

**BONNER COUNTY PLANNING DEPARTMENT
ZONING COMMISSION
STAFF REPORT FOR SEPTEMBER 10, 2026**



Project Name: Gray – Property Line Setback

File Number,Type: FILE #V0005-26

Request: The applicant is requesting a 5’ property line setback where 25’ is required along an approximate 250’ of the northern property line.

Legal Description: 4-58N-1W TAX 5

Location: The project site is located off Evergreen Road in Section 4, Township 58 North, Range 1 West, Boise-Meridian.

Parcel Number: RP58N01W040750A

Parcel Size: 12.85-acres

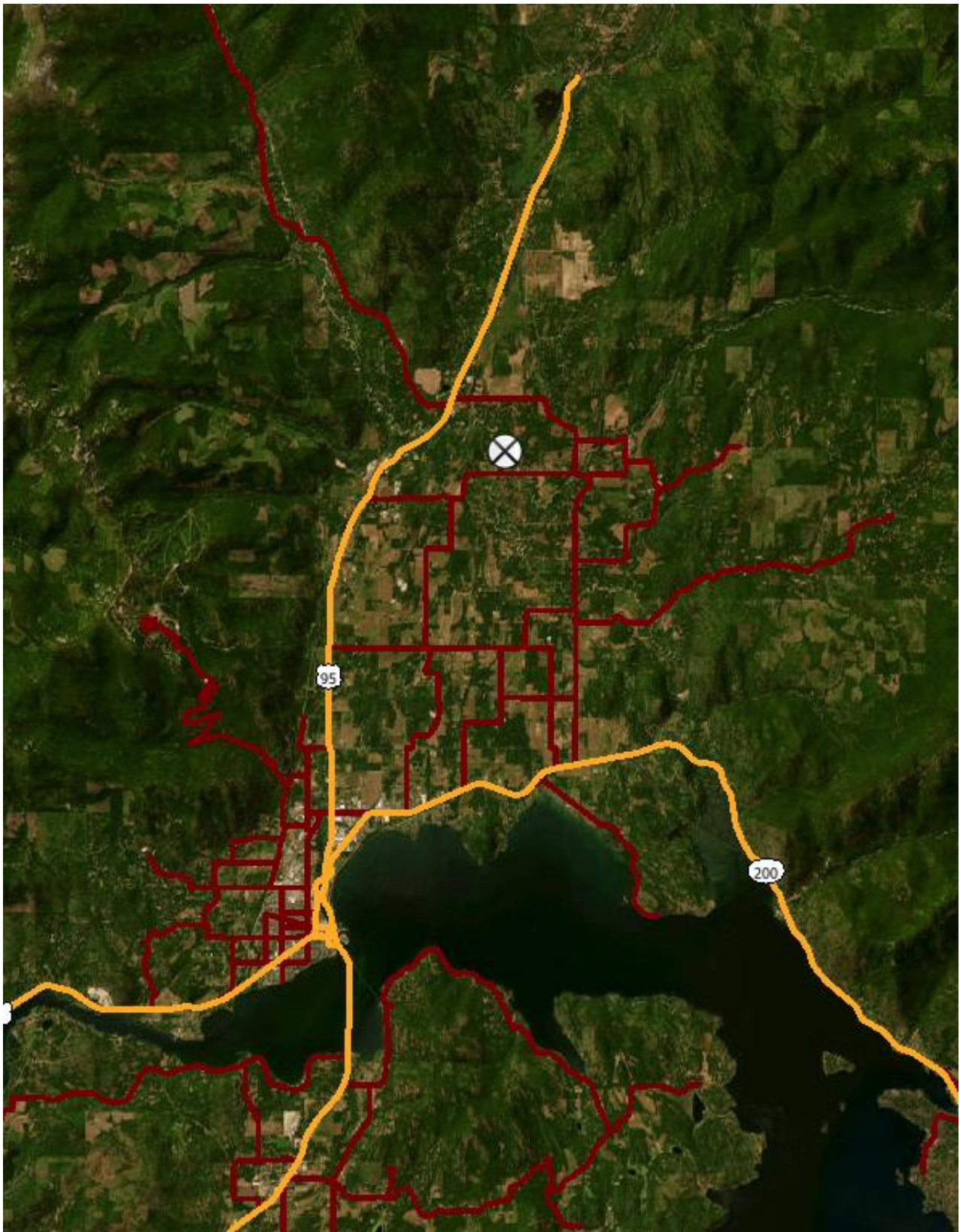
Applicant/Property Owner: Richard Gray
[REDACTED]

