

Bonner County Planning Department

"Protecting property rights and enhancing property value"

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Bonner County Board of Commissioners Staff Report for December 17, 2025

Project Name: **S0001-25 Deerfield (Reconsideration)**

**File Number,
Type:** **S0001-25, Subdivision**

Request: The applicant is requesting to subdivide and plat an approximately 32.67-acre parcel into twenty-four (24) residential lots ranging from approximately one (1) to three (3) acres each and one stormwater tract. The property is zoned Suburban. The subject property is located off Baldy Mountain Rd in Section 16, Township 57 North, Range 2 West, Boise Meridian, Bonner County Idaho. This project is located in the Syringa Heights Water District and Northside Fire District service areas, and the Area of Impact for the City of Sandpoint.

The Bonner County Board of County Commissioners (BOCC) at the August 14, 2025 (continued to September 9, 2025) hearing denied approval of the above-referenced application. The applicant requested the Board reconsider their decision on September 25, 2025.

Legal Description: 16-57N-2W E2SW LESS TRACTS

Location: The subject property is just outside of the City of Sandpoint on Baldy Mountain Rd.

Parcel Number: RP57N02W164952A

Parcel Size: Approximately 32.67 acres of unplatted land

**Applicant/
Landowner:** Deerfield, LLC
615 Lakeview Blvd
Sandpoint, ID 83864

**Project
Representative:** Dan Tadic, HMH Engineering
476864 Highway 95, Suite 3
Ponderay, ID 83852

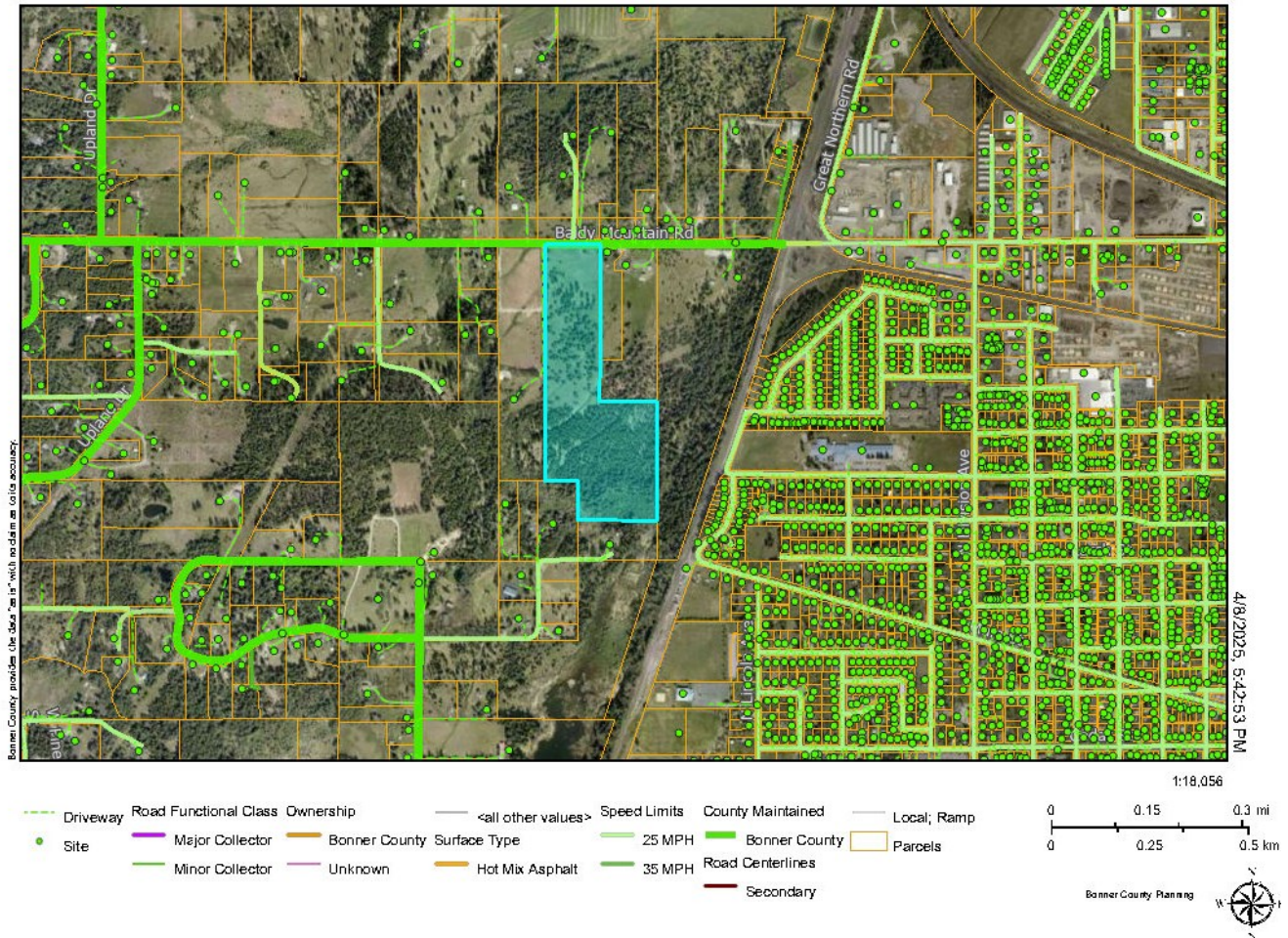
Application filed: February 4, 2025

Notice provided: Mail: December 2, 2025
Site Posting: December 8, 2025

Published in newspaper: December 2, 2025

Appendices: **Appendix A: Notice of Public Hearing Record of Mailing**
 Appendix B: Agency Comments

S0001-25 Deerfield - Aerial



Project Summary:

The applicant is requesting to subdivide and plat an approximately 32.67-acre parcel into twenty-four (24) residential lots ranging from approximately one (1) to three (3) acres each and one stormwater tract. The property is zoned Suburban. The subject property is located off Baldy Mountain Rd in Section 16, Township 57 North, Range 2 West, Boise Meridian, Bonner County Idaho. This project is located in the Syringa Heights Water District and Northside Fire District service areas, and the Area of Impact for the City of Sandpoint.

The site has frontage on and is accessed via Baldy Mountain Rd, a paved county-owned and maintained road. Access will be provided through the subdivision via the planned Deerfield Drive.

Deerfield Drive is proposed to be a county-owned, privately maintained right-of-way with a paved surface. The right-of-way width is planned to be 60' and the travel width of the proposed road is planned to be 24'. The road grade is planned to be 2.10% at its steepest point.

The site is adjacent to the City of Sandpoint. With the exception of a located within the City of Sandpoint to the east, the entire site is surrounded by Suburban-zoned land.

The Bonner County Board of County Commissioners (BOCC) at the August 14, 2025 (continued to September 9, 2025) hearing denied approval of the above-referenced application. The applicant requested the Board reconsider their decision on September 25, 2025.

Applicant has alleged the following deficiencies in the Board’s decision:

I. Findings of Fact: Seven referring to “uncertainty on base flood elevations” and/or “stormwater plans” and an eighth which says, “not all information received at initial intake.”

II. Conclusions of Law:

- #2 – Site is not physically suitable.
- #5 – Will cause exposure to hazards.
- #7 – Does not comply with Subchapter 6.2.
- #8 – Conflicts with the Comprehensive Plan.

The hearing is limited in scope to the issues raised by Applicant in their Reconsideration request.

Applicable Laws:

The following sections of BCRC, Title 12, apply to this project reconsideration:

| | |
|---------------|--|
| BCRC 12-263 | Reconsideration |
| BCRC 12-620 | Design Standards: General |
| BCRC 12-626 | Design Standards: Environmental Features |
| BCRC 12-642 | Preliminary Plat, Contents of Application Subdivisions |
| BCRC 12-7.2 | Grading, Storm water Management and Erosion Control |
| BCRC 12-7.6 | Hillsides |
| BCRC Title 14 | Flood Damage Prevention |

Background:

A. Site Data:

- Use: The property currently exists as vacant land.
- Platted/ Unplatted: The site is unplatted.
- Size: Approximately 32.67 acres
- Zone: Suburban
- Land Use: Suburban Growth Area
- The site is adjacent to the City of Sandpoint. With the exception of a lot located within the City of Sandpoint to the east, the entire site is surrounded by Suburban-zoned land.

B. Access:

- The site has frontage on and is accessed via Baldy Mountain Rd, a paved county-owned and county-maintained road. Access will be provided through the subdivision via the planned Deerfield Drive.
- Deerfield Drive will be a privately maintained public road with a paved surface. The right-of-way width is planned to be 60' and the travel width of the proposed road is planned to be 24'. The road grade is planned to be 2.10% at its steepest point.

C. Environmental Factors:

- The site generally slopes from the north to the south with the highest point being in the northeast corner of the property. The southernmost portion of the site is the steepest with a slope of approximately 24-43% on the HOA open space/stormwater lot.
- This steep embankment slopes downward from the flatter buildable upland areas to Syringa Creek which borders the southern portion of the site.
- Several natural drainages cut through the site and drain generally from the northeast to southwest.
- The upland portions of the site have a moderate slope ranging from approximately 1% 8% slopes. There are no other substantial geologic or topographic feature on the site.
- The site contains mapped wetlands. Syringa Creek borders the southernmost property line and a wetland delineation has been conducted.
- Several natural seasonal drainages cut through the site and drain generally from the northeast to southwest.
- The southern-most portion of the site is within Special Flood Hazard Zone 'A'. A Letter of Map Revision is in process to remove this area from the SFHA or to positively identify a defined Base Flood Elevation for the site. The rest of the site is not within a Special Flood Hazard Area.
- The mapped soil type on the site is Mission Silt Loam.
- No critical wildlife habitat has been mapped on or within the vicinity of the subject property.

D. Services:

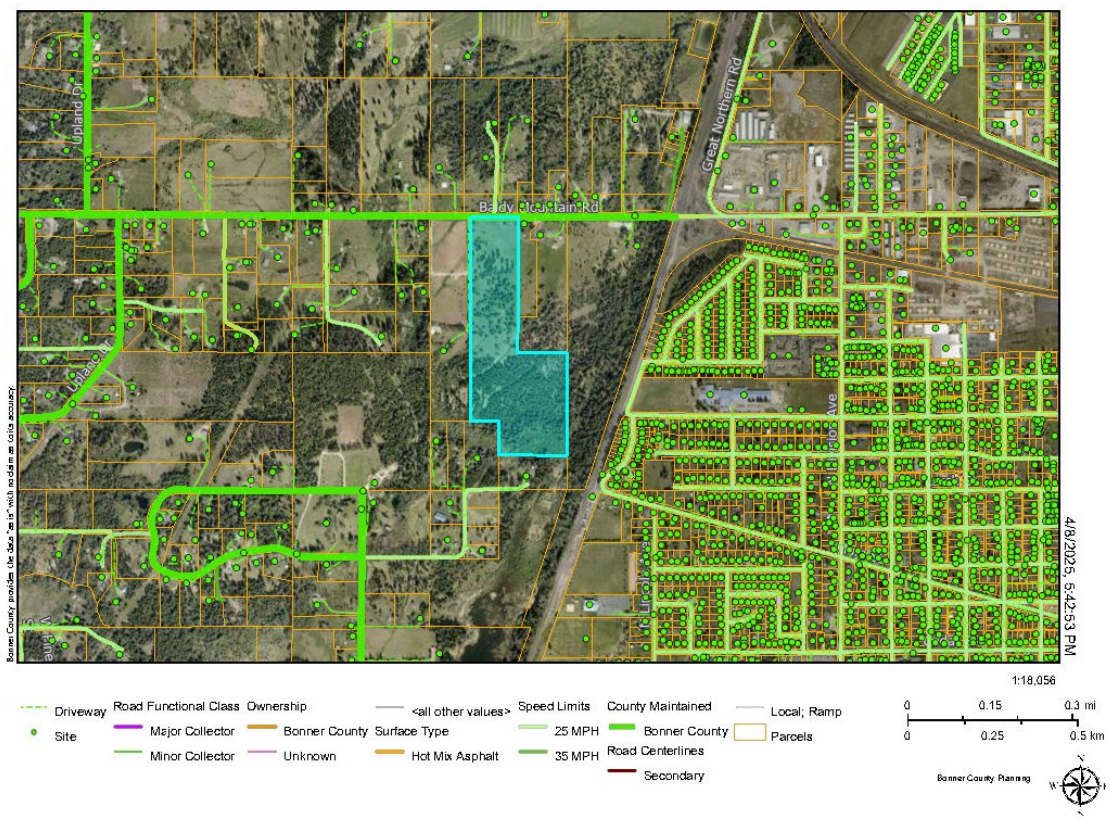
- Water: A will-serve letter from Syringa Heights Water District has been submitted to this file.
- Sewer: Individual septic systems are planned
- Power: Avista (per application).
- Fire: Northside Fire District
- Solid waste: Solid waste disposal is to be the responsibility of the individual lot owners, per the submitted plat.
- School District: Lake Pend Oreille School District #84
- Ambulance District: Bonner County Ambulance District
- Hospital District: Pend Oreille Hospital District

