



## Bonner County Planning Department

*"Protecting property rights and enhancing property value"*

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone (208) 265-1458 - Fax (866) 537-4935

Email: [planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov) - Web site: [www.bonnercountyid.gov](http://www.bonnercountyid.gov)

June 26, 2026

Pete & Rebekah Kopplin  
1607 N River Vista St  
Spokane, WA 99224

Subj: File V0013-26 – Variance – Street Setback

Appendices: (A) File V0013-26 Zoning Commission Approved Site Plan  
(B) Land Use Decision-Making Worksheet  
(C) File V0013-26 Staff Report

Dear Applicant,

The Bonner County Zoning Commission **APPROVED** the referenced application.

Commissioner Pound moved to approve this request FILE V0013-26, for a Variance to the setback standards to allow for a 13-foot street setback, where 25 feet is required, for a new 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.

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.

Commissioner Johnson seconded the motion.

**Voted** upon and the Chair declared the Motion passed, unanimously.

**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.

Bonner County Revised Code, Section 12-262, provides an opportunity for affected persons to appeal Zoning Commission decisions with the Planning Director within 28 days after the final written decision of the Zoning Commission has been issued. Any such appeal must be submitted in accordance with the referenced code section no later than **5:00 p.m., July 27, 2026. AN APPEAL SHALL BE ACCOMPANIED BY A FILING FEE IN ACCORDANCE WITH THE APPROVED FEE SCHEDULE. THE FEES ARE PAYABLE TO THE BONNER COUNTY PLANNING DEPARTMENT.**

**NOTE:** Following any final decision concerning a site-specific land use request, the applicant has a right to request a regulatory taking analysis pursuant to Section 67-8003, Idaho Code (*Idaho Code §67-6535(3)*).

Please contact the Planning Department if you have any questions.

Sincerely,



Brett Blaser, Vice Chair  
Bonner County Zoning Commission

**Appendix A: File V0013-26 Hearing Zoning Commission Approved Site Plan**



## **Appendix B: Land Use Decision-Making Worksheet**



# Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone (208) 265-1458 - Fax (208) 265-1463

Email: [planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov) - Web site: [www.bonnercountyid.gov](http://www.bonnercountyid.gov)

## LAND USE DECISION-MAKING WORKSHEET VARIANCE

*Idaho Code §67-6535 (2): The approval or denial of any application required or authorized pursuant to this chapter shall be in writing and accompanied by a reasoned statement that explains the criteria and standards considered relevant, states the relevant contested facts relied upon, and explains the rationale for the decision based on the applicable provisions of the comprehensive plan, relevant ordinance and statutory provisions, pertinent constitutional principles and factual information contained in the record.*

### STANDARDS FOR REVIEW:

Prior to approving a Variance, the governing body shall review the particular facts and circumstances of each proposal in terms of the following standards and shall find adequate evidence showing that such use at the proposed location.

<p><b>Idaho Code §67-6516</b></p>	<p>Each governing board shall provide, as part of the zoning ordinance, for the processing of applications for variance permits. A variance is a modification of the bulk and placement requirements of the ordinance as to lot size, lot coverage, width, depth, front yard, side yard, rear yard, setbacks, parking space, height of buildings, or other ordinance provision affecting the size or shape of a structure or the placement of the structure upon lots, or the size of lots. A variance shall not be considered a right or special privilege, but may be granted to an applicant only upon a showing of undue hardship because of characteristics of the site and that the variance is not in conflict with the public interest.</p>
<p>YES</p>	<p>List the relevant evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.</p>
<p><b><i>The Commission found that the request was for a setback requirement, the lot was long and narrow, and partially below the high water mark, with limited building space, and physical constraints. The adopted the findings of the Staff Report, and found the application to be in compliance with this code section.</i></b></p>	
<p><b>BCRC 12-232</b></p>	<p><b>GENERAL PROVISIONS</b> A variance is a modification of the bulk and placement requirements of this title as to lot or parcel size, lot coverage, width, depth, setbacks, parking space size, or other provisions of this title affecting the size or shape of a structure or the placement of a structure upon a lot or parcel, or the size of the lot or parcel.</p>
<p>YES</p>	<p>List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.</p>

