

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

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**Project Name:** Vincent - Coon – Lot Size Minimum

**File Number,Type:** FILE #V0014-26

**Request:** The applicant is requesting to create five 10-acre parcels where a minimum of 20-acres is required for the purposes of a Family Division.

**Legal Description:** 3-58N-1W GOV LOT 4, SWNW LESS TAX 2,5 2000 GOLDEN WEST 27 X 52 MH\* (RP58N01W033001A)  
4-58N-1W GOV LOT 1 (RP58N01W040002A)

**Location:** The project site is located off Colburn Culver Road in Section 3, Township 58 North, Range 1 West, Boise-Meridian.

**Parcel Number:** RP58N01W040002A  
RP58N01W033001A

**Parcel Size:** RP58N01W033001A is 67.73-acres  
RP58N01W040002A is 39.8-acres

**Applicant/Property Owner:** Vincent Trust  
Marilyn & Lynn Coon

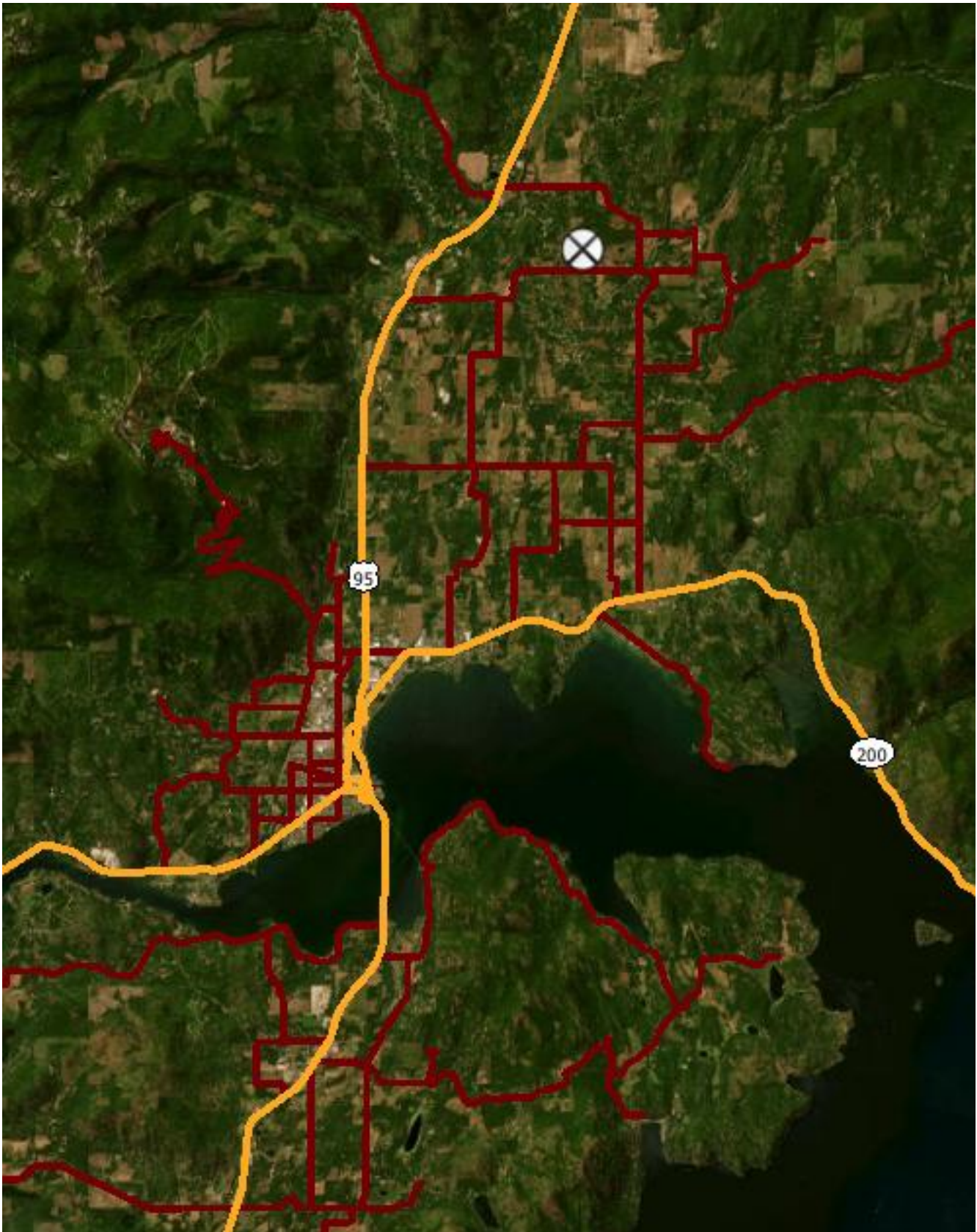
**Project Rep:** Jeremy Grimm  
Whiskey Rock Planning + Consulting

