

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 **26th** day of **June 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 **Thursday, June 26, 2025**.

File VA0014-25 - Variance - Administrative – Lot Size Minimum

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 variance to the lot size minimum standards to allow for a 15.4-acre lot, where 20-acres is required to complete a Minor Land Division on a 36.861-acre parcel. The property is zoned Agricultural/Forestry 20 (A/F-20). The project is located off of Elmira Road, in Section 13, Township 59 North, Range 01 West, Boise-Meridian. The project site is within the service areas of Northside Fire District.

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 **July 17, 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

WOLFERT FIELDS

SECTION 13, TOWNSHIP 59 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

BASIS OF BEARING

BASIS OF BEARING IS THE RECORD OF SURVEY BY PLS 1947, INST. NO. 277484 RECORDS OF BONNER COUNTY, IDAHO.

SURVEYOR'S NOTE

THIS SURVEY WAS PERFORMED USING REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT. THE LINEAR ERROR OF CLOSURE MEETS OR EXCEEDS REQUIREMENTS OF THE STATE OF IDAHO.

SURVEY REFERENCES

1. RECORD OF SURVEY INST. NO. 277484
2. RECORD OF SURVEY INST. NO. 467517

PURPOSE OF SURVEY/NARRATIVE

TO SHOW A DIVISION OF LAND INTO A 15.4 ACRE LOT AND A 20 ACRE REMAINDER USING REFERENCED SURVEYS, DEED INST. NO. 1018092 AND FOUND MONUMENTS TO DETERMINE THE BOUNDARIES OF THIS PARCEL

LEGEND

- SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS 7879, UNLESS OTHERWISE NOTED
- FD 5/8" REBAR WITH PLASTIC CAP, PLS 1947
- FD 5/8" REBAR WITH PLASTIC CAP, PLS 7156



SCALE 1" = 100'



WATER/SEWER NOTE

WATER SERVICE PROVIDED BY INDIVIDUAL WELLS
SEWER SERVICE PROVIDED BY INDIVIDUAL SEPTIC SYSTEMS

WOLFERT FIELDS

PROVOLT LAND SURVEYING, INC
PO. BOX 580 PONDERAY, ID. 83852
(208) 290-1725

DATE 05-14-25
SCALE 1"=100'
SHEET 1 OF 2

