

**BONNER COUNTY PLANNING DEPARTMENT
ZONING COMMISSION
STAFF REPORT FOR AUGUST 27, 2026**



Project Name: Logan – Property Line Setback

File Number,Type: FILE #V0009-26

Request: The applicant is requesting a 0’ property line setback where 25’ is required for the purposes of constructing an addition to an existing accessory structure.

Legal Description: 4-57N-1W TAX 125

Location: The project site is located off Hickey Road in Section 4, Township 57 North, Range 1 West, Boise-Meridian.

Parcel Number: RP57N01W040981A

Parcel Size: 7.45-acres

Applicant/Property Owner: Cody Daniel Logan & Leanne Catala
[REDACTED]

Application filed: April 6, 2026

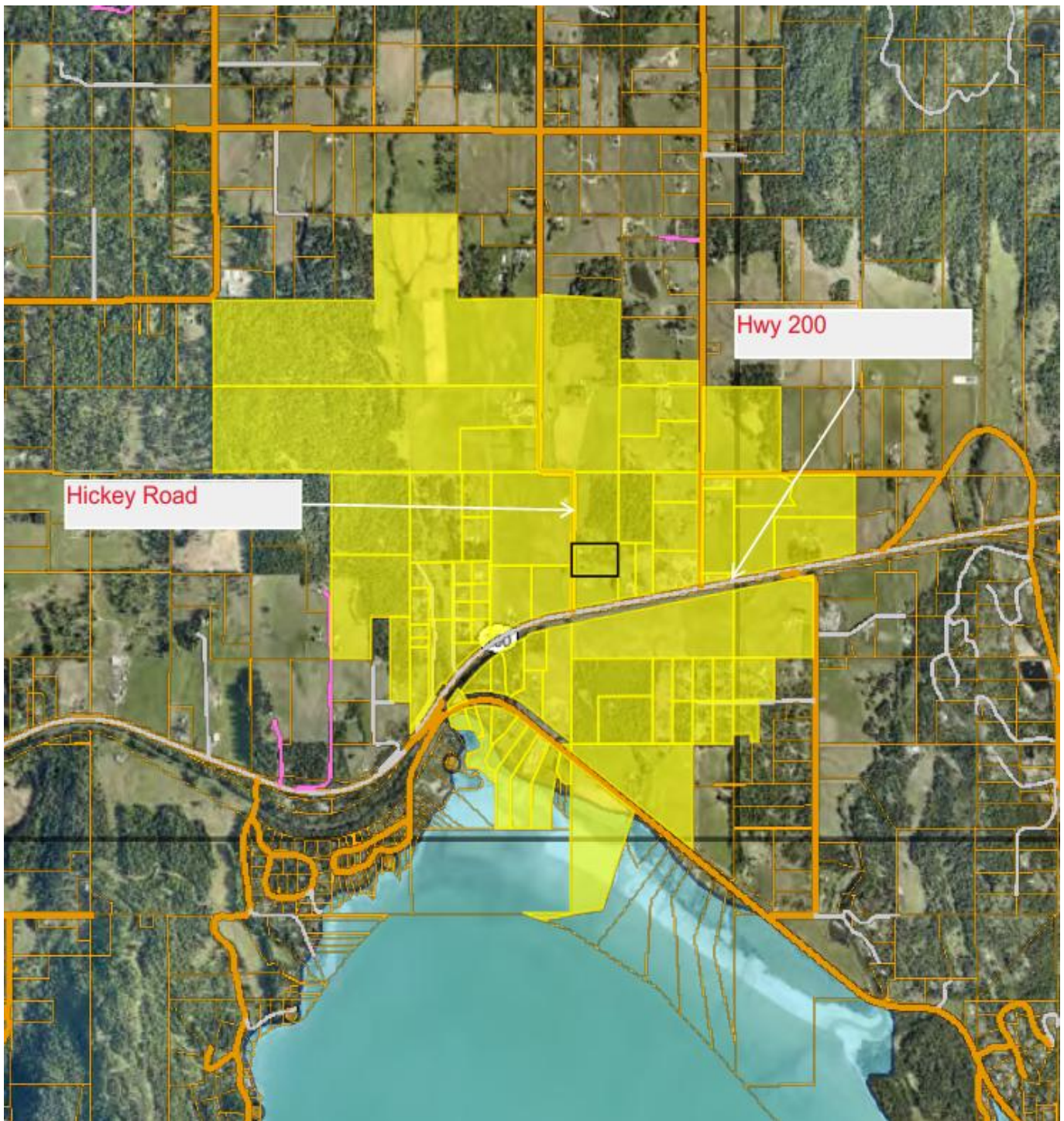
Notice provided: Mail: July 21, 2026
Site Posting: July 21, 2026
Published in newspaper: July 21, 2026