**Application filed:** April 16, 2026

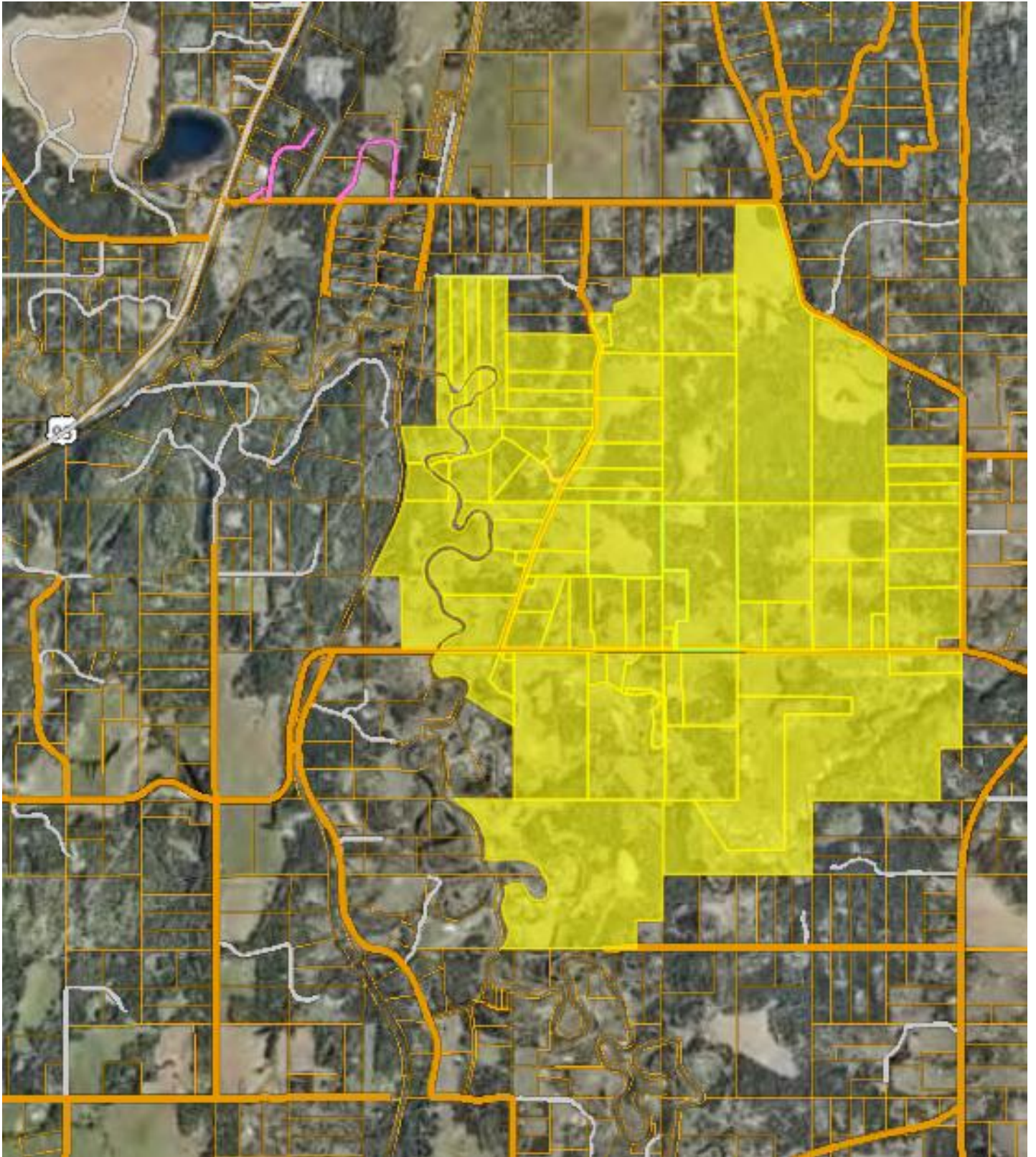
**Notice provided:** Mail: July 21, 2026  
Site Posting: July 21, 2026  
Published in newspaper: July 21, 2026

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

## Vicinity Map 1



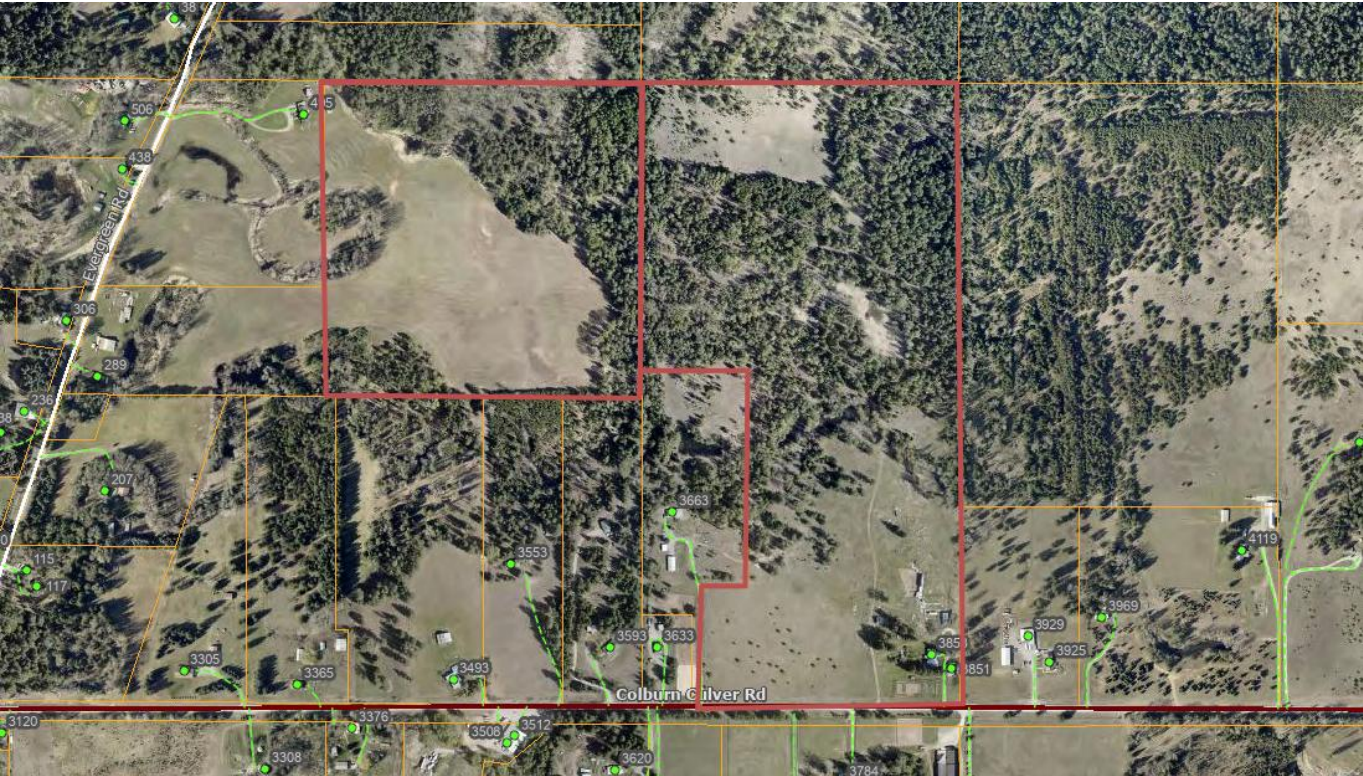
## Vicinity Map 2



# Site Plan



# GIS Map



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## Project summary:

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The applicant is requesting to create five 10-acre parcels where a minimum of 20-acres is required for the purposes of a Family Division. The combined acreage of the subject properties is 107.52-acres, and they are zoned Agricultural/forestry-20. The project site is located off Colburn Culver Road in Section 3, Township 58 North, Range 01 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 12-232, General provisions  
BCRC 12-233, Application, contents  
BCRC 12-234, Variance, standards for review of applications  
BCRC 12-411, Density and Dimensional Standards; Forestry, Agricultural/Forestry and Rural Zones  
BCRC 12-7.2, et seq., Grading/erosion/stormwater management  
BCRC 12-800 et seq., Definitions

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## Background:

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### A. Site data:

Land Use: Residential  
Two (2)Unplatted Parcels  
Size: 67.73-acres and 39.8-acres  
Zoning Designation: A/f-20  
Comp Plan Designation: Ag/Forest Land (10-20 AC)

### B. Access:

Colburn Culver Road and Evergreen Road, both Bonner County owned and maintained public rights-of-way.