E. Comprehensive Plan, Zoning and Current Land Use

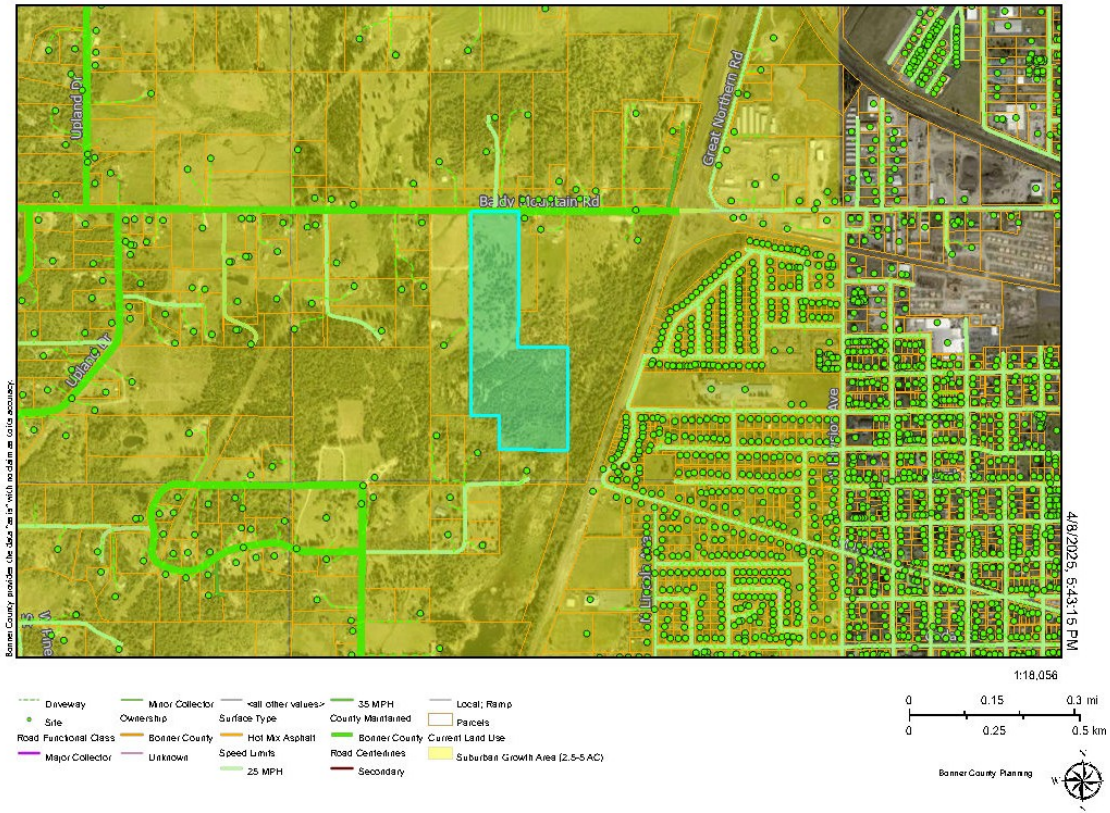
| Compass | Land Use | Zoning | Current Use & Density |
|---------|----------------------|--------------|-----------------------|
| Site | Suburban Growth Area | Suburban (S) | Residential |
| North | Suburban Growth Area | Suburban (S) | Residential |

| | | | |
|--------------|----------------------|----------------------------------|-------------|
| East | Suburban Growth Area | Suburban (S) & City of Sandpoint | Residential |
| South | Suburban Growth Area | Suburban (S) | Residential |
| West | Suburban Growth Area | Suburban (S) | Residential |

