

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



Project Name: Boas – Shoreline and Wetland Setbacks

File Number, Type: FILE #V0012-26, Variance

Request: The applicant is requesting a Variance to the shoreline and wetland standards to allow for a 10-foot setback, where 40 feet is required, for an existing accessory structure.

Legal Description: 19-59N-1E SESW

Location: The project site is located off USFS 280 in Section 19, Township 59 North, Range 1 East, Boise-Meridian.

Parcel Number: RP59N01E196600A

Parcel Size: 40.000-Acres

Applicant: Peter & Lorel Boas
[REDACTED]

Project Representative: Peter Boas

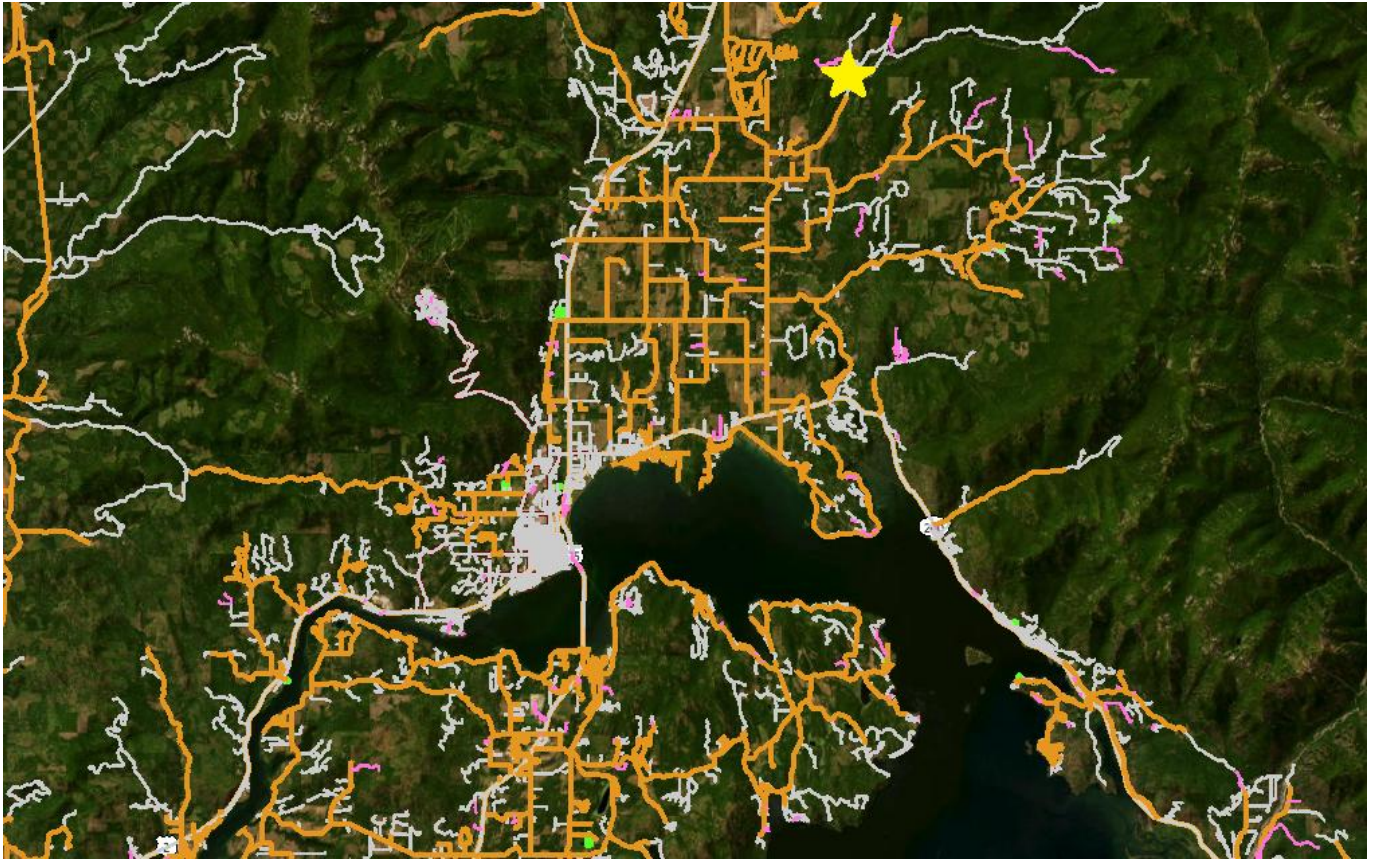
Property owners: Boas 2018 Trust; Peter & Lorel Boas, Trustees

