

**BONNER COUNTY PLANNING DEPARTMENT
ZONING COMMISSION
STAFF REPORT FOR SEPTEMBER 24, 2026**



Project Name: **Baumann – Property Line Setback**

File Number, Type: **FILE #V0011-26**

Request: The applicant is requesting a 5’ property line setback where 25’ is required for the construction of an accessory building.

Legal Description: 26-54N-4W TAX 4 & W 435.6 FT OF TAX 2

Location: The project site is located off Clagstone Road in Section 26, Township 54 North, Range 4 West, Boise-Meridian.

Parcel Number: RP54N04W261201A

Parcel Size: 7.00-acres

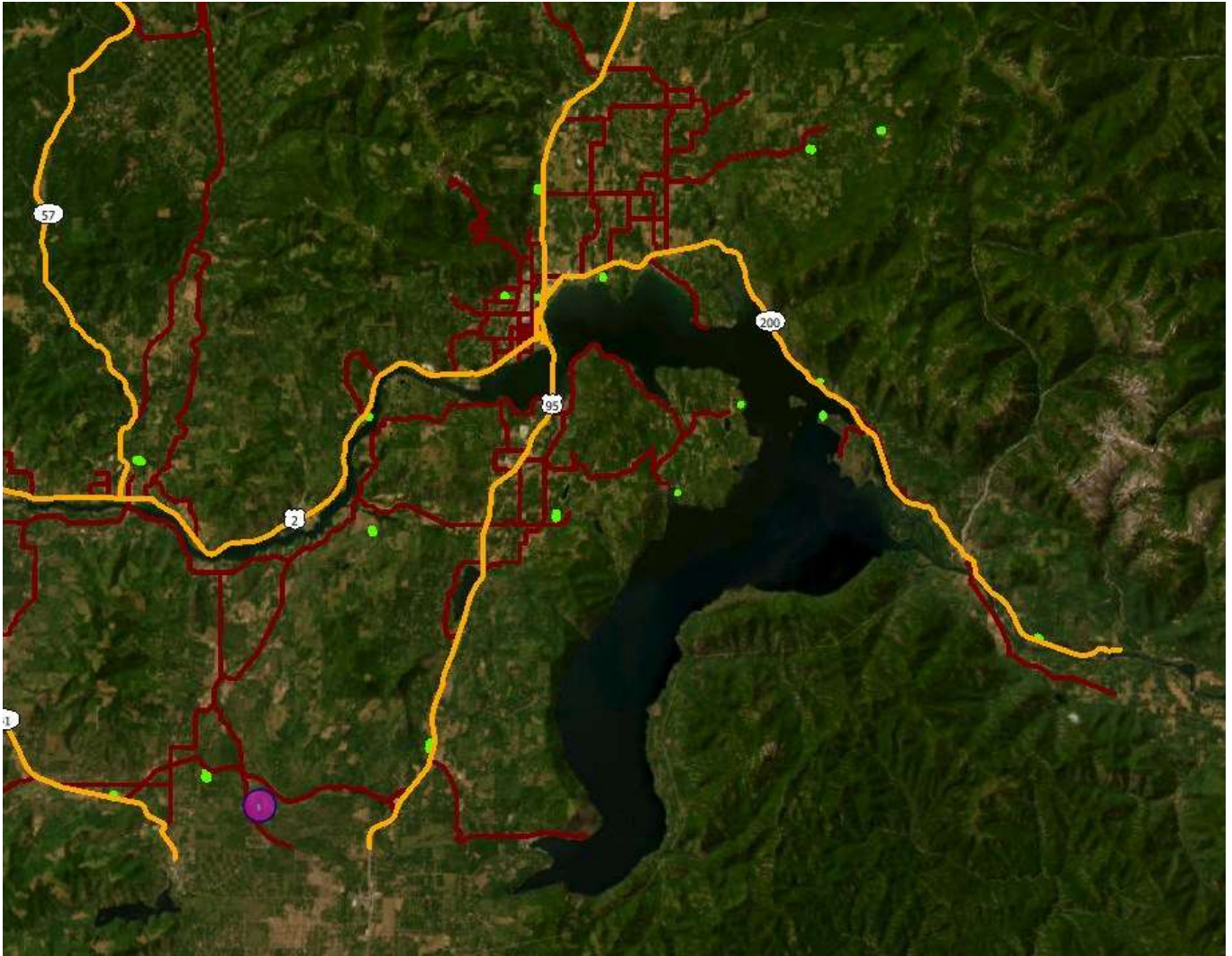
Applicant/Property Owner: Denise & Dale Baumann; Leslee Heuer