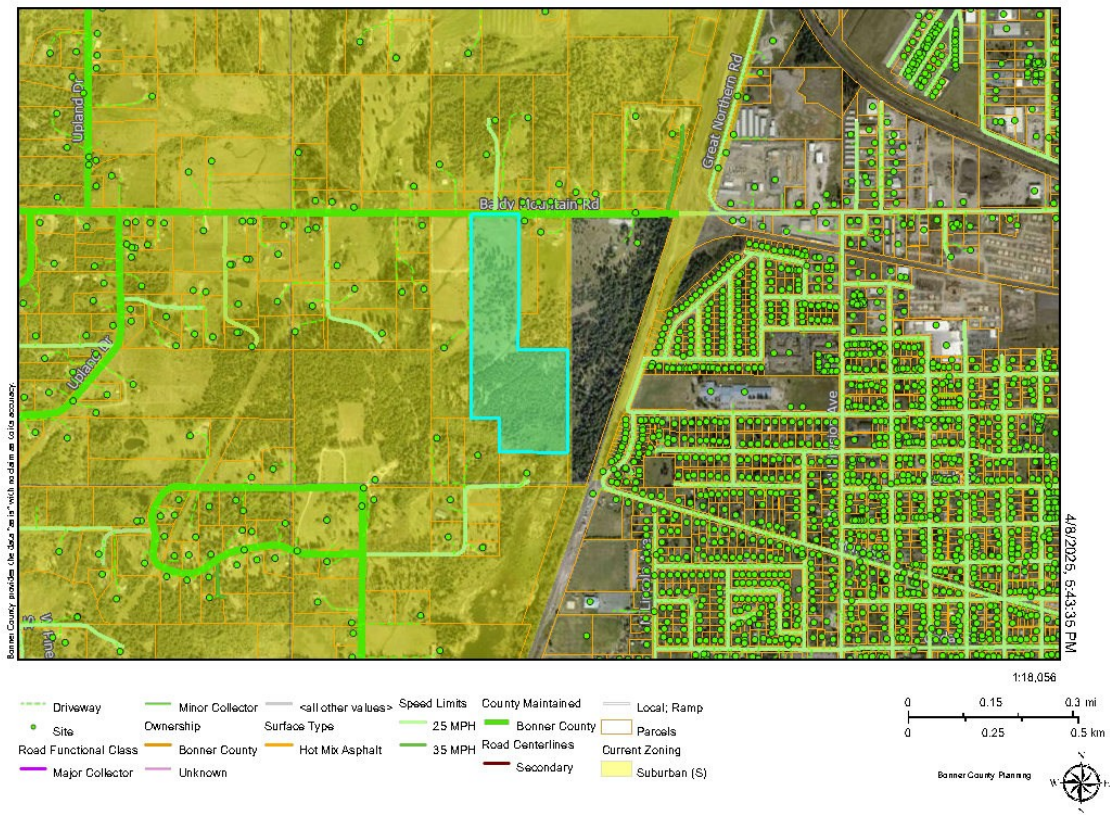
S0001-25 Deerfield - Aerial



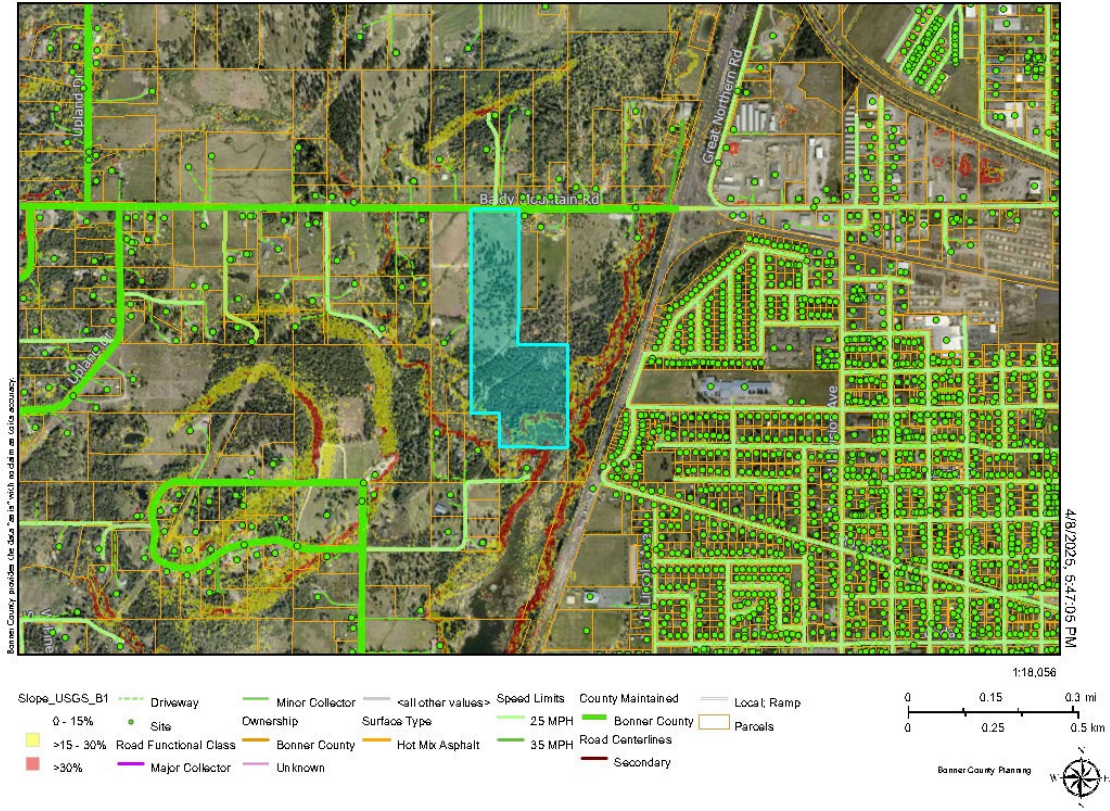
S0001-25 Deerfield - SGA Land Use



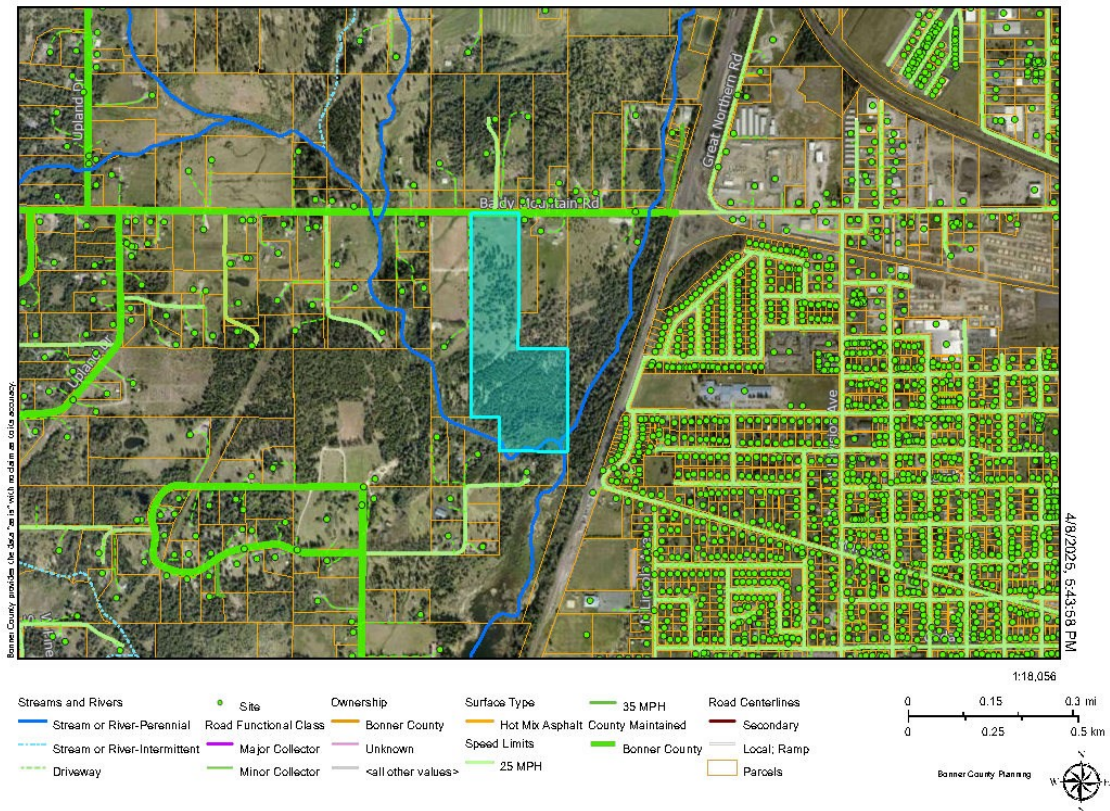
S0001-25 Deerfield - Suburban Zoning



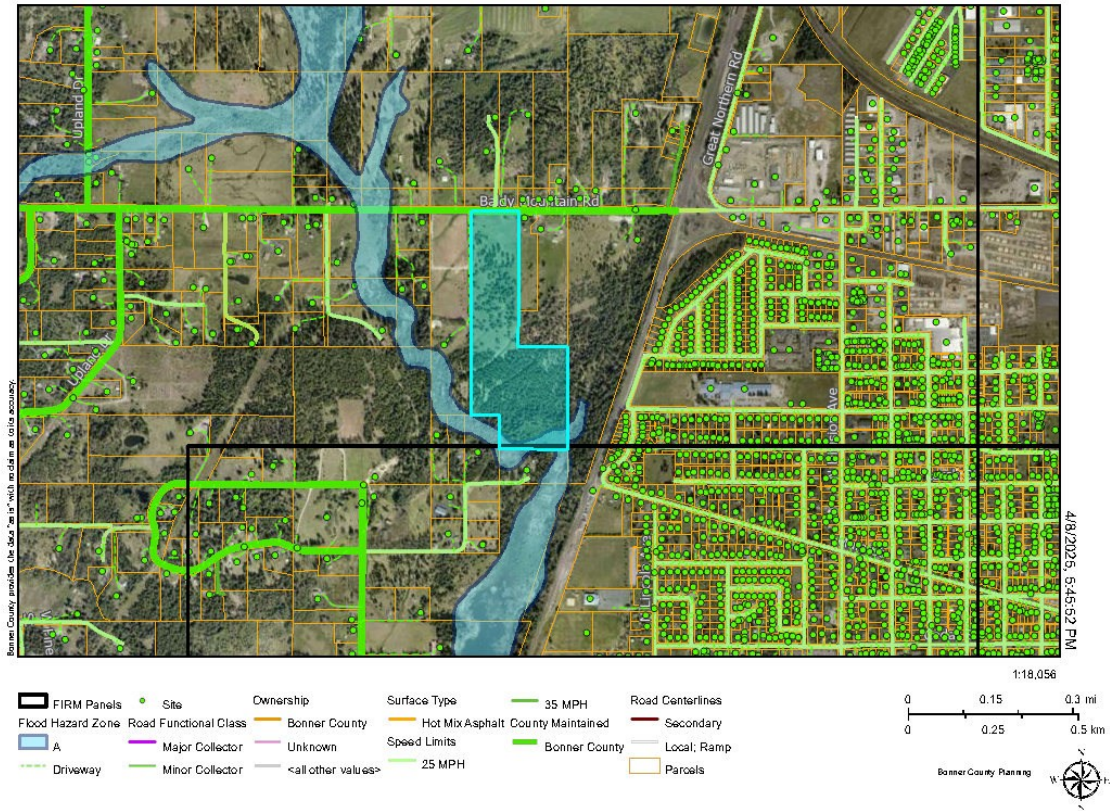
S0001-25 Deerfield - Slopes



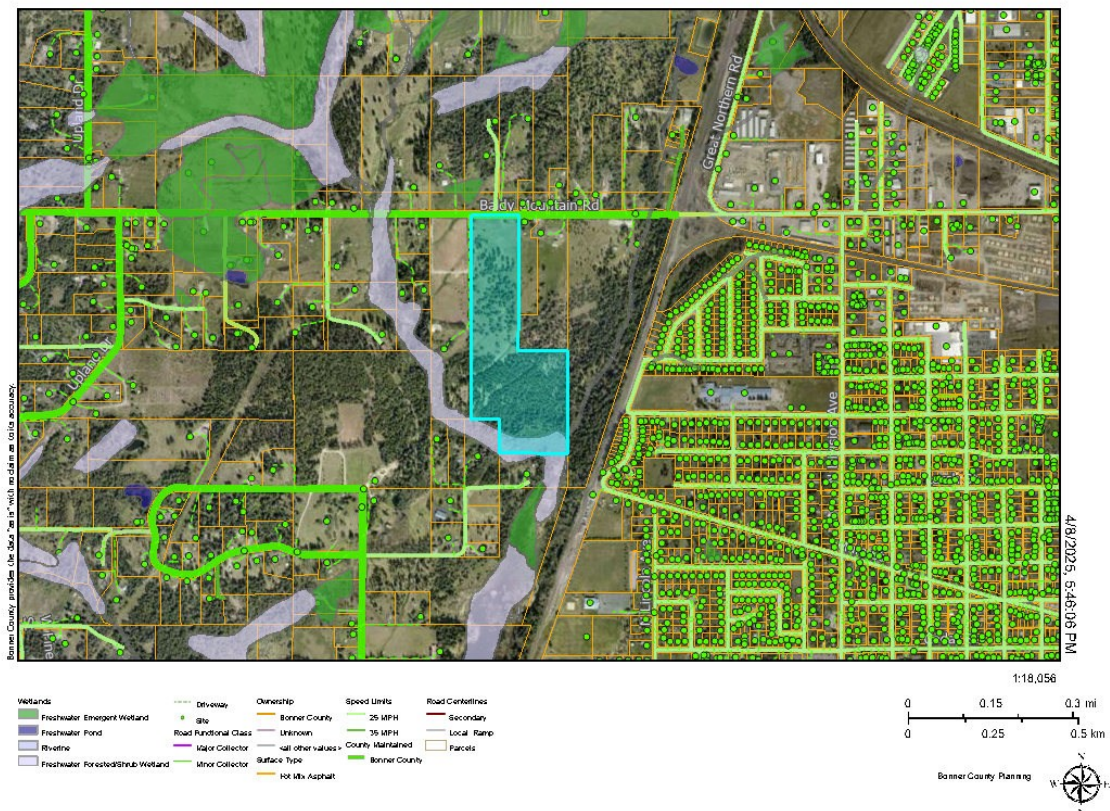
S0001-25 Deerfield - Hydrology



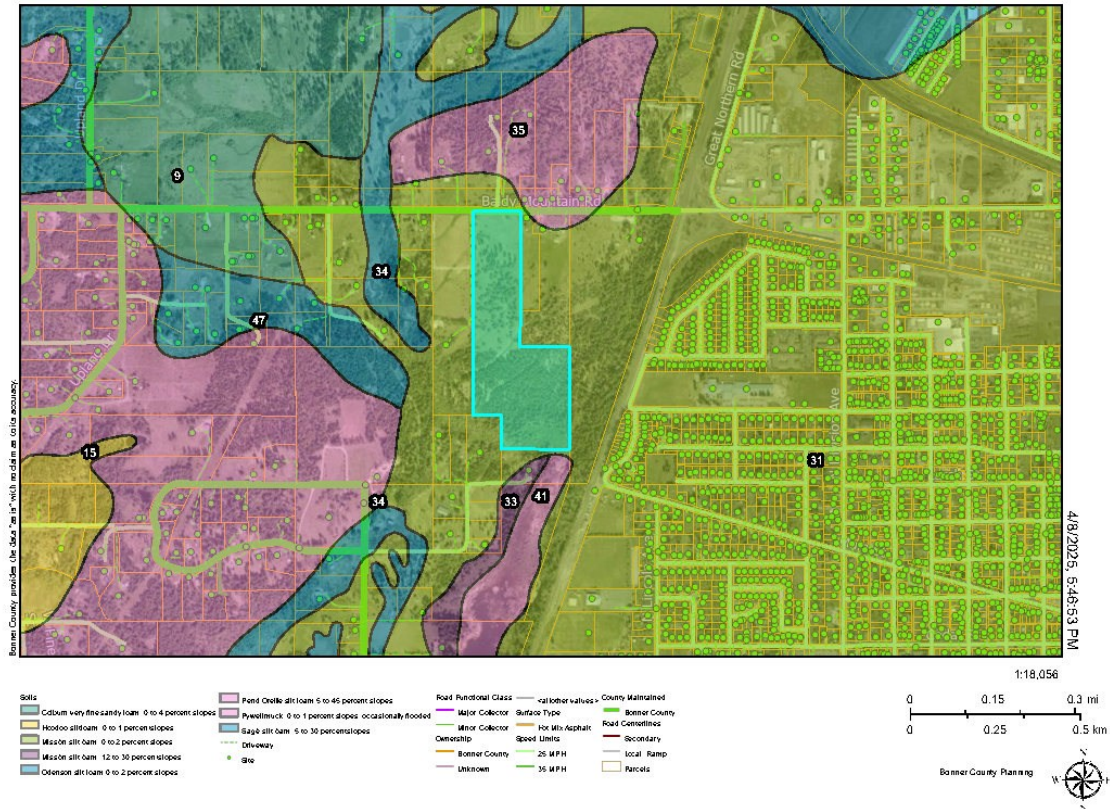
S0001-25 Deerfield - Floodplain



S0001-25 Deerfield - Wetlands



S0001-25 Deerfield - Soils (Mission silt loam)



Agency and Public Comments:

The application was noticed to the City of Sandpoint for comment on April 17, 2025 and to agencies for comment on May 27, 2025, July 8, 2025 & July 25, 2025. The reconsideration was mailed to agencies on December 2, 2025.

The following agencies replied with comments:

Idaho Department of Water Resources – 10/28/2025
 Panhandle Health District – 5/2/2025 & 6/18/2025
 Idaho Department of Environmental Quality – 10/28/2025
 Northside Fire via Selkirk Fire Rescue, & EMS – 6/3/2025
 Bonner County Road & Bridge – 5/12/2025 & 6/3/2025
 City of Sandpoint – 5/12/2025

The following agencies provided “no comment” replies:

Idaho Transportation Department – 5/5/2025, 5/28/2025, 5/29/2025 & 10/30/2025
 Bonner County Historical Society – 5/6/2025
 Idaho Department of Environmental Quality – 5/8/2025, 6/18/2025, 8/7/2025
 Kootenai-Ponderay Sewer District – 10/29/2025
 TC Energy – 11/7/2025

No other agencies responded as of the date this report was published.

Public comments have been received on this application. These have been added to the record and forwarded to the decision-making body for review.