Application filed: April 13, 2026

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

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

Vicinity Map



Site Plan



Project summary:

The applicant is requesting a Variance to the shoreline and wetland standards to allow for a 10-foot setback, where 40 feet is required, for an existing accessory structure. The 40.000-acre property is zoned Agricultural/Forestry 20 (A/F-20). The project site is located off USFS 280 in Section 19, Township 59 North, Range 1 East, Boise-Meridian.

Applicable laws:

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

BCRC 12-2.3, Variances, general provisions, application, standards, procedures
BCRC 12-234, Variance standards

BCRC 12-322, Agricultural/Forestry District
 BCRC 12-400, et seq., Development standards
 BCRC 12-7.1, et seq., Shorelines
 BCRC 12-7.2, et seq., Grading/erosion/stormwater management
 BCRC 12-7.3, et seq., Wetlands
 BCRC 12-7.6, et. Seq., Hillsides
 BCRC 12-800 et seq., Definitions

Background:

A. Site data:

Land Use: Residential
 Unplatted
 Size: 40.000-acres
 Zoning Designation: Agricultural/Forestry 20 (A/F-20)
 Comp Plan Designation: Prime Ag/Forest Land (20+ AC)

B. Access:

USFS 280, a USFS owned and maintained, public right-of-way.

C. Environmental factors:

Site does contain slopes between 15-30+%. (USGS)
 Site does contain mapped wetlands. (USFWS)
 Site does not contain frontage on two perennial streams, Grouse Creek and an unnamed stream. (NHD)
 DF: Project site is within FEMA SFHA Zone X, per FIRM Panel #16017C0510E, effective date 11/18/2009. No further review is necessary on this proposal.

D. Services:

- Water: No information provided
- Sewage: No information provided
- Fire: Not within a fire district
- Power: No information provided
- School District: Lake Pend Oreille School District #84

E. Comprehensive Plan, Zoning and Current Land Use

Compass	Comp Plan	Zoning	Current Land Use & Density
Site	Prime Ag/Forest Land (20+ AC)	Agricultural/Forestry 20 (A/F 20)	Residential, 40.000-Acres
North	Prime Ag/Forest Land (20+ AC)	Agricultural/Forestry 20 (A/F 20)	Timber Land, 404.260-Acres
East	Prime Ag/Forest Land (20+ AC)	Agricultural/Forestry 20 (A/F 20)	Residential, 40.000 -Acres Residential, 81.700-Acres
South	Remote Ag/Forest (40+ AC)	Agricultural/Forestry 20 (A/F 20)	USFS, 646.380-Acres
West	Prime Ag/Forest	Agricultural/Forestry 20	Vacant, 41.820-Acres

	Land (20+ AC)	(A/F 20)	
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F. Standards review

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

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

Applicant: *"My driveway is my only access to the lower 1/3 of my property. With a culvert that allows me to cross the intermittent stream. My driveway continues up a 10% grade for about 500 feet to a bench where my cabin is located. This area is heavily timbered with no location that would work for a boat shed, not to mention the danger and difficulty in trailering a large boat up and down the hill. I have a barn down in the meadow but my boat is too large to fit in and would block my access to the rest of the barn. Much of the lower meadow is fairly lumpy at would require considerable fill and grading to make the site workable, as well as creating another road thru the meadow to the site.*

I have used the site where the boat shed is located for many years to park my boat. The location gives me instant access to my driveway and the main road (which I feel is important for egress in case of fire) and on flat high ground over the intermittent creek.

Unfortunately being so close to the roadway has its pitfalls – over the years I have been subject to theft – fishing rods, tackle boxes, ropes, buoys, even my boat batteries.

