimum lot size for the Rural 10 Zoning, at just 5.05-acres. Many of the parcels in the area are similar with the non-conforming lot size, however the subject parcel contains steep slopes of 0-30%+ through the middle of the parcel, where most smaller parcels in the area have very minimal sloping.

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

Applicant: *"There are no known circumstances that we are aware of."*

Staff: The applicant purchased the subject parcel in July 2005, under Instrument #681104. The applicant did not create the size or the shape of the lot, nor have any control over the sloping contained within the lot. The applicant did however choose the location of and construct the existing subject structure without proper permitting.

- (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: *"Allowing this variance will not be detrimental to public health, safety, or welfare. In the future (if we sold the property) could interfere with one neighbor. His current plan to put an access road in is far enough away not to cause any problems. Only trailers for landscaping and parked here."*

Staff: This application does not appear to be in conflict with the public interest, in that the subject structure is contained within the lot, and only visible from the subject parcel and the neighbor sharing the border that it is encroaching upon. That neighboring parcel is an undeveloped parcel of 128-acres, currently used as productive forest land. The structure does not encroach into any wetlands, streams, or sloped areas, thereby protecting any environmental features of the land. No agency comments have been received in opposition to this file, or that indicated a conflict with public interest. Two public comments were received in opposition to the Variance, both siting a bad precedence, and one neighbor stating that is is currently not bothering him, but may in the future.

G. BCRC 12-7.1, Shorelines

There are no waterbodies or shorelines on the subject parcel, or immediately adjacent to it.

H. BCRC 12-7.2, Stormwater plan

The stormwater management standards are applicable to this project, as it is within 300 feet of a slope, however the land disturbance is less than 4000 sq. ft., therefore only an erosion control plan would be required with a Building Location Permit.

I. BCRC 12-7.3, Wetlands

The proposed site does not contain wetlands.

J. BCRC 12-7.6, Hillsides

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

K. Agency Review

Agencies were notified of this project on September 1, 2026. A full list of the agencies notified can be found in the attached Appendix A.

The following agencies commented:

Bonner County Floodplain Review
Bonneville Power Administration

The following agencies replied "No Comment":

Idaho Department of Environmental Quality
Idaho Department of Water Resources
Idaho Transportation Department
Idaho Transportation Department - Permits
Idaho Department of Fish and Game
Kootenai/Ponderay Sewer District

All other agencies did not reply.

Public Notice & Comments

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

Planner's Initials: <u> DF </u> Date: <u> 9/30/26 </u> Note:

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

Decision by the governing body:

HEARING EXAMINER

DECISION TO APPROVE: I hereby approve this request FILE V0002-26, for a Variance to the setback standards to allow for a 0-foot property line setback, where 25 feet is required, for an existing accessory structure, finding that it is in accord with the Bonner County Revised Code as enumerated in the following conclusions of law:

Conclusion 1

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

Conclusion 2

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

Conclusion 3

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

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

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

DECISION TO DENY: I hereby deny this request FILE V0002-26, for a Variance to the setback standards to allow for a 0-foot property line setback, where 25 feet is required, for an existing accessory structure, based upon the following conclusions:

Conclusion 1

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

Conclusion 2

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

Conclusion 3

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

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

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

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

Appendix A – Notice of Public Record of Mailing

RECORD OF MAILING

Page 1 of 1

File Number: File V0002-26

Record of Mailing Approved By: 

Hearing Date: 10.8.26

I hereby certify that a true and correct copy of the "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this **1st** day of **September 2026**.



Maya Johnson, Administrative Assistant III

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

Appendix B – Agency Comments

Janna Brown

From: Farley,Alynette B (CONTR) - TERR-BELL-1 <abfarley@bpa.gov>
Sent: Tuesday, September 1, 2026 1:27 PM
To: Planning
Cc: Farley,Alynette B (CONTR) - TERR-BELL-1
Subject: V0002-26 RE: Request for Agency Review & Comment – Due by September 24, 2026 – File V0002-26 – Bonner County Planning

No comment no BPA ROW at location.

Alynette Farley
BONNEVILLE POWER ADMINISTRATION
DEPARTMENT OF ENERGY
CONTR (Actalent)
Right-of-Way Agent | Real Property Services | TERR
abfarley@bpa.Gov | O: 509-468-3083 | C: 971-710-6926

From: Planning <Planning@bonnercountyid.gov>
Sent: Tuesday, September 1, 2026 11:01 AM
To: Planning <Planning@bonnercountyid.gov>
Cc: Jeannie Welter <jeannie.welter@bonnercountyid.gov>; David Fisher <david.fisher@bonnercountyid.gov>
Subject: Request for Agency Review & Comment – Due by September 24, 2026 – File V0002-26 – 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. September 24, 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!