Application filed: March 13, 2026

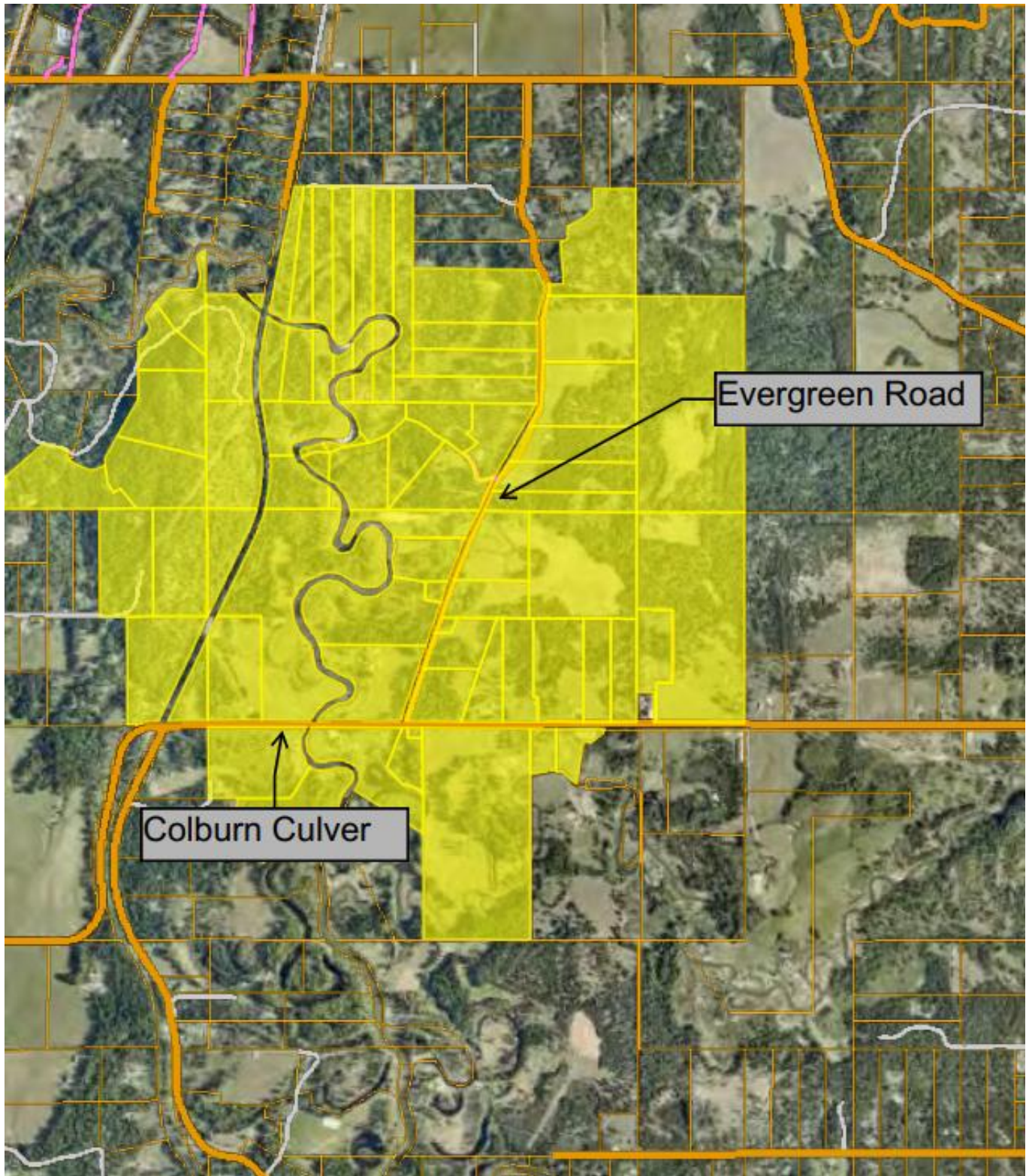
Notice provided: Mail: August 4, 2026
Site Posting: August 4, 2026
Published in newspaper: August 4, 2026

Appendices: Appendix A – Notice of Public Hearing Record of Mailing
Appendix B – Agency Comments
Appendix C – Applicant Narrative

