

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 **17th** 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 **Tuesday, June 17, 2025**.

File VA0017-25 - Variance - Administrative – Property Line, Street and Waterfront 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 17.5' property line setback where 25' is required, a 17.5' street setback where 25' is required, and a 28' waterfront setback where 40' is required for the purposes of constructing a single-family dwelling. The property is zoned Rural-10. The project is located off of East Bottle Bay Road in Section 34, Township 57 North, Range 01 West, Boise-Meridian. The project is located within Bottle Bay Water & Sewer District and Sagle 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 8, 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.

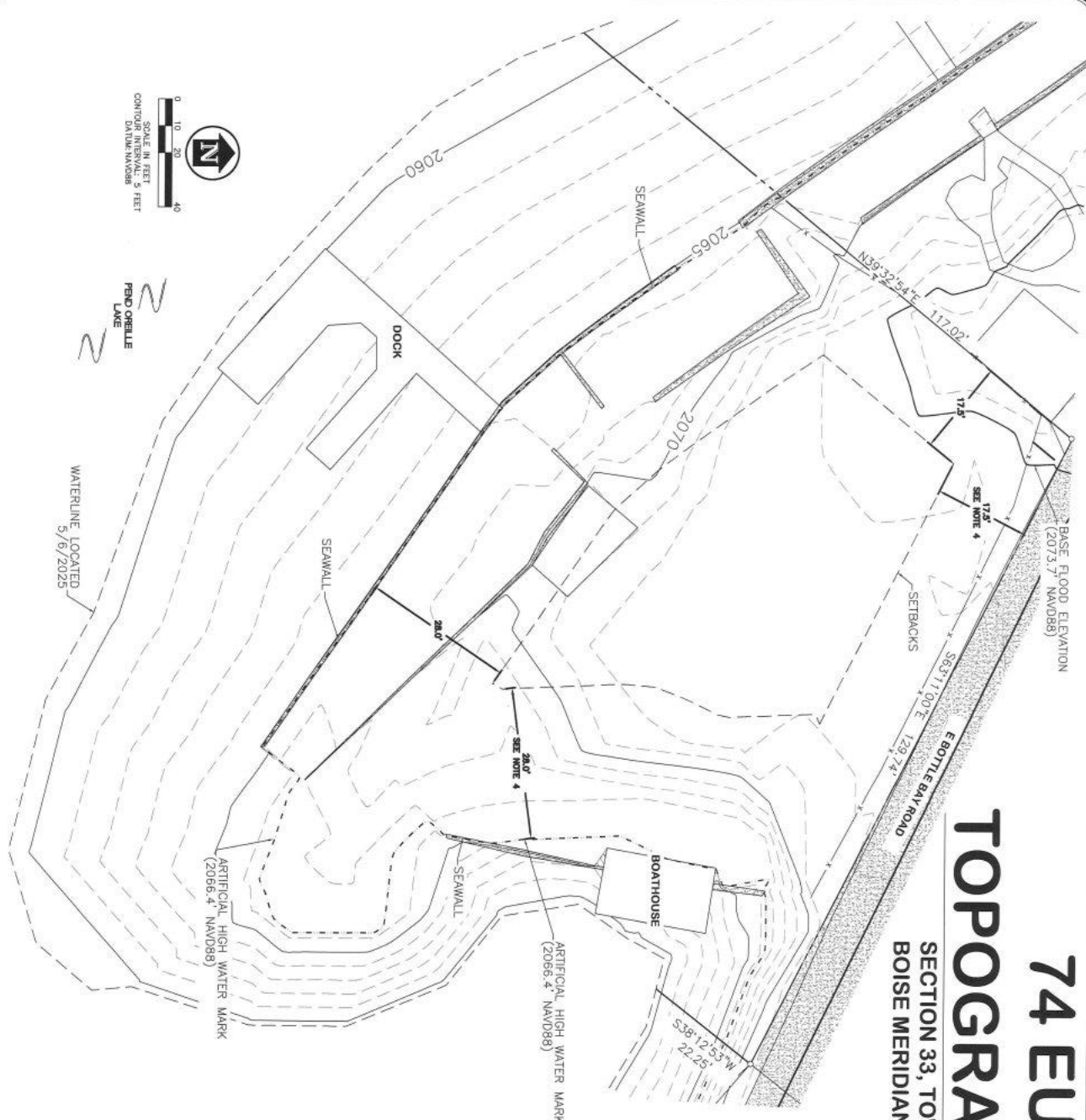
NO COMMENT _____
Name

Date

74 EUREKA RD

TOPOGRAPHIC SURVEY

SECTION 33, TOWNSHIP 57 NORTH, RANGE 1 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



NOTES

- 1) BOUNDARY AS SHOWN IS BASED ON FOUND SURVEY MONUMENTS ONLY.
- 2) NO TITLE REPORT WAS REVIEWED. PARCEL MAY BE SUBJECT TO 3) (BASE FLOOD ELEVATION: 2073.7' NAVD83).
- 4) SETBACKS SHOWN ARE BASED ON A VARIANCE OF 30% REDUCTION.

LEGEND

○ FOUND 5/8 REBAR NO CAP

DATE	BY	REVISION
5/9/2025	AS SHOWN	
	DRAWN BY:	TDR
	CHECKED BY:	REB
	DATA FILES:	EDWARDS, BROOKE ROSZANNE
	PROJECT:	74 EUREKA RD, SAGLE, IDAHO

James A. Sewell and Associates, LLC
1319 NORTH DIVISION AVENUE
SANDPOINT, IDAHO 83864
(208) 263-4160

PRELIMINARY