Application filed: April 14, 2026

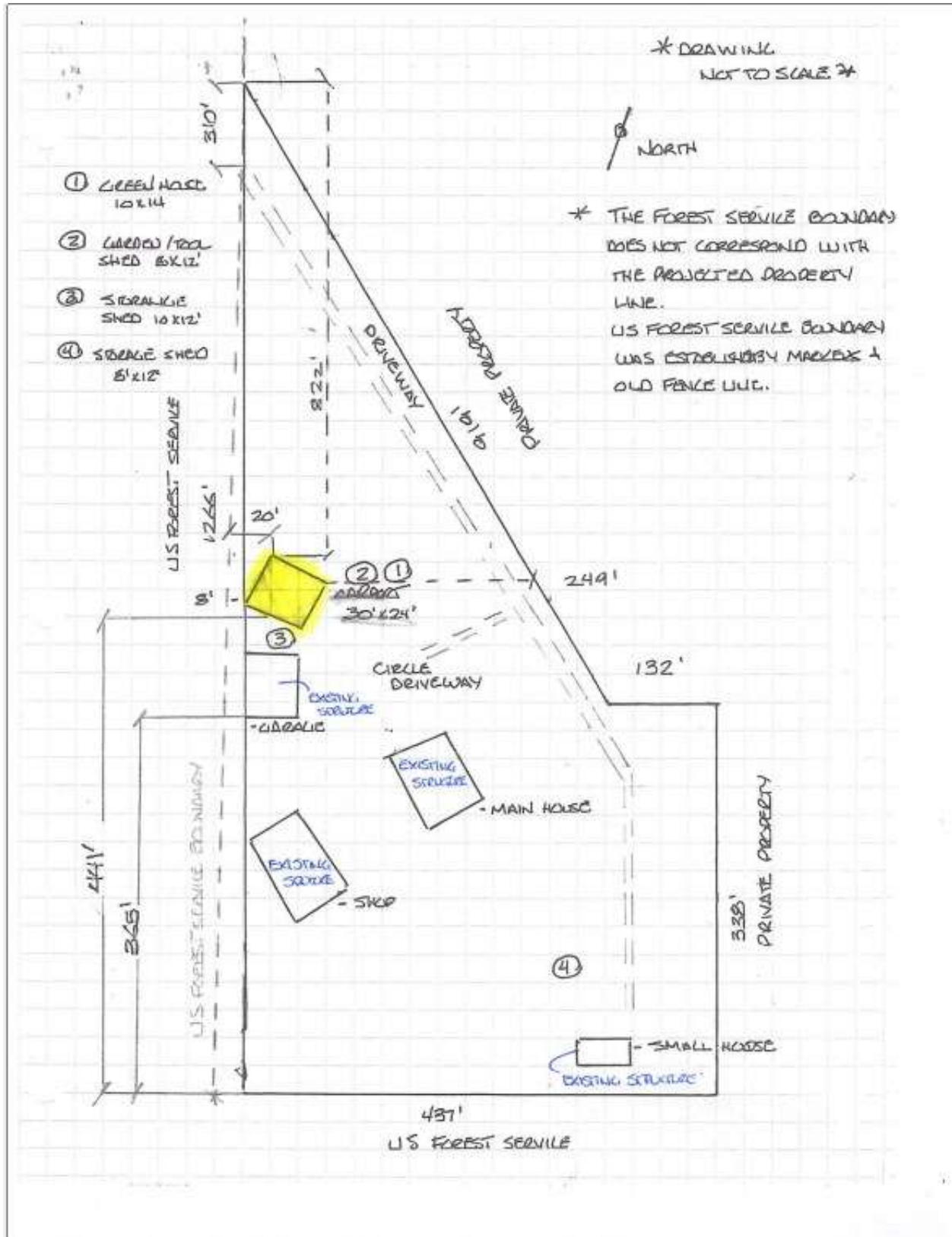
Notice provided: Mail: August 18, 2026
Site Posting: August 18, 2026
Published in newspaper: August 18, 2026

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

Vicinity Map



Site Plan



Project summary:

Request for a 5-foot property line setback where 25 feet is required for the purposes of building an accessory structure. The property is zoned Rural 10. The property is located off Clagstone Road in Section 26, Township 54 North, Range 4 West, Boise Meridian, Idaho.