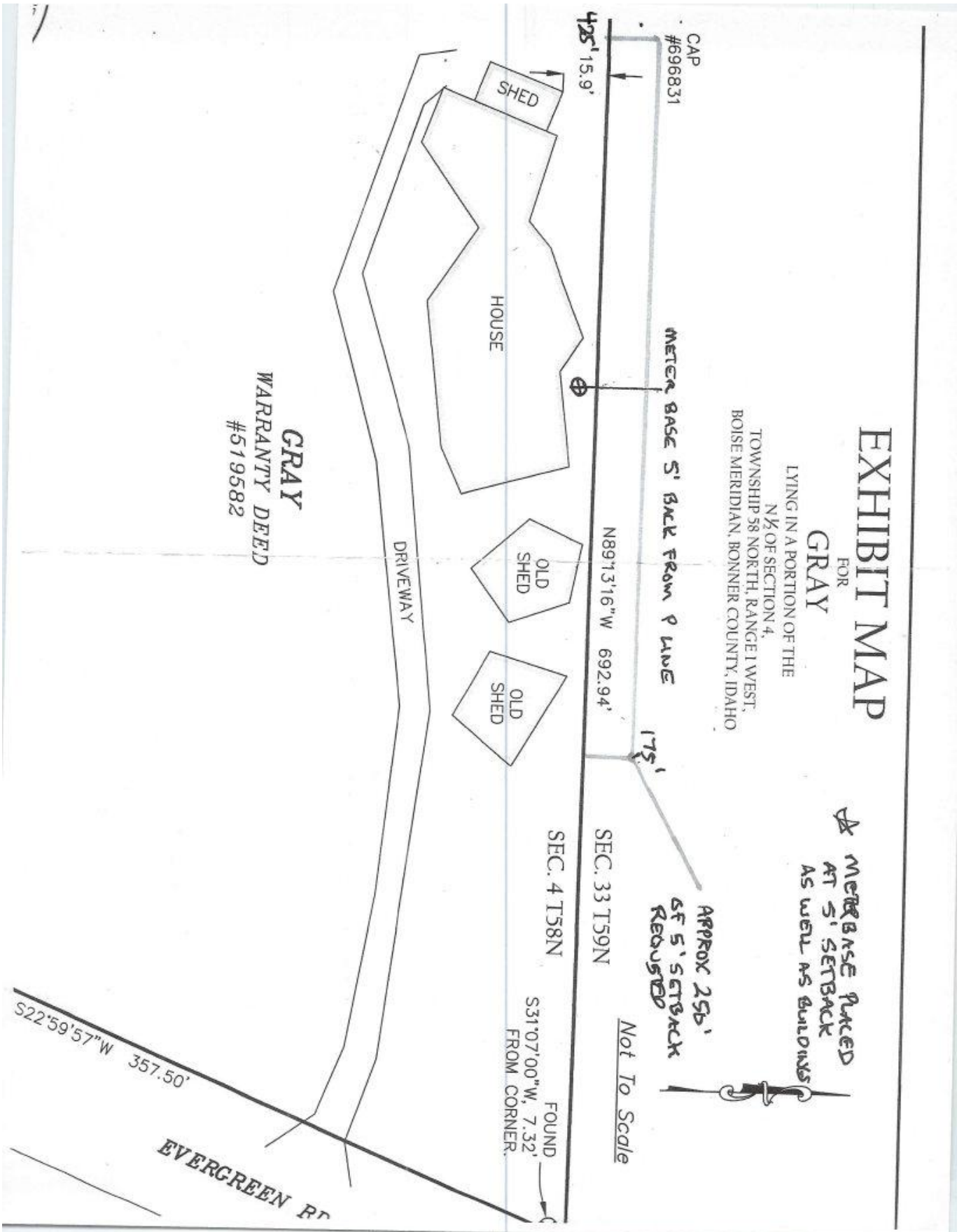
Vicinity Map 1



Vicinity Map 2



Site Plan



GIS Map



Project summary:

The applicant is requesting a 5' property line setback where 25' is required along an approximate 250' of the northern property line. The approximate 12.850-acre property is zoned Agricultural/Forestry 20 (A/f-20). The project site is located off Evergreen Road in Section 4, Township 58 North, Range 01 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 12-411, Density and Dimensional Standards; Forestry, Agricultural/Forestry and Rural Zones
BCRC 12-7.2, et seq., Grading/erosion/stormwater management
BCRC 12-800 et seq., Definitions

Background:

A. Site data:

Land Use: Residential
Unplatted
Size: 12.850-acres
Zoning Designation: A/F-20
Comp Plan Designation: Ag/Forest Land (10-20 AC)

B. Access:

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

C. Environmental factors:

Site contains mapped slopes. (USGS)

Site does contain mapped wetlands. (USFWS)

Site does contain frontage on Pack River.

Parcel is within SFHA Zone AE, AE Floodway, and SFHA Zone X per FIRM Panel Number 16017C0515E, Effective Date 11/18/2009.

D. Services:

- Fire: North Side 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	Ag/Forest Land (10-20 AC)	Agricultural/forestry 20 (A/f-10)	Residential, 12.85-acres
North	Ag/Forest Land (10-20 AC)	Agricultural/forestry 10 (A/f-10)	Residential, 14.32-acres
East	Rural Residential (5-10 AC)	Agricultural/forestry 20 (A/f-20)	Residential, 14.873-acres
South	Ag/Forest Land (10-20 AC)	Agricultural/forestry 20 (A/f-20)	Residential, 9.8-acres
West	Ag/Forest Land (10-20 AC)	Agricultural/forestry 20 (A/f-20)	Pack River

F. BCRC 12-232, General Provisions

In accordance with BCRC 12-232, the applicant is seeking an 80% variance to property line setbacks.

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 March 25, 2026.

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

BCRC 12-234 specifies that "The staff, 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: See Appendix C - Applicant Narrative.

Staff: The subject property has a legal, nonconforming size of 12.85-acres where 20-acres is required in the Agricultural/Forestry-20 zone. Based on GIS mapping, approximately 7.48-acres of the subject property is within the AE Regulatory Floodway. While development in this area is not outright unpermitted, the development costs and requirements to develop in the regulatory floodway can be extensive and are generally not recommended due to the increased risk of public safety.

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

Applicant: See Appendix C - Applicant Narrative.

Staff: Per Warranty Deed, Instrument #381693, the applicant purchased the property in October 1990. There is no evidence suggesting the applicant has changed the lot size, shape, or topography since obtaining it. Per assessor data, the main structure that is the subject of this variance was constructed in 1978, prior to Mr. Gray's purchase of the property. In 2025 it was discovered via GIS Imagery that an addition to the main structure had been constructed without a permit. A subsequent building violation was started, BV2025-0219, and the property owner was notified.

Due to the nonconforming setback to the northern property line, any addition or change to the structure will require a variance. This 5' variance request along an approximate 250' of the northern line will allow the landowner to continue to use the structure, without increasing the nonconformity on the northern property line.

(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: See Appendix C - Applicant Narrative.

Staff: No comments from the public or any public agency or taxing district were received that stated that the proposed project would be detrimental to the public health, safety, or welfare or be materially injurious to the surrounding properties or improvements within the vicinity of this project.

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 A/f-20 zone is 25-feet. This request proposes a deviation from this standard to allow for a 5' property line setback.

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

Grading, erosion, and stormwater management concerns were addressed during the Building Location Permit process, BLP2025-1267.

L. Agency Review

Agencies were notified of this project on August 4, 2026. A full list of the agencies notified can be found in the attached Appendix A.

The following agencies commented:

Northern Lights, Inc.
Idaho Department of Water Resources

The following agencies replied "No Comment":

TC Energy
Panhandle Health District
Kootenai-Ponderay Sewer District
Idaho Transportation Department
Idaho Department of Environmental Quality
Bonneville Power Administration
Bonner County Historical Society
Idaho Department of Fish and Game

All other agencies did not reply.

Public Notice & Comments

At the time this Staff Report was prepared, public comments have been received.

Planner's Initials: KS **Date:** 9/3/2026

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.

Zoning Commission

MOTION TO APPROVE: I, Commissioner (name) move to approve this FILE V0005-26, requesting a 5' property line setback where 25' is required along an approximate 250' of the northern property line, finding that it is in accord with the Bonner County Revised Code as enumerated in the following conclusions of law:

Conclusion 1

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

Conclusion 2

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

Conclusion 3

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

This is based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at this hearing. I further move 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.

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, Commissioner (name), move to deny this request FILE V0005-26, 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 move 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 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

RECORD OF MAILING

Page 1 of 1

File Number: File V0005-26

Record of Mailing Approved By: 

Hearing Date: 9.10.26

I hereby certify that a true and correct copy of the "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this **4th** day of **August 2026**.



