



**BONNER COUNTY PLANNING DEPARTMENT  
ADMINISTRATIVE DECISION  
LETTER/REASONED STATEMENT  
ADMINISTRATIVE VARIANCE – FILE  
VA0006-26**

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**Project Name:** Aaro – Shoreline Setback

**File Number:** FILE #VA0006-26

**Request:** The applicant is requesting a 36-foot shoreline setback where 40 feet is required for the purpose of constructing an addition to a single-family dwelling.

**Legal Description:** 16-61N-4W STEVENS GRANITE CREEK LOT 5 CPWRS

**Location:** The project site is located off South Granite Bay Road in Section 16, Township 61 North, Range 4 West, Boise-Meridian.

**Parcel Number:** RP00446000005AA

**Parcel Size:** 0.180-acre

**Applicant/Property Owner:** Aaro, Elynor Grayce & Jeffrey Scott  
[REDACTED]  
Spokane, WA 99203

**Project Representative:** Eric Owens, Matthew Kerr  
SOK Construction  
534 Pine Street  
Sandpoint, ID 83864

**Application filed:** June 22, 2026

**Notice provided:** Mail: July 15, 2026

**Date of Report:** September 1, 2026

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



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## **Project summary:**

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The applicant is requesting a 36-foot shoreline setback where 40 feet is required for the purpose of constructing an addition to a single-family dwelling. The property is zoned Recreation (REC). The project is located off South Granite Bay Road in Section 16, Township 61 North, Range 4 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 12-238, Administrative variances  
BCRC 12-400, et seq., Development standards  
BCRC 12-711, Shoreline Setbacks  
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  
Platted  
Size: 0.18-acres  
Zoning Designation: Recreation  
Comp Plan Designation: Resort Community (0-2.5 AC)

### **B. Access:**

South Granite Bay Road, a Bonner County owned and maintained public right-of-way.

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

Site does contain mapped slopes. (USGS)  
Site does not contain mapped wetlands. (USFWS)  
Site does contain frontage on Priest Lake.  
Parcel is within SFHA Zone D and SFHA Zone AE per FIRM Panel Number 16017C0150F, Effective Date 11/18/2009.

### **D. Services:**

- Fire: West Priest Lake Fire District
- School District: Bonner School District #83

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

The applicant is requesting a 10% deviation for shoreline setbacks. This request is in accord with this section.

### **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 June 22, 2026.

### **BCRC 12-238, Administrative Variances**

In accordance with BCRC 12-238, the applicant is seeking a 10% variance to shoreline setbacks.

### **BCRC 12-234, Variance, standards for review of applications**

- (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: "The Priest Lake shoreline runs at an approx 45 degree angle, north to south along the eastern property line. The southern corner is further out, the lake slopes inland as it moves north. The shoreline cuts significantly inland (to the west) on the northern neighbor's lot, to the effect that while the project is greater than 40'-0" away from the lake on the subject property, we are 36'-0" away from the high water line measured onto the neighbor's property. At the time of surveying and establishing the building envelope, the surveyor only tracked the water line a little ways onto the north property owner's lot, giving an inaccurate high water line and thus setback distance."*

**Staff:** Based on GIS information and the submitted site plan, the subject lot is similar in shape and size to other lots in the surrounding area. The lot contains few mapped slopes, no mapped wetlands, and is located within Special Flood Hazard Area Zones D and AE.

As shown on the submitted site plan, the proposed structure meets the required 40-foot shoreline setback when measured from the subject property boundaries. However, due to the shoreline configuration the structure is located within 36 feet of the high-water mark on the property to the North.

The requested 36-foot shoreline setback would still place the proposed structure farther from the high-water mark than many of the existing structures along the shoreline in the immediate vicinity.

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

*Applicant: "The owners hired every professional they could to help build this project "By The Book". They hired architects, surveyors, and civil engineers to ensure they were complying with every standard of Bonner County Planning. The manner in which the shoreline curves inland, occurring on the north neighbor's lot, is not a result of any action of the home owners."*

**Staff:** The applicant acquired the subject property via Warranty Deed, Instrument #1041428, on December 2nd, 2024. The subject lot was created via Steven's Granite

Creek Subdivision, Book 1, Page 169, Bonner County Records, in 1935. There is no evidence showing that the applicant has changed the lot size, shape, or topography since obtaining it.