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

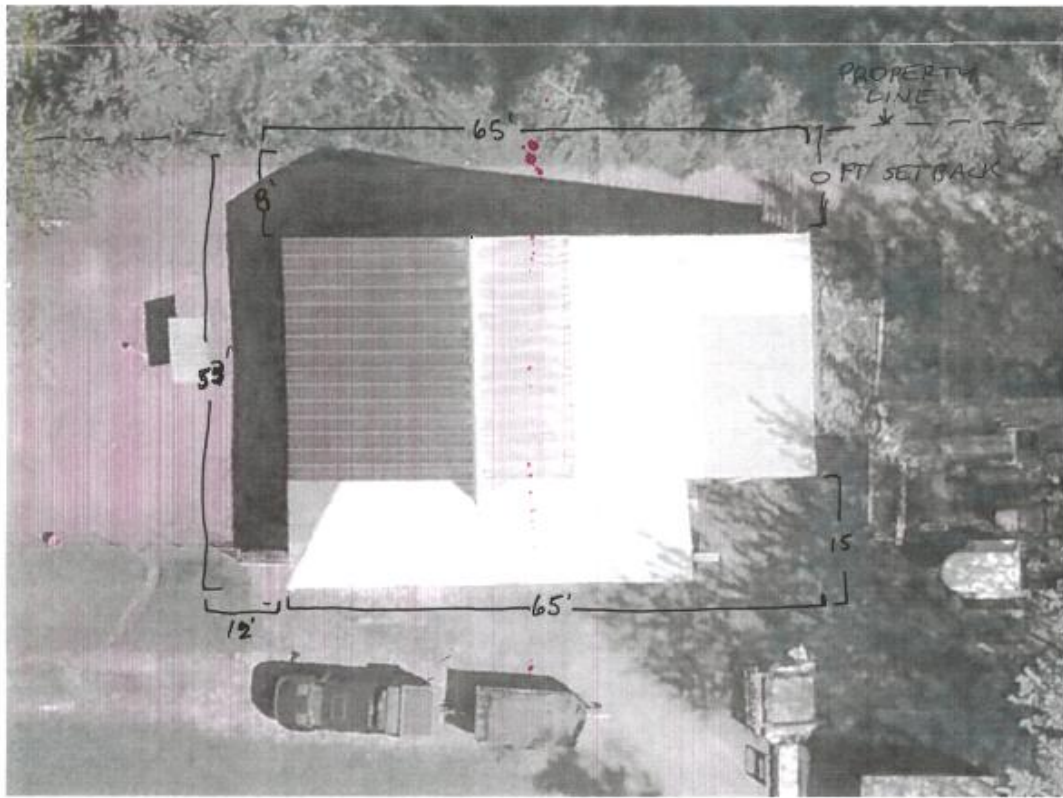
Vicinity Map 1



Vicinity Map 2



Site Plan



SITE PLAN FUTURE PLANS
(EXISTING)

GIS Map



Project summary:

The applicant is requesting a 0' property line setback where 25' is required for the purposes of constructing an addition to an existing accessory structure. The approximate 7.45-acre property is zoned Agricultural/forestry-10 (A/f-10). The project site is located off Hickey Road in Section 4, Township 57 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: 7.45-acres
Zoning Designation: A/F-10
Comp Plan Designation: Ag/Forest Land (10-20 AC)

B. Access:

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

C. Environmental factors:

Site contains few mapped slopes. (USGS)
Site does not contain mapped wetlands. (USFWS)
Site does not contain frontage on any mapped body of water.
Parcel is within SFHA Zone X per FIRM Panel Number 16017C0730E, Effective Date 11/18/2009.