### C. Environmental factors:

Site contains few mapped slopes. (USGS)  
Site does contain mapped wetlands. (USFWS)  
Site does contain mapped ponds.  
Parcel is within SFHA Zone X per FIRM Panel Number 16017C0515E, Effective Date 11/18/2009.

### D. Services:

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

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

| Compass | Comp Plan                 | Zoning                               | Current Land Use & Density              |
|---------|---------------------------|--------------------------------------|-----------------------------------------|
| Site    | Ag/Forest Land (10-20 AC) | Agricultural/forestry<br>20 (A/f-20) | Residential, 67.73-acres and 39.8-acres |

|       |                           |                                                    |                                             |
|-------|---------------------------|----------------------------------------------------|---------------------------------------------|
| North | Ag/Forest Land (10-20 AC) | Agricultural/forestry<br>10 (A/f-10) and<br>A/f-20 | Residential, 76.25-<br>acres and 10.5-acres |
| East  | Ag/Forest Land (10-20 AC) | Agricultural/forestry<br>20 (A/f-10)               | Residential, 53.15-<br>acres                |
| South | Ag/Forest Land (10-20 AC) | Agricultural/forestry<br>10 (A/f-10)               | Residential, 10.05-<br>acres and 29.26      |
| West  | Ag/Forest Land (10-20 AC) | Agricultural/forestry<br>10 (A/f-10)               | Residential, 2-acres<br>and 10.006-acres    |

#### **F. BCRC 12-232, General Provisions**

In accordance with BCRC 12-232, the applicant is seeking a 50% variance to lot size minimums.

#### **G. BCRC 12-233, Application, contents**

In accordance with BCRC 12-233, the applicant submitted all the required documents and the application was deemed complete on April 16, 2026.

#### **H. BCRC 12-234, Variances, standards for review of applications**

BCRC 12-234 specifies that "The staff, Zoning Commission, hearing examiner and/or Board shall review the particular facts and circumstances of each proposal submitted. To grant a variance, the hearing examiner or the Governing Body must find adequate evidence showing that:"

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

*Applicant: See Appendix C - Applicant Narrative.*

**Staff:** The subject properties contain mapped wetlands, minimal mapped slopes, and are within SFHA Zone X, which does not require any floodplain development permitting. The subject parcels are larger in size than many of the contiguous properties in the immediate vicinity and are currently meeting the Agricultural/Forestry-20 zoning minimum. Nine separate parcels, in the same Agricultural/Forestry-20 zone, border the subject properties. Out of these nine parcels, 6 parcels are currently 10.565 acres or less.

There does not appear to be any other environmental features that are unique to the subject parcels that would necessitate a variance.

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

*Applicant: See Appendix C - Applicant Narrative.*

**Staff:** The current Agricultural/Forestry-20 zoning designation has been in place on the subject properties since adoption of Ordinance 502 in 2008. Based on the application narrative, the current owners have owned the subject properties since prior to the adoption of Ordinance 502.

It does not appear the applicants have undertaken any development or other actions on the subject properties that created the need for the requested variance. Rather, the request is based on the existing configuration and circumstances of the properties under the Agricultural/Forestry-20 zoning designation.

Without an approved variance, the applicants could pursue a zone change request to Agricultural/Forestry-10. However, a zone change would be a separate discretionary land-use process and would not guarantee approval.

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

*Applicant: See Appendix C - Applicant Narrative.*

**Staff:** No comments from the public or any public agency or taxing district were received that stated that the proposed project would be detrimental to the public health, safety, or welfare or be materially injurious to the surrounding properties or improvements within the vicinity of this project.

#### **I. BCRC 12-411, Density and Dimensional Standards; Forestry, Agricultural/Forestry and Rural Zones.**

Per BCRC 12-411 Table 4-1, minimum parcel size in the A/f-20 zone is 20 acres. This request proposes a deviation from this standard to allow for a 10-acre parcels.

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

Per BCRC 12-720.3 (K) this subchapter is not applicable because this variance does not result in the creation of additional "impervious surface".

#### **L. Agency Review**

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

#### **The following agencies commented:**

Panhandle Health District  
Northern Lights, Inc.

#### **The following agencies replied "No Comment":**

Kootenai-Ponderay Sewer District  
Idaho Transportation Department  
Idaho Department of Fish and Game

Idaho Department of Environmental Quality  
Idaho Department of Water Resources  
Bonneville Power Administration  
TC Energy

**All other agencies did not reply.**

### **Public Notice & Comments**

At the time this Staff Report was prepared, public comments have been received.

**Planner's Initials:** KS      **Date:** 8/20/2026

**Note:**

**The final decision rests with the governing body after the completion of the public hearing and consideration of all relevant oral and written testimony and evidence.**

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### **Zoning Commission**

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**MOTION TO APPROVE:** I, Commissioner (name) move to approve this FILE V0014-26, requesting to create five 10-acre parcels where a minimum of 20-acres is required for the purposes of a Family Division, 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.

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**MOTION TO DENY:** I, Commissioner (name), move to deny this request FILE V0014-26, based upon the following conclusions:

Conclusion 1

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

Conclusion 2

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

Conclusion 3

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

This decision is based upon the evidence submitted up to the time the Staff Report was prepared, and testimony received at this hearing. I further move to adopt the reasoned statement as discussed in deliberation at this hearing and the analysis as set forth in the Staff Report (or as amended during this hearing) and direct planning staff to draft the reasoned statement to reflect this motion as set forth in Idaho Code section 67-6535, have the Chair sign, and transmit to all interested parties. This action does not result in a taking of private property. The action that could be taken, if any, to obtain the variance is to:

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

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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 Hearing Record of Mailing**