Maya Johnson, Administrative Assistant III

Assessor - Email

Bay Drive Recreation District - Email

Bonner County Airport Manager - Email

Bonner County EMS - Email

Bonner County Road & Bridge - Email

Bottle Bay Water & Sewer District - Email

City of Dover - 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

City of Clark Fork - Email

City of East Hope - 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 3:24 PM
To: Planning
Subject: Re: Request for Review & Comment - Due by August 31, 2026 -File V0005-26 - 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 Tue, Aug 4, 2026 at 2:01 PM 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 27, 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

--

Hannah Combs
Executive Director



Bonner County Historical Society & Museum

611 S. Ella Ave

Sandpoint, ID 83864

208.263.2344

[Learn more about your Historical Society!](#)

[Become a member today](#)

Maya Johnson

From: Farley,Alynette B (CONTR) - TERR-BELL-1 <abfarley@bpa.gov>
Sent: Wednesday, August 5, 2026 7:25 AM
To: Planning
Cc: Farley,Alynette B (CONTR) - TERR-BELL-1
Subject: File V0005-26 RE: Request for Review & Comment - Due by August 31, 2026 -File V0005-26 - Bonner County Planning

No Comment, no BPA ROW @ 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, August 4, 2026 2:01 PM
To: Planning <Planning@bonnercountyid.gov>
Cc: Janna Brown <janna.brown@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Maya Johnson <maya.johnson@bonnercountyid.gov>
Subject: Request for Review & Comment - Due by August 31, 2026 -File V0005-26 - 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

Maya Johnson

From: DEQ Comments <deqcomments@deq.idaho.gov>
Sent: Friday, August 14, 2026 1:12 PM
To: Planning
Subject: RE: Request for Review & Comment - Due by August 31, 2026 -File V0005-26 - Bonner County Planning

Follow Up Flag: Follow up
Flag Status: Flagged

Good Afternoon,

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, August 4, 2026 2:01 PM
To: Planning <Planning@bonnercountyid.gov>
Cc: Janna Brown <janna.brown@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Maya Johnson <maya.johnson@bonnercountyid.gov>
Subject: Request for Review & Comment - Due by August 31, 2026 -File V0005-26 - 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 see attached for details.

Have a wonderful day!

Maya Johnson

From: Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>
Sent: Thursday, August 20, 2026 2:46 PM
To: Planning
Subject: RE: Request for Review & Comment - Due by August 31, 2026 -File V0005-26 - 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, August 04, 2026 2:01 PM
To: Planning <Planning@bonnercountyid.gov>
Cc: Janna Brown <janna.brown@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Maya Johnson <maya.johnson@bonnercountyid.gov>
Subject: Request for Review & Comment - Due by August 31, 2026 -File V0005-26 - Bonner County Planning

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Please see attached for details.

Have a wonderful day!

Maya Johnson

From: Bates, Luke <Luke.Bates@idwr.idaho.gov>
Sent: Wednesday, August 5, 2026 7:58 AM
To: Planning
Cc: Janna Brown; Jeannie Welter; Maya Johnson
Subject: RE: Request for Review & Comment - Due by August 31, 2026 -File V0005-26 - Bonner County Planning

REF: V0005-26

TO: Bonner County Planning Department

Good morning,

Idaho Department of Water Resources (IDWR) – Northern Regional Office finds the applied for variance to not be within IDWR’s jurisdiction but offers the following information as educational reference to the Applicants related to private ground water well usage & surface water usage if applicable:

- Any water uses from an existing ground water well(s) that do not have established water rights, which shall exceed water uses authorized in Idaho Code §42-111 following project completion: a new Application for Permit is required prior to the diversion of water
- Any water use development that contemplates diversion of surface water source(s) (River, Stream, Spring), if developed after 5/20/1971, requires an approved water Permit prior to the diversion of water in accordance with Idaho Code §42-351.
- IDWR and the State of Idaho District Courts commenced the Clark Fork Pend Oreille River Basin Adjudication (CFPRBA) on 6/15/2021, and it is still ongoing which enables property owners to pursue recorded water rights for certain historic water uses. I recommend Mr. Richard Gray, property owner of RP58N01W040750A (506 Evergreen Rd) consider contacting IDWR to discuss the merits of filing for recorded water rights and to determine if any historic water uses related to surface water or groundwater require a filing be completed by the property owners.

IDWR doesn’t have any requirements that would preclude approval of V0005-26.

Thank you for the opportunity to comment,

Luke Bates – Sr Water Resource Agent
Luke.bates@idwr.idaho.gov / 208-762-2817
Idaho Department of Water Resources
Northern Regional Office
7600 N Mineral Dr Suite 100 Coeur D Alene ID 83815

From: Planning <Planning@bonnercountyid.gov>
Sent: Tuesday, August 4, 2026 2:01 PM
To: Planning <Planning@bonnercountyid.gov>
Cc: Janna Brown <janna.brown@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Maya

Johnson <maya.johnson@bonnercountyid.gov>

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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, August 5, 2026 7:58 AM
To: Planning
Cc: Janna Brown; Jeannie Welter; Maya Johnson
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TO: Bonner County Planning Department

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Luke Bates – Sr Water Resource Agent
Luke.bates@idwr.idaho.gov / 208-762-2817
Idaho Department of Water Resources
Northern Regional Office
7600 N Mineral Dr Suite 100 Coeur D Alene ID 83815

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Johnson <maya.johnson@bonnercountyid.gov>

Subject: Request for Review & Comment - Due by August 31, 2026 -File V0005-26 - 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

Maya Johnson

From: Robert Beachler <Robert.Beachler@itd.idaho.gov>
Sent: Wednesday, August 5, 2026 9:59 AM
To: Planning
Cc: Janna Brown; Jeannie Welter; Maya Johnson
Subject: RE: Request for Review & Comment - Due by August 31, 2026 -File V0005-26 - 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, August 4, 2026 2:01 PM
To: Planning <Planning@bonnercountyid.gov>
Cc: Janna Brown <janna.brown@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Maya Johnson <maya.johnson@bonnercountyid.gov>
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Please see attached for details.