<p><b><i>The Commission found that this application would not change the use or density of the parcel, and adopted the findings of the Staff Report, finding the application to be in compliance with this code section.</i></b></p>		
<b>BCRC 12-233</b>	<b>APPLICATION, CONTENTS</b>	
YES		List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
<p><b><i>The Commission found that all documentation was provided, Road and Bridge submitted a comment, and adopted the Staff Report, finding the application to be in compliance with this code section.</i></b></p>		
<b>BCRC 12-234 (A)</b>	<b>VARIANCES, STANDARDS FOR REVIEW OF APPLICATIONS</b>	
		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.
YES		List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
<p><b><i>The Commission adopted the Staff Report, finding that there was limited area to build on the subject parcel, and application was compliant with this code section.</i></b></p>		
<b>BCRC 12-234 (B)</b>	Special conditions and circumstances do not result from the actions of the applicant.	
YES		List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
<p><b><i>The Commission adopted the Staff Report, finding the application to be in compliance with this code section.</i></b></p>		
<b>BCRC 12-234 (C)</b>	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.
YES		List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
<p><b><i>The Commission adopted the Staff Report, noting that no comments were received in opposition to the application, and found the application to be in compliance with this code section.</i></b></p>		

## **Appendix C: V0013-26 Staff Report**

**BONNER COUNTY PLANNING DEPARTMENT  
BONNER COUNTY ZONING COMMISSION  
STAFF REPORT FOR JUNE 11, 2026**

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**Project Name:** Kopplin – Street Setback

**File Number, Type:** FILE #V0013-26, Variance

**Request:** The applicant is requesting a Variance to the setback standards to allow for a 13-foot street setback, where 25 feet is required, for a new accessory structure.