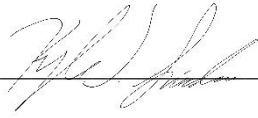
## **RECORD OF MAILING**

Page 1 of 1

File Number: File V0014-26

Record of Mailing Approved By: \_\_\_\_\_

Hearing Date: 8.27.26



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



**Jeannie Welter, Systems Technician**

Assessor - Email

Bay Drive Recreation District - Email

Bonner County Airport Manager - Email

Bonner County EMS - Email

Bonner County Road & Bridge - Email

Bottle Bay Water & Sewer District - Email

City of Dover - Email

City of Hope - Email

City of Oldtown - Email

City of Priest River - Email

City of Spirit Lake - Email

Coolin-Cavanaugh Bay Fire District - Email

East Bonner Library - Email

Ellisport Bay Sewer - Email

GEM STATE MINER - U.S. Mail

Idaho Department of Environmental Quality (DEQ) - Email

Idaho Department of Lands - CDA - U.S. Mail

Idaho Department of Lands - Navigable Waters & Mining - Email

Idaho Department of Water Resources - IDWR - Email

Idaho Transportation Department- District I - Email

Kalispel Bay Sewer & Water - U.S. Mail

KPBX-FM 91 SPOKANE PUBLIC RADIO - U.S. Mail

Laclede Water District - Email

Lake Pend Oreille School District, #84 (Transportation) - Email

Little Blacktail Ranch Water Association - U.S. Mail

Northern Lights, Inc. - Email

Northside Fire District - Email

Panhandle Health District - Email

Priest Lake Public Library District - Email

Sagle Valley Water & Sewer - Email

Schweitzer Fire District - Email

Selkirk Fire, Rescue & EMS - Email

Southside Water & Sewer District - Email

Spokesman-Review - U.S. Mail

Swan Shores Sewer District - U.S. Mail

Tamarack Village Water & Sewer - U.S. Mail

Trestle Creek Sewer District - Email

U.S. Fish & Wildlife Service - Email

West Bonner County Cemetery District - Email

West Bonner Library - Email

West Pend Oreille Fire District - Email

Avista Utilities - Email

Bayview Water & Sewer - Email

BONNER COUNTY DAILY BEE - U.S. Mail

Bonner County Floodplain Review - Email

Bonner County Sheriff - Email

City of Clark Fork - Email

City of East Hope - Email

City of Kootenai - Email

City of Ponderay - Email

City of Sandpoint - Email

Coolin Sewer District - Email

Drainage District #7 - Email

East Priest Lake Fire District - Email

Garfield Bay Water & Sewer District - Email

Granite Reeder Water & Sewer District - Email

Idaho Department of Fish & Game - Email

Idaho Department of Lands - Coolin - Email

Idaho Department of Lands - Sandpoint - Email

Idaho Transportation Department (Aeronautics) - U.S. Mail

Independent Highway District - Email

Kootenai-Ponderay Sewer District - Email

KSPT-KPND-KIBR RADIO - U.S. Mail

Lake Pend Oreille School District, #84 (Admin Office) - Email

Lakeland Joint School District, #272 - Email

North of the Narrows Fire District - Email

Northland/Vyve Cable Television - Email

Outlet Bay Sewer District - Email

Pend Oreille Hospital District - Email

Priest Lake Translator District - Email

Sam Owen Fire District - Email

SELKIRK ASSOCIATION OF REALTORS - U.S. Mail

Selkirk Recreation District - Email

Spirit Lake Fire District - Email

Historical Society - Email

Syringa Heights Water Association - Email

Timber Lake Fire District - Email

U.S. Army Corps of Engineers - Email

U.S. Forest Service - U.S. Mail

West Bonner County School District, #83 - Email

West Bonner Water & Sewer District - Email

West Priest Lake Fire District - Email

## **Appendix B – Agency Comments**

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**CUP0008-25RE: Request for Review & Comment - Due by August 13, 2026 - File V00014-26- Bonner County Planning**

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**From** 'Farley,Alynette B (CONTR) - TERR-BELL-1' via Mail-Planning <planning@bonnercountyid.gov>  
**Date** Thu 7/23/2026 10:02 AM  
**To** Planning <Planning@bonnercountyid.gov>  
**Cc** Farley,Alynette B (CONTR) - TERR-BELL-1 <abfarley@bpa.gov>

No comment, no BPA ROW @ location.

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

---

**From:** Planning <Planning@bonnercountyid.gov>  
**Sent:** Tuesday, July 21, 2026 10:27 AM  
**To:** Planning <Planning@bonnercountyid.gov>  
**Cc:** Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>  
**Subject:** Request for Review & Comment - Due by August 13, 2026 - File V00014-26- Bonner County Planning

You are invited to comment on this application, your comments must be received by the Bonner County Planning Department by **5 p.m. August 13, 2026**. Please review the application relative to your agency's area of expertise and include any recommended conditions of approval and supporting code sections.

Please see attached for details.

Have a wonderful day!

*Maya Johnson*

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

---

[EXT SENDER] RE: Request for Review & Comment - Due by August 13, 2026 - File V00014-26-  
Bonner County Planning

---

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

Good Afternoon,

Thank you for providing the opportunity to comment. DEQ has no environmental impact comments for the project listed above at this stage of development.

Thank you,

Idaho Department of Environmental Quality  
2110 Ironwood Parkway, Coeur d'Alene, Idaho 83814  
Office Line: 208.769.1422  
[www.deq.idaho.gov](http://www.deq.idaho.gov)

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

---

**From:** Planning <Planning@bonnercountyid.gov>  
**Sent:** Tuesday, July 21, 2026 10:27 AM  
**To:** Planning <Planning@bonnercountyid.gov>  
**Cc:** Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>  
**Subject:** Request for Review & Comment - Due by August 13, 2026 - File V00014-26- Bonner County Planning

**CAUTION:** This email originated outside the State of Idaho network. Verify links and attachments **BEFORE** you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

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Please see attached for details.

Have a wonderful day!

*Maya Johnson*

Administrative Assistant III

## Janna Brown

---

**From:** Horsmon,Merritt <merritt.horsmon@idfg.idaho.gov>  
**Sent:** Wednesday, August 5, 2026 3:49 PM  
**To:** Planning  
**Subject:** RE: Request for Review & Comment - Due by August 13, 2026 - File V00014-26- 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)



---

**From:** Planning <Planning@bonnercountyid.gov>  
**Sent:** Tuesday, July 21, 2026 10:27 AM  
**To:** Planning <Planning@bonnercountyid.gov>  
**Cc:** Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>  
**Subject:** Request for Review & Comment - Due by August 13, 2026 - File V00014-26- Bonner County Planning

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Have a wonderful day!

---

[EXT SENDER] RE: Request for Review & Comment - Due by August 13, 2026 - File V00014-26-  
Bonner County Planning

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From planning@bonnercountyid.gov <planning@bonnercountyid.gov>  
on behalf of  
Bates, Luke <Luke.Bates@idwr.idaho.gov>  
Date Fri 7/24/2026 7:38 AM  
To Planning <Planning@bonnercountyid.gov>

REF: V00014-26

TO: Bonner County Planning Department

Good morning,

Idaho Department of Water Resources (IDWR) – Northern Regional Office doesn't have any comments for the proposed variance application, as it isn't within IDWR's jurisdiction.