D. Services:

- Fire: Sagle Fire District
- School District: Lake Pend Oreille School District #84

E. Comprehensive Plan, Zoning and Current Land Use

Compass	Comp Plan	Zoning	Current Land Use & Density
Site	Ag/Forest Land (10-20 AC)	Agricultural/forestry 10 (A/f-10)	Residential, 7.45-acres
North	Ag/Forest Land (10-20 AC)	Agricultural/forestry 10 (A/f-10)	Residential, 18.43-acres

East	Rural Residential (5-10 AC)	Rural 5 (R-5)	Residential, 5.54-acres
South	Ag/Forest Land (10-20 AC)	Agricultural/forestry 10 (A/f-10)	Residential, 7.45-acres
West	Ag/Forest Land (10-20 AC)	Agricultural/forestry 10 (A/f-10)	Residential, 47-acres

F. BCRC 12-232, General Provisions

In accordance with BCRC 12-232, the applicant is seeking a 100% 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 May 13, 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 7.45-acres where 10-acres is required in the Agricultural/Forestry-10 zone. While it is not officially designated or mapped, there is a large portion of the property that appears to be subject to shallow water ponding. This can be seen in GIS Imagery (shown on Page 4). These areas can prove difficult or costly to further develop. It appears, through GIS Imagery, that the applicant has worked around these areas to maximize the usable portion of the property for their agricultural pursuits.

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

Applicant: See Appendix C - Applicant Narrative.

Staff: Per Quitclaim Deed, Instrument #991689, the current owner acquired the subject property in September of 2021. There is no evidence that the landowner has changed the lots size, shape or topography since obtaining it. According to Assessor data, the dwelling and a majority of the outbuildings were built in 1942, with the latest structure being built in 2015.

On March 18, 2026, via GIS Imagery, a lean-to addition was discovered with no permit associated. A subsequent Building Violation was started, BV2026-0083, and the landowner was notified of the violation. This variance application was applied for shortly after the violation notice was received.

The current owner had no control over the placement of the original structures and is seeking relief from the setbacks in order to keep the lean-to addition so the nonconforming structure can continue to be useful to their agricultural/farming uses.

- (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. As part of the initial application contents, the property owner to the North drafted a statement in support of the 0' variance request proposed by the Logans. He states that the 0' property line setback is of no consequence to him and visually and functionally represents an enhancement.

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-10 zone is 25-feet. This request proposes a deviation from this standard to allow for a 0' property line setback.

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

Grading, erosion, and stormwater management concerns will be addressed during the Building Location Permit process upon approval of this variance.

L. Agency Review

Agencies were notified of this project on July 21, 2026. A full list of the agencies notified can be found in the attached Appendix A.

The following agencies commented:

No agency comments were received at the time this staff report was prepared.

The following agencies replied "No Comment":

Panhandle Health District
Northern Lights, Inc.
Kootenai Ponderay Sewer District
Idaho Transportation Department
Idaho Department of Environmental Quality
Idaho Department of Water Resources

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: KS **Date:** 8/20/2026

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 V0009-26, requesting a 0' property line setback where 25' is required for the purposes of constructing an addition to 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/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 V0009-26, 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.

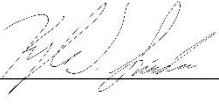
The complete file is available for review in the Planning Department, 1500 Highway 2, Suite #208, Sandpoint, ID. Some file application material is available online at www.bonnercountyid.gov Bonner County Revised Code (BCRC) is available at the Planning Department or online.

Appendix A – Notice of Public Hearing Record of Mailing

RECORD OF MAILING

Page 1 of 1

File Number: File V0009-26

Record of Mailing Approved By: 

Hearing Date: 8.27.26

I hereby certify that a true and correct copy of the "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this **14th** day of **July 2026**.



Jeannie Welter, Systems Technician

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

V0009-16 RE: Request for Review & Comment - Due by August 13, 2026 - File V0009-26- Bonner County Planning

From 'Farley,Alynette B (CONTR) - TERR-BELL-1' via Mail-Planning <planning@bonnercountyid.gov>
Date Thu 7/23/2026 9:56 AM
To Planning <Planning@bonnercountyid.gov>
Cc Farley,Alynette B (CONTR) - TERR-BELL-1 <abfarley@bpa.gov>

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, July 21, 2026 10:22 AM
To: Planning <Planning@bonnercountyid.gov>
Cc: Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>
Subject: Request for Review & Comment - Due by August 13, 2026 - File V0009-26- 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 13, 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

[EXT SENDER] RE: Request for Review & Comment - Due by August 13, 2026 - File V0009-26-
Bonner County Planning

From planning@bonnercountyid.gov <planning@bonnercountyid.gov>
on behalf of
DEQ Comments <deqcomments@deq.idaho.gov>
Date Thu 7/23/2026 1:22 PM
To Planning <Planning@bonnercountyid.gov>

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, July 21, 2026 10:22 AM
To: Planning <Planning@bonnercountyid.gov>
Cc: Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>
Subject: Request for Review & Comment - Due by August 13, 2026 - File V0009-26- 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