In 2003 I purchased a newer, larger boat in excellent condition. I felt the need to protect my investment from both the weather and thieves by contracting with a metal building company for a completely closed in an locking boat shed. It took minimal leveling and graveling the footprint for the building to be erected. It's sole use is for the storage of my boat, kayaks and fishing and boating related gear safely and securely."

Staff: The subject lot is similar in size and shape to other properties in the vicinity, and within the Agricultural/Forestry 20 Zoning. The parcel does however contain frontage on two streams, wetlands, steep slopes of 30%+ and is intersected by USFS 280, presenting multiple setback requirements, and limited building opportunities without disturbing the slopes of the property.

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

Applicant: *"As I stated earlier, I contracted to have this building erected on the site. I was unaware that a pre-fab metal storage shed without a foundation would require*

a permit, and I assumed if this was necessary the company would have informed me of any requirements including any set back from the wetland and the intermittent stream. I have since applied for a site permit and paid all necessary fees. I realize this does not excuse me from responsibility in this matter but I hope you can have some understanding of the circumstances that required me to seek a variance."

Staff: The applicant purchased the subject parcel in August 1993, under Instrument #429304. The applicant did not create the parcel, or the environmental conditions contained within it. The applicant did place the structure in its current location, however, the use that the structure was erected for, storage of personal boats, had been occurring in that same location since prior to 2008, when the current Bonner County Revised Code was adopted.

- (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: *"The boatshed sits on a flat site which required only minor leveling and we were careful in preparing the site not to disturb any of the land beyond the building footprint, especially the wetland habitat between the building and the intermittent creek. Today the area is overgrown with ferns, berry bushes, shrubbery, alders, and other seasonal greenery. Most of the shed is close to 20 ft from the intermittent creek and is only 10 ft at the back corner. Runoff and snow melt from the shed roof is absorbed and dispersed naturally and slowly with no erosion or creek fouling.*

The intermittent stream continues thru my property until it enters the national forest without impacting any other private landowners.

I am friends with my closest neighbors to the East – they visit me often and are aware of the boatshed's location and have expressed no concern with the building or its location.

Neither the intermittent creek nor its location are visible from the roadway other than at the downstream culvert under the road. The building itself is green metal and almost disappears in Spring when the trees and shrubbery leaf out. I totally understand the need for regulations to protect water quality and wetland habitats and would never knowingly that would jeopardize either. I feel that although my boatshed does not meet the required setback its location does not adversely affect the wetland or the water quality of the intermittent creek."

Staff: This application does not appear to be in conflict with the public interest, in that the structure is mostly screened from view by natural vegetation, and has been existing for several years without any complaints. The use of private boat storage at this location has been occurring since prior to 2008, and is not changing, except for the protective structure placed over that use. No public comments were received in opposition to this variance, or suggesting a conflict with public interest. Only one agency comment was received addressing the setback. Idaho Department of Environmental Quality submitted their standard response to shoreline setbacks. In the standard response, they indicate that there are sometimes unique circumstances

that may justify reduced setbacks, and also indicate that “While an individual variance likely has a relatively small impact on water quality, the cumulative impact of development in close proximity to shorelines and stream banks is a significant threat to water quality.” It appears, that in this case, this is an individual variance with unique circumstances, and that there is no cumulative impact of additional development within this parcel, or area.

G. BCRC 12-7.1, Shorelines

The subject property contains frontage on Grouse Creek and an unnamed stream, which are both mapped as Perennial streams per NHD, and require 75-foot setbacks. The subject structure is located beyond setbacks for Grouse Creek, but near the unnamed stream. This unnamed stream was categorized as an intermittent stream in the wetland delineation that was submitted and is a short section for overflow from an upstream pond to Grouse Creek.

H. BCRC 12-7.2, Stormwater plan

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

I. BCRC 12-7.3, Wetlands

The proposed site has been delineated, and the wetlands are classified as “Riverine” and are contained within the boundaries of the stream. This setback is identical to the shoreline setback and would be covered under the same request.