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; Rural-10
BCRC 12-7.2, et seq., Grading/erosion/stormwater management
BCRC 12-800 et seq., Definitions

Background:

A. Site data:

Land Use: Residential
Status: Unplatted
Size: 7.00-acres
Zoning Designation: Rural-10 (R-10)
Comp Plan Designation: Rural Residential (5-10 Acres)

B. Access:

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

C. Environmental factors:

Site does contain mapped slopes. (USGS)
Site does not contain mapped wetlands. (USFWS)
Site does contain not have frontage on any mapped waterbodies (NHD).
Parcel is within SFHA Zone X per FIRM Panel Number 16017C1125E, Effective Date 11/18/2009.
Site is located within the mapped area of the Rathdrum-Prairie Aquifer.

D. Comprehensive Plan, Zoning and Current Land Use

Compass	Comp Plan	Zoning	Current Land Use & Density
Site	Rural Residential (5-10 Acres)	R-10	Residential, 7.00-Acres
North	Rural Residential (5-10 Acres)	R-10	Residential, 39-acres
East	Rural Residential (5-10 Acres)	R-10	Residential, 7.00-Acres
South	Prime Ag/Forest	AF-20	Federal Land 474.62-acres

West	Prime Ag/Forest	AF-20	Federal Land 474.62-acres
------	-----------------	-------	---------------------------

E. BCRC 12-232, General Provisions

In accordance with BCRC 12-232, the applicant is seeking a 80% variance to the western property line setback.

F. 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 April 14, 2026.

G. 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 Supplemental Narrative"

Staff: The subject property does contain mapped slopes, per GIS LiDAR data, primarily between 0-14.9% and 30+%, specifically the eastern portion of the parcel. This can create significant challenges when developing the lot. The subject property does not contain any mapped wetland. Many of the lots in the vicinity are similar in shape and size and appear to face similar challenges when looking to further develop the lots, however the subject lot is smaller than many of the surrounding lots, and it appears the major slopes on the property make up approximately 2.6-acres of the 7.00-acres. While many properties do share the same types of slope it effects a minimal amount of their property.

There is no evidence that the landowner has changed the lots size, shape or topography of the lot since obtaining it.

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

Applicant: "See Supplemental Narrative"

Staff: Per Warranty Deed, Instrument #967128, the current owner acquired the subject property in October of 2020. Per the applicant's narrative, the carport has been placed on the subject property prior to the variance request. Per Planning Department records, the subject structure was identified by County staff in 2025 as an unpermitted structure and it was determined that the structure violates the property line setback.

To date, there appears to be no Building Location Permit application for the subject structure; the structure is 720 square feet.

- (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 Supplemental 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.

H. BCRC 12-411; Rural 10

Per BCRC 12-411 Table 4-1, the property line setback in the Rural 10 zone is 25'. This request is proposing a deviation from this standard to allow for a 8' setback.

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

Stormwater Management concerns will be addressed during the Building Location Permit phase in accordance with BCRC 12-720. No further review is required for this project.

J. Agency Review

Agencies were notified of this project on August 18, 2026. A full list of the agencies notified can be found in the attached Appendix A.

The following agencies replied with a comment:

Spirit Lake Fire District
Northern Lights Inc

The following agencies replied "No Comment":

Kootenai-Ponderay Sewer District
Idaho Transportation Department
Idaho Department of Fish and Game
Idaho Department of Water Resources
Idaho Department of Environmental Quality
Bonneville Power Administration
Bonner County Historical Society

All other agencies did not reply.

Public Notice & Comments

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

Planner's Initials: **AF** Date: **9/17/2026**

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 move to approve this request FILE V0011-26, for an 5' property line setback where 25' is required, 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.

MOTION TO DENY: I move to deny this request FILE V0011-26, 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.

Conditions of approval:

A-1 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.

A-2 This variance shall not supersede any deed restrictions.

A-3 A Building Location Permit shall be required for the highlighted development.

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 V0011-26

Record of Mailing Approved By: 

Hearing Date: 9.24.26

I hereby certify that a true and correct copy of the "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this **18th** day of **August 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

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 18th day of August 2026.

Jeannie L. Welter
Jeannie Welter, Systems Technician

This notice was mailed to political subdivisions, property owners within 1400 feet of the subject property, and the media on **Tuesday, August 18, 2026**.

NOTICE IS HEREBY GIVEN that the Bonner County Zoning Commission will hold a public hearing at **5:30 pm on Thursday, September 24, 2026**, in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following requests:

File V0011-26 – Variance – Property Line Setback: Request for a 5-foot property line setback where 25 feet is required for the purposes of building an accessory structure. The property is zoned Rural 10. The property is located off Clagstone Road in Section 26, Township 54 North, Range 4 West, Boise Meridian, Idaho.

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 10, 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 8/18/2026
Name Date

Out of boundaries.