- (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: "When you look at an aerial map image, both north and south neighbors are dramatically closer to the water than the homeowners. If anything, granting the variance will still result in an increase to public safety by maintaining view lines in and around the home. The variance requested will not create any hazards, due to both north and south neighbors being "forward" or closer to the water. This home is set back and thus allows more site lines around the property, and granting the variance will not significantly alter that. This variance will not result in any views being blocked, or prevent access to either neighbor's property. Granting the variance will not result in a "taking" of property (materially injurious)."*

**Staff:** Idaho Department of Environmental Quality submitted a comment regarding the importance of maintaining shoreline setbacks whenever possible. **(Full Comment in Appendix B).** As part of the Building Location Permit, BLP2025-0305, all stormwater is being directed to a GIA (Grassy Infiltration Area), for storage and treatment on the Eastern side of the property. With this in place there is no expected increase in stormwater runoff into Priest Lake.

No other comments were received from any public agency indicating this proposal would be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity of the subject lot.

### **BCRC 12-711, Shoreline Setbacks**

Per BCRC 12-711 (A.1), the shoreline setback for Priest Lake is 40 feet, measured horizontally from the "shoreline".

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

Grading/Erosion/Stormwater Management concerns were addressed during the Building Location Permit, BLP2025-0305, phase in accordance with BCRC 12-720. No further review is required for this project.

### **Agency Review**

Agencies were notified of this project on July 15, 2026. A full list of the agencies notified can be found in the attached Appendix A. Agency comments can be found in Appendix B.

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

Idaho Department of Environmental Quality

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

TC Energy  
Panhandle Health District  
Kootenai-Ponderay Sewer District  
Idaho Department of Water Resources  
Idaho Department of Fish and Game  
Bonneville Power Administration  
Idaho Department of Transportation  
Idaho Department of Environmental Quality

**All other agencies did not reply.**

**Public Notice & Comments**

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

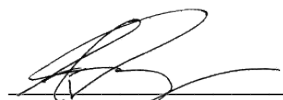
|                                                                     |
|---------------------------------------------------------------------|
| <b>Planner's Initials:</b> <u>KS</u> <b>Date:</b> <u>9 / 1 / 26</u> |
|---------------------------------------------------------------------|

**NOTE:** Any determination made by the Planning Director in the administration of the provisions of this title may be appealed to the Board by paying the required fee and notifying the Planning Director in writing of the intent to appeal within ten (10) working days from the date of the determination. Within ten (10) working of receipt of an appeal, the Planning Director shall schedule a meeting with the Board to hear the appeal and shall provide written notice to the appellant of the time and place of the meeting. The Planning Director and appellant shall be provided an opportunity to present the relevant issues to the Board at that meeting. The appellant bears the burden of proof and may be responsible for costs incurred for producing such proof, including engineering or surveying documents for other evidence. The Board's decision shall be final, and further recourse of the appellant shall be as provided by Idaho Code. If no appeal to the Board is filed, the Planning Director's decision shall be deemed final. (BCRC 12-261)

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 this department if you have any questions.

Sincerely,



Alex Feyen, Assistant Director

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

## **RECORD OF MAILING**

**Page 1 of 1**

**File No.: VA0006-26**

**Record of Mailing Approved By:**



I hereby certify that a true and correct copy of the "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this **15th** day of **July 2026**.



Janna Brown, Administrative Assistant III

Assessor - Email

Bay Drive Recreation District - Email

Bonner County Airport Manager - Email

Bonner County EMS - Email

Bonner County Road & Bridge - Email

Bonneville Power Administration - Email

City of Clark Fork - Email

City of East Hope - 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

Bottle Bay Water & Sewer District - Email

City of Dover - 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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**VA0006-26 RE: Request for Review & Comment - Due by August 14, 2026 - File VA0006-26 - 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 9:54 AM  
**To** Planning <Planning@bonnercountyid.gov>  
**Cc** Farley,Alynette B (CONTR) - TERR-BELL-1 <abfarley@bpa.gov>

No comment. No BPA ROW at location.