J. BCRC 12-7.6, Hillsides

The subject property contains steep slopes of 30%+, but the proposed site does not contain mapped slopes of 15-30%+, nor does the development or access disturb areas of sloping over 15%. A geotechnical analysis is not required.

K. Agency Review

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

The following agencies commented:

Bonner County Floodplain Review
Idaho Department of Environmental Quality

The following agencies replied “No Comment”:

Bonneville Power Administration
Idaho Department of Water Resources
Idaho Transportation Department
Idaho Transportation Department – Permits
Northern Lights Inc.
Kootenai/Ponderay Sewer District
Panhandle Health District
Idaho Department of Fish and Game

All other agencies did not reply.

Public Notice & Comments

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

Planner's Initials: ____DF____	Date: ____9/30/26____	Note:
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The final decision rests with the governing body after the completion of the public hearing and consideration of all relevant oral and written testimony and evidence.

Decision by the governing body:

HEARING EXAMINER

DECISION TO APPROVE: I hereby approve this request FILE V0012-26, for a Variance to the shoreline and wetland standards to allow for a 10-foot setback, where 40 feet is required, for an existing accessory structure, finding that it is in accord with the Bonner County Revised Code as enumerated in the following conclusions of law:

Conclusion 1

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

Conclusion 2

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

Conclusion 3

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

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

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

DECISION TO DENY: I hereby deny this request FILE V0012-26, for a Variance to the shoreline and wetland standards to allow for a 10-foot setback, where 40 feet is required, for an existing accessory structure, based upon the following conclusions:

Conclusion 1

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

Conclusion 2

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

Conclusion 3

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

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

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

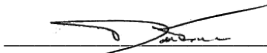
The complete file is available for review in the Planning Department, 1500 Highway 2, Suite #208, Sandpoint, ID. Some file application material is available online at www.bonnercountyid.gov Bonner County Revised Code (BCRC) is available at the Planning Department or online.

Appendix A – Notice of Public Record of Mailing

RECORD OF MAILING

Page 1 of 1

File Number: File V0012-26

Record of Mailing Approved By: 

Hearing Date: 10.8.26

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



Maya Johnson, Administrative Assistant III

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

Appendix B – Agency Comments

Janna Brown

From: Farley,Alynette B (CONTR) - TERR-BELL-1 <abfarley@bpa.gov>
Sent: Tuesday, September 1, 2026 1:29 PM
To: Planning
Cc: Farley,Alynette B (CONTR) - TERR-BELL-1
Subject: RE: Request for Agency Review & Comment – Due by September 24, 2026 – File V0012-26 – Bonner County Planning

No comment no BPA ROW at location

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

From: Planning <Planning@bonnercountyid.gov>
Sent: Tuesday, September 1, 2026 11:03 AM
To: Planning <Planning@bonnercountyid.gov>
Cc: Jeannie Welter <jeannie.welter@bonnercountyid.gov>; David Fisher <david.fisher@bonnercountyid.gov>
Subject: Request for Agency Review & Comment – Due by September 24, 2026 – File V0012-26 – Bonner County Planning

You are invited to comment on this application, your comments must be received by the Bonner County Planning Department by **5 p.m. September 24, 2026**. Please review the application relative to your agency's area of expertise and include any recommended conditions of approval and supporting code sections.

Please see attached for details.

Have a wonderful day!

Maya Johnson

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

Janna Brown

From: DEQ Comments <deqcomments@deq.idaho.gov>
Sent: Thursday, September 3, 2026 8:33 AM
To: Planning
Subject: RE: Request for Agency Review & Comment – Due by September 24, 2026 – File V0012-26 – Bonner County Planning

Development setbacks from stream banks and lake shorelines are an important tool for protecting water quality. Riparian vegetation provides natural filtration of stormwater runoff and provides numerous other benefits to promote healthy surface water ecology. DEQ recognizes that there are sometimes unique circumstances that may justify reduced setbacks. While an individual variance likely has a relatively small impact on water quality, the cumulative impact of development in close proximity to shorelines and stream banks is a significant threat to water quality. DEQ advises local government planning departments to maintain established setbacks whenever possible. Exceptions should be considered carefully by the local jurisdiction and used only when absolutely necessary to accommodate unique circumstances.