**Legal Description:** 2-56N-2W BUCK RUN BLK 2 LOT 16 CPWRS

**Location:** The project site is located off Buck Run in Section 2, Township 56 North, Range 2 West, Boise-Meridian.

**Parcel Number:** RP024810020160A

**Parcel Size:** 0.718-Acres

**Applicant:** Pete & Rebekah Kopplin  
1607 N River Vista St  
Spokane, WA 99224

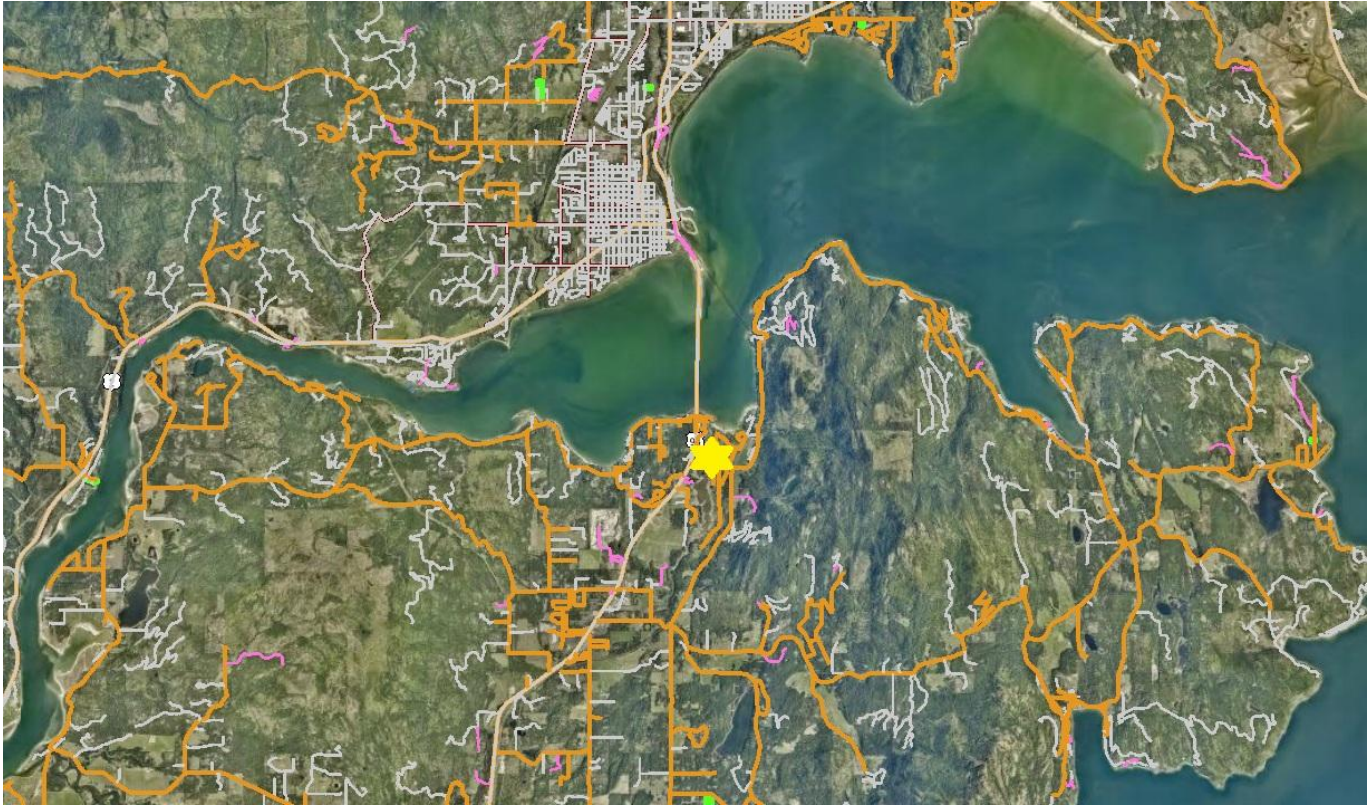
**Project Representative:** Travis & Brandy Sissom  
Signature Builders LLC  
83 Omaha Way  
Sagle, ID 83860