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

---

**From:** Planning <Planning@bonnercountyid.gov>  
**Sent:** Wednesday, July 15, 2026 1:17 PM  
**To:** matt@sokdesigns.com; ellie@beaconhillevents.com  
**Cc:** Kendra Smith <Kendra.Smith@bonnercountyid.gov>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Maya Johnson <Maya.Johnson@bonnercountyid.gov>  
**Subject:** Request for Review & Comment - Due by August 14, 2026 - File VA0006-26 - 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 14, 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.

**Thank you,**  
**Janna Brown, Administrative Assistant III**  
**Bonner County Planning Department**  
**208-265-1458 ext - 1252**

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**RE: Request for Review & Comment - Due by August 14, 2026 - File VA0006-26 - Bonner County Planning**

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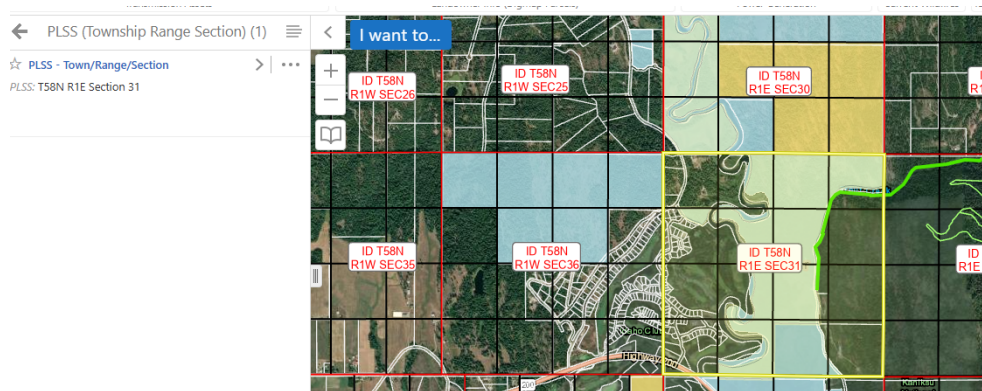
From 'Farley,Alynette B (CONTR) - TERR-BELL-1' via Mail-Planning <planning@bonnercountyid.gov>

Date Thu 7/16/2026 2:04 PM

To Planning <Planning@bonnercountyid.gov>

Cc Farley,Alynette B (CONTR) - TERR-BELL-1 <abfarley@bpa.gov>

No comment no BPA ROW in Sec 31 or 36.



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

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**Sent:** Wednesday, July 15, 2026 1:17 PM

**To:** matt@sokdesigns.com; ellie@beaconhillevents.com

**Cc:** Kendra Smith <Kendra.Smith@bonnercountyid.gov>; Alexander Feyen

<alexander.feyen@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Maya Johnson

<Maya.Johnson@bonnercountyid.gov>

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**Thank you,**

**Janna Brown, Administrative Assistant III**

**Bonner County Planning Department**

---

**[EXT SENDER] RE: Request for Review & Comment - Due by August 14, 2026 - File VA0006-26 - Bonner County Planning**

---

**From** planning@bonnercountyid.gov <planning@bonnercountyid.gov>  
on behalf of  
DEQ Comments <deqcomments@deq.idaho.gov>  
**Date** Thu 7/23/2026 1:02 PM  
**To** Planning <Planning@bonnercountyid.gov>

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

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

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

Thank you-

Idaho Department of Environmental Quality  
2110 Ironwood Parkway, Coeur d'Alene, Idaho 83814  
Office Line: 208.769.1422  
[www.deq.idaho.gov](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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**To:** matt@sokdesigns.com; ellie@beaconhillevents.com  
**Cc:** Kendra Smith <Kendra.Smith@bonnercountyid.gov>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Maya Johnson <Maya.Johnson@bonnercountyid.gov>  
**Subject:** Request for Review & Comment - Due by August 14, 2026 - File VA0006-26 - Bonner County Planning

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Please see attached for details.