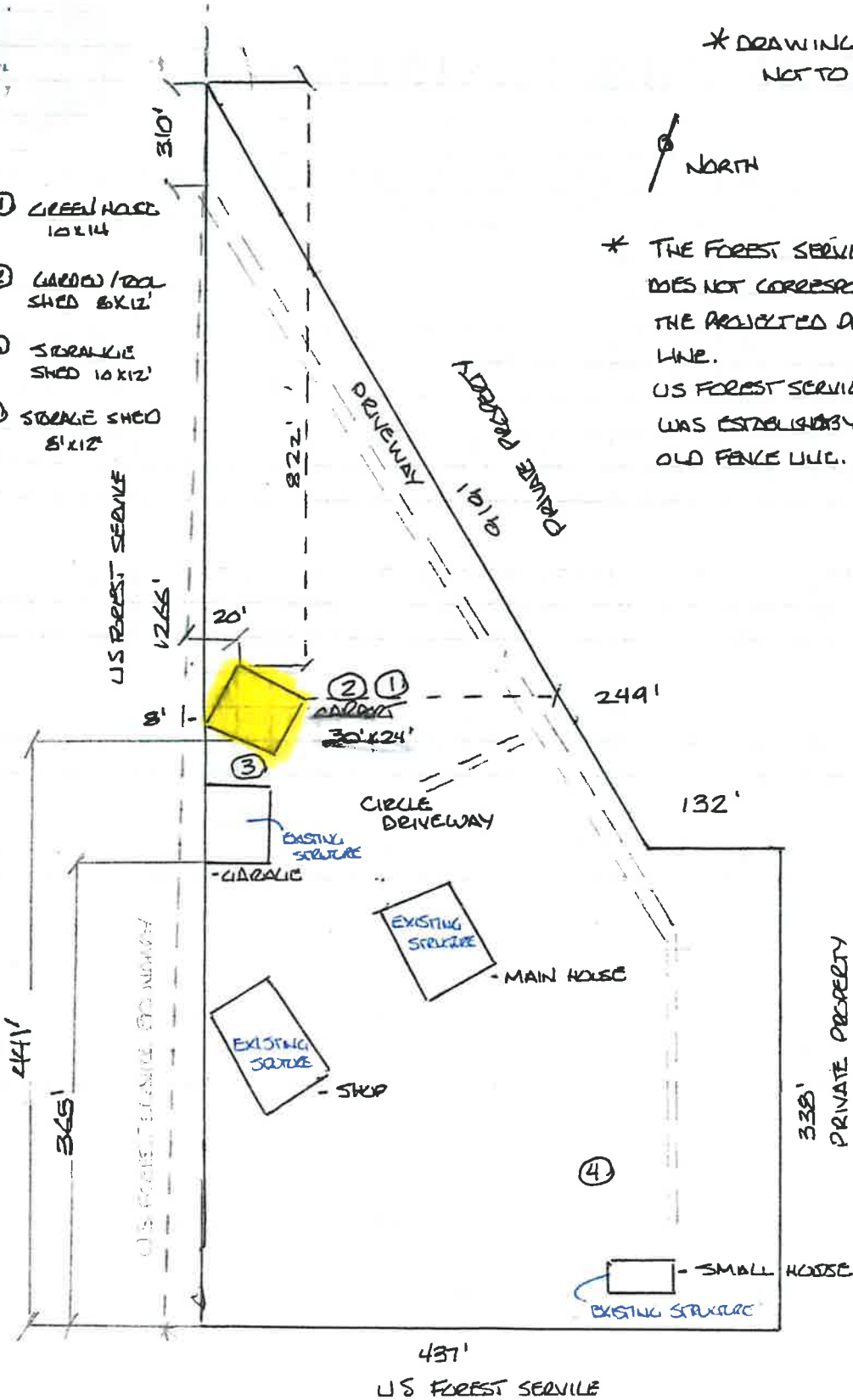
17

* DRAWING
NOT TO SCALE *



* THE FOREST SERVICE BOUNDARY
DOES NOT CORRESPOND WITH
THE PROJECTED PROPERTY
LINE.
US FOREST SERVICE BOUNDARY
WAS ESTABLISHED BY MARKERS &
OLD FENCE LINE.

- ① GREEN HOUSE
10'x14'
- ② GARDEN / TOOL
SHED 8'x12'
- ③ STORAGE
SHED 10'x12'
- ④ STORAGE SHED
8'x12'



Maya Johnson

From: Bonner County History Museum <hannah@bonnercountyhistory.org>
Sent: Tuesday, August 18, 2026 3:30 PM
To: Planning
Subject: Re: Request for Agency Review & Comment – Due by September 20, 2026 – File V0011-26 – 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 18, 2026 at 9:13 AM Planning <Planning@bonnercountyid.gov> wrote:

You are invited to comment on this application, your comments must be received by the Bonner County Planning Department by 5 p.m. **September 20, 2026.**

To review this application, go to the Planning Department web site at www.bonnercountyid.gov/departments/Planning/current-projects.