Standards Review:

| BCRC Code | Standard for | Required | Provided |
|-----------|-----------------|--|---|
| 12-263 | Reconsideration | Reconsideration, noticing, and processes | The reconsideration request was noticed in line with requirements and a hearing will be held. |
| 12-620 | General | Easements, constraints, reserved land areas to be shown and marked on the plats. | Proposal complies. Application deemed complete by staff. Plat is stamped by a licensed Idaho surveyor. See Conditions of Approval. |
| 12-626.A | Natural Hazards | Subdivision to be designed around identified natural hazards | This proposal is being designed around existing natural hazards. The southernmost portion of the site is the steepest with a slope of approximately 24-43% on the HOA open space/stormwater lot. The site is not located within designated floodway. A portion of this site is located within Flood Zone A per FIRM Panel Number 16017C0715E, Effective Date 11/18/2009. A LOMC/LOMR is pending on the parcel to either remove the site from the Special Flood Hazard Area or to determine a base flood elevation for the site. If the site is not removed from the SFHA through the LOMC/LOMR process a Floodplain Development Permit approval will be required for the subdivision to demonstrate compliance with BCRC Title 14, including but not limited to BCRC 14-501.L-O. The Zoning Commission acknowledged septic concerns raised in public testimony and deferred to the judgement of subject-matter experts on this issue, consistent with the proposed conditions of approval. The Zoning Commission acknowledged fire safety concerns raised in public |

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| | | | <p>testimony and deferred to the judgement of subject-matter experts on this issue, consistent with the proposed conditions of approval.</p> <p>The Zoning Commission acknowledged stormwater management and water runoff concerns raised in public testimony and deferred to the judgement of subject-matter experts on this issue, consistent with the proposed conditions of approval.</p> <p>See Conditions of Approval.</p> |
| 12-626.B | Conformance with BCRC 12-7 | Conformance with environmental standards. | The project has been reviewed to meet the requirements of Title 12, Chapter 7. See below. |
| 12-642.A | Application Content | Application form | Proposal complies. Application deemed complete by staff. Plat is stamped by a licensed Idaho surveyor. |
| 12-642.B | Application Content | Preliminary Plat, prepared by Idaho licensed surveyor, showing parcels to be created. | Proposal complies. Application deemed complete by staff. Plat is stamped by a licensed Idaho surveyor. |
| 12-642.B.1 | Plat Content | Subdivision name, geographic grid, north arrow, and vicinity map, vicinity road pattern. | Proposal complies. Application deemed complete by staff. Plat is stamped by a licensed Idaho surveyor. |
| 12-642.B.2 | Plat Content | Boundary line of tract to be subdivided, intersection property lines, abutting roads, names and addresses of adjoining owners shown in their respective places of ownership on the plat. | Proposal complies. Application deemed complete by staff. Plat is stamped by a licensed Idaho surveyor. |
| 12-642.B.3 | Plat Content | Location, dimensions and area of proposed lots. Lot numbering. | Proposal complies. Application deemed complete by staff. Plat is stamped by a licensed Idaho surveyor. |
| 12-642.B.4 | Plat Content | Location, dimensions and tentative names of proposed streets and roads. | Proposal complies. Application deemed complete by staff. Plat is stamped by a licensed Idaho surveyor. |
| 12-642.B.5 | Plat Content | Sufficient contours to show the shape of the land and extending at least one | Proposal complies. Application deemed complete by staff. Plat is stamped by a licensed Idaho surveyor. |

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| | | hundred feet beyond the subdivision limits. | |
| 12-642.B.6 | Plat Content | Location of water courses, floodplains per FIRMs with BFEs. | <p>A portion of this site is located within Flood Zone A per FIRM Panel Number 16017C0715E, Effective Date 11/18/2009. A LOMC/LOMR is pending on the parcel to either remove the site from the Special Flood Hazard Area or to determine a base flood elevation for the site. If the site is not removed from the SFHA through the LOMC/LOMR process a Floodplain Development Permit approval will be required for the subdivision to demonstrate compliance with BCRC Title 14, including but not limited to BCRC 14-501.L-O.</p> <p>See Conditions of Approval.</p> |
| 12-642.B.7 | Plat Content | Existing wells, springs, wetland boundaries, wetland delineations, drainage channels, overhead and underground utility lines, structures, sanitary sewers and culverts within the tract. | Project complies. Plat was prepared and stamped by a professional surveyor. |
| 12-642.B.8 | Plat Content | Proposed method of water supply, sewage and solid waste disposal. | <p>Project complies. Proposed method of water supply, sewage and solid waste disposal are all addressed on the face of the plat.</p> <p>The Zoning Commission acknowledged septic concerns raised in public testimony and deferred to the judgement of subject-matter experts on this issue, consistent with the proposed conditions of approval.</p> <p>The Zoning Commission acknowledged stormwater management and water runoff concerns raised in public testimony and deferred to the judgement of subject-matter experts on this issue, consistent with the proposed conditions of approval.</p> |

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| 12-642.B.9 | Plat Content | All easements of record, including sufficient data to identify conveyance. | Project complies. Plat was prepared and stamped by a professional surveyor. |
| 12-642.B.10 | Plat Content | Purpose indication for parcels reserved for public dedication or common use of property owners. | Purpose indication for parcels reserved for public dedication or common use of property owners is given on the face of the plat. |
| 12-642.B.11 | Plat Content | Statement for intended use of lots. | Proposal complies. Purpose stated on the face of the plat. |
| 12-642.C.2 | Road design and profile | Preliminary road design and profile prepared, stamped and signed by Idaho licensed engineer. | Preliminary road design plans, prepared by HMM Engineering in February and March 2025, were submitted as part of the application. The plans have been reviewed by Bonner County Road and Bridge Department per the department's memos dated March 4 and March 14, 2025. The applicant shall meet all conditions listed in these memos in addition to any further modifications of these conditions required by the Bonner County Road and Bridge Department upon further review of the project or based on the site conditions. See Conditions of Approval. |
| 12-7.2 | Grading, Stormwater Management and Erosion Control | Applicability: All new subdivisions subject to the provisions of chapter 6 of this title, as amended, and all new planned unit developments subject to the provisions of chapter 2, subchapter 2.5 of this title, as amended, except as provided for in subsection 12-720.3.J of this subchapter. | The applicant submitted a stormwater management and erosion control plan, dated February 3, 2025, prepared by an Idaho licensed engineer, Justin M. Shaw. The plans have been reviewed by the Bonner County Engineering Department per review memos dated March 4 and March 14, 2025. The Zoning Commission acknowledged stormwater management and water runoff concerns raised in public testimony and deferred to the judgement of subject-matter experts on this issue, consistent with the proposed conditions of approval. See Conditions of Approval. |

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| 12-7.6 | Hillsides | Geotechnical Survey Requirement | This proposal is being designed around existing natural hazards. The southernmost portion of the site is the steepest with a slope of approximately 24-43% on the HOA open space/stormwater lot. See Conditions of Approval. |
| BCRC Title 14 | Flood Damage Prevention | Development to occur as per BCRC, Title 14. | A portion of this site is located within Flood Zone A per FIRM Panel Number 16017C0715E, Effective Date 11/18/2009. A LOMC/LOMR is pending on the parcel to either remove the site from the Special Flood Hazard Area or to determine a base flood elevation for the site. If the site is not removed from the SFHA through the LOMC/LOMR process a Floodplain Development Permit approval will be required for the subdivision to demonstrate compliance with BCRC Title 14, including but not limited to BCRC 14-501.L-O. See Conditions of Approval. |

Comprehensive Plan Analysis:

The Comprehensive Plan Analysis below remains unchanged from the staff report presented at the November 17, 2025 Hearing.

Property Rights

Policies:

1. Bonner County should follow the attorney general’s checklist, proscribed at Idaho Code §67-8003 and provided in the “Property Rights” component of the county’s comprehensive plan, for all land use decisions.
2. For all land use decisions, findings of fact and conclusions of law should be adopted that reflect the justifications for exactions, conditions and restrictions and should confirm that a taking of private property has not occurred.
3. The property rights of the applicant, adjoining and nearby landowners and future generations should be considered, as well as the short-term and long-term consequences of decisions.
4. Bonner County should review all rezoning requests (down-zoning and up-zoning) pursuant to the Idaho State Code, Title 67, Chapter 65 – Local Land Use Planning Act. The approval of conditional rezoning or denial of a request for rezoning may

be subject to the regulatory taking analysis provided for by Idaho Code Section 67-8003.

Staff: The application was routed to neighbors 300' from the property line, informing neighbors of the proposed subdivision proposal. All public and agency comments received have been added to the record. This proposal has been reviewed for compliance with Bonner County Revised Code and findings of fact will be adopted with the decision of this project. This proposal does not appear to be in conflict with the policies of this component.

Population

Policies:

1. Population projections should be analyzed regularly to determine if changes need to be made to the Comprehensive Plan goals, objectives and policies and/or the Zoning Ordinance to ensure that the public and community needs are being met through land use decisions.
2. Population forecasts and census data should be used to evaluate housing and school needs, and impacts to the transportation system and other county services.
3. Bonner County should cooperate with its incorporated cities and neighboring counties to address growth challenges within the ACI areas and coordinate planning efforts whenever possible.

Staff: Bonner County has received the results of the 2020 census. The data indicates the demand for housing and jobs will continue to trend upward in both the unincorporated and incorporated areas of Bonner County. Additional and growing demand for housing in the county is likely. This proposal does not appear to be in conflict with the policies of this component.

School Facilities & Transportation

Policies:

1. Current data regarding school capacity and transportation issues as provided by the School Districts will be included in the assessment of all land use proposals.
2. Bonner County should examine the impacts of land use proposals to the school system and should seek mitigation from developers such as providing facilities, safety features, fees or other measures as permitted by Idaho Code, to address the impact of the proposals.

Staff: The Lake Pend Oreille School District #84 and Lake Pend Oreille School Transportation that serves the site were notified of the proposed subdivision. Lake Pend Oreille School District #84 did not comment on how this proposal would or would not adversely impact the district's ability to provide adequate school services and facilities for new and existing students. The Transportation department did not provide a comment. This project does not appear to be in conflict with the policies of this component. No comments were received from either agency.

Economic Development

Policies:

1. Small scale cottage businesses and home occupations should be allowed in all areas of the county. Reasonable conditions on such uses should be set to minimize adverse impacts to the neighborhood based on factors including, but not limited to, hours of operation and traffic volume generated by the business.
2. Develop land use regulations to allow Bonner County's agricultural heritage to be maintained by enabling local food production, distribution, congregation, and retail sales. Examples include community gardens, school gardens, farm related education programs, farmers or public markets, and other small-scale, collaborative initiatives.
3. Develop standards for commercial and industrial development that are appropriate for the surrounding community, including: appropriate site sizes, use types, buffering and design standards that encourage both attractive and efficient function, while protecting the environment.
4. Review and update land use regulations for employee housing to support the goal of enabling this use in proximity to commercial, industrial and agricultural uses.

Staff: The housing likely to be built if this subdivision is approved will be in close proximity to the commercial and industrial uses in and around the cities of Sandpoint, Ponderay, and Kootenai. This project does not appear to be in conflict with the policies of this component.

Land Use

Policies:

1. Commercial and industrial uses, in areas identified in the Comprehensive plan suitable for such development, should be unconditionally permitted. Evaluation of suitability should be based on availability of urban services, adequate access to hard surfaced publicly maintained roads and other factors that may impact the surrounding community.
2. Commercial and industrial uses may be conditionally permitted in areas not identified for such uses in the Comprehensive Plan if a critical review of the proposed use determines that with appropriate conditions the use will not adversely impact the surrounding area.

Staff: This proposal is in the suburban zone and within the Area of Impact for the City of Sandpoint. This is an area planned and zoned for the type of growth proposed. This project does not appear to be in conflict with the policies of this component.

Natural Resources

Policies:

1. Watershed standards should be employed in land use codes to protect water quality.

2. Best management practices for waterway setbacks should be instituted to reduce erosion and sedimentation into waterways.
3. Development standards should be designed to encourage clustered development resulting in the preservation of open space and wildlife habitat.
4. Bonner County should recognize its critical wildlife habitat and create development standards to protect these areas and mitigate development impacts to these habitats.
5. Protect water quality by creating standards for development in close proximity to shorelines.
6. Productive farmland, timberland and mining lands should be identified and protected from adverse effects of adjoining developments.

