

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



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

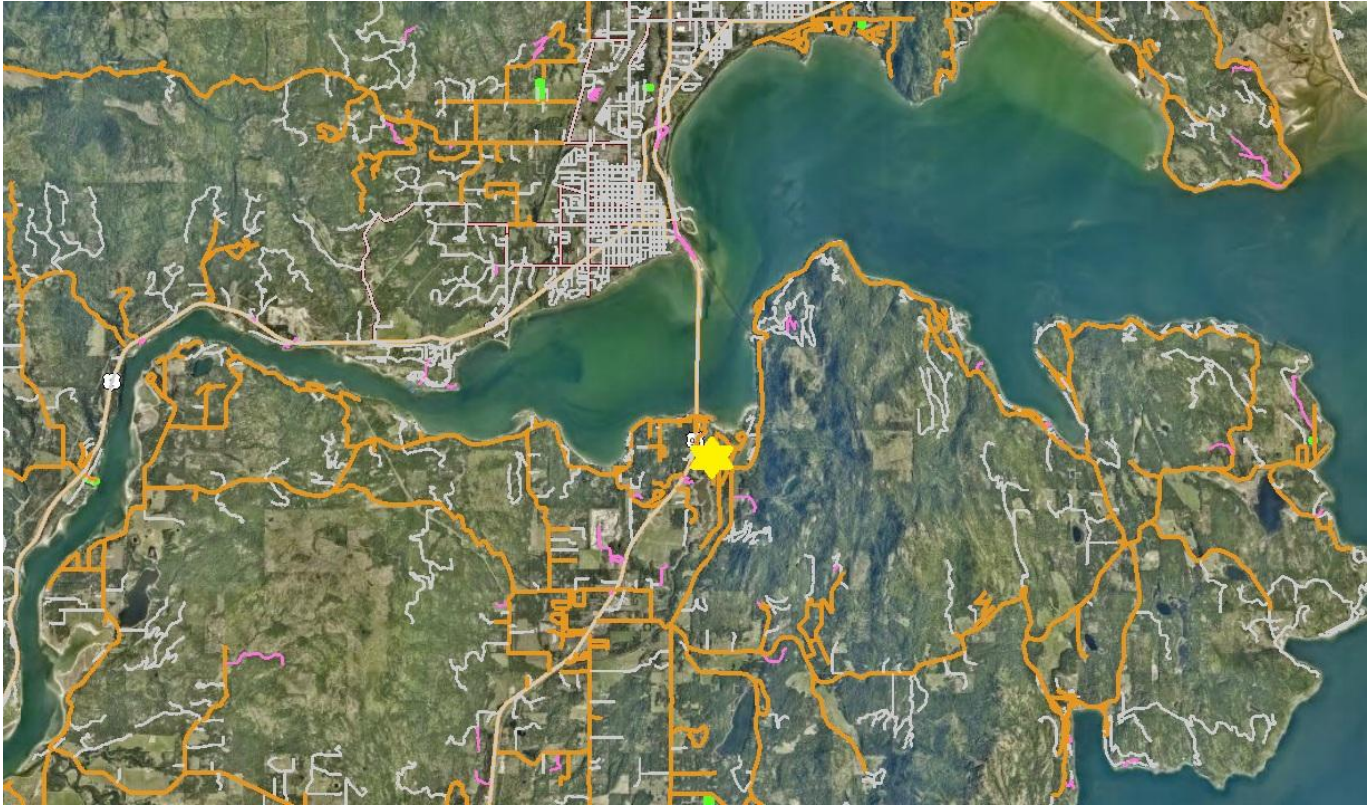
Project Representative: Travis & Brandy Sissom
Signature Builders LLC
83 Omaha Way
Sagle, ID 83860