**Property owners:** Pete & Rebekah Kopplin

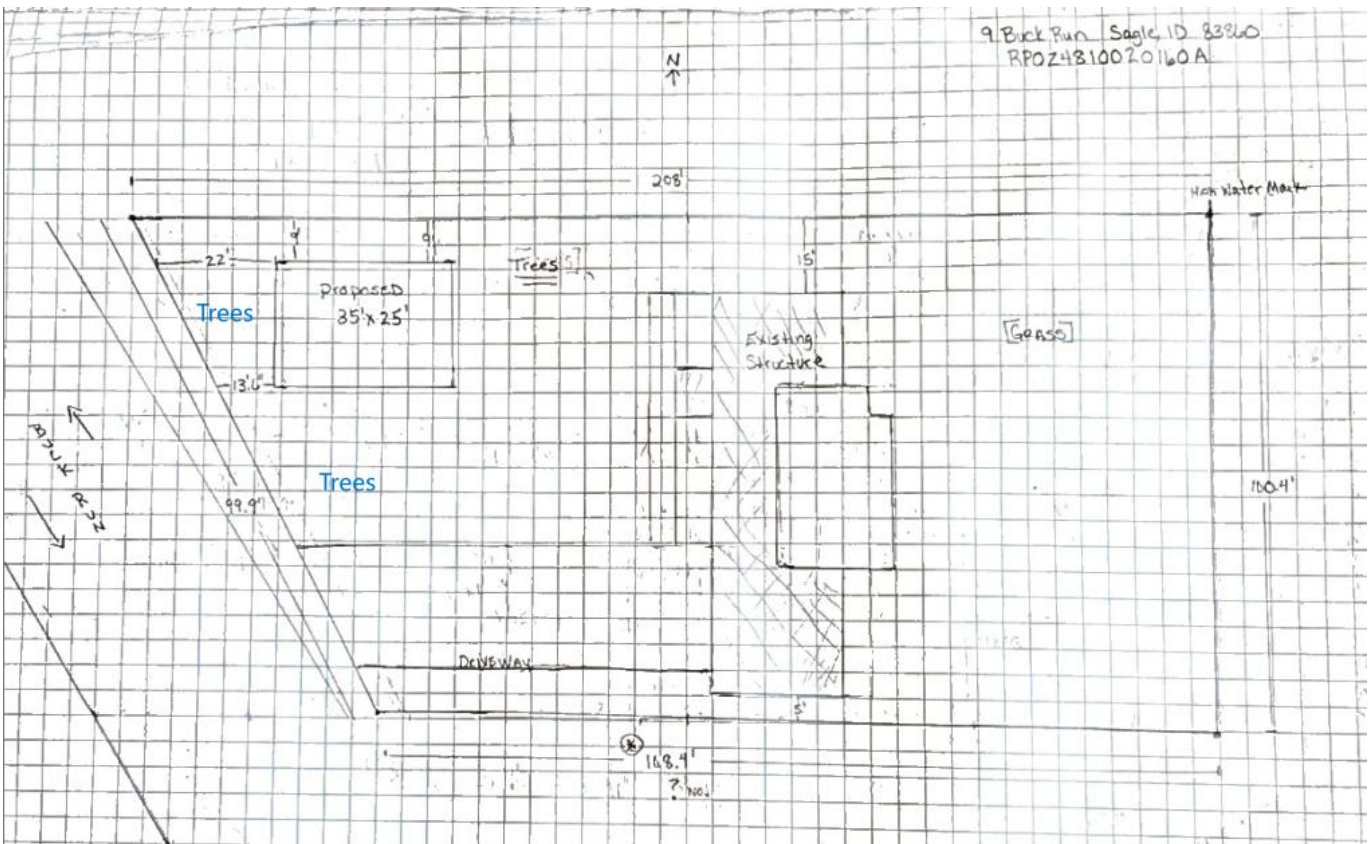
**Application filed:** April 14, 2026

**Notice provided:** Mail: May 5, 2026  
Site Posting: May 5, 2026  
Published in newspaper: May 5, 2026

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



## Site Plan



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## **Project summary:**

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The applicant is requesting a Variance to the setback standards to allow for a 13-foot street setback, where 25 feet is required, for a new accessory structure. The 0.718-acre property is zoned Suburban (S). The project is located off Buck Run in Section 2, Township 56 North, Range 2 West, Boise-Meridian.

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## **Applicable laws:**

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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 12-344, Nonconforming Structures  
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

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## **Background:**

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### **A. Site data:**

Land Use: Residential  
Platted as Block 2, Lot 16 of Buck Run  
Size: 0.718-acres  
Zoning Designation: Suburban (S)  
Comp Plan Designation: Transition ( $\leq 2.5$  AC)

### **B. Access:**

Buck Run, a Bonner County owned, and maintained, public right-of-way.

### **C. Environmental factors:**

The location of the proposed structure is flat. The site contains mapped slopes of 0-30+%. (USGS)  
Site contains mapped wetlands. (USFWS)  
Site contains frontage on Lake Pend Oreille. (NHD)  
Parcel contains SFHA Zone X and Zone A per FIRM Panel Number 16017C0950E Effective Date 11/18/2009. Project is entirely within SFHA Zone X. No further floodplain review is required on this proposal.

### **D. Services:**

- Water: Southside Water and Sewer

- Sewage: Southside Water and Sewer
- Fire: Sagle Fire District
- Power: Avista Utilities
- School District: Lake Pend Oreille School District #84

**E. Comprehensive Plan, Zoning and Current Land Use**

<b>Compass</b>	<b>Comp Plan</b>	<b>Zoning</b>	<b>Current Land Use &amp; Density</b>
Site	Transition (<=2.5 AC)	Suburban (S)	Residential, 0.718-Acres
North	Transition (<=2.5 AC)	Suburban (S)	Residential, 0.958-Acres
East	Transition (<=2.5 AC)	Suburban (S)	Lake Pend Oreille
South	Transition (<=2.5 AC)	Suburban (S)	Residential, 0.291-Acres
West	Transition (<=2.5 AC)	Suburban (S)	Vacant common lot, 0.966-Acres & Buck Run Rd.

