



Janna Brown <janna.brown@bonnercountyid.gov>

Fwd: Bonner County Planning - VA0005-25 Agency Review - Variance - Administrative - Property Line Setback

1 message

Matt Mulder <matt.mulder@bonnercountyid.gov>

To: Mail-Planning <planning@bonnercountyid.gov>

The Bonner County Road & Bridge Department has no comments. The proposed use is far away from the County maintained roads and will not impact us.

-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, Mar 11, 2025 at 12:00 PM

Subject: Bonner County Planning - VA0005-25 Agency Review - Variance - Administrative - Property Line Setback

To: Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>, Amber Burgess <clerk@ebsewerdistrict.com>, Army Corps of Engineers <CENWWW-RD-CDA@usace.army.mil>, Avista Copr - Jay West <jay.west@avistacorp.com>, Becky Meyer <becky.meyer@posd.org>, Bill Berg <billb@bbsewer.org>, Bonner County Assessors <assessorsgroup@bonnercountyid.gov>, BONNER COUNTY HISTORICAL <DIRECTOR@bonnercountyhistory.org>, Brenna Garro <Brenna.Garro@oer.idaho.gov>, Bryan Quayle <quaylelanduseconsulting@gmail.com>, Chace Bell <chace.bell@idwr.idaho.gov>, Chief Debbie Carpenter <city@clarkforkidaho.org>, City of Dover <cityclerk@cityofdoveridaho.org>, City of East Hope Franck <easthope.city@gmail.com>, City of Hope <hopecityclerk@gmail.com>, City of Oldtown <cityofoldtown@hotn.id.gov>, City of Sandpoint Planning <cityplanning@sandpointidaho.gov>, cityclerk@spirittlakeid.gov <cityclerk@spirittlakeid.gov>, Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>, Connie Nelson Cavanaugh Bay Fire Protection District <coolinfirechief@gmail.com>, Craig Hill <craighill@hillsresort.com>, D1Permits <D1Permits@itd.idaho.gov>, Dan Brown <dbrown@idl.idaho.gov>, Dan McCracken <Dan.N@dan.scholz@nli.coop>, Dean Davis <deandavis@sd83.org>, DEQ - Kristie McEnroe <kristie.mcenroe@deq.idaho.gov>, East Bonner Library <Amanda@ebonnerlibrary.org>, East Priest Lake Fire District <eastp@esjoquist@idl.idaho.gov>, Federal Aviation Administration <Heather.pate@faa.gov>, Frankie Dunn <Frankiejduhn@hotmail.com>, Fritz Broschet <outletbaysewer@gmail.com>, Garfield Bay Water and Sewer Di Gavin Gilcrease <ggilcrease@sandpointidaho.gov>, Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>, ID State Historical Society - Dan Everhart <dan.everhart@ishs.idaho.gov>, Idaho Department of Environn Independent Hwy Dist - Julie 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.c Jason Johnson <jason.johnson@bonnercountyid.gov>, Jason Kimberling <jason.kimberling@itd.idaho.gov>, Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>, Jessie Roe <BWS637@gmail.com>, Joe Kren <joe@coolsewer@gmail.com>, Kayleigh Miller <klmiller@ponderay.org>, kbsd sewer <kbsdpl@hotmail.com>, Kenny Huston <kenny.huston@oer.idaho.gov>, Kim Hoodenpyle <kjh5345@gmail.com>, Kimberly Hob Water District <info@lacledewaterdistrict.org>, Lakeland Joint School District #272 <cpursley@lakeland272.org>, Lisa Rosa <hr@ebonnerlibrary.org>, Matt Diel <matt.diel@posd.org>, Midas Water <midaswater@mahmer@idl.idaho.gov>, Mike Schacht <firedept@clarkforkidaho.org>, Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>, Navy - Glynis Casey <glynis.casey@navy.mil>, North <Huckbay2501@gmail.com>, Northern Lights <kristin.mettke@nli.coop>, Northern Lights - Clint Brewing <clint.brewington@nli.coop>, Northside Water and Syringa Heights Water Association <allwater49@outloo <odenwater@gmail.com>, Pend Oreille Hospital District <kim.kichenmaster@bonnergeneral.org>, PHD <EHApplications@phd1.idaho.gov>, Priest Lake Public Library District <plplibrary@hotmail.com>, Richard I Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>, Ryan Zandhuisen <rzanhuisen@idl.idaho.gov>, Sagle Valley Water and Sewer District <saglewatersewer@gmail.com>, Sagle Valley Water & Sewer Di Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>, Sam Ross <sam.ross@nli.coop>, sandpointairport@gmail.com <sandpointairport@gmail.com>, Sarah Gilmore <sgilmore@sandpointidaho.gov>, School Dis <james.koehler@posd.org>, Selkirk Association of Realtors <danielle@selkirkaor.com>, Selkirk Recreation District <elgar@whoi.edu>, Sheryl Austin <granitereeder@gmail.com>, SOURDOUGH POINT OWNER <sourdoughpoint@hotmail.com>, Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>, Spencer Newton <firedistrict@msn.com>, Steve Elgar <selgar@mac.com>, Superintendent School Dis Symone.legg@itd.idaho.gov <Symone.legg@itd.idaho.gov>, TC Energy / TransCanada <US_crossings@tcenergy.com>, Teresa Decker <Huckleberryhoa@gmail.com>, Teresa Decker <huckbayutilities01@gmail <utilities@stoneridgeidaho.com>, Theresa Wheat <theresa@kootenai.org>, Tim Ventress <chventresswpvld@hotmail.com>, Timberlake Fire District <Kwright@timberlakefire.com>, Tom Renzi <epfldchief@gmail <fw1idahoconsultationrequests@fws.gov>, West Bonner Library <meagan@westbonnerlibrary.org>, West Pend Oreille Fire District <wpofd1@gmail.com>