Property owners: Pete & Rebekah Kopplin

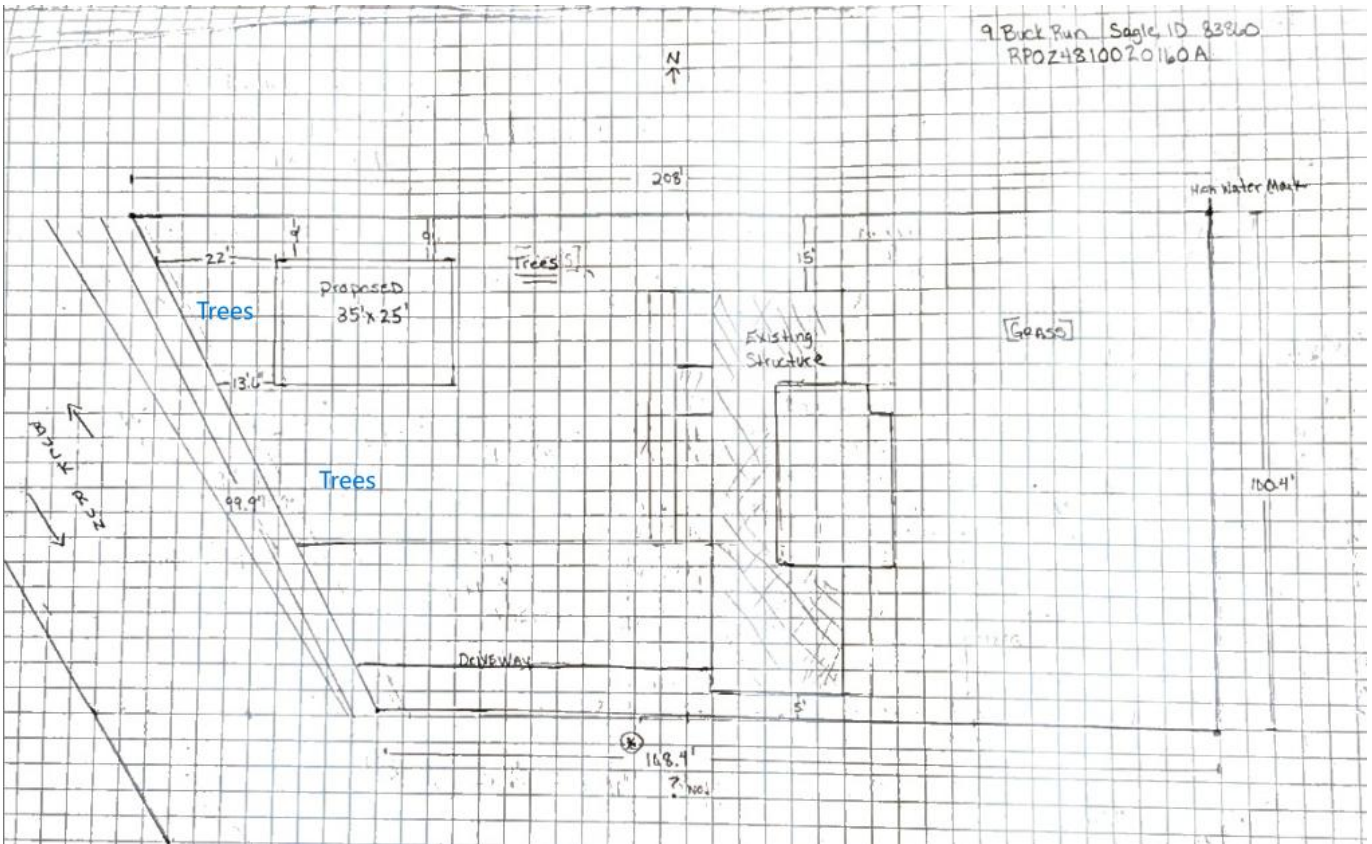
Application filed: April 14, 2026

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



Project summary:

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.

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 12-344, 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

Background:

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 (≤ 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

Compass	Comp Plan	Zoning	Current Land Use & Density
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.

Decision by the governing body:

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

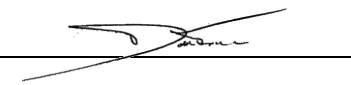
www.bonnercountyid.gov Bonner County Revised Code (BCRC) is available at the Planning Department or online.

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 **5th** 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

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

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

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.

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

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



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

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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 Agency Review & Comment – Due by May 28, 2026 – File V0013-26 – Bonner County Planning

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

You don't often get email from 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 | itd.idaho.gov

Enhancing quality of life through transportation

From: Planning <Planning@bonnercountyid.gov>
Sent: Tuesday, May 5, 2026 11:53 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. 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.

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

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
(208) 772-1216
Office Hours M-TH 6-4:30

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**



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 5th 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**.