**Thank you,**  
**Janna Brown, Administrative Assistant III**  
**Bonner County Planning Department**  
**208-265-1458 ext - 1252**

## Maya Johnson

---

**From:** Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>  
**Sent:** Friday, August 7, 2026 1:10 PM  
**To:** Planning  
**Subject:** RE: Request for Review & Comment - Due by August 14, 2026 - File VA0006-26 - 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:** Wednesday, July 15, 2026 1:17 PM  
**To:** matt@sokdesigns.com; ellie@beaconhillevents.com  
**Cc:** Kendra Smith <Kendra.Smith@bonnercountyid.gov>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Maya Johnson <Maya.Johnson@bonnercountyid.gov>  
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**[EXT SENDER] RE: Request for Review & Comment - Due by August 14, 2026 - File VA0006-26 - 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 7:25 AM  
**To** Planning <Planning@bonnercountyid.gov>; matt@sokdesigns.com <matt@sokdesigns.com>;  
ellie@beacondhillevents.com <ellie@beacondhillevents.com>  
**Cc** Kendra Smith <Kendra.Smith@bonnercountyid.gov>; Alexander Feyen  
<alexander.feyen@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Maya  
Johnson <Maya.Johnson@bonnercountyid.gov>

REF: VA0006-26

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  
208-762-2817  
7600 N Mineral Dr Suite 100 Coeur D Alene ID 83815-7763

---

**From:** Planning <Planning@bonnercountyid.gov>  
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**To:** matt@sokdesigns.com; ellie@beacondhillevents.com  
**Cc:** Kendra Smith <Kendra.Smith@bonnercountyid.gov>; Alexander Feyen  
<alexander.feyen@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Maya Johnson  
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**[EXT SENDER] Re: Request for Review & Comment - Due by August 14, 2026 - File VA0006-26 - Bonner County Planning**

---

**From** planning@bonnercountyid.gov <planning@bonnercountyid.gov>  
on behalf of  
Symone Legg <Symone.Legg@itd.idaho.gov>  
**Date** Wed 7/15/2026 1:27 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:** Wednesday, July 15, 2026 1:16 PM  
**To:** matt@sokdesigns.com <matt@sokdesigns.com>; ellie@beaconhillevents.com <ellie@beaconhillevents.com>  
**Cc:** Kendra Smith <Kendra.Smith@bonnercountyid.gov>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Maya Johnson <Maya.Johnson@bonnercountyid.gov>  
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Please see attached for details.

Thank you,  
**Janna Brown, Administrative Assistant III**  
Bonner County Planning Department  
208-265-1458 ext - 1252

---

**RE: Request for Review & Comment - Due by August 14, 2026 - File VA0006-26 - Bonner County Planning**

---

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

Date Thu 7/16/2026 11:08 AM

To Planning <Planning@bonnercountyid.gov>

 1 attachment (179 KB)

2026\_07\_VA0006-26\_AdminVarian\_ShorelineSetback.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:** Wednesday, July 15, 2026 1:29 PM

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

**Subject:** FW: Request for Review & Comment - Due by August 14, 2026 - File VA0006-26 - Bonner County Planning

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

**Colleen Johnson**

**Business Office Manager**

**Kootenai-Ponderay Sewer District**

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

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

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

**“Dance with Life”**



---

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

**Sent:** Wednesday, July 15, 2026 1:17 PM

**To:** [matt@sokdesigns.com](mailto:matt@sokdesigns.com); [ellie@beaconhillevents.com](mailto:ellie@beaconhillevents.com)

**Cc:** Kendra Smith <[Kendra.Smith@bonnercountyid.gov](mailto:Kendra.Smith@bonnercountyid.gov)>; Alexander Feyen <[alexander.feyen@bonnercountyid.gov](mailto:alexander.feyen@bonnercountyid.gov)>; Jeannie Welter <[jeannie.welter@bonnercountyid.gov](mailto:jeannie.welter@bonnercountyid.gov)>; Maya Johnson <[Maya.Johnson@bonnercountyid.gov](mailto:Maya.Johnson@bonnercountyid.gov)>

**Subject:** Request for Review & Comment - Due by August 14, 2026 - File VA0006-26 - 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 14, 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.