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!

Jeannie Welter

**Bonner County Planning Department
Systems Technician
208-265-1458**

--

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](#)

V0011-26 RE: Request for Review & Comment - Due by August 13, 2026 - File V0011-26- Bonner County Planning

From 'Farley,Alynette B (CONTR) - TERR-BELL-1' via Mail-Planning <planning@bonnercountyid.gov>
Date Thu 7/23/2026 9:59 AM
To Planning <Planning@bonnercountyid.gov>
Cc Farley,Alynette B (CONTR) - TERR-BELL-1 <abfarley@bpa.gov>

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, July 21, 2026 10:25 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 V0011-26- 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

Janna Brown

From: DEQ Comments <deqcomments@deq.idaho.gov>
Sent: Thursday, September 3, 2026 8:14 AM
To: Planning
Subject: RE: Request for Agency Review & Comment – Due by September 20, 2026 – File V0011-26 – 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, August 18, 2026 9:13 AM
Cc: Maya Johnson <Maya.Johnson@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>; danddbaumann@earthlink.net; Alexander Feyen <alexander.feyen@bonnercountyid.gov>
Subject: Request for Agency Review & Comment – Due by September 20, 2026 – File V0011-26 – 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. **September 20, 2026.**

To review this application, go to the Planning Department web site at www.bonnercountyid.gov/departments/Planning/current-projects.

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!

Jeannie Welter

**Bonner County Planning Department
Systems Technician
208-265-1458**

[EXT SENDER] RE: Request for Review & Comment - Due by August 13, 2026 - File V0011-26- 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 10:25 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 V0011-26- 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. 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

Maya Johnson

From: Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>
Sent: Thursday, September 3, 2026 12:58 PM
To: Planning
Subject: RE: Request for Agency Review & Comment – Due by September 20, 2026 – File V0011-26 – 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 18, 2026 9:13 AM
Cc: Maya Johnson <Maya.Johnson@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>; danddbaumann@earthlink.net; Alexander Feyen <alexander.feyen@bonnercountyid.gov>
Subject: Request for Agency Review & Comment – Due by September 20, 2026 – File V0011-26 – 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. **September 20, 2026.**

To review this application, go to the Planning Department web site at www.bonnercountyid.gov/departments/Planning/current-projects.

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!

Jeannie Welter

**Bonner County Planning Department
Systems Technician
208-265-1458**

Janna Brown

From: Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>
Sent: Wednesday, August 5, 2026 4:13 PM
To: Planning
Subject: RE: Request for Review & Comment - Due by August 13, 2026 - File V0011-26- 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 10:25 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 V0011-26- 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. 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 V0011-26- Bonner County Planning

From planning@bonnercountyid.gov <planning@bonnercountyid.gov>
on behalf of
Bates, Luke <Luke.Bates@idwr.idaho.gov>
Date Fri 7/24/2026 7:35 AM
To Planning <Planning@bonnercountyid.gov>

REF: V0011-26

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 10:25 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 V0011-26- 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. 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 V0011-26- 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 12:18 PM
To Planning <Planning@bonnercountyid.gov>
Cc Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>

ITD Permits has no comment.

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 10:24 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 V0011-26- 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. 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 V0011-26- 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 12:26 PM
To Planning <Planning@bonnercountyid.gov>
Cc Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Janna Brown <janna.brown@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 10:25 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 V0011-26- 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. 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

RE: Request for Review & Comment - Due by August 13, 2026 - File V0011-26- Bonner County Planning

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

Date Wed 7/22/2026 9:09 AM

To Planning <Planning@bonnercountyid.gov>

 1 attachment (136 KB)

2026_07_V0011-26_Variance_PropSetbck.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 10:39 AM

To: KPSD Clerk <clerk@kootenaiponderaysewerdistrict.org>

Subject: FW: Request for Review & Comment - Due by August 13, 2026 - File V0011-26- 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 10:25 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 V0011-26- 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



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**.

Jeannie L Welter
Jeannie Welter, Systems Technician

This notice was mailed to political subdivisions, property owners within 1400 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 V0011-26 – Variance – Property Line Setback: Request for a 5 foot property line setback where 10 feet is required for the purposes of building an accessory structure. The property is zoned Rural 10. The property is located off Clagstone Road in Section 26, Township 54 North, Range 4 West, Boise Meridian, Idaho.

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 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@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.