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. 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. 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.

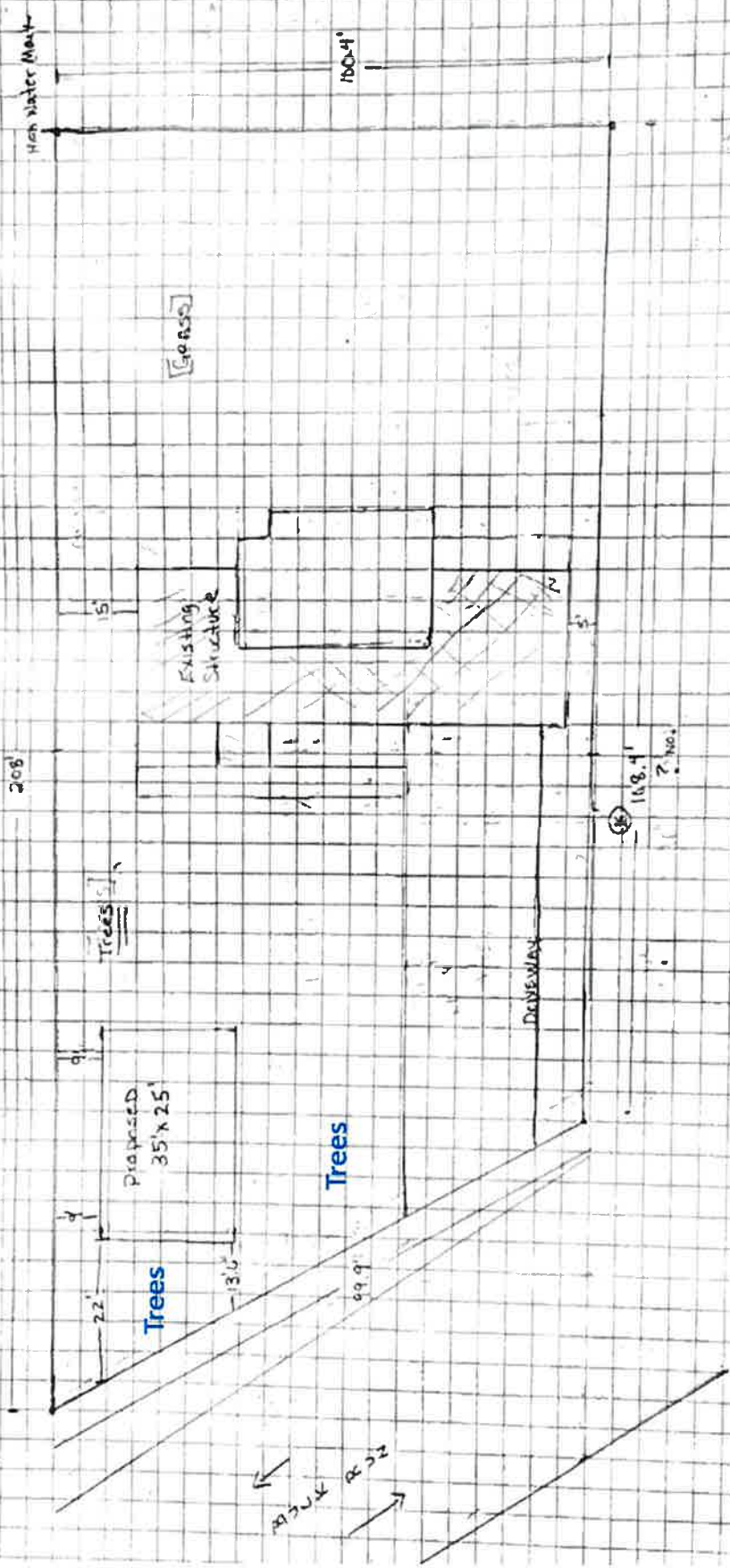
If you have no comment or response, you may indicate below and return this form to the Planning Department.

NO COMMENT Kootenai-Ponderay Sewer District 5.5.2026
Name Date

Out of boundaries.

9 Bick Run Sagle, ID 83860
RPOZ4810070160A

N ↑



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 **5th** day of **May 2026**.

Jeannie L. Welter
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

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

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

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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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**