Staff: Agencies such Idaho Department of Water Resources, Idaho Department of Environmental Quality and Idaho Department of Fish & Game were noticed in the course of reviewing this application.

The Suburban Growth Area land use designation is located on the edges of the incorporated cities or higher density developed communities or areas. Access to primary transportation routes and a system of hard-surfaced roads are expected.

The Suburban zoning district is established to promote the development of residential uses located on the edges of the incorporated cities or other developed communities or areas, where urban sewer and water services are either available or have the potential to become available in the near future by reason of their inclusion in service districts, city service areas, or are adjacent to those areas or areas of city impact. Access to primary transportation routes and a system of hard surfaced roads are expected. The purpose can be accomplished by providing for single-family detached dwelling units and other compatible housing forms, with a variety of densities in locations appropriate for urban densities.

There does not appear to be any evidence in the record that this use will hinder agricultural or residential uses.

The proposed subdivision will be served by an existing water system. The proposed subdivision is on the western edge of the City of Sandpoint.

This project does not appear to be in conflict with the policies of this component.

Hazardous Areas

Policies:

1. Watershed standards should be employed in land use codes to protect water quality.
2. Best management practices for waterway setbacks should be instituted to reduce erosion and sedimentation into waterways.

3. Development standards should be designed to encourage clustered development resulting in the preservation of open space and wildlife habitat.
4. Bonner County should recognize its critical wildlife habitat and create development standards to protect these areas and mitigate development impacts to these habitats.
5. Protect water quality by creating standards for development in close proximity to shorelines.
6. Productive farmland, timberland and mining lands should be identified and protected from adverse effects of adjoining developments.

Staff: Per BCRC 12-7.2, the applicant submitted a stormwater management and erosion control plan, dated February 3, 2025, prepared by an Idaho licensed engineer, Justin M. Shaw. The plans have been reviewed by the Bonner County Engineering Department per review memos dated March 4 and March 14, 2025. The plan shall be updated and re-submitted to Bonner County to meet the conditions as noted in the aforementioned review memos. The project shall further comply with any subsequent modifications of these conditions by the Bonner County Engineering Department upon further review of the project or based on the site conditions.

A portion of this site is located within Flood Zone A per FIRM Panel Number 16017C0715E, Effective Date 11/18/2009. A LOMC/LOMR is pending on the parcel to either remove the site from the Special Flood Hazard Area or to determine a base flood elevation for the site. If the site is not removed from the SFHA through the LOMC/LOMR process a Floodplain Development Permit approval will be required for the subdivision to demonstrate compliance with BCRC Title 14, including but not limited to BCRC 14-501.L-O.

Per BCRC 12-714.B, shoreline vegetation buffer management areas shall be delineated on the final plat of the subdivision. Applicants for shore land subdivisions may be required to plant vegetation as provided in appendix B of this title in shoreline vegetation buffer management areas prior to final plat approval. Exceptions may be made for areas that contain no cultivatable soil, such as pebble beach areas or rock outcroppings.

All future development in the proposed subdivision must comply with all shoreline rules in force in Bonner County at the time of development application submittal.

Per BCRC 12-762, a geotechnical analysis shall be required for proposed building sites, roads, driveways or other development, where the natural slope equals or exceeds thirty percent (30%). The geotechnical analysis shall be stamped and signed by an Idaho licensed civil or geological engineer having sufficient education and experience to prove competency in the field of geotechnical engineering. The geotechnical analysis shall be submitted prior to construction and shall explain the geologic and hydrologic features of the area, shall evaluate the suitability of the site for intended uses, shall identify potential problems relating to the geology and hydrology, shall summarize the data upon which conclusions are based, and shall propose mitigation measures.

All state environmental agencies were routed for this review. The property is provided with emergency services. This project does not appear to be in conflict with the policies of this component.

Public Services, Facilities & Utilities

Policies:

1. Encourage high-density development to take place within the boundaries of existing sewer and water areas.
2. Bonner County should seek comment from existing service providers on their ability to serve future developments without adversely impacting the ability of the utility providers to serve current users.
3. Bonner County should provide adequate facilities for responsible disposal of solid waste to protect the health and welfare of the public as well as the County's natural resources.

Staff: The property is provided with water from Syringa Heights Water District. Individual septic systems are planned for each proposed lot. Power is provided by Avista (per application). Fire protection is provided by Northside Fire District and law enforcement by the Bonner County Sheriff. Solid waste disposal is to be the responsibility of the individual lot owners, per the submitted plat. The site is within Lake Pend Oreille School District #84, Bonner County Ambulance District and Pend Oreille Hospital District. These agencies were routed for comment and no one responded with any concern that would prevent preliminary approval of this subdivision plat.

This project does not appear to be in conflict with the policies of this component.

Transportation

Policies:

1. A long-term transportation system plan should be developed and regularly updated to ensure reasonable levels of service can be maintained in the future, and that needs for future road extensions or transportation corridors are identified as early as possible.
2. Development in areas that are not served by county standard roads or where transportation is inadequate should be discouraged.
3. Bike and pedestrian trails should be considered in development proposals to connect the communities with existing and planned bike and walking paths wherever possible.

Staff: The site has frontage on and is accessed via Baldy Mountain Rd, a paved county-owned and county-maintained road. Access will be provided through the subdivision via the planned Deerfield Drive.

Deerfield Drive will be a privately maintained public road with a paved surface. The right-of-way width is planned to be 60' and the travel width of the proposed road is planned to be 24'. The road grade is planned to be 2.10% at its steepest point.

This project does not appear to be in conflict with the policies of this component.

Recreation

Policies:

1. Bonner County is encouraged to develop a waterways and park access program to preserve and develop access to public recreational lands and waterways. The program should include retaining access parcels that may be acquired from tax sales or private donations.
2. A plan for a system of green belts and pathways (bike and pedestrian) should be considered as areas develop, so that a connected system can be developed and preserved.
3. Under no circumstances, will Bonner County require access easements on private property as a condition of development. This policy does not preclude providing voluntary incentives to developers in return for access easements.

Staff: This is not a proposal for any new recreational site or facility. This project does not appear to be in conflict with the policies of this component.

Special Areas or Sites

Policies:

1. A generalized map of the known pre-historic and historic sites should be developed so that future developments are aware of special areas of concern and are connected with the historical society and Native American tribes for appropriate preservation and protection.
2. Bonner County should implement road side development standards for recognized scenic byways to protect the view sheds.
3. Special areas should be recognized and addressed when development is proposed in these areas.

Staff: The proposal does not appear to be in conflict with the policies of this component.

Housing

Policies:

1. Encourage development of a variety of housing options including mobile home parks, tiny home communities and recreational vehicle parks located in areas that are compatible with their density.

2. Work with municipalities and private parties to find solutions for all types of housing projects and developments.
3. Clustering of housing in developments to save on infrastructure and transportation costs should be encouraged through mechanisms such as density bonuses.
4. Bonner County recognizes opportunities should be made for assisted living and group shelters.
5. Enable workforce housing in direct proximity to agricultural, commercial and industrial uses.

Staff: The housing that is likely to be built if this subdivision is approved will be in close proximity to the commercial and industrial uses in and around the cities of Sandpoint, Ponderay, and Kootenai. This project does not appear to be in conflict with the policies of this component.

Community Design

Policies:

1. To promote and preserve the natural features and rural atmosphere of the community, the county should enact development standards that address development within scenic byways and design standards that account for waterfront setbacks, wildlife corridors, commercial and industrial landscaping, requirements for reduced lighting, cluster development, rural rather than urban setback standards and other design objectives aimed at preserving the rural, natural character of the community.
2. Allow unique and flexible design standards such that new development within older neighborhoods and historic settlements is compatible with those unique neighborhoods.
3. Allow particularized design standards to address waterfront and mountaintop developments which may differ from standard design objectives.

Staff: A suburban neighborhood would not normally be expected to offer scenic byways within its bounds. Waterfront setbacks will be applied per code to any development proposed within the plat. No critical wildlife corridors were identified during the agency comment process. This is not a commercial or industrial development.

The housing that is likely to be built if this subdivision is approved will be in close proximity to the commercial and industrial uses in and around the cities of Sandpoint, Ponderay, and Kootenai. This project does not appear to be in conflict with the policies of this component.

Agriculture

Policies:

1. Residential uses should continue being permitted in Agricultural zoning districts.

2. Protect agricultural uses and activities from land use conflicts or interference created by residential, commercial or industrial development.
3. Land use regulations should support home occupations, cottage industries and farm-based family businesses on agricultural parcels. Examples include farm stands and other agri-business pursuits.
4. Bonner County acknowledges the provisions of Idaho State's Right to Farm Act. Those shall be considered in the land use decisions.

Staff: This project will be on suburban zoned land therefore should be expected to interfere with agricultural uses in other zoning districts. This project does not appear to be in conflict with the policies of this component.

Staff Analysis:

Planner's Initials: JRJ Date: December 10, 2025

Note: The final decision rests with the governing body after the completion of the public hearing and consideration of all relevant oral and written testimony and evidence.

Recommendation by the Governing Body:

BOARD OF COUNTY COMMISSIONERS

MOTION TO APPROVE:

I move to approve this project, FILE S0001-25, Deerfield Subdivision, requesting the creation of 24 residential lots and one stormwater tract on an approximately 32.67-acre property zoned Suburban and located in Section 16, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Bonner County, Idaho, finding that it is in accord with the Bonner County Revised Code as enumerated in the following conclusions of law:

Conclusion 1: The proposed subdivision **is** in accord with the purposes of Title 12 and of the Suburban zoning district.

Conclusion 2: The site **is** physically suitable for the proposed development.

Conclusion 3: The design of the proposed subdivision **will not** adversely impact Bonner County's natural resources, as identified in the comprehensive plan. Any adverse impacts or potential for impacts shall be mitigated as a condition of approval.

Conclusion 4: The public and private services, including but not limited to water, sewer services, solid waste, fire protection, emergency services, and school facilities and transportation, which will serve the proposed subdivision **are** adequate for the needs of future residents or users.

Conclusion 5: The proposed subdivision **will not** cause circumstances to exist that will cause future residents or the public at large to be exposed to hazards to health or safety.

Conclusion 6: The design of the proposed subdivision or related improvements **will** provide for coordinated access with the county system of roads and with adjacent properties and **will not** impede the use of public easements for access to, or through the proposed subdivision. The proposed transportation system **is** designed to adequately and safely serve the future residents or users without adversely impacting the existing transportation system by reducing the quality or level of service or creating hazards or congestion.

Conclusion 7: The proposed subdivision **is** designed to comply with the design criteria for subdivisions set forth in Subchapter 6.2 of this chapter.

Conclusion 8: The proposed subdivision **is not** in conflict with the policies of the Bonner County Comprehensive Plan.

The recommendation is based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at this hearing. I further move to adopt the reasoned statement as discussed in deliberation at this hearing and the analysis as set forth in the Staff Report (or as amended during this hearing) and direct planning staff to draft the reasoned statement to reflect this motion as set forth in Idaho Code section 67-6535, have the Chair sign, and transmit to all interested parties. This action does not result in a taking of private property.

MOTION TO DENY:

I move to deny this project, FILE S0001-25, Deerfield Subdivision, requesting the creation of 24 residential lots and one stormwater tract on an approximately 32.67-acre property zoned Suburban and located in Section 16, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Bonner County, Idaho, based upon the following conclusions:

Conclusion 1: The proposed subdivision **is/ is not** in accord with the purposes of Title 12 and of the Suburban zoning district.

Conclusion 2: The site **is/ is not** physically suitable for the proposed development.

Conclusion 3: The design of the proposed subdivision **will/ will not** adversely impact Bonner County's natural resources, as identified in the comprehensive plan. Any adverse impacts or potential for impacts shall be mitigated as a condition of approval.

Conclusion 4: The public and private services, including but not limited to water, sewer services, solid waste, fire protection, emergency services, and school facilities and transportation, which will serve the proposed subdivision **are/ are not** adequate for the needs of future residents or users.