Administrative Assistant III
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: Wednesday, August 5, 2026 3:53 PM
To: Planning
Subject: RE: Request for Review & Comment - Due by August 13, 2026 - File V0009-26- 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, July 21, 2026 10:22 AM
To: Planning <Planning@bonnercountyid.gov>
Cc: Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>
Subject: Request for Review & Comment - Due by August 13, 2026 - File V0009-26- 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

[EXT SENDER] RE: Request for Review & Comment - Due by August 13, 2026 - File V0009-26-
Bonner County Planning

From Bates, Luke <Luke.Bates@idwr.idaho.gov>

Date Fri 7/24/2026 7:33 AM

To Planning <Planning@bonnercountyid.gov>

Cc Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>

REF: V0009-26

TO: Bonner County Planning Department

Good morning,

Idaho Department of Water Resources (IDWR) – Northern Regional Office doesn't have any comments for the proposed variance 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, July 21, 2026 10:22 AM

To: Planning <Planning@bonnercountyid.gov>

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

Subject: Request for Review & Comment - Due by August 13, 2026 - File V0009-26- 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

[EXT SENDER] Re: Request for Review & Comment - Due by August 13, 2026 - File V0009-26- Bonner County Planning

From planning@bonnercountyid.gov <planning@bonnercountyid.gov>
on behalf of
Symone Legg <Symone.Legg@itd.idaho.gov>
Date Tue 7/21/2026 12:17 PM
To Planning <Planning@bonnercountyid.gov>
Cc Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>

ITD Permits has no objection.

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, July 21, 2026 10:22 AM
To: Planning <Planning@bonnercountyid.gov>
Cc: Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>
Subject: Request for Review & Comment - Due by August 13, 2026 - File V0009-26- 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

[EXT SENDER] RE: Request for Review & Comment - Due by August 13, 2026 - File V0009-26- Bonner County Planning

From planning@bonnercountyid.gov <planning@bonnercountyid.gov>
on behalf of
Robert Beachler <Robert.Beachler@itd.idaho.gov>
Date Tue 7/21/2026 12:25 PM
To Planning <Planning@bonnercountyid.gov>

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, July 21, 2026 10:22 AM
To: Planning <Planning@bonnercountyid.gov>
Cc: Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>
Subject: Request for Review & Comment - Due by August 13, 2026 - File V0009-26- Bonner County Planning

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Have a wonderful day!

Maya Johnson

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Sandpoint, Idaho 83856
Phone: (208) 265-1458 ext. 1277

RE: Request for Review & Comment - Due by August 13, 2026 - File V0009-26- Bonner County Planning

From 'KPSD Clerk' via Mail-Planning <planning@bonnercountyid.gov>

Date Wed 7/22/2026 8:55 AM

To Planning <Planning@bonnercountyid.gov>

 1 attachment (147 KB)

2026_07_V0009-26_Vairaince_PropLineSebck.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, July 21, 2026 10:31 AM

To: KPSD Clerk <clerk@kootenaiponderaysewerdistrict.org>

Subject: FW: Request for Review & Comment - Due by August 13, 2026 - File V0009-26- 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, July 21, 2026 10:22 AM

To: Planning <Planning@bonnercountyid.gov>

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

Subject: Request for Review & Comment - Due by August 13, 2026 - File V0009-26- 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 **21st** day of **July 2026**.

Jeanne L Welter
Jeanne Welter, Systems Technician

This notice was mailed to political subdivisions, property owners within 2800 feet of the subject property, and the media on **Tuesday, July 21, 2026**.

NOTICE IS HEREBY GIVEN that the Bonner County Zoning Commission will hold a public hearing at **5:30 pm** on **Thursday, August 27, 2026**, in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following requests:

File V0009-26 – Variance – Property Line Setback: Request for a 0' property line setback where 25' is required for the purposes of constructing an addition to an existing accessory structure. The ≈7.45-acre property is zoned Agricultural/forestry-10 (A/f-10). The project site is located off Hickey Road in Section 4, Township 57 North, Range 01 West, Boise-Meridian.

