



Janna Brown <janna.brown@bonnercountyid.gov>

Re: Bonner County Planning - V0014-25 Agency Review - Variance - Street Setback

1 message

Matt Mulder <matt.mulder@bonnercountyid.gov>

To: Daniel Britt <daniel.britt@bonnercountyid.gov>, Mail-Planning <planning@bonnercountyid.gov>

The Bonner County Road & Bridge Department has no objections to the proposed street setback variance. Bay Drive at this location is private and is beyond the end of the public road right o

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

On Wed, May 28, 2025 at 12:55 PM Daniel Britt <daniel.britt@bonnercountyid.gov> wrote:

Thanks Matt! I was unable to locate any language about the easement. Do you mind re-submitting your agency comment for the record on this file.

Daniel Britt- Planner II

Bonner County Planning Department
208-265-1458 office
daniel.britt@bonnercountyid.gov

On Wed, May 28, 2025 at 12:01 PM Matt Mulder <matt.mulder@bonnercountyid.gov> wrote:

Hmmmm. If there's no recorded easement, nor platted easement, nor any court order that granted a prescriptive easement, then I would think that they don't need to have a setback v
rights court intervention.

Either way, I guess I don't have any skin in the game.

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

On Wed, May 28, 2025 at 10:28 AM Daniel Britt <daniel.britt@bonnercountyid.gov> wrote:

Correct however there is no evidence of a recorded easement that I've been able to locate. I've found a plat showing Block 1 that I've attached but it does not show any right of way or
Thoughts?

Daniel Britt- Planner II

Bonner County Planning Department
208-265-1458 office
daniel.britt@bonnercountyid.gov

On Wed, May 28, 2025 at 7:53 AM Matt Mulder <matt.mulder@bonnercountyid.gov> wrote:

I see you're correct that it's just past the public portion. The setback variance request would still be from the boundary of the private easement, not the edge of the actual roadway,

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

On Tue, May 27, 2025 at 8:52 AM Daniel Britt <daniel.britt@bonnercountyid.gov> wrote:

Hi Matt,

Thank you for your review. However it looks like the portion of Bay Drive that intersects their property is an easement. I've attached a plat I believe indicates that the right of way e

Daniel Britt- Planner II

Bonner County Planning Department
208-265-1458 office
daniel.britt@bonnercountyid.gov

On Fri, May 23, 2025 at 12:25 PM Matt Mulder <matt.mulder@bonnercountyid.gov> wrote:

Also sending this comment to this corrected file name email to be sure it's catalogued.

The application site plan shows the setback as being 10ft from the edge of the roadway, rather than the setback from the right of way boundary. This is a fatal flaw in the appli
the true setback variance being requested. Our department is likely to oppose this request because the building is likely actually requesting a 0ft setback, or maybe even be int

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

On Wed, May 21, 2025 at 1:25 PM Bonner County Planning <planning@bonnercountyid.gov> wrote:

Good Afternoon,
Please note, this agency routing is for V0014-25 not VA0014-25.

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 attac

Thank you,

5/28/25, 1:10 PM

Bonner County Mail - Re: Bonner County Planning - V0014-25 Agency Review - Variance - Street Setback



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