Conclusion 5: The proposed subdivision **will/ will not** cause circumstances to exist that will cause future residents or the public at large to be exposed to hazards to health or safety.

Conclusion 6: The design of the proposed subdivision or related improvements **will/ will not** provide for coordinated access with the county system of roads and with adjacent properties and **will / will not** impede the use of public easements for access to, or through the proposed subdivision. The proposed transportation system **is/ is not** designed to adequately and safely serve the future residents or users without adversely impacting the existing transportation system by reducing the quality or level of service or creating hazards or congestion.

Conclusion 7: The proposed subdivision **is/ is not** designed to comply with the design criteria for subdivisions set forth in Subchapter 6.2 of this chapter.

Conclusion 8: The proposed subdivision **is/ is not** in conflict with the policies of the Bonner County Comprehensive Plan.

The recommendation is based upon the evidence submitted up to the time the Staff Report was prepared, and testimony received at this hearing. I further move to adopt the reasoned statement as discussed in deliberation at this hearing and the analysis as set forth in the Staff Report (or as amended during this hearing) and direct planning staff to draft the reasoned statement to reflect this motion as set forth in Idaho Code section 67-6535, have the Chair sign, and transmit to all interested parties. This action does not result in a taking of private property.

Proposed Conditions of Approval:

1. Per BCRC 12-412, all proposed lots shall include a sanitary restriction lift on the final plat. This must be included on the face of the final plat for this subdivision. This sanitary restriction lift must include a space for the signature of an appropriate representative of the Panhandle Health District.
2. Per BCRC 12-620, any easements, specific constraints on building placement, other than easements, and land areas reserved, shall be shown and plainly marked on the plats.
3. Per BCRC 12-623.D, all proposed lots shall be designed by the applicant to provide a fire protection plan for the proposed lots to provide, at a minimum, an assessment of fire risk and plans to reduce the risk, and provisions for defensible space, where material capable of allowing a fire to spread unchecked will be treated, cleared or modified to slow the rate and intensity of an advancing wildfire and to create an area for fire suppression operations to occur, and for at least one of the following:
 - a. Prior to final plat, an approved water and fire hydrant system capable of providing one thousand (1,000) gallons per minute for a minimum of two (2) hours where a community water system exists or is proposed as part of the development and is capable of delivering the pressurized water supply necessary for delivering fire flows as prescribed by the international fire code, as adopted by the state fire marshal, and such later editions as may be so published and adopted by the state fire marshal, or as amended, modified or superseded, and incorporated herein by reference with a copy on file with the office of the clerk of the board of county commissioners, and hereinafter referred to as IFC.

- b. A note on the final subdivision plat stating: "At the time of building location permit or building permit, the lot owner shall install a minimum two thousand (2,000) gallon water storage system, meeting IFC standards". Refill on demand is not required to meet IFC standards.
- c. A note on the final subdivision plat stating: "The installation of an approved IFC residential fire suppression sprinkler system is required in all newly constructed residences".
- d. Prior to final plat, a manmade or natural water source with a dry hydrant capable of delivering adequate water supply as prescribed by IFC.
- e. A note on the final subdivision plat stating: "At the time of building permit or building location permit, the lot owner shall install an approved fire suppression method to the satisfaction of Bonner County".

The fire protection plan submitted as part of the application states:

The project development team has been in discussions with the Northside Fire District regarding fire flow requirements for the Deerfield subdivision. It is our understanding that the development will need to meet the fire-flow requirements of the International Fire Code (IFC), Appendix B. Since the Syringa Heights Water District is not capable of delivering fire flows as prescribed by the IFC, a fire suppression water storage tank is planned for the subdivision. A separate tract has been established within the subdivision for this purpose and is identified on the preliminary plat.

Initial site development will be limited to tree removal, clearing and grubbing and grading for Deerfield Drive and the associated stormwater facilities. Future individual building location permits will identify and create defensible space around future home sites as may be required by the fire district.

In addition to this, the project shall meet at least one of the sub-conditions as noted in points "a" through "e" above.

- 4. Per BCRC 12-624.A, all new roads created for subdivisions shall be designated by unique road names, unless such roads are determined to be and are designed to be extensions of existing roads. Upon further review of the project, the proposed road names will be verified for compliance with this requirement. Road names will require a modification if not found to be in compliance with this requirement.
- 5. The road name "Deerfield Drive" shall be appropriately reserved by the applicant and evidence to this effect shall be submitted to the planning department prior to scheduling for final plat.
- 6. Per BCRC 12-624.D, all proposed lots less than five (5) gross acres shall have direct frontage on, and direct access to, a public right of way. Right of way offered for dedication in any zoning district shall be developed with a road constructed to the

standards set forth in title 2 of this code or as approved by the Bonner County engineer/Bonner County Road & Bridge.

Preliminary road design plans, prepared by HMH Engineering in February and March 2025, were submitted as part of the application. The plans have been reviewed by Bonner County Road and Bridge Department per the department's memos dated March 4 and March 14, 2025. The applicant shall meet all conditions listed in these memos in addition to any further modifications of these conditions required by the Bonner County Road and Bridge Department upon further review of the project or based on the site conditions.

The application for the project has been reviewed by Idaho Transportation Department. Replies dated 5/5/2025, 5/28/2025, 5/29/2025 & 10/30/2025 were received. All were "no comment" replies.

7. Per BCRC 12-643.I, the preliminary plat shall be valid for a period not to exceed two (2) years from the date of approval. At any time prior to the expiration date of the preliminary plat, an applicant may make a written request to the planning director for a single extension of the preliminary plat for a period up to two (2) years. The board may consider such request for extension at any regular business meeting. The extension request must be approved or denied prior to the expiration date of the preliminary plat.
8. Per BCRC 12-644, after the preliminary plat is approved, the subdivider shall have an improvement plan for the subdivision prepared by a registered civil engineer. Two (2) copies of the improvement plan shall be filed with the county engineer. This plan shall include the following:
 - a. The subdivision name and number, geographic grid (township, range and tier, section number and location within the section), north arrow, date and scale no smaller than one hundred feet to the inch (1" = 100').
 - b. The plan and profile of all proposed roads showing final grades and cross sections of roads in accord with the requirements contained in title 2 of this code.
 - c. The plan and profile of proposed sanitary and stormwater systems with grades and sizes indicated. Drain calculations may be required.
 - d. A grading plan, showing stormwater drainage for each lot.
 - e. Any other improvements such as curbs, gutters, sidewalks, bridges, lift stations, fire hydrants, street lighting, etc., as required, and in accord with the requirements contained in title 2 of this code.
9. After the approval of the improvement plans has been obtained from Bonner County, the subdivider may begin construction of improvements on site as approved, subject to all conditions of approval herein. After the completion of the improvements on site, the applicant's engineer shall submit inspection reports of the built improvements to the County for review.

Per BCRC 12-644.B, the county engineer, or his representative, shall check inspection reports of the applicant's engineer and shall perform a final inspection and additional inspections (if called for). Construction and inspection of road improvements shall be completed in accord with the requirements contained in Title 2 of the Bonner County Revised Code or Appendix A of Title 12 of the Bonner County Revised Code.

10. No water courses are shown on the submitted plat. The final plat shall be amended to show the location of water courses and floodplains per FIRMs with BFEs per 12-646.L.
11. Per BCRC 12-644.C, in lieu of completing all improvements as required before final plat recording, the subdivider shall enter into a surety agreement with the board agreeing to complete the improvements in accordance with surety agreement conditions and preliminary and final plat approvals. A cash deposit, certificate of deposit, corporate surety bond written by an insurance company licensed in Idaho having a rating from AM Best & Company of "A" or better, letter of credit issued and backed by a federal or state chartered bank, is required equivalent to one hundred fifty percent (150%) of the project engineer's estimated cost of construction of the improvements for the purpose of guaranteeing completion of the work and repair of any defects in improvements which occur within one year of the first acceptance of the completed work by the board. Sureties guaranteeing the work and repair of any defects in improvements which occur within one year after first acceptance of the completed work by the board may be reduced by the board by one-half (1/2) for that one year. The surety agreement shall be valid for a period not to exceed two (2) calendar years from the date of approval. At any time prior to the expiration date of the surety agreement, the subdivider may make a written request to the planning director for a single extension of the surety agreement for a period up to two (2) years. The board may consider such request for extension at any regular business meeting. The extension request must be approved or denied by the board prior to the expiration date of the surety agreement.
12. Per BCRC 12-646, BCRC 12-647 and BCRC 12-648, the final plat shall conform to these sections of the Bonner County Revised Code.
13. Per BCRC 12-7.2, the applicant submitted a stormwater management and erosion control plan, dated February 3, 2025, prepared by an Idaho licensed engineer, Justin M. Shaw. The plans have been reviewed by the Bonner County Engineering Department per review memos dated March 4 and March 14, 2025. The plan shall be updated and re-submitted to Bonner County to meet the conditions as noted in the aforementioned review memos. The project shall further comply with any subsequent modifications of these conditions by the Bonner County Engineering Department upon further review of the project or based on the site conditions.
14. A portion of this site is located within Flood Zone A per FIRM Panel Number 16017C0715E, Effective Date 11/18/2009. A LOMC/LOMR is pending on the parcel to either remove the site from the Special Flood Hazard Area or to determine a base flood elevation for the site. If the site is not removed from the SFHA through the LOMC/LOMR process then an FDP (Floodplain Development Permit) approval will be required for the subdivision to demonstrate compliance with BCRC Title 14, including but not limited to BCRC 14-501.L-O. If an FDP is required for this project, this permit shall be issued (but not approved) prior to scheduling for final plat.

- 15.If an FDP (Floodplain Development Permit) is required for this project, applicant is informed that the subdivision standards of BCRC Title 14, including BCRC 14-501, will apply to this project. Applicant is strongly encouraged to review BCRC 14-501 if this has not already been done.
- 16.Per BCRC 12-714.B, shoreline vegetation buffer management areas shall be delineated on the final plat of the subdivision. Applicants for shore land subdivisions may be required to plant vegetation as provided in appendix B of this title in shoreline vegetation buffer management areas prior to final plat approval. Exceptions may be made for areas that contain no cultivatable soil, such as pebble beach areas or rock outcroppings.
- 17.All future development in the proposed subdivision must comply with all shoreline rules in force in Bonner County at the time of development application submittal.
18. Per BCRC 12-762, a geotechnical analysis shall be required for proposed building sites, roads, driveways or other development, where the natural slope equals or exceeds thirty percent (30%). The geotechnical analysis shall be stamped and signed by an Idaho licensed civil or geological engineer having sufficient education and experience to prove competency in the field of geotechnical engineering. The geotechnical analysis shall be submitted prior to construction and shall explain the geologic and hydrologic features of the area, shall evaluate the suitability of the site for intended uses, shall identify potential problems relating to the geology and hydrology, shall summarize the data upon which conclusions are based, and shall propose mitigation measures.

The complete file is available for review in the Planning Department, 1500 Highway 2, Suite #208, Sandpoint, ID. Staff reports are available online before the hearing at www.bonnercountyid.gov. Bonner County Revised Code (BCRC) is available at the Planning Department or online.

Appendix A: Notice of Public Hearing, Record of Mailing

NOTICE OF PUBLIC HEARING



NOTICE IS HEREBY GIVEN that the Bonner County Commissioners will hold a public hearing at **1:00 pm** on **Wednesday, December 17, 2025** in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following request:

File S0001-25 – Subdivision Preliminary Plat – Deerfield

The applicant is requesting to subdivide and plat an approximately 32.67-acre parcel into twenty-four (24) residential lots ranging from approximately one (1) to three (3) acres each and one stormwater tract. The property is zoned Suburban. The subject property is located off Baldy Mountain Road in Section 16, Township 57 North, Range 2 West, Boise Meridian. The project is located within the Syringa Heights Water District and Northside Fire District service areas, and the Area of Impact for the City of Sandpoint. The Zoning Commission, at the June 26, 2025 public hearing recommended approval of this project to the Board of County Commissioners. At the September 9, 2025 hearing, the Board of County Commissioners denied this project. The applicant requested the Board reconsider their decision on September 25, 2025. Applicant has alleged the following deficiencies in the Board’s decision:

I. **Findings of Fact:** Seven referring to “uncertainty on base flood elevations” and/or “stormwater plans” and an eighth which says, “not all information received at initial intake.”