**Thank you,**

**Janna Brown, Administrative Assistant III**

**Bonner County Planning Department**

**208-265-1458 ext - 1252**

# NOTICE OF AGENCY REVIEW



I hereby certify that a true and correct copy of this "Notice of Agency Review" was digitally transmitted or mailed (postage prepaid) on this **15<sup>th</sup>** day of **July 2026**.

*Jana Brown*

Jana Brown, Administrative Assistant III

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Wednesday, July 15, 2026**.

**File VA0006-26 - Administrative Variance - Shoreline Setback** The above-named application has been submitted to the Bonner County Planning Department for processing and has been determined to be complete. The applicants are requesting a 36-foot shoreline setback where 40 feet is required for the purpose of constructing an addition to a single-family dwelling. The property is zoned Recreation. The project is located off South Granite Bay Road in Section 16, Township 61 North, Range 4 West, Boise-Meridian.

To review this application, go to the Planning Department web site at [bonnercountyid.gov/current-projects](http://bonnercountyid.gov/current-projects). If you experience difficulties visiting the project web page, try an alternative browser (Mozilla Firefox or Google Chrome) for access. If you prefer to receive hard copies of the application or have any difficulties reaching this web site, please contact the planning department as soon as possible.

Please review the application relative to your agency's area of expertise and include any recommended conditions of approval and supporting code sections by **August 14, 2026**. If your agency requires any additional information from the applicant, please advise the planning department in writing allowing ample time for applicant response. All comments will be forwarded to the applicant and representatives. If no response is provided, staff will conclude your agency has no objections to the project or recommended conditions.

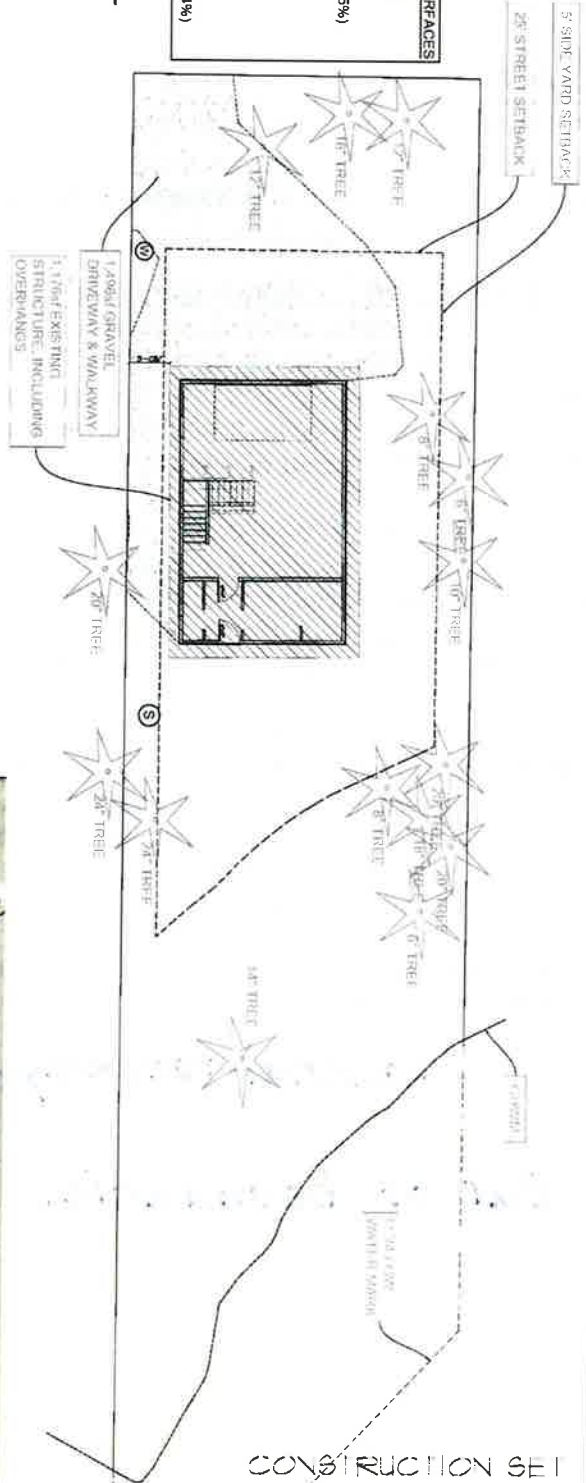
**If you have no comment or response, you may indicate below and return this form to the Planning Department.**