Have a wonderful day!

Maya Johnson

Maya Johnson

From: planning@bonnercountyid.gov on behalf of Robert Beachler
<Robert.Beachler@itd.idaho.gov>
Sent: Tuesday, May 19, 2026 1:40 PM
To: Planning
Subject: [EXT SENDER] RE: Request for Review & Comment - Due by June 18, 2026 - File VA0005-26 - 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, May 19, 2026 11:13 AM
Cc: Kyle Snider <kyle.snider@bonnercountyid.gov>; Kendra Smith <Kendra.Smith@bonnercountyid.gov>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Maya Johnson <Maya.Johnson@bonnercountyid.gov>
Subject: Request for Review & Comment - Due by June 18, 2026 - File VA0005-26 - 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. **June 18, 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

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 4th day of **August 2026**.


Maya Johnson, Administrative Assistant III

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Tuesday, August 4, 2026**.

NOTICE IS HEREBY GIVEN that the Bonner County Zoning Commission will hold a public hearing at **5:30 pm on Thursday, September 10, 2026**, in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following requests:

File V0005-26 – Variance – Property Line Setback: Request for a 5' property line setback where 25' is required along an approximate 250' of the northern property line. The ≈12.850-acre property is zoned Agricultural/forestry 20 (A/f-20). The project site is located off Evergreen Road in Section 4, Township 58 North, Range 01 West, Boise-Meridian.

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Written statements must be submitted to the planning department record no later than August 27, 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 August 4, 2026
Name Date

out of boundaries

EXHIBIT MAP

FOR

GRAY

LYING IN A PORTION OF THE
N½ OF SECTION 4,
TOWNSHIP 58 NORTH, RANGE 1 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

METER BASE PLACED
AT 5' SETBACK
AS WELL AS BUILDINGS

APPROX 250'
OF 5' SETBACK
REQUESTED

Not To Scale

SEC. 33 T59N

SEC. 4 T58N

FOUND
S31°07'00"W, 7.32'
FROM CORNER.

GRAY
WARRANTY DEED
#519582

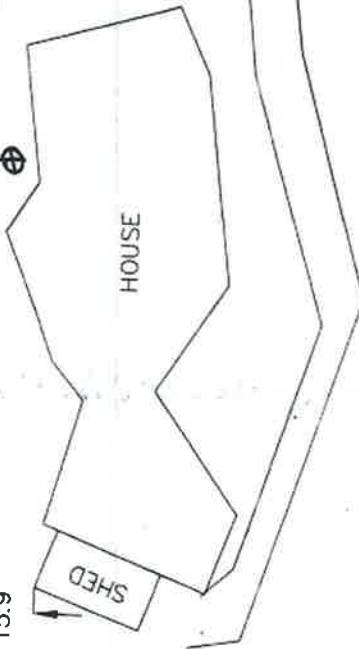
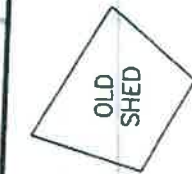
CAP
#696831

425' 15.9'

METER BASE 5' BACK FROM P LINE

N89°13'16"W 692.94'

175'



DRIVEWAY

EVERGREEN RD

S22°59'57"W 357.50'

Janna Brown

From: KPSD Clerk <clerk@kootenaiponderaysewerdistrict.org>
Sent: Tuesday, August 4, 2026 3:53 PM
To: Planning
Subject: RE: Request for Review & Comment - Due by August 31, 2026 -File V0005-26 - Bonner County Planning
Attachments: 2026_08_V0005-26_Variance_PropLineSetBk.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, August 4, 2026 2:28 PM
To: KPSD Clerk <clerk@kootenaiponderaysewerdistrict.org>
Subject: FW: Request for Review & Comment - Due by August 31, 2026 -File V0005-26 - 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, August 4, 2026 2:01 PM
To: Planning <Planning@bonnercountyid.gov>
Cc: Janna Brown <janna.brown@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Maya

Johnson <maya.johnson@bonnercountyid.gov>

Subject: Request for Review & Comment - Due by August 31, 2026 -File V0005-26 - 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 27, 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

NOTICE OF PUBLIC HEARING



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Maya Johnson, Administrative Assistant III

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NO COMMENT Kootenai-Ponderay Sewer District August 4, 2026
Name Date

out of boundaries

EXHIBIT MAP

FOR

GRAY

LYING IN A PORTION OF THE

N $\frac{1}{2}$ OF SECTION 4.

1/2 OF SECTION 4,
TOWNSHIP 58 NORTH, RANGE 1 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

BOISE MERIDIAN, BONNER COUNTY, IDAHO

METABASE PLACED
AT 5' SETBACK
AS WELL AS BUILDINGS

APPROX 250'
OF 5' SETBACK
REQUIRED

Not To Scale

SEC. 33 T59N

SEC. 4 T58N

FOUND
S31°07'00"W, 7.32'
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**CRAY
WARRANTY DEED
#519582**

EVERGREEN BROS.

522.59'57"W 357.50'

CAP
#696831

425' 15.9'

METER BASE 5' BACK FROM P LINE

N89°13'16"W 692.94'

175

HOUSE

SHED

SHED

SHED
OLD

DRIVEWAY

Re: Request for Review & Comment - Due by August 31, 2026 -File V0005-26 - Bonner County Planning

From Sam Ross <sam.ross@nli.coop>

Date Wed 8/5/2026 8:15 AM

To Kyle Snider <kyle.snider@bonnercountyid.gov>

You don't often get email from sam.ross@nli.coop. [Learn why this is important](#)

Looking at the site plan it appears the "shed" on the west end of the house will not be in our easement as the easement ends at the meter base location which is further east, between the house and the property line.