II. **Conclusions of Law:**

- #2 – Site is not physically suitable.
- #5 – Will cause exposure to hazards.
- #7 – Does not comply with Subchapter 6.2.
- #8 – Conflicts with the Comprehensive Plan.

The hearing is limited in scope to the issues raised by Applicant in their Reconsideration request.

For details regarding this application, Zoom teleconference, or YouTube livestream, visit the Planning Department web site at www.bonnercountyid.gov/departments/Planning. Staff reports are available online or may be viewed at the planning department approximately a week before the scheduled hearing.

Written statements must be submitted to the planning department record no later than seven (7) days prior to the public hearing. Written statements not exceeding one standard letter sized, single spaced page may be submitted at the public hearing. Statements can be sent to the Bonner County Planning Department at 1500 Highway 2, Suite 208, Sandpoint, Idaho 83864; faxed to 866-537-4935 or e-mailed to planning@bonnercountyid.gov. The referenced start time stated above reflects the beginning of the hearing. Specific file start time and hearing duration vary. During the hearing for this application, the public will be given an opportunity to provide testimony and/or evidence regarding how the proposal does or does not comply with the applicable approval criteria of the Bonner County Revised Code. At the close of the public hearing, the governing body will make a decision on the application that may include, but is not limited to, approval, denial, remand, or continuance of the public hearing. Any person needing special accommodations to participate in the public hearing should contact the Bonner County Planning Department at (208) 265-1458 at least 48 hours prior to the scheduled hearing.

If you have no comment or response, you may indicate below and return this form to the Planning Department.

NO COMMENT _____
Name Date

RECORD OF MAILING

Page 1 of 1

File No.: S0001-25

Record of Mailing Approved By:

I hereby certify that a true and correct copy of the "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this **2nd** day of **December 2025**.



Dylan Young, Hearing Coordinator

| | |
|---|---|
| Assessor - Email | Avista Utilities - Email |
| Bay Drive Recreation District - Email | Bayview Water & Sewer - Email |
| Bonner County Airport Manager - Email | BONNER COUNTY DAILY BEE - U.S. Mail |
| Bonner County EMS - Email | Bonner County Floodplain Review - Email |
| Bonner County Road & Bridge - Email | Bonner County Sheriff - Email |
| Bottle Bay Water & Sewer District - Email | City of Clark Fork - Email |
| City of Dover - Email | City of East Hope - Email |
| City of Hope - Email | City of Kootenai - Email |
| City of Oldtown - Email | City of Ponderay - Email |
| City of Priest River - Email | City of Sandpoint - Email |
| City of Spirit Lake - Email | Coolin Sewer District - Email |
| Coolin-Cavanaugh Bay Fire District - Email | Drainage District #7 - Email |
| East Bonner Library - Email | East Priest Lake Fire District - Email |
| Ellisport Bay Sewer - Email | Garfield Bay Water & Sewer District - Email |
| GEM STATE MINER - U.S. Mail | Granite Reeder Water & Sewer District - Email |
| Idaho Department of Environmental Quality (DEQ) - Email | Idaho Department of Fish & Game - Email |
| Idaho Department of Lands - CDA - U.S. Mail | Idaho Department of Lands - Coolin - Email |
| Idaho Department of Lands - Navigable Waters & Mining - Email | Idaho Department of Lands - Sandpoint - Email |
| Idaho Department of Water Resources - IDWR - Email | Idaho Transportation Department (Aeronautics) - U.S. Mail |
| Idaho Transportation Department- District I - Email | Independent Highway District - Email |
| Kalispel Bay Sewer & Water - U.S. Mail | Kootenai-Ponderay Sewer District - Email |
| KPBX-FM 91 SPOKANE PUBLIC RADIO - U.S. Mail | KSPT-KPND-KIBR RADIO - U.S. Mail |
| Laclede Water District - Email | Lake Pend Oreille School District, #84 (Admin Office) - Email |
| Lake Pend Oreille School District, #84 (Transportation) - Email | Lakeland Joint School District, #272 - Email |
| Little Blacktail Ranch Water Association - U.S. Mail | North of the Narrows Fire District - Email |
| Northern Lights, Inc. - Email | Northland/Vyve Cable Television - Email |
| Northside Fire District - Email | Outlet Bay Sewer District - Email |
| Panhandle Health District - Email | Pend Oreille Hospital District - Email |
| Priest Lake Public Library District - Email | Priest Lake Translator District - Email |
| Sagle Valley Water & Sewer - Email | Sam Owen Fire District - Email |
| Schweitzer Fire District - Email | SELKIRK ASSOCIATION OF REALTORS - U.S. Mail |
| Selkirk Fire, Rescue & EMS - Email | Selkirk Recreation District -Email |
| Southside Water & Sewer District - Email | Spirit Lake Fire District - Email |
| Spokesman-Review - U.S. Mail | State Historical Society - Email |
| Swan Shores Sewer District - U.S. Mail | Syringa Heights Water Association - Email |
| Tamarack Village Water & Sewer - U.S. Mail | Timber Lake Fire District - Email |
| Trestle Creek Sewer District - Email | U.S. Army Corps of Engineers - Email |
| U.S. Fish & Wildlife Service - Email | U.S. Forest Service - U.S. Mail |
| West Bonner County Cemetery District - Email | West Bonner County School District, #83 - Email |
| West Bonner Library - Email | West Bonner Water & Sewer District - Email |
| West Pend Oreille Fire District - Email | West Priest Lake Fire District - Email |

Record of Mailing
Property Owners within 300 Feet

Page 1 of 1

File Number: S0001-25

Record of Mailing Approved By: Jason Johnson, CFM

I hereby certify that a true and correct copy of the "Notice of Agency Review" was digitally transmitted or mailed (postage prepaid) on this 2nd day of December 2025.

Dylan Young

Dylan Young, Hearing Coordinator

| PIN | Name | Address | City | State | ZIP |
|-----------------|--|---------------------------------|---------------|-------|------------|
| RP57N02W164800A | Miller, Thomas & Susan Living Trust | 10204 Baldy Mountain Rd | Sandpoint | ID | 83864 |
| RP57N02W166951A | O'hara, Amy & John | 301 Pinecrest Ln | Sandpoint | ID | 83864-7285 |
| RP57N02W164202A | Hermansen, Doris Elaine | 4101 Mesa Meadows Ct | Castle Rock | CO | 80109-3581 |
| RP57N02W164952A | Deerfield Llc | 615 Lakeview Blvd | Sandpoint | ID | 83864-1120 |
| RP57N02W164351A | Anderson Trust, Anderson, Marilyn, Trustee | Po Box 2932 | Hayden | ID | 83835 |
| RPS00000167950A | City Of Sandpoint | Po Box 760 | Sagle | ID | 83860-0760 |
| RP57N02W167001A | Lapham, Joseph G Jr | 299 Pinecrest Ln | Sandpoint | ID | 83864 |
| RP57N02W164901A | Morris, Dave & Marley, Denise M | 10256 Baldy Mtn Rd | Sandpoint | ID | 83864 |
| RP57N02W164402A | Stitsel, Lester M & Eberle, Krista M | 10401 Baldy Mtn Rd | Sandpoint | ID | 83864 |
| RP57N02W165001A | Kaul, Travis & Kim M | 10376 Baldy Mtn Rd | Sandpoint | ID | 83864-7935 |
| RP57N02W164671A | Webb, La Velle G | 10287 Baldy Mtn Rd | Sandpoint | ID | 83864 |
| RP57N02W164352A | Anderson Trust & Anderson, Marilyn Trustee | Po Box 2932 | Hayden | ID | 83835 |
| RP57N02W166911A | O'hara, Amy & John | 301 Pinecrest Ln | Sandpoint | ID | 83864-7285 |
| RP57N02W164251A | Chaplin, John P & Marilyn Kay | Po Box 2630 | Sandpoint | ID | 83864-0919 |
| RP57N02W167101A | Rowland, Thomas J | 363 Pinecrest Ln | Sandpoint | ID | 83864 |
| RP57N02W164201A | Hermansen, Doris Elaine | 4101 Mesa Meadows Ct | Castle Rock | CO | 80109-3581 |
| RP57N02W164252A | Chaplin, John P & Marilyn Kay | Po Box 2630 | Sandpoint | ID | 83864-0919 |
| RP57N02W164672A | Webb, La Velle G | 10287 Baldy Mtn Rd | Sandpoint | ID | 83864 |
| RP57N02W164401A | Stitsel, Lester M & Eberle, Krista M | 10401 Baldy Mtn Rd | Sandpoint | ID | 83864 |
| | Schickedanz, Gerhard | 217 Cedar ST #320 | Sandpoint | ID | 83864 |
| | Deerfield Llc | 615 Lakeview Blvd | Sandpoint | ID | 83864 |
| | Tadic, Dan | 3882 N Schreiber Way, Suite 104 | Coeur D Alene | ID | 83815 |

Appendix B: Agency Comments



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: [EXT SENDER] RE: Bonner County Planning - File S0001-25 Agency Review

1 message

DEQ Comments <deqcomments@deq.idaho.gov>
To: Bonner County Planning <planning@bonnercountyid.gov>

Tue, Oct 28, 2025 at 11:25 AM

If you have any questions about the comments this project has received please contact:

- Katy Baker-Casile for engineering and wastewater.
- Anna Moody for drinking water.
- Shawn Sweetapple for air quality.
- Kevin Aardahl for remediation or RCRA.
- Robert Steed for surface water and setback requirements.

Thank you-

Idaho Department of Environmental Quality
2110 Ironwood Parkway, Coeur d'Alene, Idaho 83814
Office Line: 208.769.1422

www.deq.idaho.gov

Our mission: To protect human health and the quality of Idaho's air, land, and water.

From: Bonner County Planning <planning@bonnercountyid.gov>
Sent: Tuesday, October 28, 2025 10:43 AM
To: DEQ Comments <deqcomments@deq.idaho.gov>
Cc: Bonner County Planning Department <planning@bonnercountyid.gov>
Subject: Re: [EXT SENDER] RE: Bonner County Planning - File S0001-25 Agency Review

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Good Morning,

I do not see an attachment to this email. Please send it to me.

Thank you,

Janna Brown, Administrative Assistant III

Bonner County Planning Department

208-265-1458 ext - 1252

Now Live: Apply for Your Building Location Permit Online!

We're making building easier! You can now apply for your **Building Location Permit** quickly and securely through our **new citizen online portal**, available 24/7 from the comfort of your home or office. You can also apply on one of the kiosks provided in the Planning Department office, located in the County Administrative Building, Suite 208.

Fast & easy application process

Track your permit status in real time

Upload documents directly

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Online Application Guide

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On Tue, Oct 28, 2025 at 9:40 AM DEQ Comments <deqcomments@deq.idaho.gov> wrote:

Drinking Water

The subject project must comply with Idaho Rules for Public Drinking Water Systems (IDAPA 58.01.08) meeting engineering standards for the required main extensions, as per the attached May 13, 2025, letter: "Approved for Construction – Deerfield – Water Plans & Syring Heights Water District". For questions, please contact Idaho Department of Environmental Quality (DEQ) engineering staff in Coeur d'Alene to discuss these requirements ahead of the project development, (208) 769-1422.

Please note the will serve letter for the subject project is updated, per Syringa Heights Water District on March 25, 2025. This letter is attached.

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demonstration of technical, financial, and managerial capacity, engineered plans and specifications, and results from a nutrient-pathogen evaluation, prior to DEQ recommending approval to PHD.