NO COMMENT Kootenai-Ponderay Sewer District 7/16/2026  
Name Date

*Out of boundaries*

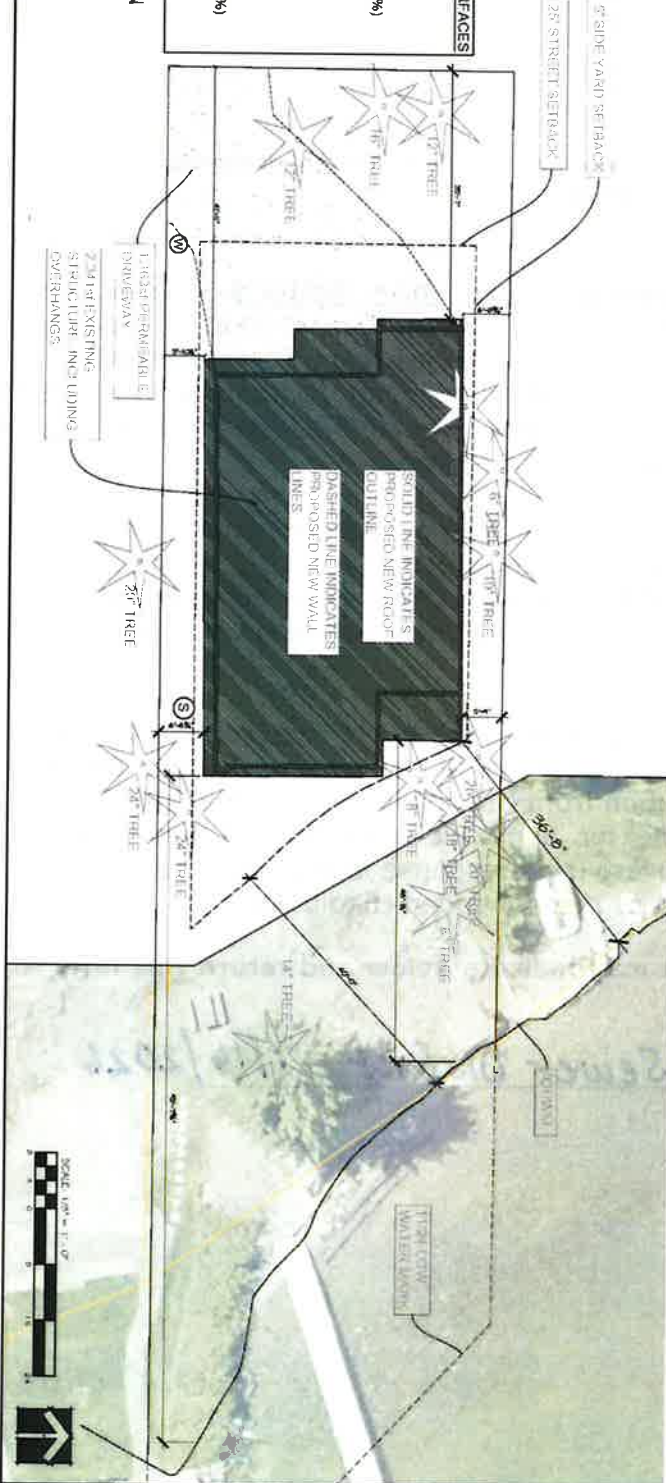
| 200' SHORELAND AREA IMPERVIOUS SURFACES |                  |
|-----------------------------------------|------------------|
| LOT 5 (EXISTING)                        |                  |
| ENTIRE LOT IS WITHIN 200' OF SHORE      |                  |
| TOTAL AREA                              | = 8,331 SF       |
| ALLOWABLE                               | = 2,916 SF (35%) |
| EXISTING                                |                  |
| BUILDINGS                               | = 1,176 SF       |
| GRAVEL PARKING                          | = 1,486 SF       |
| WALLS                                   | = 81 SF          |
| CONCRETE                                | = 13 SF          |
| PATHWAYS/MISC.                          | = 66 SF          |
| TOTAL                                   | = 2,832 SF (34%) |