Thank you for the opportunity to comment,



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

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**From:** Planning <Planning@bonnercountyid.gov>  
**Sent:** Tuesday, July 21, 2026 10:27 AM  
**To:** Planning <Planning@bonnercountyid.gov>  
**Cc:** Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>  
**Subject:** Request for Review & Comment - Due by August 13, 2026 - File V00014-26- Bonner County Planning

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Have a wonderful day!

---

[EXT SENDER] Re: Request for Review & Comment - Due by August 13, 2026 - File V00014-26- Bonner County Planning

---

From planning@bonnercountyid.gov <planning@bonnercountyid.gov>  
on behalf of  
Symone Legg <Symone.Legg@itd.idaho.gov>  
Date Tue 7/21/2026 12:19 PM  
To Planning <Planning@bonnercountyid.gov>  
Cc Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>

ITD Permits has no comment.

Thank you,  
**Symone Legg** | Project Coordinator  
Idaho Transportation Department | D1 Traffic  
Work: 208.772.8073 | 208.772.1297  
Email: [symone.legg@itd.idaho.gov](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>  
**Sent:** Tuesday, July 21, 2026 10:26 AM  
**To:** Planning <Planning@bonnercountyid.gov>  
**Cc:** Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>  
**Subject:** Request for Review & Comment - Due by August 13, 2026 - File V00014-26- Bonner County Planning

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Have a wonderful day!

*Maya Johnson*

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

---

[EXT SENDER] RE: Request for Review & Comment - Due by August 13, 2026 - File V00014-26- Bonner County Planning

---

From planning@bonnercountyid.gov <planning@bonnercountyid.gov>  
on behalf of  
Robert Beachler <Robert.Beachler@itd.idaho.gov>  
Date Tue 7/21/2026 12:28 PM  
To Planning <Planning@bonnercountyid.gov>  
Cc Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>

No Comment from the Idaho Transportation Department.

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

---

**From:** Planning <Planning@bonnercountyid.gov>  
**Sent:** Tuesday, July 21, 2026 10:27 AM  
**To:** Planning <Planning@bonnercountyid.gov>  
**Cc:** Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>  
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*Maya Johnson*

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

---

**RE: Request for Review & Comment - Due by August 13, 2026 - File V00014-26- Bonner County Planning**

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

Date Wed 7/22/2026 9:09 AM

To Planning <Planning@bonnercountyid.gov>

 1 attachment (199 KB)

2026\_07\_V0014-26\_Variance\_LotSizeMin.pdf;

Attached is the District's response to the above-named file.

**Beate Pryor**



District Clerk

Kootenai-Ponderay Sewer District

511 Whiskey Jack Road Sandpoint, ID 83864

Office Hours: 8:30 am – 5:00 pm, Monday through Thursday

Phone: 208.263.0229

---

**From:** Colleen Johnson <[CJohnson@kootenaiponderaysewerdistrict.org](mailto:CJohnson@kootenaiponderaysewerdistrict.org)>

**Sent:** Tuesday, July 21, 2026 10:40 AM

**To:** KPSD Clerk <[clerk@kootenaiponderaysewerdistrict.org](mailto:clerk@kootenaiponderaysewerdistrict.org)>

**Subject:** FW: Request for Review & Comment - Due by August 13, 2026 - File V00014-26- Bonner County Planning

**NOTICE OF CHANGE IN HOURS: THE OFFICE WILL BE CLOSED ON FRIDAYS. WE WILL BE OPEN NORMAL HOURS MONDAY THRU THURSDAY.**

**Colleen Johnson**

**Business Office Manager**

**Kootenai-Ponderay Sewer District**

**208-263-0229 Fax – 208-265-5326 Mobile: 208-304-5820**

**511 Whiskey Jack Road Sandpoint, Idaho 83864**

**P.O. Box 562, Kootenai, ID 83840**

**“Dance with Life”**



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**From:** Planning <[Planning@bonnercountyid.gov](mailto:Planning@bonnercountyid.gov)>

**Sent:** Tuesday, July 21, 2026 10:27 AM

**To:** Planning <[Planning@bonnercountyid.gov](mailto:Planning@bonnercountyid.gov)>

**Cc:** Jeannie Welter <[jeannie.welter@bonnercountyid.gov](mailto:jeannie.welter@bonnercountyid.gov)>; Janna Brown <[janna.brown@bonnercountyid.gov](mailto:janna.brown@bonnercountyid.gov)>

**Subject:** Request for Review & Comment - Due by August 13, 2026 - File V00014-26- Bonner County Planning

You are invited to comment on this application, your comments must be received by the Bonner County Planning Department by **5 p.m. August 13, 2026**. Please review the application relative to your agency's area of expertise and include any recommended conditions of approval and supporting code sections.

Please see attached for details.

Have a wonderful day!

# 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 **21<sup>st</sup>** day of **July 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, July 21, 2026**.

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

**File V0014-26 – Variance – Lot Size Minimum**: Request to create five 10-acre parcels where a minimum of 20-acres is required for the purposes of a Family Division. The combined acreage of the subject properties is 107.53-acres, and they are zoned Agricultural/Forestry-20. The project site is located off Colburn Culver Road in Section 3, Township 58 North, Range 01 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 August 13, 2026, at 5:00 PM.** Written statements not exceeding one standard letter sized, single spaced page may be submitted at the public hearing. Statements can be sent to the Bonner County Planning Department at 1500 Highway 2, Suite 208, Sandpoint, Idaho 83864; faxed to 866-537-4935 or e-mailed to [planning@bonnercountyid.gov](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 July 22, 2026*  
Name Date

*out of boundaries*

# Goal if Approved



Re: Request for Review & Comment - Due by August 13, 2026 - File V00014-26- Bonner County Planning

From 'Sam Ross' via Mail-Planning <planning@bonnercountyid.gov>

Date Wed 7/22/2026 7:48 AM

To Planning <Planning@bonnercountyid.gov>

Cc Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Dan Scholz <Dan.Scholz@nli.coop>; Kristin Burge <kristin.burge@nli.coop>; Janna Brown <janna.brown@bonnercountyid.gov>

