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2/25/2025

Board of County Commissioners
Bonner County, Idaho
1500 Highway 2
Sandpoint, ID 83864

Subject: Request for Waiver of Private Road Standards Requirements

Reference: Bonner County Revised Code Title 12 Appendix A

Dear Commissioners,

I am writing on behalf of my client, **Troy & Bonnie Davis**, regarding their **Short Plat of River Estates**, to respectfully request a waiver from the Private Road Standards requirements for Still Meadows Lane under Appendix A of the Bonner County Revised Code. We ask that you consider this waiver request by addressing each of the waiver criteria as follows:

1. **No Detrimental Impact on Public Safety, Health, or Welfare**

Still Meadows Lane is an existing road that has safely served our community for many decades. The proposed **Short Plat of River Estates** does not increase traffic or otherwise negatively affect safety, health, or neighboring properties. Maintaining the current configuration will continue to protect public safety and welfare.

2. **Substantial Fulfillment of the Objectives and Standards**

The primary purpose of the Private Road Standards is to ensure safe, efficient, and proper road construction and maintenance. In this instance, the existing road already meets these goals. Waiving full compliance with Private Road Standards still achieves the intent of the regulations, as the road continues to function safely and effectively for current and future access to **the proposed Short Plat of River Estates**.

3. **Practical Hardship and Unreasonable Expense**

Enforcing strict compliance with the Private Road Standards on Still Meadows Lane would impose significant and unnecessary financial and logistical burdens on my client. The cost and disruption required to widen a long-established, low-volume road are disproportionate to any potential benefits, making strict adherence an unreasonable hardship.

4. **Alternative Proposal Effectively Serving the Purpose**

Rather than require full compliance with new construction standards, allowing the continued use of Still Meadows Lane, better serves the purpose of the standards. The alternative approach, waiving the standards, is both practical and efficient, ensuring safe access for residents of **the Short Plat of River Estates** without the redundant expense of upgrading a road that has reliably served its purpose over time.

For these reasons, we respectfully request that the Board grant a waiver of the full Private Road Standards for Still Meadows Lane as it pertains to **Troy and Bonnie Davis' Short Plat of River Estates**. We trust that the common-sense nature of this request, aligned with the waiver criteria outlined in Appendix A, will be favorably considered. While no outcome can be guaranteed, this straightforward request focuses on preserving safety, achieving the regulatory intent, and avoiding undue hardship. Thank you for your time and consideration.

Sincerely,

Kristopher James

Land Surveyor In-Training