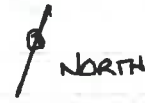
If you have no comment or response, you may indicate below and return this form to the Planning Department.

NO COMMENT *Kootenai-Ponderay Sewer District* *July 22.2026*
Name Date

out of boundaries

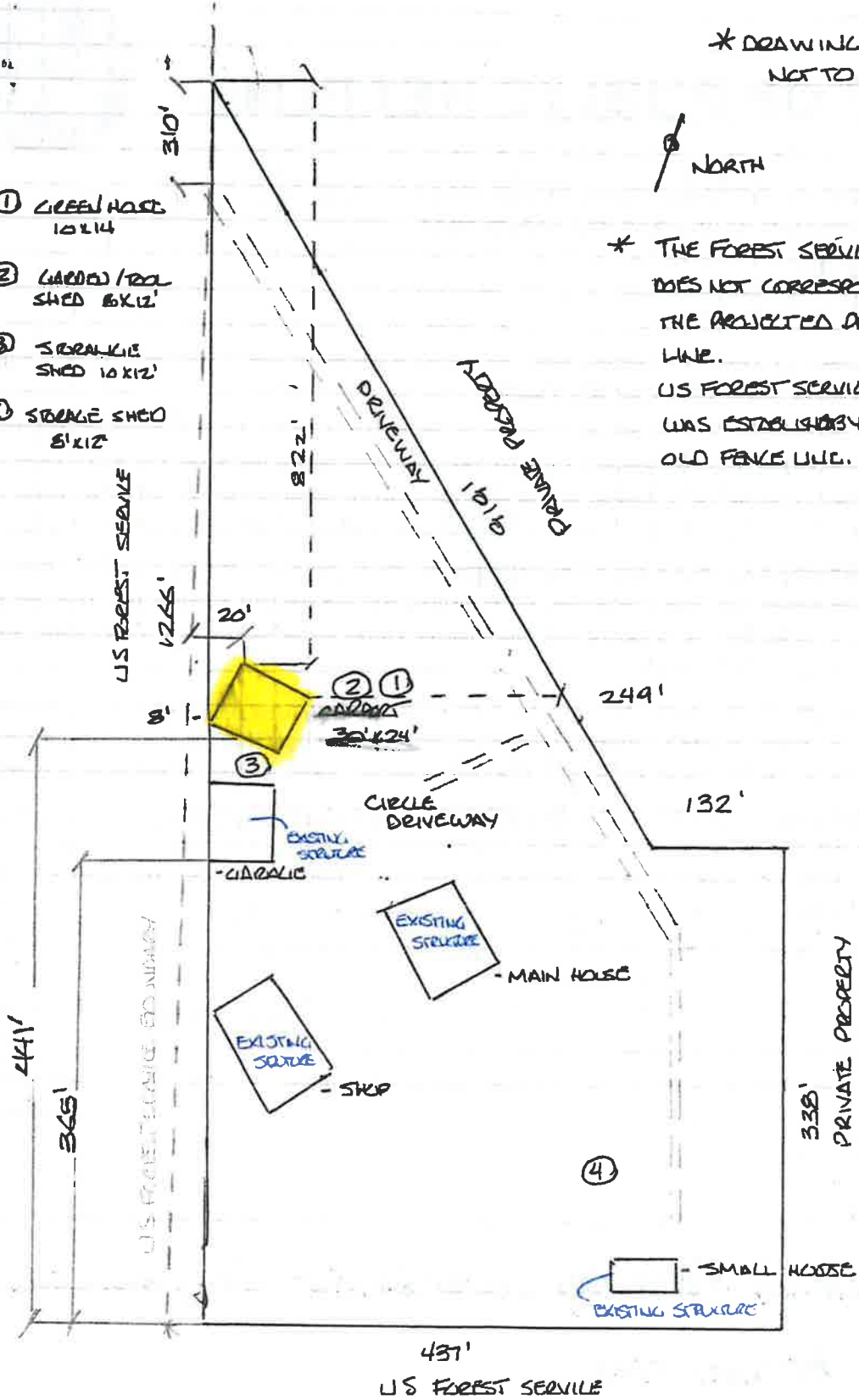
02
1

* DRAWING
NOT TO SCALE *



* THE FOREST SERVICE BOUNDARY
DOES NOT CORRESPOND WITH
THE PROJECTED PROPERTY
LINE.
US FOREST SERVICE BOUNDARY
WAS ESTABLISHED BY MARKERS &
OLD FENCE LINE.

