



Janna Brown &lt;janna.brown@bonnercountyid.gov&gt;

**Fwd: Bonner County Planning - VA0008-24 Agency Review - Administrative - Street Setback - McElroy, Dale & Jamie**

1 message

**Matt Mulder** <matt.mulder@bonnercountyid.gov>

To: Mail-Planning &lt;planning@bonnercountyid.gov&gt;

The Bonner County Road & Bridge Department is neutral regarding the proposed 17ft setback variance. The narrative mentions the setback from the water as being a limiting factor, but it ap comply with all setback requirements, and that the water is far enough away as to be a non-issue. There are also several other structures on the property visible on the GIS aerial map that a recently removed? One of them appears to be very near the public road right of way already and poses a bigger issue than the proposed structure location.

Half Circle Drive is a privately maintained public road with a gravel surface. Of note is that The Applicant did not check the correct boxes on their application regarding access to the property.

A 17ft setback will not impact utilities, and the neighborhood maintenance of the road is unlikely to be impacted by the proposed setback.

-Matt Mulder, PE  
Staff Engineer  
Bonner County Road & Bridge  
208-255-5681 ext 1

----- Forwarded message -----

From: **Bonner County Planning** <planning@bonnercountyid.gov>

Date: Tue, Apr 30, 2024 at 10:20 AM

Subject: Bonner County Planning - VA0008-24 Agency Review - Administrative - Street Setback - McElroy, Dale &amp; Jamie

To: Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>, Amber Burgess <clerk@ebsewerdistrict.com>, Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>, Avista Copr - Ja <peggy.george@avistacorp.com>, Becky Meyer <becky.meyer@lpsd.org>, Bill Berg <billb@bbsewer.org>, Bonner County Assessors <assessorsgroup@bonnercountyid.gov>, BONNER CC <DIRECTOR@bonnercountyhistory.org>, Bryan Quayle <quaylelanduseconsulting@gmail.com>, Chace Bell <chace.bell@idwr.idaho.gov>, Chief Debbie Carpenter <chief@spiritlakefire.com <cityclerk@cityofdoveridaho.org>, City of East Hope Franck <easthope.city@gmail.com>, City of Hope <hopecityclerk@gmail.com>, City of Oldtown <cityofoldtown@hotmail.com>, City of Pr <cityplanning@sandpointidaho.gov>, cityclerk@spiritlakeid.gov <cityclerk@spiritlakeid.gov>, Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>, Connie Nelson <connien@in <coolinfirechief@gmail.com>, Corey Thatcher <cthatcher@timberlakefire.com>, Craig Hill <craighill@hillsresort.com>, D1Permits <D1Permits@itd.idaho.gov>, Dan Brown <dbrown@idl.idah <Krislie McEnroe <kristie.mcenroe@deq.idaho.gov>, East Bonner Library <vanessa@ebonnerlibrary.org>, East Priest Lake Fire District <eastpriestlakefd@gmail.com>, Erik Sjoquist <esjoquis <Heather.pate@faa.gov>, Frankie Dunn <Frankiejdunn@hotmail.com>, Fritz Broschet <outletbaysewer@gmail.com>, Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail. <GVictorson@idl.idaho.gov>, Horsmon,Merritt <merritt.horsmon@idfg.idaho.gov>, HUCKLEBERRY SEWER & WATER <Huckleberryhoa@gmail.com>, ID State Historical Society - Dan Ever Bishop <ihdclerk@gmail.com>, ITD - Robert Beachler <robert.beachler@itd.idaho.gov>, ITD - Stacy Simkins <stacy.simkins@itd.idaho.gov>, Jack Schenck <Jack.schenck@vyvebb.com>, Ja <jason.johnson@bonnercountyid.gov>, Jason Kimberling <jason.kimberling@itd.idaho.gov>, Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>, Jessie Roe <BWSD637@gmail.com>, Joe Krer KayLeigh Miller <klmiller@ponderay.org>, kbsd sewer <kbsdpl@hotmail.com>, Kim Hoodenpyle <kjh5345@gmail.com>, Laclede Water District <LWDistrict@frontier.com>, Lakeland Joint Scl <hr@ebonnerlibrary.org>, Matt Diel <matt.diel@lpsd.org>, Midas Water <midaswatercorp@gmail.com>, Mike Ahmer <mahmer@idl.idaho.gov>, Mike Schacht <firedept@clarkforkidaho.org <greg.becker@id.usda.gov>, Navy - Glynis Casey <glynis.casey@navy.mil>, North of the Narrows Fire District <Huckbay2501@gmail.com>, Northern Lights <kristin.mettke@nli.coop>, North Water and Syringa Heights Water Association <allwater49@outlook.com>, Oden Water Association - Carla Poelstra <odenwater@gmail.com>, Pend Oreille Hospital District <kim.kichenmast <Rich.hash@rich.hash2022@gmail.com>, Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>, Ryan Zandhuis District <saglewatersewer@gmail.com>, Sagle Valley Water & Sewer District <markc@smartplugs.com>, Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>, sandpointair <sgilmore@sandpointidaho.gov>, School District 84 Transportation - James Koehler <james.koehler@lpsd.org>, Selkirk Association of Realtors <danielle@selkirkaor.com>, Selkirk Recreati <granitereeder@gmail.com>, SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>, Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>, Sj <steffepavey@sd83.org>, Superintendent School Dist 84 <kelly.fisher@lpsd.org>, Symone.legg@itd.idaho.gov <Symone.legg@itd.idaho.gov>, TC Energy / TransCanada <US\_crossings@ Theresa Wheat <theresa@kootenai.org>, Tim Ventress <chventresswplvfd@hotmail.com>, Tom Renzl <epfldchief@gmail.com>, US Fish & Wildlife Services <fw1idahoconsultationrequests@ West Pend Oreille Fire District <wpofd1@gmail.com>

Cc: Robert Winningham &lt;robertb.winningham@bonnercountyid.gov&gt;, Travis Haller &lt;travis.haller@bonnercountyid.gov&gt;

The above-named application has been submitted to the Bonner County Planning Department for processing.

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 VA0005-24.pdf**  
129K

# 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 **30th** day of **April 2024**.

*Janna Brown*

Janna Brown, Administrative Assistant III

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Tuesday, April 8, 2024**.

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## **File VA0008-24 - Variance - Administrative - Street setback – McElroy, Dale & Jamie**

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 17'6" street setback where 25' is required. The parcel is zoned Rural 5 (R-5). The project site is located off Half Circle Drive in Section 29, Township 56 North, Range 5 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 **May 20, 2024**. 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 \_\_\_\_\_  
Name Date

cc: Dale & Jamie McElroy, Landowner  
Empire Construction, Project Representative



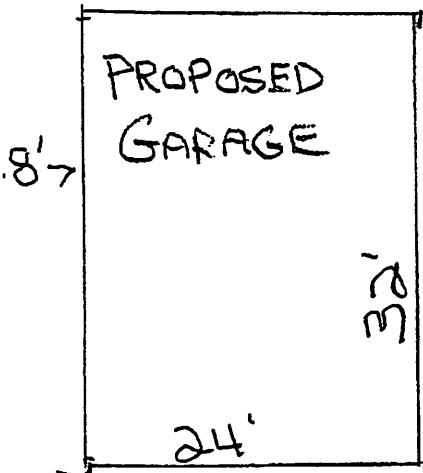
PIN

34 x 66  
EXISTING HOUSE

129'

13'6"

63'



17'6"

PROPERTY LINE

HALF CIRCLE DR.

100'

PROPERTY LINE

ROAD