The "old sheds" listed on the site plan may be on our line or at least in our easement, but they may not be permanent structures and are of less concern at this time.

I do not have an exhibit, but I can make a site visit and locate our line to see if the shed crosses into our easement.



On that note, the applicant mentions their electrical service being a unique condition justifying the variance, but it should be known that utility locations in the zoned setback is common. Placement of these power lines doesn't have a bearing on where property lot lines are. It is always the responsibility of the landowner/member to verify the location of the property lot lines when placing utilities and structures.

Thanks 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



The power of local service

SINCE 1935



ADDRESSES



HEADQUARTERS
421 Chevy St
Sagle, ID 83860



MAILING ADDRESS
PO Box 269
Sagle, ID 83860

PHONE NUMBERS



MAIN OFFICE
(208) 263-5141



TOLL-FREE
(800) 326-9594

REPORT AN OUTAGE



OUTAGE HOTLINE
(866) 665-4837

CALL BEFORE YOU DIG



811 Know what's below.
Call before you dig.

From: Kyle Snider <kyle.snider@bonnercountyid.gov>

Sent: Tuesday, August 4, 2026 4:46 PM

To: Sam Ross <sam.ross@nli.coop>

Subject: Re: Request for Review & Comment - Due by August 31, 2026 -File V0005-26 - Bonner County Planning

Good afternoon Sam,

This variance stemmed from a building violation on the property. The proposed structure is listed as "shed" on the site plan. Do you happen to have a visual exhibit of where the NLI easement is on the applicant's property? That may help decision makers during the hearing.

Thank you,

Kyle Snider, CFM

Planner I
Bonner County Planning Department
1500 Hwy 2, Suite 208
Sandpoint, ID 83864
Phone: 208.265.1458

Notice: This communication is provided for informational purposes only and does not substitute for, or constitute, a decision by any hearing body of Bonner County. It does not represent approval of any project, unless explicitly stated by the relevant decision making body, nor should it be construed as legal advice or the professional advice of an engineer, surveyor, or other design or land use professional.

From: Planning <Planning@bonnercountyid.gov>

Sent: Tuesday, August 4, 2026 4:33 PM

To: Kyle Snider <kyle.snider@bonnercountyid.gov>

Subject: FW: Request for Review & Comment - Due by August 31, 2026 -File V0005-26 - Bonner County Planning

Thank you,

Janna Brown, Administrative Assistant III

Bonner County Planning Department

208-265-1458 ext - 1252

From: Sam Ross <sam.ross@nli.coop>

Sent: Tuesday, August 4, 2026 4:27 PM

To: Planning <Planning@bonnercountyid.gov>; Dan Scholz <Dan.Scholz@nli.coop>

Cc: Janna Brown <janna.brown@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Maya Johnson <maya.johnson@bonnercountyid.gov>

Subject: Re: Request for Review & Comment - Due by August 31, 2026 -File V0005-26 - Bonner County Planning

Good afternoon--

Is the property owner proposing to construct anything in particular?

Reading through the application and narrative statement, they make mention of existing and proposed structures, but there is not a proposed structure on the site plan.

Attached is the easement that Mr. Richard Gray granted NLI in 1978.

"The Grantor hereby agrees not to place any structure over or under power line within a lateral distance of 20 feet from center line of overhead line or 10 feet from center line of underground line."

I am unsure if Mr. Gray is proposing a structure within the setback, but NLI has a right of way, and no structure may be placed over the line or within 10-ft of the line.

The site plan may need to be updated to show the proposed structure and utilities per BCRC 12-233.

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

Samuel Ross

Engineering Assistant II

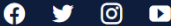
[Northern Lights, INC.](#)

Email: Sam.ross@nli.coop

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Cell: 208.946.7787

NWPPA Certified Staking Technician

 <i>The power of local service</i> SINCE 1935 	ADDRESSES  HEADQUARTERS 421 Chevy St Sagle, ID 83860  MAILING ADDRESS PO Box 269 Sagle, ID 83860	PHONE NUMBERS  MAIN OFFICE (208) 263-5141  TOLL-FREE (800) 326-9594	REPORT AN OUTAGE  OUTAGE HOTLINE (866) 665-4837 CALL BEFORE YOU DIG  Know what's below. Call before you dig.
--	---	--	--

From: Planning <Planning@bonnercountyid.gov>

Sent: Tuesday, August 4, 2026 2:01 PM

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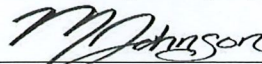
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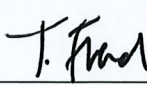
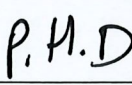
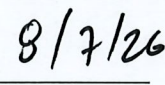
NO COMMENT   
Name Date

EXHIBIT MAP

FOR

GRAY

LYING IN A PORTION OF THE
N 1/2 OF SECTION 4,
TOWNSHIP 58 NORTH, RANGE 1 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

METER BASE PLACED
AT 5' SETBACK
AS WELL AS BUILDINGS

APPROX 250'
OF 5' SETBACK
REQUESTED

Not To Scale

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SEC. 4 T58N

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FROM CORNER.