- ① GREEN HOUSE
10'x14'
- ② GARAGE/POOL
SHED 8'x12'
- ③ SPRINKLER
SHED 10'x12'
- ④ STORAGE SHED
8'x12'



Maya Johnson

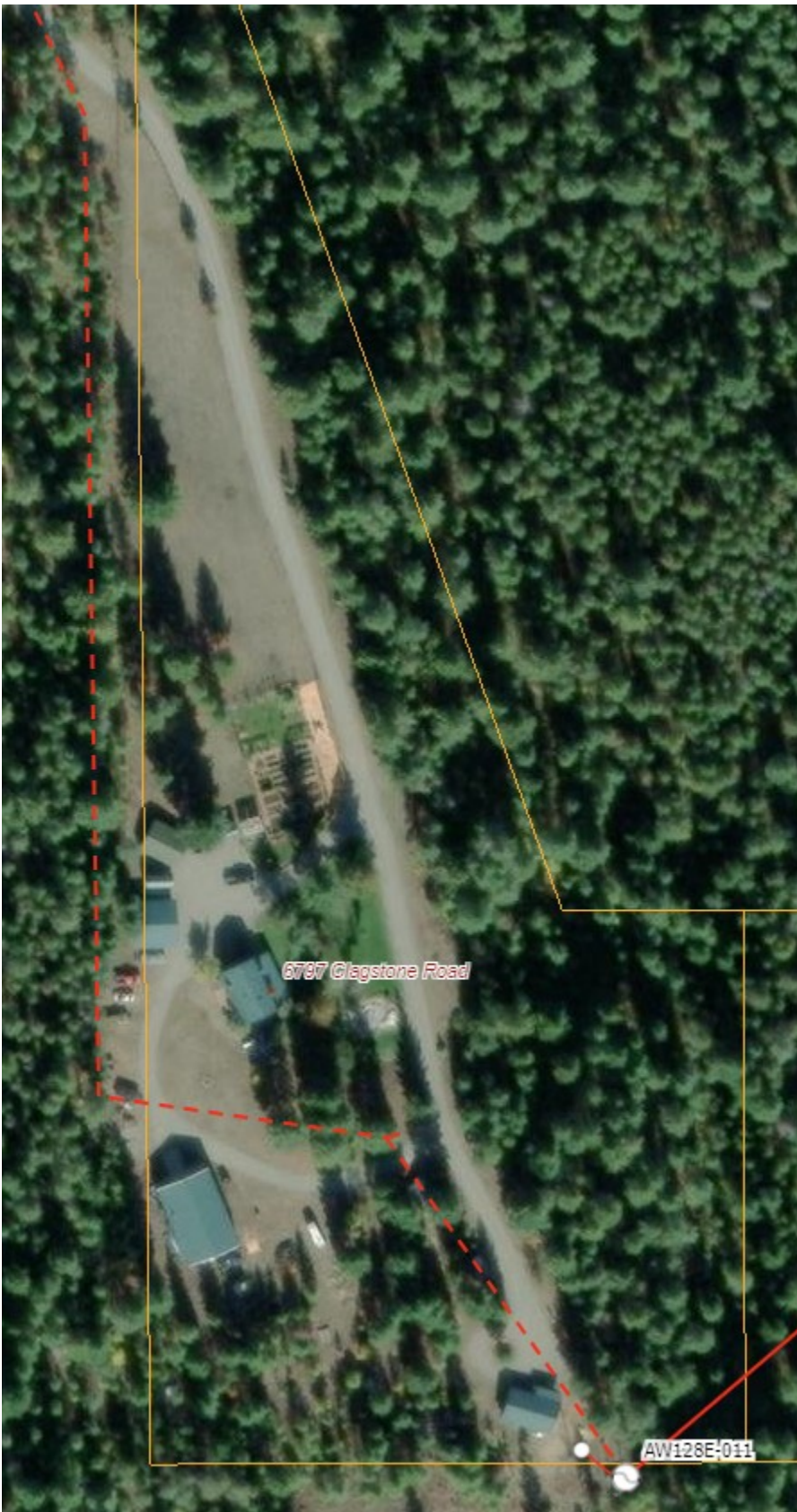
From: Sam Ross <sam.ross@nli.coop>
Sent: Wednesday, August 19, 2026 4:52 PM
To: Planning
Cc: Maya Johnson; Dan Scholz; Janna Brown; Jeannie Welter;
danddbaumann@earthlink.net; Alexander Feyen
Subject: Re: Request for Agency Review & Comment – Due by September 20, 2026 – File
V0011-26 – Bonner County Planning

Good afternoon,

NLI has reviewed the project file # V0011-26, the variance request for the 5ft setback along the west parcel boundary.

NLI has a primary underground line spanning along the west property line.