### EXISTING SITE PLAN



| 200' SHORELAND AREA IMPERVIOUS SURFACES |                  |
|-----------------------------------------|------------------|
| LOT 5 (PROPOSED)                        |                  |
| ENTIRE LOT IS WITHIN 200' OF SHORE      |                  |
| TOTAL AREA                              | = 8,331 SF       |
| ALLOWABLE                               | = 2,916 SF (35%) |
| PERMEABLE PAVERS                        | = 1,163 SF       |
| PROPOSED                                |                  |
| BUILDINGS                               | = 2,341 SF       |
| WALLS                                   | = 81 SF          |
| CONCRETE                                | = 13 SF          |
| PATHWAYS/MISC.                          | = 66 SF          |
| TOTAL                                   | = 2,501 SF (30%) |
| EXTRA ALLOWABLE                         | = 415 SF (5%)    |

### PROPOSED SITE PLAN



|  |                                                                                                                            |                                                                                         |                                                                                                                          |
|--|----------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
|  | <b>SOK design studio</b><br>5141E STREET, VANCOUVER, BC V6N 1C3<br>WWW.SOKDESIGN.COM<br>INFO@SOKDESIGN.COM<br>208.265.9160 | <b>AARO LANDING</b><br>BONNER CO. ID PARCEL: RP00446000004AA<br><b>SITE S.F. CALCS.</b> | DRAWN BY: SOK<br>DATE: 6.6.2025<br>REVIEWED: 7.28.2025<br>REVIEWED: 8.7.2025<br>REVIEWED: 9.5.2025<br>REVIEWED: 9.9.2025 |
|  | <b>C1</b>                                                                                                                  |                                                                                         |                                                                                                                          |

---

**[EXT SENDER] VA0006 - ADMINISTRATIVE VARIANCE - SHORELINE SETBACK**

---

**From** planning@bonnercountyid.gov <planning@bonnercountyid.gov>  
on behalf of  
Lucy Selph <LSelph@PHD1.idaho.gov>

**Date** Thu 7/16/2026 8:18 AM

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

 1 attachment (792 KB)

VA0006 - ADMINISTRATIVE VARIANCE - SHORELINE SETBACK.pdf;

You don't often get email from lselph@phd1.idaho.gov. [Learn why this is important](#)



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

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*Janna Brown*

Janna Brown, Administrative Assistant III

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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

Name

Date

*7/15/26*

# NOTICE OF AGENCY REVIEW



I hereby certify that a true and correct copy of this "Notice of Agency Review" was digitally transmitted or mailed (postage prepaid) on this **15<sup>th</sup>** day of **July 2026**.