If you have any questions about the comments this project has received please contact:

- Katy Baker-Casile for engineering and wastewater.
- Anna Moody for drinking water.
- Shawn Sweetapple for air quality.
- Kevin Aardahl for remediation or RCRA.
- Robert Steed for surface water and setback requirements.

Thank you-

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

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

From: Planning <Planning@bonnercountyyid.gov>
Sent: Tuesday, September 1, 2026 11:03 AM
To: Planning <Planning@bonnercountyyid.gov>
Cc: Jeannie Welter <jeannie.welter@bonnercountyyid.gov>; David Fisher <david.fisher@bonnercountyyid.gov>
Subject: Request for Agency Review & Comment – Due by September 24, 2026 – File V0012-26 – 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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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: Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>
Sent: Monday, September 21, 2026 11:35 AM
To: Planning
Subject: RE: Request for Agency Review & Comment – Due by September 24, 2026 – File V0012-26 – Bonner County Planning

The Idaho Department of Fish and Game does not have any comments to submit for this application.

Thank you for the opportunity to review and comment,

Merritt Horsmon

Regional Technical Assistance Manager
Panhandle Region
2885 W. Kathleen Ave.
Coeur d'Alene, ID 83815
208.769.1414 office
208.251.4509 mobile
merritt.horsmon@idfg.idaho.gov



From: Planning <Planning@bonnercountyid.gov>
Sent: Tuesday, September 01, 2026 11:03 AM
To: Planning <Planning@bonnercountyid.gov>
Cc: Jeannie Welter <jeannie.welter@bonnercountyid.gov>; David Fisher <david.fisher@bonnercountyid.gov>
Subject: Request for Agency Review & Comment – Due by September 24, 2026 – File V0012-26 – Bonner County Planning

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Bonner County Planning Department
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Sandpoint, Idaho 83856
Phone: (208) 265-1458 ext. 1277

Maya Johnson

From: Bates, Luke <Luke.Bates@idwr.idaho.gov>
Sent: Wednesday, September 9, 2026 7:19 AM
To: Planning
Subject: RE: Request for Agency Review & Comment – Due by September 24, 2026 – File V0012-26 – Bonner County Planning

REF: V0012-26

TO: Bonner County Planning Department

Good morning,

Idaho Department of Water Resources (IDWR) – Northern Regional Office has no comments on the proposed variance as it isn't 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.

Thank you for the opportunity to comment,



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

From: Planning <Planning@bonnercountyid.gov>
Sent: Tuesday, September 1, 2026 11:03 AM
To: Planning <Planning@bonnercountyid.gov>
Cc: Jeannie Welter <jeannie.welter@bonnercountyid.gov>; David Fisher <david.fisher@bonnercountyid.gov>
Subject: Request for Agency Review & Comment – Due by September 24, 2026 – File V0012-26 – 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

Janna Brown

From: Robert Beachler <Robert.Beachler@itd.idaho.gov>
Sent: Thursday, September 3, 2026 6:27 AM
To: Planning
Cc: Jeannie Welter; David Fisher
Subject: RE: Request for Agency Review & Comment – Due by September 24, 2026 – File V0012-26 – Bonner County Planning

No Comment from the Idaho Transportation Department.

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

From: Planning <Planning@bonnercountyid.gov>
Sent: Tuesday, September 1, 2026 11:03 AM
To: Planning <Planning@bonnercountyid.gov>
Cc: Jeannie Welter <jeannie.welter@bonnercountyid.gov>; David Fisher <david.fisher@bonnercountyid.gov>
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Please see attached for details.

Have a wonderful day!

Maya Johnson

Administrative Assistant III
Bonner County Planning Department
1500 Highway 2, Suite 208

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

Janna Brown

From: Symone Legg <Symone.Legg@itd.idaho.gov>
Sent: Tuesday, September 1, 2026 1:01 PM
To: Planning
Cc: Kimberly Hobson
Subject: Re: Request for Agency Review & Comment – Due by September 24, 2026 – File V0012-26 – Bonner County Planning

ITD Permits has no comments.