**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:** *"Complying fully with the ordinance would require grading and excavation that is impractical, environmentally damaging the trees and natural vegetation. The county road provides additional separation between the property line on this specific lot; the property line is further from the road on the northwest than the southwest making it a greater distance from the county road. In this case several lots in this area have been found to have structures within the limits of 25 feet of the property line."*

**Staff:** Special circumstances existing on this lot include the subject lot being long and narrow with a portion of the lot being below the ordinary high-water mark, and The majority of properties in the Suburban Zoning District do not include submerged lands. The current single-family-dwelling was constructed to meet the shoreline setbacks, leaving a smaller building envelope between the street and the home. An additional circumstance unique to this application is that the contractors designed the proposed structure and submitted a site plan showing the reduced setback as part of a Building Location Permit application. This site plan was approved, and the Building Location Permit was issued. The setback was then determined to be out of compliance at the time of the Initial Inspection for the Building Location Permit.

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

**Applicant:** *"These natural features existed long before the applicant acquired the property and are essential for erosion control and drainage. One of the two trees that were removed, had died, the other was in the center of the building zone. Shrubs were removed to meet the utility guidelines.*

*Bonner County Planning reviewed and approved our site plan with a 29-foot setback from Buck Run Road. This approval was based on the information we submitted and the county's confirmation that the proposed location met the applicable setback requirements at the time. We proceeded with the understanding that our project was fully compliant with county standards, and we relied on the county's approval in good faith."*

**Staff:** The applicant purchased the subject lot in 2019, under Instrument #933223. The subject lot was created in 2001, under Instrument # 590144, and the existing single-family-dwelling was constructed in 2004 per Bonner County Assessor records. The applicant had no control over the shape of the lot, or the placement of the single-family-dwelling. Additionally, they had designed and submitted the structure, showing the desired setback, and were following the approved site plan. They did not change the setback, nor were they responsible for the errored evaluation of their application.

- (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 requested variance will not be detrimental to public health, safety, or welfare, nor will it negatively impact surrounding properties or improvements. The proposed development remains consistent with the character and use patterns of the surrounding area.*

*This in turn, would boost property values and enhance overall privacy for the neighbors. Parking vehicles in a garage reduces driveway congestion and having more security."*

**Staff:** This application does not appear to be in conflict with public interest. The street setback requested still places the structure further away from the right-of-way than the existing buffer of trees. The existing right-of-way is 60-feet, however the as-built travel way is approximately 22 feet and constructed near the center of the right-of-way. The proposal is still meeting other setbacks, impervious surface requirements, and lot coverage limits. No public comments were received that indicated this would be in conflict with the public interest, and no evidence or agency comments were received indicating a conflict with public interest. Bonner County Road and Bridge Department commented that they were not opposed to this request and that "The area in question will not adversely affect our maintenance program. While we typically are opposed to these types of setback request, we do take a look at the terrain of the area to see what the possible effects might be. In this case it would be very minimal to none." There appears to be no evidence to suggest this proposal would be in conflict with the public interest, detrimental to public health, safety or welfare, or materially injurious to properties or improvement in the vicinity.

**G. Stormwater plan**

Stormwater requirements were evaluated and addressed with the Building Location Permit.

**H. Agency Review**

Agencies were notified of this project on May 5, 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 Transportation Department – Permits  
Bonner County Road and Bridge Department

**The following agencies replied “No Comment”:**

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

**All other agencies did not reply.**

**Public Notice & Comments**

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

**Planner’s Initials:** DF      **Date:** 6/3/26      **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.**

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**Decision by the governing body:**

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**ZONING COMMISSION**

**MOTION TO APPROVE:** I, commissioner (insert name) move to approve this request FILE V0013-26, for a Variance to the setback standards to allow for a 13-foot street setback, where 25 feet is required, for a new 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 (insert name) move to deny this request FILE V0013-26, for a Variance to the setback standards to allow for a 13-foot street setback, where 25 feet is required, for a new 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 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

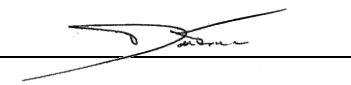
[www.bonnercountyid.gov](http://www.bonnercountyid.gov) Bonner County Revised Code (BCRC) is available at the Planning Department or online.