*Jenna Brown*

Jenna Brown, Administrative Assistant III

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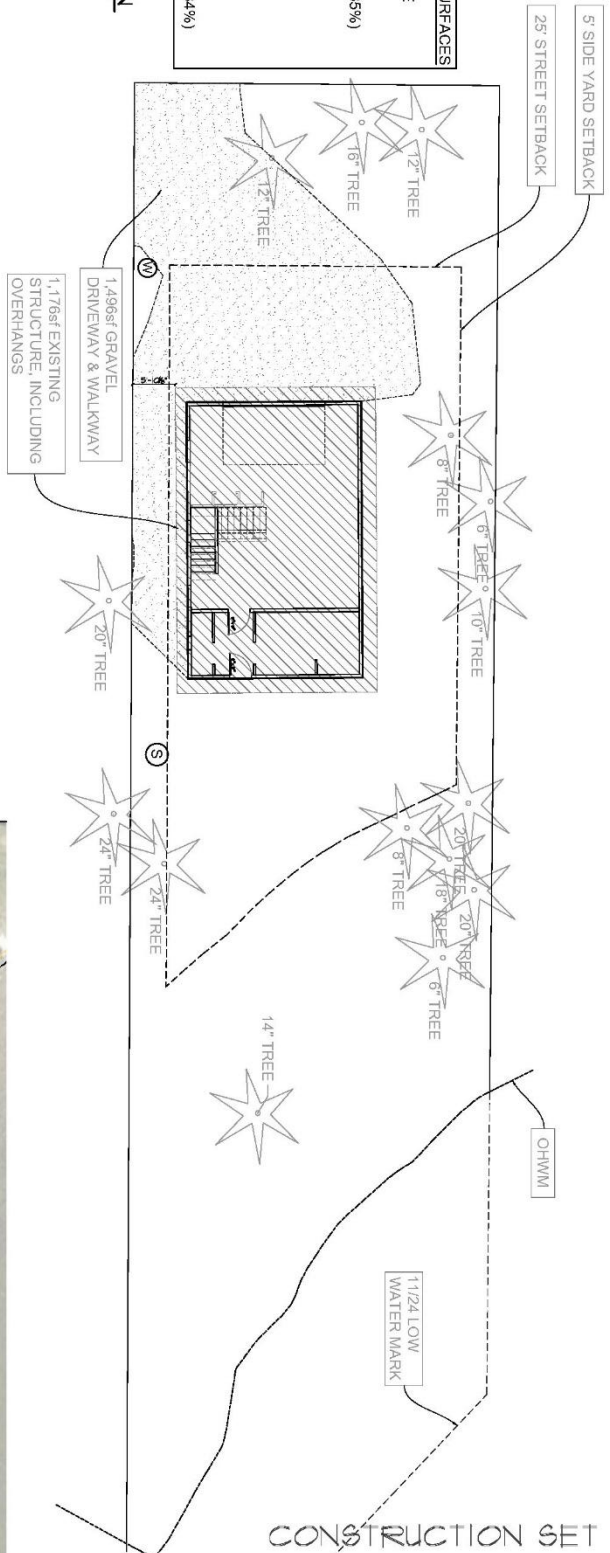
NO COMMENT \_\_\_\_\_  
Name

\_\_\_\_\_  
Date

| 200' SHORELAND AREA IMPERVIOUS SURFACES |                  |
|-----------------------------------------|------------------|
| LOT 5 (EXISTING):                       |                  |
| * ENTIRE LOT IS WITHIN 200' OF SHORE    |                  |
| TOTAL AREA                              | = 8,331 SF       |
| ALLOWABLE                               | = 2,916 SF (35%) |
| EXISTING                                |                  |
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| GRAVEL PARKING                          | = 1,496 SF       |
| WALLS                                   | = 81 SF          |
| CONCRETE                                | = 13 SF          |
| PATHWAYS/MISC.                          | = 66 SF          |
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### EXISTING SITE PLAN

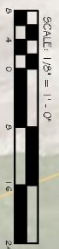
SCALE: 1/8" = 1'-0"



| 200' SHORELAND AREA IMPERVIOUS SURFACES |                  |
|-----------------------------------------|------------------|
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### PROPOSED SITE PLAN

SCALE: 1/8" = 1'-0"



C1



SOK design studio  
534 PINE STREET SANDPOINT IDAHO 83864  
WWW.SOKDESIGNS.COM  
INFO@SOKDESIGNS.COM  
208.265.9160

AARO LANDING  
BONNER CO. ID PARCEL: RP00446000004AA  
SITE S.F. CALCS.

|                |                    |
|----------------|--------------------|
| DRAWN BY: SOK  | REVISOR: 7.28.2025 |
|                | REVISOR: 6.7.2025  |
| DATE: 6.6.2025 | REVISOR: 9.5.2025  |
|                | REVISOR: 9.9.2025  |