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

Enhancing quality of life through transportation

From: Planning <Planning@bonnercountyid.gov>
Sent: Tuesday, September 1, 2026 11:03 AM
To: Planning <Planning@bonnercountyid.gov>
Cc: Jeannie Welter <jeannie.welter@bonnercountyid.gov>; David Fisher <david.fisher@bonnercountyid.gov>
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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

NOTICE OF PUBLIC HEARING



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


Maya Johnson, Administrative Assistant III

This notice was mailed to political subdivisions, property owners within 2800 feet of the subject property, and the media on **Tuesday, September 1, 2026**.

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

File V0012-26 – Variance – Shoreline & Wetland Setback: Request for a shoreline and wetland setback variance of 10-feet, where 40 feet is required, for an existing accessory structure. The 40-acre parcel is zoned Agricultural/Forestry 20 and located off USFS 280 in Section 19, Township 59 North, Range 1 East, Boise-Meridian.

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

Written statements must be submitted to the planning department record no later than September 24, 2026, at 5:00 pm. Written statements not exceeding one standard letter sized, single spaced page may be submitted at the public hearing. Statements can be sent to the Bonner County Planning Department at 1500 Highway 2, Suite 208, Sandpoint, Idaho 83864; faxed to 866-537-4935 or e-mailed to planning@bonnercountyid.gov. The referenced start time stated above reflects the beginning of the hearing. Specific file start time and hearing duration vary.

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

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

NO COMMENT Kootenai-Ponderay Sewer District
Name

September 3, 2026
Date

Out of boundaries.



According to the Bonner County Ordinance, an intermittent creek requires a 40' County building setback. Through the Variance process, it may be possible to allow a smaller setback distance.

Figure 3
Wetland Boundary Map
Boas Property

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NO COMMENT Kootenai-Ponderay Sewer District
Name Date

not in boundaries



According to the Bonner County Ordinance, an intermittent creek requires a 40' County building setback. Through the Variance process, it may be possible to allow a smaller setback distance.

Figure 3
Wetland Boundary Map
Boas Property

Re: Request for Agency Review & Comment – Due by September 24, 2026 – File V0012-26 – Bonner County Planning

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

Date Wed 9/2/2026 7:31 AM

To Planning <Planning@bonnercountyid.gov>

Cc Jeannie Welter <jeannie.welter@bonnercountyid.gov>; David Fisher <david.fisher@bonnercountyid.gov>

NLI has no comment. This project is within NLI's service area, but we do not serve the project site. The nearest line is approximately 1.25 miles south off USFS Road 280 in Section 30.

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

NLI



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](tel:(208)263-5141)



TOLL-FREE

[\(800\) 326-9594](tel:(800)326-9594)

REPORT AN OUTAGE



OUTAGE HOTLINE

[\(866\) 665-4837](tel:(866)665-4837)

CALL BEFORE YOU DIG



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

From: Planning <Planning@bonnercountyid.gov>

Sent: Tuesday, September 1, 2026 11:03 AM

To: Planning <Planning@bonnercountyid.gov>

Cc: Jeannie Welter <jeannie.welter@bonnercountyid.gov>; David Fisher <david.fisher@bonnercountyid.gov>

Subject: Request for Agency Review & Comment – Due by September 24, 2026 – File V0012-26 – Bonner County Planning

You are invited to comment on this application, your comments must be received by the Bonner County Planning Department by **5 p.m. September 24, 2026**. Please review the application relative to your agency's area of expertise and include any recommended conditions of approval and supporting code sections. Please see attached for details.

Have a wonderful day!

Maya Johnson

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

[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]

Janna Brown

From: Lucy Selph <LSelph@PHD1.idaho.gov>
Sent: Wednesday, September 2, 2026 5:01 PM
To: Planning
Subject: V0012-26 - VARIANCE - SHORELINE & WETLAND SETBACK
Attachments: V0012-26 - VARIANCE - SHORELINE & WETLAND SETBACK.pdf



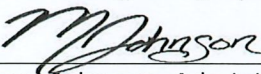
Lucy Selph | Technical Records Specialist
2101 W. Pine St. Sandpoint, ID 83864
P: 208-265-6384
W: Panhandlehealthdistrict.org

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.