## **Appendix A – Notice of Public Record of Mailing**

# RECORD OF MAILING

Page 1 of 1

File Number: File **V0013-26**

Record of Mailing Approved By: 

Hearing Date: **6.11.26**

I hereby certify that a true and correct copy of the "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this **5<sup>th</sup>** day of **May 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**

## Maya Johnson

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**From:** planning@bonnercountyid.gov on behalf of DEQ Comments  
<deqcomments@deq.idaho.gov>  
**Sent:** Thursday, May 14, 2026 2:47 PM  
**To:** Planning  
**Subject:** RE: Request for Agency Review & Comment – Due by May 28, 2026 – File V0013-26 – Bonner County Planning

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](http://www.deq.idaho.gov)

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

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**From:** Planning <Planning@bonnercountyid.gov>  
**Sent:** Tuesday, May 5, 2026 11:54 AM  
**Cc:** Maya Johnson <Maya.Johnson@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Planning <Planning@bonnercountyid.gov>; David Fisher <david.fisher@bonnercountyid.gov>  
**Subject:** Request for Agency Review & Comment – Due by May 28, 2026 – File V0013-26 – 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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You are invited to comment on this application. Your comments must be received by the Bonner County Planning Department by 5 p.m. **May 28, 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!

*Jeannie Welter*

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

## Maya Johnson

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**From:** planning@bonnercountyid.gov on behalf of Horsmon,Merritt  
<merritt.horsmon@idfg.idaho.gov>  
**Sent:** Friday, May 22, 2026 1:29 PM  
**To:** Planning  
**Subject:** RE: Request for Agency Review & Comment – Due by May 28, 2026 – File V0013-26 – 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](mailto:merritt.horsmon@idfg.idaho.gov)



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**From:** Planning <Planning@bonnercountyid.gov>  
**Sent:** Tuesday, May 05, 2026 11:54 AM  
**Cc:** Maya Johnson <Maya.Johnson@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Planning <Planning@bonnercountyid.gov>; David Fisher <david.fisher@bonnercountyid.gov>  
**Subject:** Request for Agency Review & Comment – Due by May 28, 2026 – File V0013-26 – 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!

*Jeannie Welter*

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

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[EXT SENDER] Re: Request for Agency Review & Comment – Due by May 28, 2026 – File V0013-26 – Bonner County Planning

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From [planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov) <[planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov)>  
on behalf of  
Symone Legg <[Symone.Legg@itd.idaho.gov](mailto:Symone.Legg@itd.idaho.gov)>  
Date Wed 5/6/2026 6:32 AM  
To Planning <[Planning@bonnercountyid.gov](mailto:Planning@bonnercountyid.gov)>  
Cc Kimberly Hobson <[Kimberly.Hobson@itd.idaho.gov](mailto:Kimberly.Hobson@itd.idaho.gov)>

You don't often get email from [symone.legg@itd.idaho.gov](mailto:symone.legg@itd.idaho.gov). [Learn why this is important](#)

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](mailto:symone.legg@itd.idaho.gov) | [itd.idaho.gov](http://itd.idaho.gov)

*Enhancing quality of life through transportation*

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**From:** Planning <[Planning@bonnercountyid.gov](mailto:Planning@bonnercountyid.gov)>  
**Sent:** Tuesday, May 5, 2026 11:53 AM  
**Cc:** Maya Johnson <[Maya.Johnson@bonnercountyid.gov](mailto:Maya.Johnson@bonnercountyid.gov)>; Janna Brown <[janna.brown@bonnercountyid.gov](mailto:janna.brown@bonnercountyid.gov)>; Jeannie Welter <[jeannie.welter@bonnercountyid.gov](mailto:jeannie.welter@bonnercountyid.gov)>; Planning <[Planning@bonnercountyid.gov](mailto:Planning@bonnercountyid.gov)>; David Fisher <[david.fisher@bonnercountyid.gov](mailto:david.fisher@bonnercountyid.gov)>  
**Subject:** Request for Agency Review & Comment – Due by May 28, 2026 – File V0013-26 – Bonner County Planning

**CAUTION: This email originated outside the State of Idaho network. Verifv 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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You are invited to comment on this application. Your comments must be received by the Bonner County Planning Department by 5 p.m. **May 28, 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!