S22°59'57"W 357.50'

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#696831

METER BASE 5' BACK FROM P LINE

N89°13'16"W 692.94'

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425' 15.9'

OLD
SHED

OLD
SHED

HOUSE

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DRIVEWAY

GRAY
WARRANTY DEED
#519582

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NO COMMENT _____
Name

Date

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AT 5' SETBACK
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425' 15.9' CAP #696831

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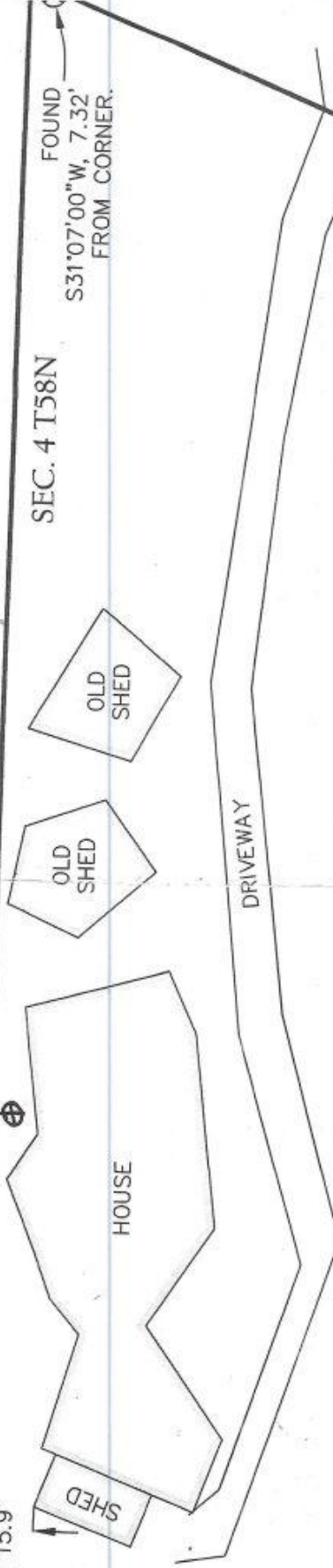
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APPROX 250'
OF 5' SETBACK
REQUESTED

Not To Scale

SEC. 33 T59N

N89°13'16"W 692.94'



GRAY
WARRANTY DEED
#519582

Appendix C – Applicant Narrative



Special conditions include the initial placement of the electrical service. The meter base was placed at a 5 ft setback by Northern lights. The transformer was placed on the property line, as it also serviced the north neighbor at the time. All other buildings were located with the thought that the electrical service meter base marked the setback currently in place. The newest survey has changed the Boise Meridian corner of the property line 6.6 ft to the north, which closely matches the placement of the electrical service meter base at a 5 ft. setback. With the new survey line, all buildings would comply with the requested setback. It should be noted that the setback requirements have changed a few times over the course of years. 1996 to 2000 the setback requirement was 5 ft, and the Building department was rumored to be discontinued by the Commissioners at that time. All building placements were made within or exceed that setback requirement. I would like to thank the current Planning Department for their assistance and patience in this matter.