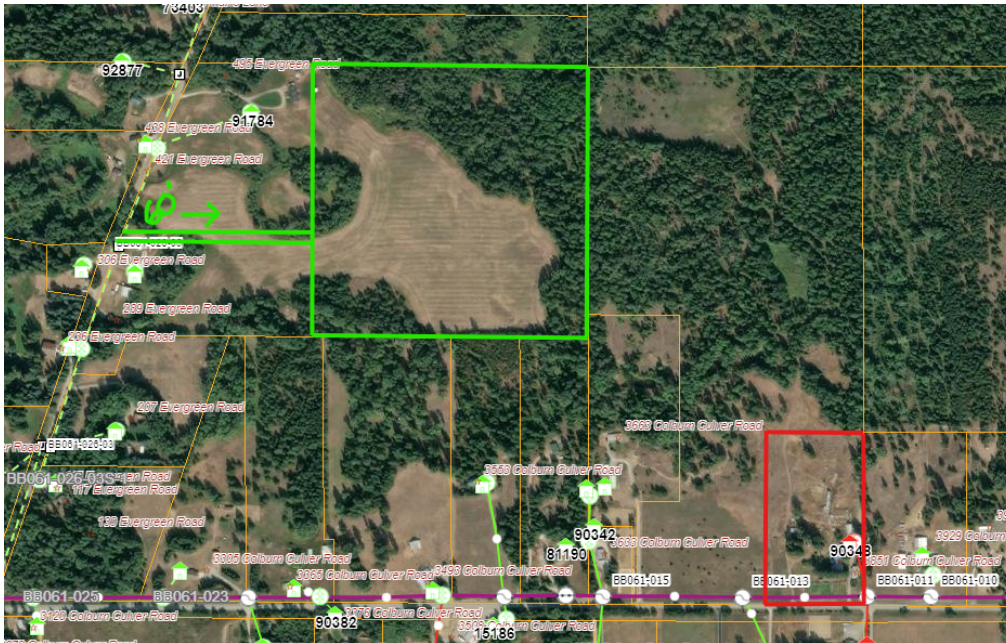
Good morning,

NLI has reviewed project V0014-26, a lot size minimum variance.

NLI has an underground line spanning along Evergreen Road. If the governing body allows the family split of the west 40-acre parcel (RP58N01W040002A), they should condition the approval so the Coon family creates a permanent access and utility easement, preferably 60-ft wide, from Evergreen Rd to the new parcels for the family members. This assures NLI will have a route through the family property to the proposed parcels.

NLI may also seek extend the line from the property at 495 Evergreen Road as that is the closest line to the proposed family parcels.

The Vincent parcel off Colburn Culver Rd has an existing NLI electric service, and the remainder parcel parallels the road and an NLI three-phase overhead line.



The snip above is just for reference and not a proposed easement/ROW.

Thank you for the opportunity to review and comment—sincerely,

**Samuel Ross**

Engineering Assistant II

[Northern Lights, INC.](#)

Email: [Sam.ross@nli.coop](mailto:Sam.ross@nli.coop)

Office: 208.255.7183

Cell: 208.946.7787

**NWPPA Certified Staking Technician**



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## ADDRESSES



### HEADQUARTERS

421 Chevy St  
Sagle, ID 83860



### MAILING ADDRESS

PO Box 269  
Sagle, ID 83860

## PHONE NUMBERS



MAIN OFFICE  
(208) 263-5141



TOLL-FREE  
(800) 326-9594

## REPORT AN OUTAGE



OUTAGE HOTLINE  
(866) 665-4837

## CALL BEFORE YOU DIG



Know what's below.  
Call before you dig.

**From:** Planning <Planning@bonnercountyid.gov>

**Sent:** Tuesday, July 21, 2026 10:26 AM

**To:** Planning <Planning@bonnercountyid.gov>

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

**Subject:** Request for Review & Comment - Due by August 13, 2026 - File V00014-26- Bonner County Planning

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Please see attached for details.

Have a wonderful day!

*Maya Johnson*

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

[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]

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[EXT SENDER] FILE V0014-26-VARIANCE-LOT SIZE MINIMUM

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**From** planning@bonnercountyid.gov <planning@bonnercountyid.gov>

on behalf of

Denis Twohig <dtwohig@phd1.idaho.gov>

**Date** Wed 7/22/2026 8:10 AM

**To** Planning <Planning@bonnercountyid.gov>

 1 attachment (934 KB)

FILE V0014-26-VARIANCE-LOT SIZE MINIMUM.pdf;



**Denis Twohig** | Technical Records Specialist 1

2101 W Pine St. Sandpoint, ID 83864

**P:** 208.265.6384

**E:** [ehapplications@phd1.idaho.gov](mailto:ehapplications@phd1.idaho.gov)

**W:** [Panhandlehealthdistrict.org](http://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.



# Panhandle Health District

*Healthy People in Healthy Communities*

**Public Health**  
Prevent. Promote. Protect.

**Panhandle Health District**

July 21, 2026

Bonner County Planning Department  
1500 Highway 200 Suite 208  
Sandpoint, ID 83864

**Re: File V0014-26 – Variance – Lot Size Minimum**

Bonner County Planning Department,

The Panhandle Health District is not opposed to the proposed zone change for a Family Division. Panhandle Health recommends that each proposed new parcel be evaluated for Septic prior to any split, however, it is not required.

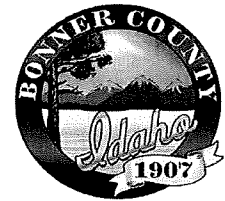
The parcel that has the existing dwelling has approved PHD Septic Permit #03-09-10233.

Thank you,

**Tim French** | Registered Environmental Health Specialist  
2101 W. Pine Street, Sandpoint, ID 83864  
**P:** 208-265-6384

Sandpoint – Bonner County  
2101 W. Pine St.  
Sandpoint, ID 83864  
208.263.5159

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*Jeannie L. Welter*  
Jeannie Welter, Systems Technician