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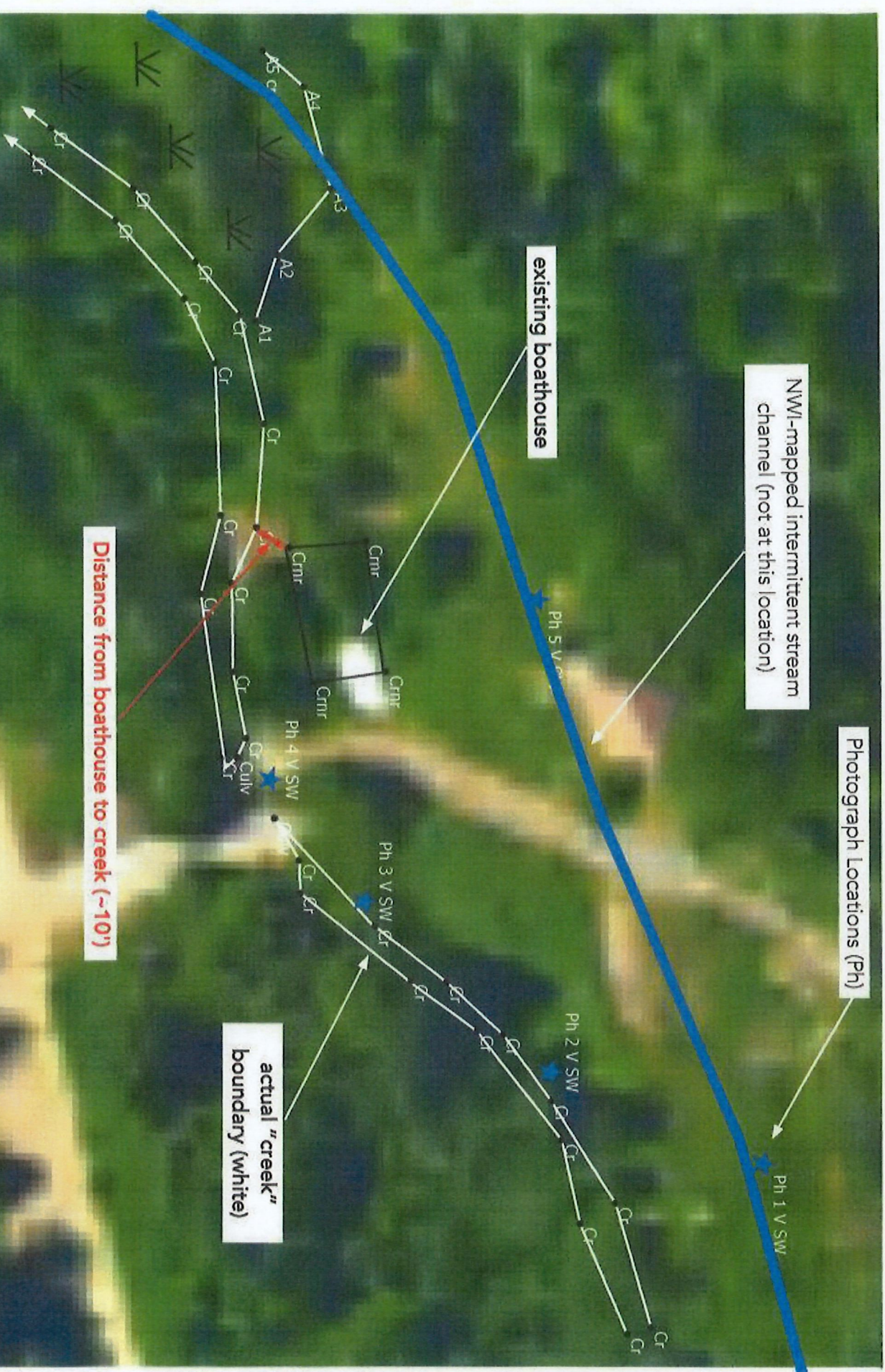
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NO COMMENT T. F. F. @ PANHANDLE HEALTH DISTRICT 9/2/26
Name Date



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Boas Property