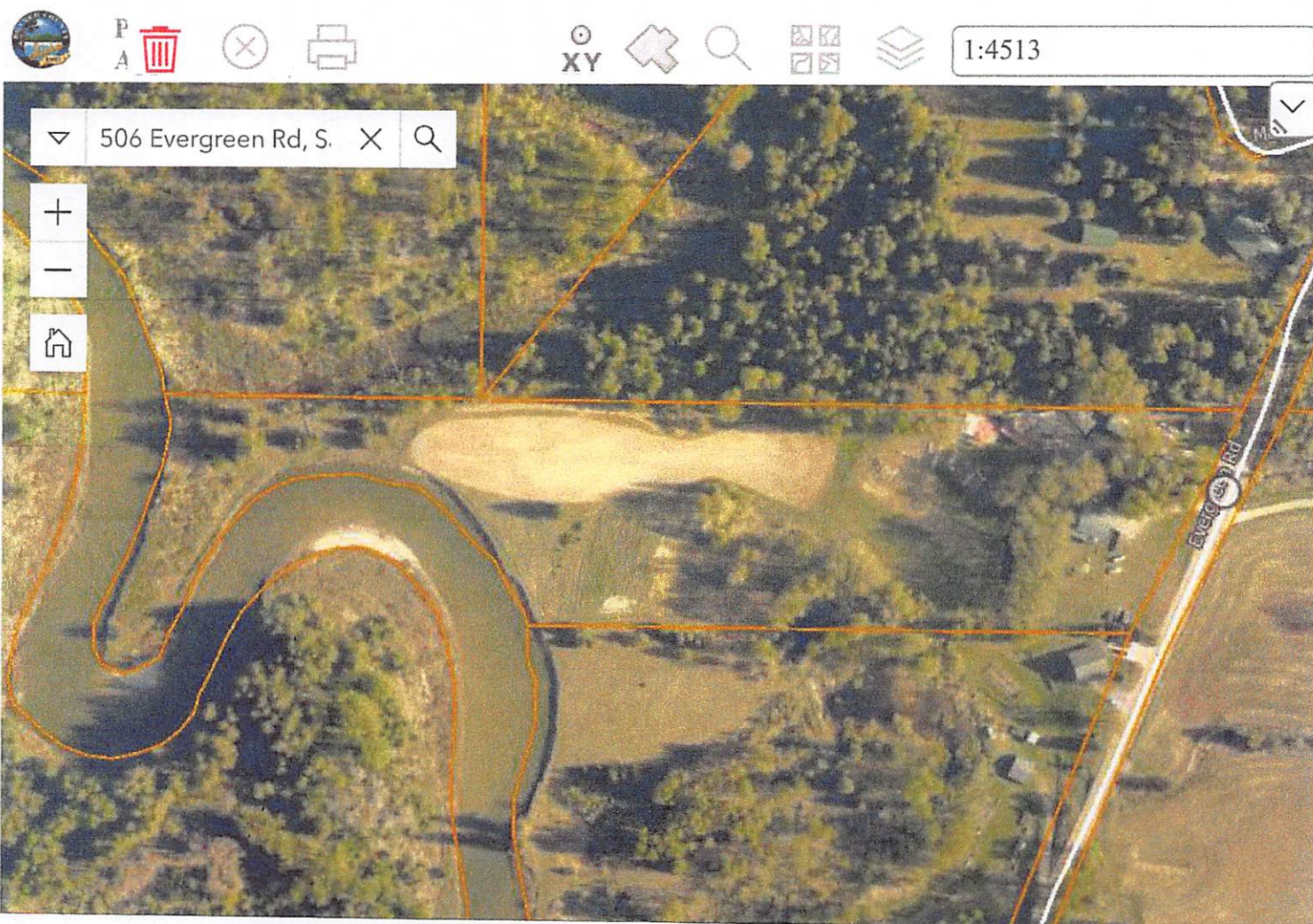


EXHIBIT B1

I request this setback variance of 5 ft for the following reasons. My wife and I are of the age where we have to consider the future potential for easier access options. We both have worked hard our whole lives and things are starting to wear down and limit our mobility. A knee replacement, sciatica, back, ankle, and foot issues have already shown themselves and are likely to worsen as we age. The requested set back would allow us a better opportunity to ease the impact of our potential future immobility. The alignment of the already placed structures with the proposed structure would allow us a far easier and safer travel path to do our necessary living functions. Our requested setback has no potential impact on our neighbor to the north because their structures have been already placed and are 25+ feet above our elevation, with an old river drainage adjacent to our property line. All sound impact potential is minimal because of the neighboring elevation and the fact that all the sound echoes in the lower drainage areas. The neighboring structures are approximately 400 ft distant from the property line and again 25+ ft above according to the GIS mapping. We have not had a complaint registered by either the prior owners or the current neighbors ever.

The granting of this variance is not in conflict with the public interest, as there is no public access to the property. There are no visual impacts to neighboring site as their placed structures are covered in forest. All drainages are naturally formed. The elevations are naturally formed.



P
A



XY



1:4513



Parcel

PIN	RP58N01W040750A
Owner1	Gray, Richard W Jr & Jaci K
Owner2	
Property Class Description	131-Land-ag/timb w/resid Imp
Tax Code Area	210000
Last Assessed Value	676291

Zoom to

STRUCTURES
400 FT AWAY
25 FT HIGHER
ELEVATION

EXHIBIT B

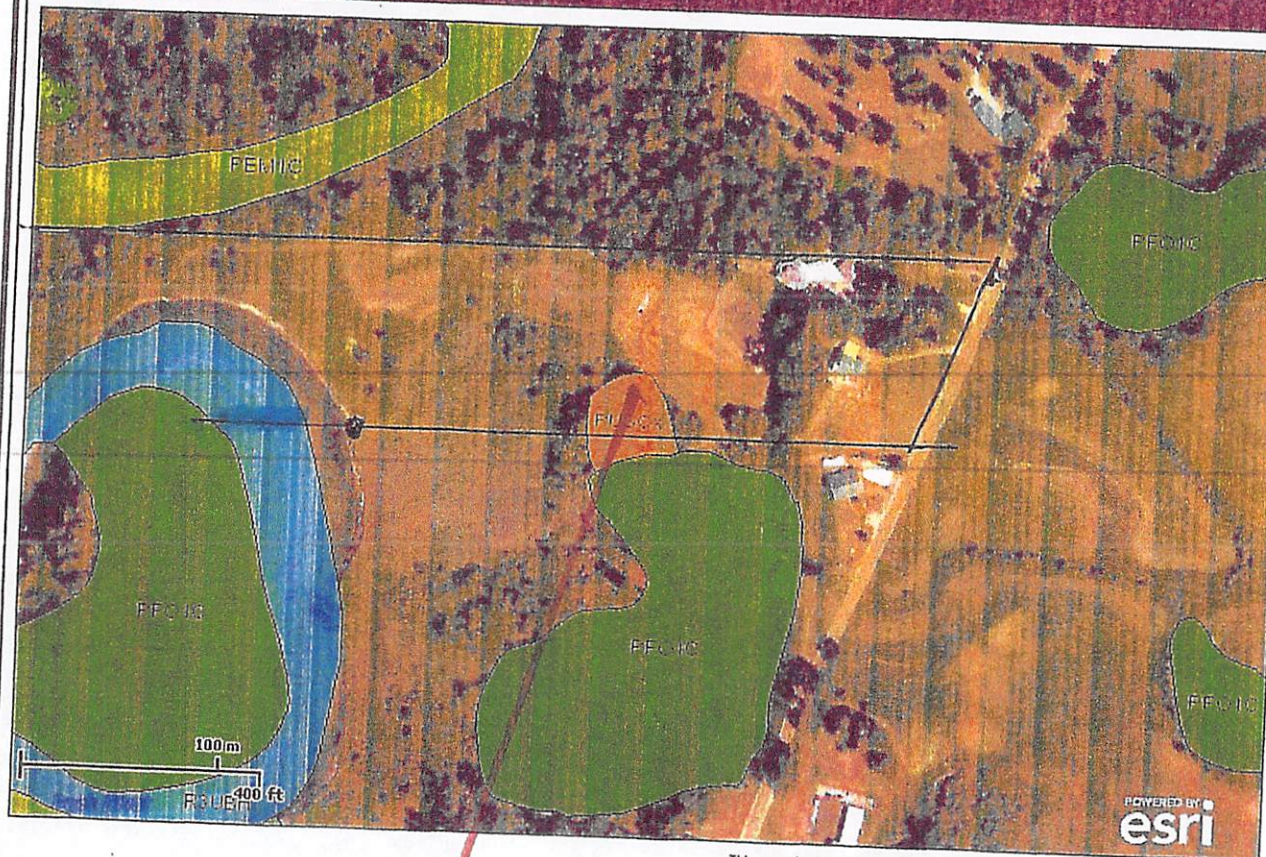


U.S. Fish and Wildlife Service

National Wetlands Inventory

Gray

Apr 14, 2015



Wetlands

- Freshwater Emergent
- Freshwater Forested/Shrub
- Estuarine and Marine Deepwater
- Estuarine and Marine
- Freshwater Pond
- Lake
- Riverine
- Other

Riparian

- Herbaceous
- Forested/Shrub

Riparian Status

- Digital Data

User Remarks:

wetland

ONLY FLOODPLAIN DESIGNATION

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

EXHIBIT C