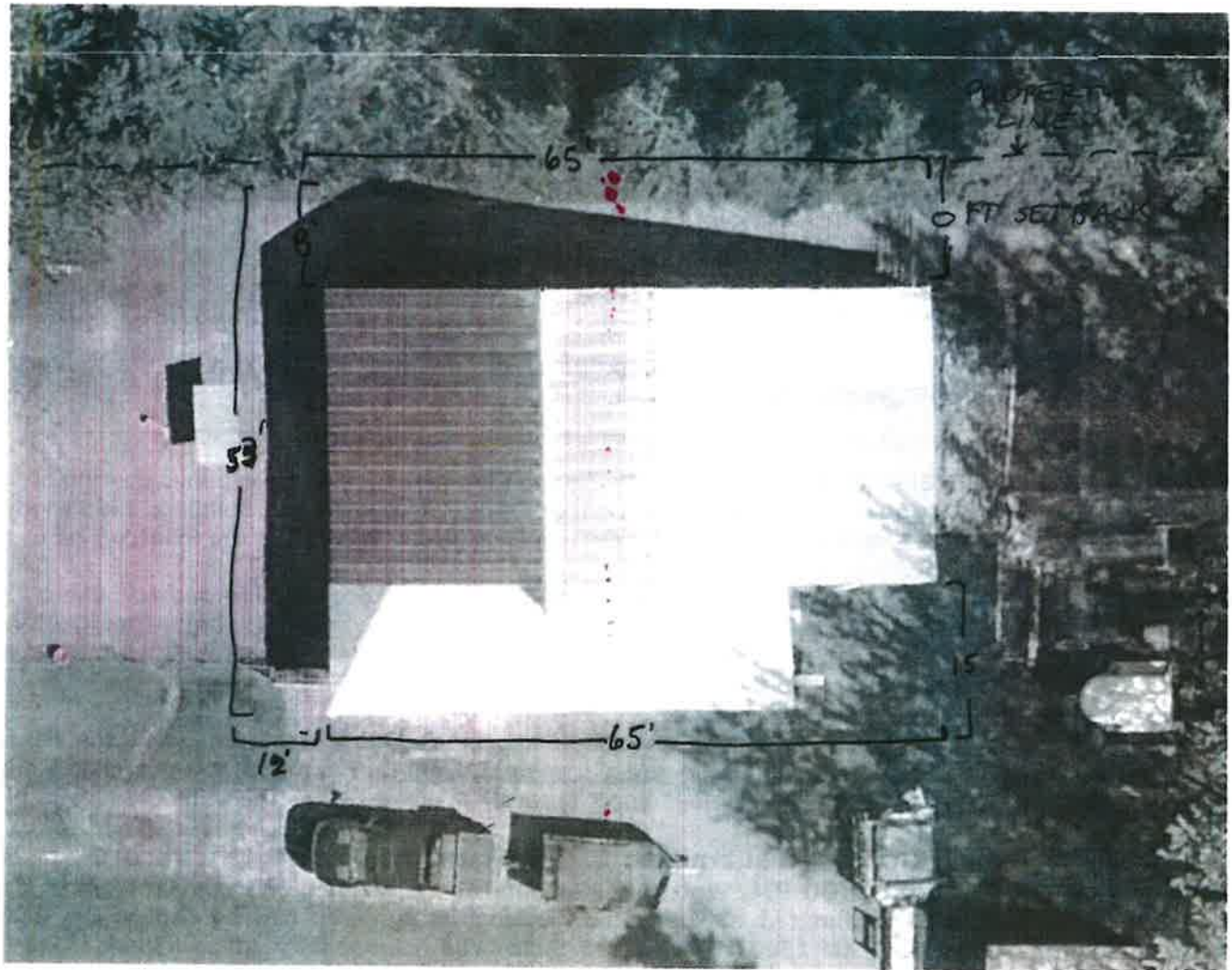
For details regarding this application, Zoom teleconference, or YouTube livestream, visit the Planning Department web site at www.bonnercountyyid.gov/departments/Planning. Staff reports are available online or may be viewed at the planning department approximately a week before the scheduled hearing.

**** Written statements must be submitted to the Planning Department record no later than August 13, 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@bonnercountyyid.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* *July 22, 2026*
Name Date
out of boundaries



SITE PLAN FUTURE PLANS
(EXISTING)

[EXT SENDER] Re: Request for Review & Comment - Due by August 13, 2026 - File V0009-26- Bonner County Planning

From Sam Ross <sam.ross@nli.coop>
Date Wed 7/22/2026 7:52 AM
To Planning <Planning@bonnercountyid.gov>
Cc Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>

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

Avista appears to be the utility provider at that property.