Cc: Kyle Snider <kyle.snider@bonnercountyid.gov>, Alexander Feyen <alexander.feyen@bonnercountyid.gov>

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 VA0005-25.pdf**
5845K

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 **11th** day of **March 2025**.


Jenna 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, March 11, 2025**.

File VA0005-25 - Variance - Administrative – Property line 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 20' property line setback where 25' is required for the purpose of constructing a single-family dwelling. The property is zoned Rural 10 (R-10). The project is located off of Ironstone drive in Section 28, Township 57 North, Range 03 West, Boise-Meridian.

To review this application, go to the Planning Department web site at 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.

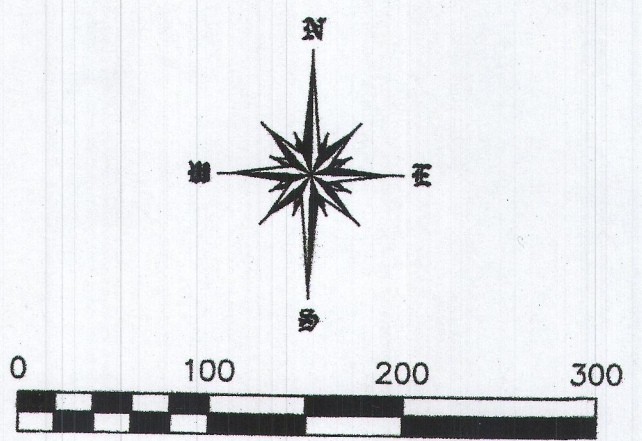
Please review the application relative to your agency's area of expertise and include any recommended conditions of approval and supporting code sections by **April 1, 2025**. If your agency requires any additional information from the applicant, please advise the planning department in writing allowing 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

IRONSTONE RANCH REPLAT

A REPLAT OF LOT 1 OF IRONSTONE RANCH,
LYING IN THE WEST 1/2 OF THE NW 1/4 OF SECTION 28,
TOWNSHIP 57 NORTH, RANGE 3 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



LEGEND

- SET 5/8" X 24" REBAR AND CAP, PLS 14879
- ⊕ FOUND 5/8" REBAR AND CAP, PLS 5713
- ⊙ WELLHEAD
- CALCULATED POINT, NOTHING SET
- SET 1/2" REBAR AND CAP, MARKED GLAHE EASEMENT
- (P1) IRONSTONE RANCH PLAT, BK. 8 OF PLATS, PG. 59, INST. NO. 711390

GENERAL NOTES

- A) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- B) WETLANDS CLASSIFIED AS P1SSC ARE PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL.