*Jeannie Welter*

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

## Maya Johnson

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**From:** planning@bonnercountyid.gov on behalf of Robert Beachler  
<Robert.Beachler@itd.idaho.gov>  
**Sent:** Tuesday, May 5, 2026 4:16 PM  
**To:** Planning  
**Subject:** RE: Request for Agency Review & Comment – Due by May 28, 2026 – File V0013-26 – 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](mailto:robert.beachler@itd.idaho.gov)  
(208) 772-1216  
Office Hours M-TH 6-4:30

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**From:** Planning <Planning@bonnercountyid.gov>  
**Sent:** Tuesday, May 5, 2026 11:54 AM  
**Cc:** Maya Johnson <Maya.Johnson@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Planning <Planning@bonnercountyid.gov>; David Fisher <david.fisher@bonnercountyid.gov>  
**Subject:** Request for Agency Review & Comment – Due by May 28, 2026 – File V0013-26 – Bonner County Planning

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

# 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 5<sup>th</sup> day of **May 2026**.

*Jeannie L Welter*  
Jeannie Welter, Systems Technician

This notice was mailed to political subdivisions, property owners within 2800 feet of the subject property, and the media on **Tuesday, May 5, 2025**.

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**NOTICE IS HEREBY GIVEN** that the Bonner County Zoning Commission will hold a public hearing at **5:30 pm on Thursday, June 11, 2026**, in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following requests:

**File V0013-26 – Variance – Street Setback**: Request for a street setback variance of 13 feet, where 25 feet is required, for new construction. The 0.718-acre lot is zoned Suburban and located off Buck Run in Section 2, Township 56 North, Range 2 West, Boise-Meridian.

For details regarding this application, Zoom teleconference, or YouTube livestream, visit the Planning Department web site at [www.bonnercountyid.gov/departments/Planning](http://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 May 28, 2026** . 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](mailto: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.