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: DEQ Comments <deqcomments@deq.idaho.gov>
Sent: Thursday, September 3, 2026 8:33 AM
To: Planning
Subject: RE: Request for Agency Review & Comment – Due by September 24, 2026 – File V0002-26 – Bonner County Planning

Good Morning,

Thank you for providing the opportunity to comment. DEQ has no environmental impact comments for the project listed above at this stage of development.

Thank you,

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

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

From: Planning <Planning@bonnercountyid.gov>
Sent: Tuesday, September 1, 2026 11:01 AM
To: Planning <Planning@bonnercountyid.gov>
Cc: Jeannie Welter <jeannie.welter@bonnercountyid.gov>; David Fisher <david.fisher@bonnercountyid.gov>
Subject: Request for Agency Review & Comment – Due by September 24, 2026 – File V0002-26 – 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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Bonner County Planning Department
1500 Highway 2, Suite 208
Sandpoint, Idaho 83856
Phone: (208) 265-1458 ext. 1277

Janna Brown

From: Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>
Sent: Tuesday, September 15, 2026 11:42 AM
To: Planning
Subject: RE: Request for Agency Review & Comment – Due by September 24, 2026 – File V0002-26 – 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, September 01, 2026 11:01 AM
To: Planning <Planning@bonnercountyid.gov>
Cc: Jeannie Welter <jeannie.welter@bonnercountyid.gov>; David Fisher <david.fisher@bonnercountyid.gov>
Subject: Request for Agency Review & Comment – Due by September 24, 2026 – File V0002-26 – Bonner County Planning

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Have a wonderful day!

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: Bates, Luke <Luke.Bates@idwr.idaho.gov>
Sent: Wednesday, September 9, 2026 7:14 AM
To: Planning
Cc: Jeannie Welter; David Fisher
Subject: RE: Request for Agency Review & Comment – Due by September 24, 2026 – File V0002-26 – Bonner County Planning

REF: V0002-26

TO: Bonner County Planning Department

Good morning,

Idaho Department of Water Resources (IDWR) – Northern Regional Office doesn't have any comments for the proposed application, as it isn't within IDWR's jurisdiction.

Thank you for the opportunity to comment,

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

From: Planning <Planning@bonnercountyid.gov>
Sent: Tuesday, September 1, 2026 11:01 AM
To: Planning <Planning@bonnercountyid.gov>
Cc: Jeannie Welter <jeannie.welter@bonnercountyid.gov>; David Fisher <david.fisher@bonnercountyid.gov>
Subject: Request for Agency Review & Comment – Due by September 24, 2026 – File V0002-26 – Bonner County Planning

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Please see attached for details.

Have a wonderful day!

Maya Johnson

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

Janna Brown

From: Robert Beachler <Robert.Beachler@itd.idaho.gov>
Sent: Thursday, September 3, 2026 6:26 AM
To: Planning
Subject: RE: Request for Agency Review & Comment – Due by September 24, 2026 – File V0002-26 – Bonner County Planning

No Comment from the Idaho Transportation Department.

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

From: Planning <Planning@bonnercountyid.gov>
Sent: Tuesday, September 1, 2026 11:01 AM
To: Planning <Planning@bonnercountyid.gov>
Cc: Jeannie Welter <jeannie.welter@bonnercountyid.gov>; David Fisher <david.fisher@bonnercountyid.gov>
Subject: Request for Agency Review & Comment – Due by September 24, 2026 – File V0002-26 – Bonner County Planning

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Please see attached for details.

Have a wonderful day!

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: Symone Legg <Symone.Legg@itd.idaho.gov>
Sent: Tuesday, September 1, 2026 1:00 PM
To: Planning
Cc: Kimberly Hobson
Subject: Re: Request for Agency Review & Comment – Due by September 24, 2026 – File V0002-26 – Bonner County Planning

ITD Permits has no comments.

Thank you,
Symone Legg | Project Coordinator
Idaho Transportation Department | D1 Traffic
Work: 208.772.8073 | 208.772.1297
Email: symone.legg@itd.idaho.gov | itd.idaho.gov

Enhancing quality of life through transportation

From: Planning <Planning@bonnercountyid.gov>
Sent: Tuesday, September 1, 2026 11:00 AM
To: Planning <Planning@bonnercountyid.gov>
Cc: Jeannie Welter <jeannie.welter@bonnercountyid.gov>; David Fisher <david.fisher@bonnercountyid.gov>
Subject: Request for Agency Review & Comment – Due by September 24, 2026 – File V0002-26 – Bonner County Planning

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Please see attached for details.

Have a wonderful day!

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 **1st** day of **September 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, September 1, 2026**.