After a site visit was conducted, the proposed setback would not impact NLI's right of way or access to the line. The landowner's structures are outside the NLI easement.



Thank you 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

From: Planning <Planning@bonnercountyid.gov>

Sent: Tuesday, August 18, 2026 9:13 AM

Cc: Maya Johnson <Maya.Johnson@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>; danddbaumann@earthlink.net <danddbaumann@earthlink.net>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>

Subject: Request for Agency Review & Comment – Due by September 20, 2026 – File V0011-26 – 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 20, 2026.**

To review this application, go to the Planning Department web site at www.bonnercountyid.gov/departments/Planning/current-projects.

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!

Jeannie Welter

**Bonner County Planning Department
Systems Technician
208-265-1458**

[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]



Spirit Lake Fire Protection District

PO Box 116, 32182 N 6th Ave

Spirit Lake, ID 83869

Telephone: 208-623-5800

admin@spiritlakefire.com - www.spiritlakefire.com

08/18/2026

Bonner County Zoning Commission
1500 Highway 2
Sandpoint, ID 83864

RE: File V0011-26-Variance-Property Line Setback

Spirit Lake Fire Protection District has reviewed the documents submitted for our review pertaining to this request and find no reason to object to this request for variance.

Please forward any other questions or materials for review to me if need be.

Respectfully submitted,

Robert Webber
Deputy Fire Chief / Fire Marshal
Spirit Lake Fire Protection District
Physical Address: 32182 N. 6th Ave.
Mailing Address: P.O. Box 116
Spirit Lake, ID 83869
Office: (208) 623-5800 Ext. 3
FAX: (208) 623-2305

Appendix C – Applicant’s Narrative

BONNER COUNTY PLANNING DEPARTMENT

VARIANCE APPLICATION – SUPPLEMENT

1. The property consists of two parcels that total 7 acres and triangular in shape. The primary residence is 2000 square feet with a full basement. The residence is approximately 954' from the Northeast corner of the triangular shaped property. It is 310' from the South property line, 333' from the East and 68' from the West property lines. The driveway starts at Northeast corner of the property and runs along the East property line to a circle driveway along the North side of the primary residence.

There is a two-car garage just West of the primary residence along the Western edge of the circle driveway. The garage, which was constructed in 2000, is about 750 sq ft (30' x 25') and is about 4 feet from the Western property line.

The **carport**, which is 720 sq ft, was set just North of the garage and is about 6 feet from the Western property line.

The primary residence, garage and carport are set on a relatively level section of the property. The is heavily forested woods along the Western property line. On the East side, the terrain changes to a steep slope that extends past and down from the property line into the adjoining properties.

The location for the carport was chosen due to its proximity to the main residence and existing garage. It was also placed close to the Western property line to minimize the intrusion it would have into the circle driveway.

The driveway between the house and carport is level. This was important due to health and mobility concerns for the primary occupants of the residence (my wife and I).

It was also important as snow removal equipment is stored in the carport during the winter months, making it easier to access during periods of snow.

2. Granting the variance in this situation should not cause any conflict or be detrimental to the public health, safety, or welfare, or be materially injurious to properties in the surrounding areas. The area directly behind the carport on the West property line, as well as the South, is heavily wooded National Forest. The area along the East and Northeast is heavily wooded privately owned forest. There are no permanent structures in the area. There are also no lakes, waterways, springs or wetlands in the area.

The forest service easement roads and driveway are all 14 to 16 feet in width. If the need were to arise, emergency equipment, such as law enforcement, fire and medical would have no problem getting to the property.

3. There are also two other existing structures on the property, a 2400 sq ft shop and 750 sq ft garage, that are within 20 feet of the Western property line (see the attached plot plan). The shop was built prior to 2000 and the garage in 2000. There is also a small guest house at the Southeast corner. The guest house is about 700 square feet (20' x 35') in size.

Near the main residence there is a small 10' by 14' green house. There are also two small storage sheds located between the garage, carport and green house. The storage sheds are not permanent; they have no foundations and can be moved. The storage sheds are 8'x12' and 10'x12'. (See the attached plot plan.)

At the North end of the property there is about 2 (estimated) acres of pasture. There is a small number of trees spread throughout the property.

4. The area surrounding the property is heavily wooded forest. The properties along the South and West property lines are National Forest and is considered; Forested / Shrub Wetland. The properties along the Northeast and East sides are privately owned timber. They, including the seven-acre parcel, are not considered wetlands. There also are no indications of any about ground water sources, such as springs, rivers, lakes or ponds.

[This information was obtained through the Bonner County Public Mapping Application; Geographic Information System, which cites the US Fish and Wildlife.]