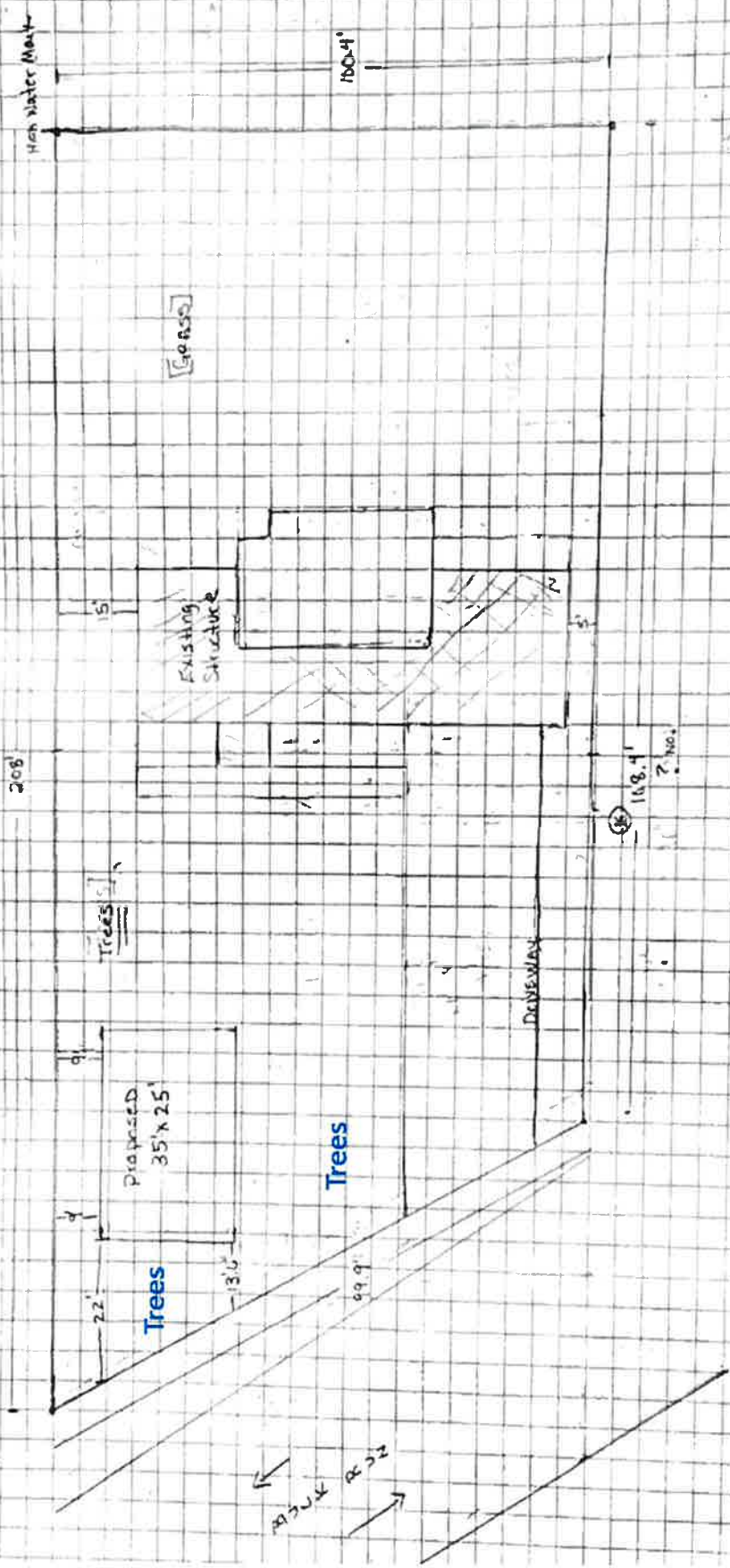
**If you have no comment or response, you may indicate below and return this form to the Planning Department.**

NO COMMENT *Kootenai-Ponderay Sewer District* *5.5.2026*  
Name Date

*Out of boundaries.*

9 Bick Run Sagle ID B3260  
RPOZ4810070160A

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Jeannie Welter, Systems Technician

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

NO COMMENT Sarah Tonyan PhD 5/19/26  
Name (out of jurisdiction) Date

## Maya Johnson

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**From:** Jason Topp  
**Sent:** Tuesday, May 5, 2026 4:31 PM  
**To:** Planning  
**Subject:** V0013-26 agency comment

Bonner County Road and Bridge is not opposed to a 13-foot setback in this location. The area in question will not adversely affect our maintenance program. While we typically are opposed to these types of setback request, we do take a look at the terrain of the area to see what the possible affects might be . In this case it would be very minimal to none.

Jason Topp  
Director of R&B

## Maya Johnson

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**From:** planning@bonnercountyid.gov on behalf of Bates, Luke <Luke.Bates@idwr.idaho.gov>  
**Sent:** Tuesday, May 5, 2026 3:04 PM  
**To:** Planning  
**Subject:** RE: Request for Agency Review & Comment – Due by May 28, 2026 – File V0013-26 – Bonner County Planning

REF: V0013-26

TO: Bonner County Planning Department

Good afternoon,

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  
7600 N Mineral Dr Suite 100 Coeur D Alene ID 83815-7763

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**From:** Planning <Planning@bonnercountyid.gov>  
**Sent:** Tuesday, May 5, 2026 11:54 AM  
**Cc:** Maya Johnson <Maya.Johnson@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Planning <Planning@bonnercountyid.gov>; David Fisher <david.fisher@bonnercountyid.gov>  
**Subject:** Request for Agency Review & Comment – Due by May 28, 2026 – File V0013-26 – Bonner County Planning

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Please see attached for details.

Have a wonderful day!

*Jeannie Welter*

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