NOTICE IS HEREBY GIVEN that the Bonner County Hearing Examiner will hold a public hearing at **10:00 am** on **Thursday, October 8, 2026**, in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following requests:

File V0002-26 – Variance – Property Line Setback: Request for a property line setback variance of 0-feet, where 25 feet is required, for an existing accessory structure. The 5.05-acre parcel is zoned Rural 10 and located off Rusty Ridge in Section 35, Township 56 North, Range 2 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 September 24, 2026, at 5:00 pm. Written statements not exceeding one standard letter sized, single spaced page may be submitted at the public hearing. Statements can be sent to the Bonner County Planning Department at 1500 Highway 2, Suite 208, Sandpoint, Idaho 83864; faxed to 866-537-4935 or e-mailed to planning@bonnercountyid.gov. The referenced start time stated above reflects the beginning of the hearing. Specific file start time and hearing duration vary.

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

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

NO COMMENT Kootenai-Ponderay Sewer District
Name

September 3, 2026
Date

Out of boundaries.

EXHIBIT FOR BRENNER

SECTION 36, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

NOTE
THIS EXHIBIT SHOWS THE LOCATION OF AN OUT BUILDING IN
RELATION TO THE PROPERTY LINE FOR THE BONNER COUNTY
PLANNING DEPARTMENT TO REVIEW

SURVEYOR'S CERTIFICATE
I, DAN I. PROVOLT, IDAHO LAND SURVEYOR NO. 7879,
DO HEREBY CERTIFY THAT THE PLAT HEREON IS A TRUE
AND CORRECT REPRESENTATION OF A SURVEY MADE BY ME
OR UNDER MY SUPERVISION IN CONFORMANCE WITH THE
LAWS OF THE STATE OF IDAHO (IDAHO CODE 31-2709, 1973)
AND ACCEPTED METHODS AND PROCEDURES OF SURVEYING.

NOTE: THIS DRAWING DOES NOT ATTEMPT TO SHOW ALL
EASEMENTS OF RECORD, PRESCRIPTIVE EASEMENTS, OR PHYSICAL
FEATURES OF THE PROPERTY. I MAKE NO INVESTIGATION AS TO
THE LEGAL OWNERSHIP OF THE PROPERTY.



BRENNER
5.0 ACRE
PARCEL

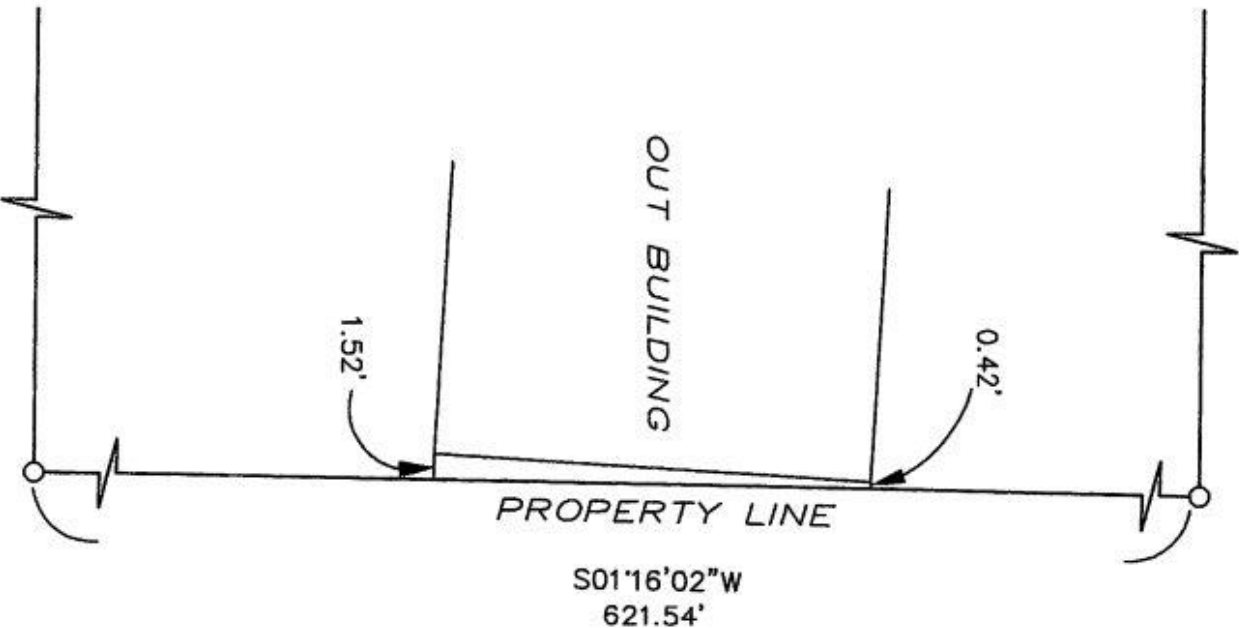


EXHIBIT FOR
BRENNER

PROVOLT LAND SURVEYING, INC
P.O. BOX 580 PONDERAY, ID. 83852
(208) 290-1725

DATE:	04-16-26
SCALE:	1"=60'
PROJ. NO.:	1636
SHT 1 OF 1	