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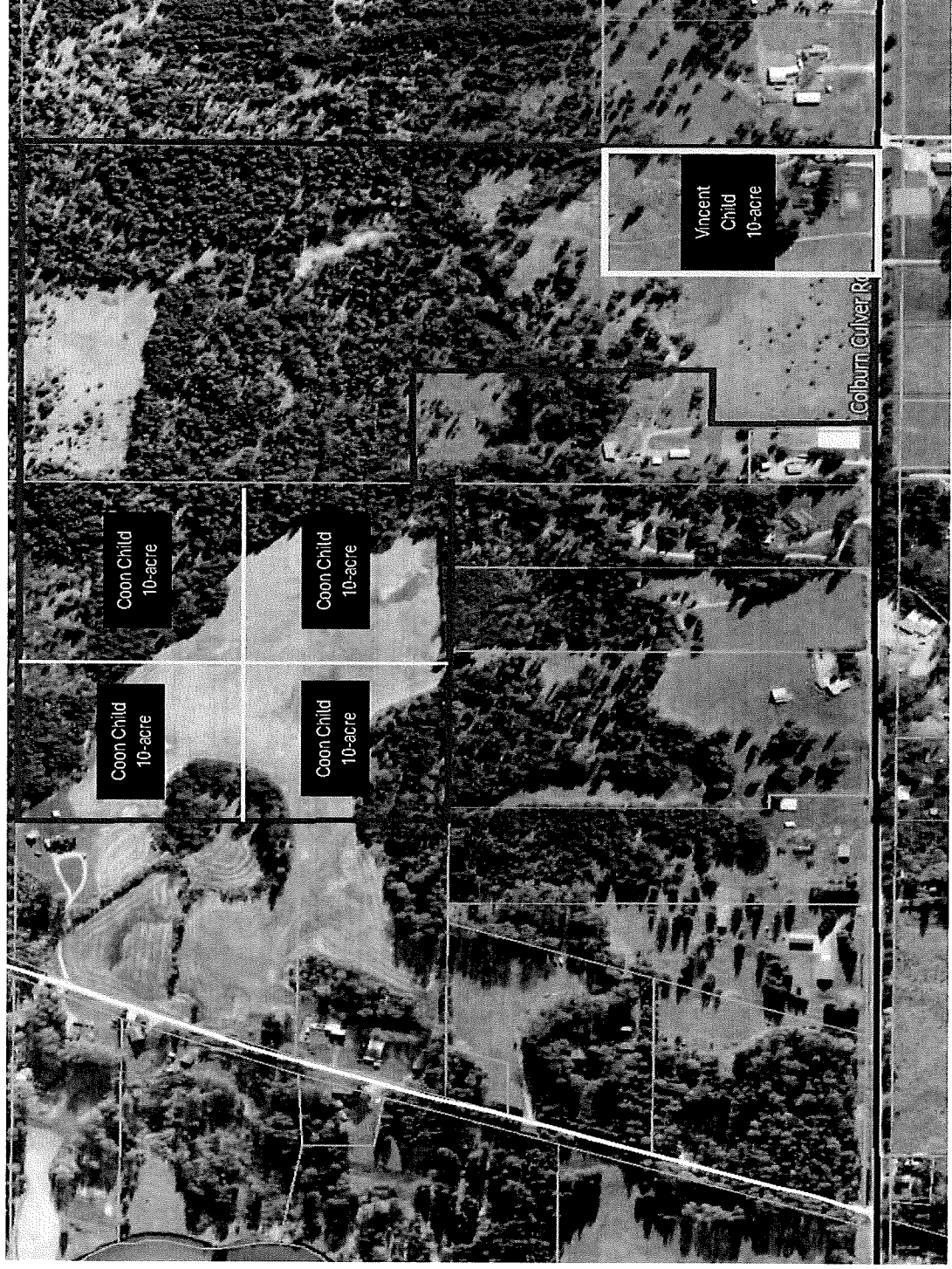
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NO COMMENT \_\_\_\_\_  
Name

\_\_\_\_\_  
Date

# Goal if Approved



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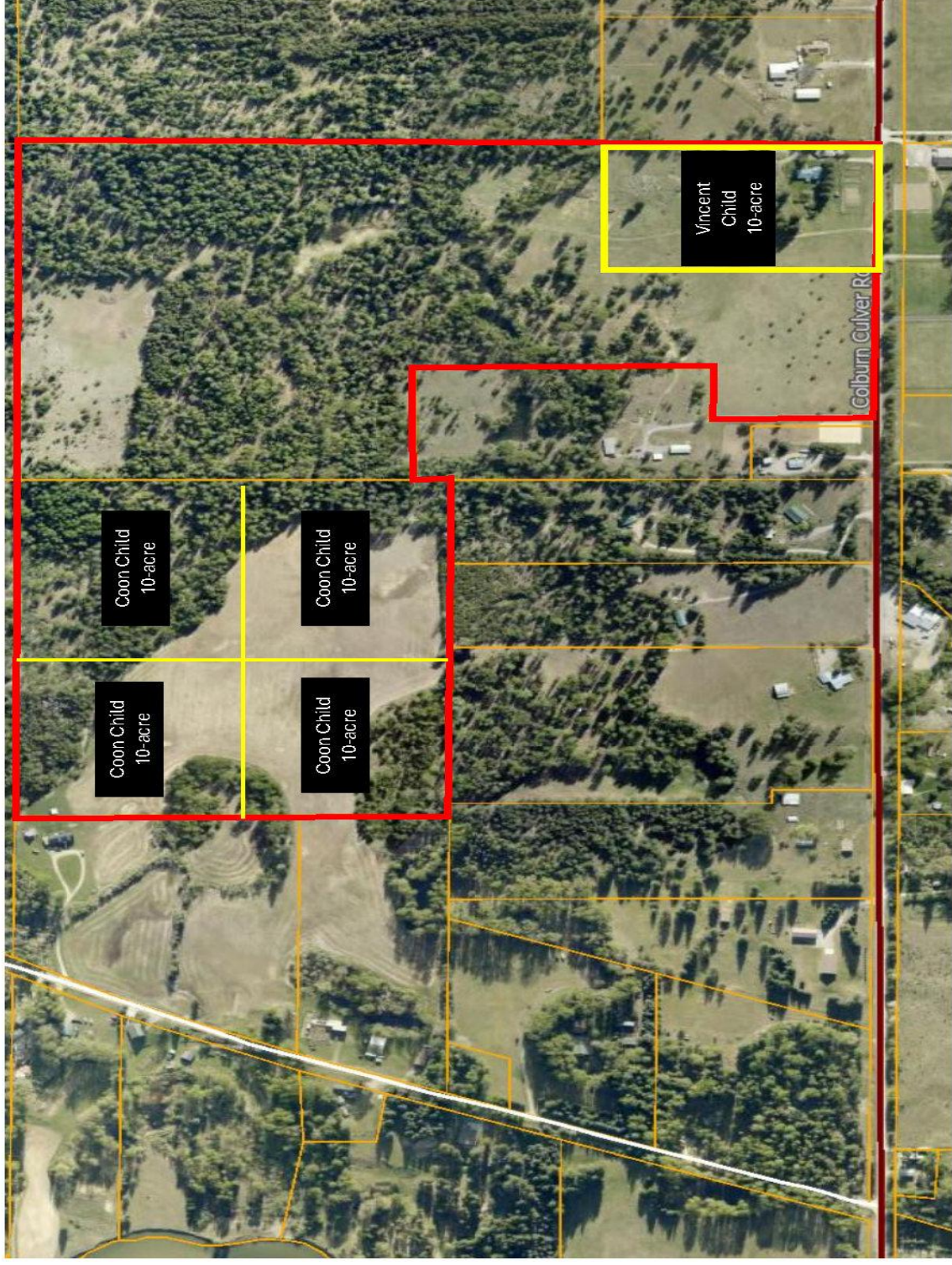
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NO COMMENT \_\_\_\_\_  
Name