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

 <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  811 Know what's below. Call before you dig.
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From: Planning <Planning@bonnercountyid.gov>
Sent: Tuesday, July 21, 2026 10:22 AM
To: Planning <Planning@bonnercountyid.gov>
Cc: Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>
Subject: Request for Review & Comment - Due by August 13, 2026 - File V0009-26- 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 13, 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

[CAUTION: This email originated from outside of Northern Lights Inc. Do not click links or open attachments unless you recognize the sender and know the content is safe]

[EXT SENDER] V0009-26 - VARIANCE- PROPERTY LINE SETBACK

From planning@bonnercountyid.gov <planning@bonnercountyid.gov>
on behalf of
Lucy Selph <LSelph@PHD1.idaho.gov>

Date Tue 7/21/2026 4:44 PM

To Planning <Planning@bonnercountyid.gov>

 1 attachment (87 KB)

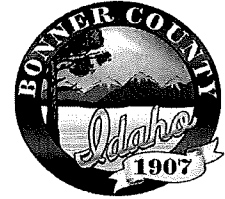
V0009-26 - VARIANCE- PROPERTY LINE SETBACK.pdf;

You don't often get email from lselph@phd1.idaho.gov. [Learn why this is important](#)



Lucy Selph | Technical Records Specialist
2101 W. Pine St. Sandpoint, ID 83864
P: 208-265-6384
W: Panhandlehealthdistrict.org

IMPORTANT: The information contained in this email may be privileged, confidential, or otherwise protected from disclosure. All persons are advised that they may face penalties under state and federal law for sharing this information with unauthorized individuals. If you received this email in error, please reply to the sender that you received this information in error. Also, please delete this email after replying to the sender.



NOTICE OF PUBLIC HEARING

I hereby certify that a true and correct copy of this "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this **21st** day of **July 2026**.

Jeanie L Welter
Jeanie Welter, Systems Technician

This notice was mailed to political subdivisions, property owners within 2800 feet of the subject property, and the media on **Tuesday, July 21, 2026**.

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NO COMMENT PANHANDLE HEART DISTRICT, TF 7/21/2026
Name Date

Appendix C – Applicant Narrative

Narrative Statement (s)

(Additional Documentation)

BCRC 12-234 (a)-Our site has fields on both the North and the South side which are prone to high winds. This is severe during the cold winter months. These high winds cause snow to drift and create extreme winter conditions for livestock. The site is flat causing it to become very saturated in the spring months creating excess mud and water surrounding the existing Barn structure. These conditions create undesirable accommodations for raising our sheep. The barns' original layout and location limited accessibility and created unusable space. The roof line extensions have transformed the Barn structure. With these adaptations the Barn is now 100% accessible and utilized year-round. It creates a much safer environment for our livestock, accessibility for removal of manure and sound barrier.

BCRC 12-234 (b)-Our site was originally split more than 30 years prior to our occupancy which resulted in the current Barn structure not conforming to current regulations or allowing for improvements. The north side access to the barn is limited to roughly 8 feet which during spring months was "unusable" due to mud and excess water. This north access is where the main entrance to the barn is located. By adding the roof extension to this portion of the barn it has become more accessible and beneficial year around, while also making the north side of the barn more visually appealing.

BCRC 12-234 (c)-Granting 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. This variance improves the original structure by creating visual appeal to the north, reducing ground saturation, improving accessibility, reducing soil pathogens and the potential for disease in our livestock or visiting livestock, allows for year around accessibility for 4-h and FFA youth as well as other community members. The roof extensions are open air and create a noise barrier, drier shelter (improves hoof health), and the ability to reduce manure odors due to accessibility for cleaning.

Supplemental materials:

Our sheep raising journey began with our oldest daughter's dream a few years ago, to raise her own quality 4-H lamb for the Bonner County Fair. This simple dream has grown into a beautiful flock and has expanded to provide more youth in our community with a quality project lamb. Both of our daughters have multiple breeding projects this year 2026 and will be providing the opportunity to local 4-H and FFA kids to choose a project animal from their stock. We strive to provide a facility to aid in their success. Having a single location that meets the needs of sustaining a functional environment year around for our daughters 4-H sheep breeding projects is vital for their independence and success. The original barn structure limited this and their involvement throughout the transitioning seasons it was also a hinderance to their ability to provide substantial animal husbandry year around. The roof line extensions make overall access and maintenance attainable for our daughters, allowing them more opportunities to be involved in every aspect of their projects which directly relate to the health and welfare of their flock. As parents we feel that it is important to encourage our daughters' dreams and provide a facility that allows them to grow a healthy flock.