DOCUMENTS AND EASEMENTS OF RECORD

- THE FOLLOWING DOCUMENTS OF RECORD ARE PER TITLEONE PLAT CERTIFICATE, FILE NO. 21426668, POLICY NO. 2470-0-21426668, DATED SEPTEMBER 30, 2021.
- AN EASEMENT FOR PUBLIC UTILITIES, GRANTED TO NORTHERN IDAHO RURAL ELECTRICAL REHABILITATION ASSOCIATION, INC., RECORDED NOVEMBER 3, 1936, INSTRUMENT NO. 91845.
 - AN EASEMENT FOR PUBLIC UTILITIES, GRANTED TO GENERAL TELEPHONE COMPANY OF THE NORTHWEST, INC., A CORPORATION. RECORDED APRIL 5, 1989, INSTRUMENT NO. 360146
 - TERMS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, AND OBLIGATIONS, IF ANY, CONTAINED IN WARRANTY DEED. RECORDED JULY 8, 2006, INSTRUMENT NO. 681215.
 - EASEMENTS, RESERVATIONS, RESTRICTIONS, AND DEDICATIONS AS SHOWN ON THE OFFICIAL PLAT OF IRONSTONE RANCH
 - COVENANTS, CONDITIONS, AND RESTRICTIONS, AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, TO THE EXTENT THAT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604 (C) OR ANY OTHER ORDINANCE, STATUTE, OR REGULATION. RECORDED AUGUST 23, 2006, INSTRUMENT NO. 711391.
 - AN EASEMENT FOR PUBLIC UTILITIES, GRANTED TO NORTHERN LIGHTS, INC. RECORDED DECEMBER 18, 2007, INSTRUMENT NO. 742970.

Instrument # 1033693 B: 21 P: 86
Bonner County, Sandpoint, Idaho
05/23/2024 03:32:58 PM No. of Pages: 1
Recorded for: GLAHE & ASSOCIATES
Michael W. Rosedale
Ex-Officio Recorder Deputy
Index to: PLATS

PREPARED FOR:
BRIAN JOHNSON
P.O. BOX 834
EASTON, WA 98925

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS CONTROL COORDINATES DERIVED FROM NGS OPUS SOLUTIONS USING A REFERENCE FRAME OF NAD83 (2011)(EPOCH: 2010.000). ALL BEARINGS REFER TO THE IDAHO COORDINATE SYSTEM OF 1983, WEST ZONE, (1103) - US SURVEY FT. BASED AROUND MONUMENT SET AT SOUTHERNMOST CORNER OF SUBJECT PROPERTY.

DISTANCES SHOWN HAVE BEEN CONVERTED FROM GRID TO GROUND USING A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.00012095. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°43'22" AT THE SOUTHERN CORNER OF LOT 1 OF IRONSTONE RANCH HILL.

SURVEYOR'S NARRATIVE

- THE PURPOSE OF THIS SURVEY WAS TO REPLAT THE BOUNDARY AS DESCRIBED IN WARRANTY DEED, RECORDED AS INSTRUMENT NO. 992653, RECORDS OF BONNER COUNTY IDAHO SHOWING A WIDTH CHANGE IN THE ORIGINALLY PLATTED EASEMENT ALONG THE WEST LINE OF THE SUBJECT PROPERTY.
- EXISTING CORNERS WERE FOUND AS SHOWN ON THE DRAWING. THE POSITION OF THESE CORNERS FELL WITHIN ACCEPTABLE SURVEY TOLERANCES AS BEING THE INDICATED CORNERS OR SHOWN AND NOTED WHERE NOT WITHIN ACCEPTABLE SURVEY TOLERANCES, AND TO ADJUST THE EASEMENT ALONG THE WEST PROPERTY LINE.



1/4	SECTION	TOWNSHIP	RANGE	MONTANA	IDAHO
	28	57 N	3 W		
PROJECT # 23-271 JOHNSON					
DRAWING NAME: 23-271 JOHNSON REPLAT TDLG					

IRONSTONE RANCH REPLAT

GLAHE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
303 Church Street
Sandpoint, Idaho 83864
208-265-4474

Scale: 1"=100'
Checked By: TLAG
Drawn By: TDLG
Plot Date: 4/17/2024
Sheet: 1 of 2