\_\_\_\_\_  
Date

# Goal if Approved



## **Appendix C – Applicant Narrative**

Bonner County Planning Director

**RE: Variance to minimum parcel size AF/20 RP58N01W033001A & RP58N01W040002A**

This application arises from the intersection of two provisions of the Bonner County Revised Code and the very real circumstances of two long-standing local families. BCRC §12-612(C) expressly recognizes and permits family divisions of land between parents, children, siblings, and grandchildren — a rural tradition that allows land to remain within families across generations. At the same time, the A/F-20 zoning designation imposes a twenty (20) acre minimum lot size that makes such family transfers impractical under present land values. The Coon family has seven children. The Vincent family has five. In both cases, these are not abstract numbers — they represent sons and daughters who were raised on this land and who now face the reality of inheritance and succession. The variance authority provided under BCRC §12-231 through §12-234 exists precisely for circumstances like this — where strict application of a dimensional standard frustrates the Code's broader intent and creates hardship unique to the property and family. The Vincent and Coon families respectfully seek to use that lawful variance mechanism so that modest family divisions can occur without forcing the sale of land that has defined their family history for decades.

**Requested Relief**

The Vincent family requests approval to create a ten (10) acre homestead parcel from RP58N01W033001A to encompass the existing residence fronting Colburn Culver Road, while retaining the balance of the family lands intact.

The Coon family requests approval to divide RP58N01W040002A (39.8 acres) into four (4) approximately ten (10) acre parcels for purposes of equitable estate planning and continued family occupancy.

**Family Division Context – BCRC §12-612(C)**

These families are attempting what the Code itself recognizes as a legitimate rural practice: division of land among immediate family members. BCRC §12-612(C) provides an exemption from platting for family divisions, allowing transfers between spouses, parents, children, siblings, grandparents, and grandchildren. However, the exemption requires that resulting parcels comply with minimum zoning standards.

In the A/F-20 district, that minimum is twenty (20) acres. While the Code anticipates and permits family transfers, the current minimum lot size prevents these families from carrying out reasonable estate planning consistent with modern land values.

From a technical standpoint, the requested variances meet the approval criteria set forth in BCRC §12-234. The subject properties exhibit conditions not generally applicable to other parcels in the area, including large size, their multigenerational ownership, established residential use, and location in an area where surrounding parcelization patterns and land characteristics more closely resemble A/F-10 conditions. The hardship is not self-created, but instead arises from the combined effect of the 20-acre minimum lot size and current market conditions, which prevent reasonable family division as contemplated under §12-612(C). Granting the variance will not be detrimental to public health, safety, or welfare, as the parcels are served by County roads, have adequate access, and are not characterized by prime agricultural soils, steep slopes, or other constraints typically warranting strict A/F-20 application under §12-322(B)(1). The resulting parcel configuration remains rural in scale, consistent with the surrounding area, and preserves the overall agricultural and forestry character of the land.

### **Variance Standards – BCRC §12-234**

Under §12-234, the decision-making body must find:

#### **A. Unique Conditions Apply**

The unique condition is generational transition. The Vincent family is administering an estate following the passing of Darlene Vincent. The Coon family, with parents now in their 80s, seeks proactive estate planning to keep children rooted on the land. These are not speculative development scenarios but natural generational transfers.

#### **B. Conditions Not Self-Created**

The hardship arises from zoning changes adopted in 2008 and from dramatic escalation in rural land values. Many long-time rural landowners were not actively subdividing property at that time and did not anticipate that future generational transfers would be constrained by a 20-acre minimum. They should not be penalized today for failing to employ specialized estate planning strategies nearly two decades ago.

#### **C. No Detriment to Public Health, Safety, or Welfare**

The properties are served by a hard-surfaced County road with excellent access. Soil sampling confirms the lands are not prime agricultural soils. The parcels do not exhibit steep slopes, limited services, or characteristics requiring strict A/F-20 preservation under §12-322(B)(1). Eight (8) of the nine (9) surrounding parcels near the Coon property are below twenty (20) acres, and both properties border A/F-10 zoning.

### **Consequences of Denial – Community and Generational Impact**

If the requested variances are denied, the practical outcome is not preservation of agriculture, but forced compliance through subdivision into twenty (20) acre tracts followed by sale on the open market. In today's economic climate, those parcels are far more likely to be purchased by outside buyers or speculative investors than retained by family members.

For the Vincent family, a sibling living in the homestead could not reasonably afford to purchase a full 20-acre parcel at current market values. A nearby 50-acre parcel is listed for approximately

\$1,125,000, and a separate 5-acre parcel on Samuels Road is listed for approximately \$345,000. Those listings reflect the economic reality facing rural families. Without variance relief, the property would likely need to be sold, forcing a child into a housing market that has largely priced out many local residents.

For the Coon family, denial would likely result in the land being divided into two 20-acre parcels and sold to equitably distribute assets. The land would leave family stewardship not because it failed agriculturally, but because the regulatory framework leaves no practical alternative.

The broader consequence is gradual displacement of multigenerational rural families. Land that has been farmed, cared for, and passed down through decades becomes fragmented not for agricultural efficiency, but for compliance with a rigid standard. This accelerates transition from family-held ground to market-driven ownership patterns.

Much of the current zoning framework was implemented in 2008. At that time, many rural landowners were unaware that future family transfers would be constrained in this way. Some did not have access to sophisticated legal counsel to preemptively structure subdivisions before regulatory changes took effect. It would be inequitable to hold them today to a standard that effectively punishes them for not anticipating regulatory impacts nearly twenty years ago.

The requested variances are modest in scope. They do not introduce urban density or undermine agricultural viability. They allow ten-acre family homesteads while retaining the majority of acreage intact. Granting relief preserves stewardship, respects generational continuity, and aligns with the stated purpose of the Agricultural/Forestry district to maintain rural character.

Respectfully submitted,



Jeremy Grimm

President, Whiskey Rock Planning + Consulting