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Thank you-

Idaho Department of Environmental Quality
2110 Ironwood Parkway, Coeur d'Alene, Idaho 83814
Office Line: 208.769.1422

www.deq.idaho.gov

Our mission: To protect human health and the quality of Idaho's air, land, and water.

From: Bonner County Planning Department <planning@bonnercountyid.gov>

Sent: Friday, October 24, 2025 2:08 PM

To: Jack Schenck <Jack.schenck@vyvebb.com>; Midas Water <midaswatercorp@gmail.com>; kbsd sewer <kbsdpl@hotmail.com>; Priest Lake Public Library District <plplibrary@hotmail.com>; Kim Spacek <kimspacek@sd83.org>; City of Kootenai <cityclerk@cityofkootenai.org>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; City of Hope <hopecityclerk@gmail.com>; Navy - Glynis Casey <glynis.casey@navy.mil>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; Dave Schuck <dave.schuck@bonnercountyid.gov>; Teresa Decker <huckbayutilities01@gmail.com>; Dan Scholz <dan.scholz@nli.coop>; SCHWEITZER FIRE DISTRICT <SchweitzerFireDistrict@gmail.com>; Tim Ventress <chventresswplvfd@hotmail.com>; Jessie Roe <BWSD637@gmail.com>; City of Oldtown <cityofoldtown@hotmail.com>; Bates, Luke <Luke.Bates@idwr.idaho.gov>; DEQ Comments <deqcomments@deq.idaho.gov>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; Timberlake Fire District <Kwright@timberlakefire.com>; Tom Renzi <epfldchief@gmail.com>; ITD - Stacy Simkins <stacy.simkins@itd.idaho.gov>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Symone.legg@itd.idaho.gov; North of the Narrows Fire District <northofthenarrowsfire@gmail.com>; dbrown@idl.idaho.gov; meagan <meagan@westbonnerlibrary.org>; Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Fritz Broschet <outletbaysewer@gmail.com>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Sagle Valley Water and Sewer District <saglewatersewer@gmail.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; East Bonner Library <Amanda@ebonnerlibrary.org>; Jordan Brooks <coolinsewer@gmail.com>; TC Energy / TransCanada <US_crossings@tcenergy.com>; US Fish & Wildlife Services <fw1idahococonsultationrequests@fws.gov>; City of Priest River <layers@priestriver-id.gov>; Northside Water and Syringa Heights Water Association <allwater49@outlook.com>; Kim Hoodenpyle <kjh5345@gmail.com>; Oden Water Association - Carla Poelstra <odenwater@gmail.com>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <DIRECTOR@bonnercountyhistory.org>; Dean Davis <deandavis@sd83.org>; City of Clark Fork <city@clarkforkidaho.org>; Sarah Gilmore <sgilmore@sandpointidaho.gov>; KayLeigh Miller

<klmiller@ponderay.org>; Janice Best <janicesb@televar.com>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Frankie Dunn <frankiejdunn@hotmail.com>; Robert Beachler <robert.beachler@itd.idaho.gov>; Craig Hill <craighill@hillsresort.com>; Jason Kimberling <jason.kimberling@itd.idaho.gov>; joekren@sd83.org; West Pend Oreille Fire District <wpofd1@gmail.com>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Ken Flint <ken_flint@tcenergy.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>; Avista Copr - Jay West <jay.west@avistacorp.com>; East Priest Lake Fire District <eastpriestlakefd@gmail.com>; PHD <EHapplications@phd1.idaho.gov>; Dan Everhart <Dan.Everhart@ishs.idaho.gov>; Coolin-Cavanaugh Bay Fire Protection District <coolinfirechief@gmail.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Richard Hash <Rich.hash2022@gmail.com>; Jamie Brown <jamieb@inlandpower.com>; Amber Burgess <clerk@ebsewerdistrict.com>; Erik Sjoquist <esjoquist@idl.idaho.gov>; Chief Debbie Carpenter <chief@spiritleakefire.com>; Mike Schacht <firedept@clarkforkidaho.org>; Steve Elgar <selgar@mac.com>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; Ryan Zandhuisen <rzandhuisen@idl.idaho.gov>; Pend Oreille Hospital District <kim.kichenmaster@bonnergeneral.org>; Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>; Bonner County Solid Waste <solidwaste@bonnercountyid.gov>; Kenny Huston <kenny.huston@oer.idaho.gov>; Bill Berg <billb@bbsewer.org>; cityclerk@spiritleakeid.gov; Lisa Rosa <hr@ebonnerlibrary.org>; Carrol Stejer <CASTEJER@gmail.com>; Selkirk Recreation District <elgar@whoi.edu>; Becky Meyer <becky.meyer@lposd.org>; Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>; Mike Ahmer <mahmer@idl.idaho.gov>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Selkirk Association of Realtors <danielle@selkirkaor.com>; Northern Lights <kristin.mettke@nli.coop>; Sagle Valley Water & Sewer District <markc@smartplugs.com>; City of Dover <cityclerk@cityofdoveridaho.org>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Karen Quenell <kquenell@northsidefire.org>; Matt Diel <matt.diel@lposd.org>; Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Northern Info <northerninfo@idwr.idaho.gov>; Teresa Zamora <utilities@stoneridgeidaho.com>; SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>; Horsmon,Merritt <merritt.horsmon@idfg.idaho.gov>; Laclede Water District <info@lacledewaterdistrict.org>; Sam Ross <sam.ross@nli.coop>; D1Permits <D1Permits@itd.idaho.gov>; Theresa Wheat <theresa@kootenai.org>; Federal Aviation Administration <Heather.pate@faa.gov>; Avista Corp - Peggy George <peggy.george@avistacorp.com>; City of East Hope Franck <easthope.city@gmail.com>; Sheryl Austin <granitereeder@gmail.com>; Northern Lights - Clint Brewing <clint.brewington@nli.coop>

Cc: Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>

Subject: Bonner County Planning - File S0001-25 Agency Review

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

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.

Dylan Young

Bonner County Planning Department

Hearing Coordinator

208-265-1458

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Fast & easy application process
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----- Forwarded message -----

From: DEQ Comments <deqcomments@deq.idaho.gov>
To: "'Bonner County Planning Department'" <planning@bonnercountyid.gov>
Cc:
Bcc:
Date: Thu, 7 Aug 2025 22:13:40 +0000
Subject: RE: Bonner County Planning - File S0001-25 Agency Review

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Office Line: 208.769.1422

www.deq.idaho.gov

Our mission: To protect human health and the quality of Idaho's air, land, and water.

From: Bonner County Planning Department

Sent: Tuesday, July 29, 2025 8:42 AM

To: Alan Brinkmeier ; Amber Burgess ; Army Corps of Engineers ; Avista Copr - Jay West ; Avista Corp - Peggy George ; Becky Meyer ; Bill Berg ; Bonner County Assessors ; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM ; Brenna Garro ; Bryan Quayle ; Bell, Chace ; Chief Debbie Carpenter ; City of Clark Fork ; City of Dover ; City of East Hope Franck ; City of Hope ; City of Kootenai ; City of Oldtown ; City of Priest River ; City of Sandpoint Planning ; cityclerk@spiritlakeid.gov ; Colleen Johnson ; Coolin-Cavanaugh Bay Fire Protection District ; Craig Hill ; D1Permits ; dbrown@idl.idaho.gov ; Dan McCracken ; Dan Scholz ; Dave Schuck ; Dean Davis ; Kristie May ; East Bonner Library ; East Priest Lake Fire District ; Erik Sjoquist ; Federal Aviation Administration ; Frankie Dunn ; Fritz Broschet ; Garfield Bay Water and Sewer District Clerk ; Gavin Gilcrease ; Dan Everhart ; DEQ Comments ; Independent Hwy Dist - Julie Bishop ; Robert Beachler ; ITD - Stacy Simkins ; Jack Schenck ; Jamie Brown ; Janice Best ; Jason Johnson ; Jason Kimberling ; Jeff Lindsey ; Jessie Roe ; joekren@sd83.org ; Jordan Brooks ; Karen Quenell ; KayLeigh Miller ; kbsd sewer ; Ken Flint ; Kenny Huston ; Kim Hoodenpyle ; Kim Spacek ; Kimberly Hobson ; Laclede Water District ; Lakeland Joint School District #272 ; Lisa Rosa ; Matt Diel ; Horsmon, Merritt ; Midas Water ; Mike Ahmer ; Mike Schacht ; Natural Resource Conservation Service - Greg Becker ; Navy - Glynis Casey ; North of the Narrows Fire District ; Northern Lights ; Northern Lights - Clint Brewing ; Northside Water and Syringa Heights Water Association ; Oden Water Association - Carla Poelstra ; Pend Oreille Hospital District ; PHD ; Priest Lake Public Library District ; Richard Hash ; Road & Bridge - Matt Mulder ; Ryan Zandhuisen ; Sagle Valley Water & Sewer District ; Sagle Valley Water and Sewer District ; Sam Owen Fire Rescue Sam Owen Fire Rescue ; Sam Ross ; Sarah Gilmore ; School District 84 Transportation - James Koehler ; SCHWEITZER FIRE DISTRICT ; Selkirk Association of Realtors ; Selkirk Recreation District ; Sheryl Austin ; SOURDOUGH POINT OWNERS ASSOCIATION ; Southside Water and Sewer ; Steve Elgar ; Superintendent School Dist 84 ; Symone.legg@itd.idaho.gov ; TC Energy / TransCanada ; Teresa Decker ; Teresa Decker ; Teresa Zamora ; Theresa Wheat ; Tim Ventress ; Timberlake Fire District ; Tom Renzi ; US Fish & Wildlife Services ; West Bonner Library ; West Pend Oreille Fire District

Cc: Alexander Feyen ; Jeannie Welter

Subject: Bonner County Planning - File S0001-25 Agency Review

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Track your permit status in real time

Upload documents directly






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5 attachments

-  **ID1090136 Syringa Heights Water - Deerfield Subdivision - Will Serve Letter - 02-25-2025.PDF**
832K
-  **ID1090136 Syringa Heights Water - Deerfi~ Water Plans - Plans and Specifications - DEQ Approval - P&S 58287 - 05-13-2025.PDF**
158K
-  **RE: Bonner County Planning - File S0001-25 Agency Review.eml**
1395K
-  **ID1090136 Syringa Heights Water - Deerfield Subdivision - Will Serve Letter - 02-25-2025.PDF**
832K
-  **ID1090136 Syringa Heights Water - Deerfi~ Water Plans - Plans and Specifications - DEQ Approval - P&S 58287 - 05-13-2025.PDF**
158K

Sandra Hartzell

From: Chris Westerman
Sent: Thursday, March 27, 2025 01:46 PM
To: CRO Plan Submittal
Cc: Katy Baker-Casile; Anna Moody
Subject: FW: Deerfield Subdivision
Attachments: 250325 Deerfield to IDEQ.pdf

Forwarding

-- Chris

From: Tim Blankenship <blankentim@gmail.com>
Sent: Thursday, March 27, 2025 12:18 PM
To: Dan Tadic <dtadic@hmh-llc.com>; Chris Westerman <Chris.Westerman@deq.idaho.gov>; Katy Baker-Casile <Katy.Baker-Casile@deq.idaho.gov>
Subject: Deerfield Subdivision

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See attached will serve letter.

--
Cheers!

Tim Blankenship
blankentim@gmail.com



March 25, 2025

Idaho Department of Environmental Quality
2110 Ironwood Parkway
Coeur d'Alene, Idaho 83814

RE: Water Service for the Proposed Deerfield Subdivision

The above referenced property is within the Syringa Heights Water District. The District has the capacity and the desire to service the proposed 24 lot subdivision. The subdivision also includes a water service connection for filling a fire suppression reservoir and a connection for irrigating a small roadway island area near the entrance to the subdivision. There are 26 total service connections proposed.

As agreed, the developer will reserve the 26 service connections by paying for a portion of the New User Facility Fee (NUFF) for each service connection in advance. Upon receipt of \$91,000 (\$3,500 x 26) the district will reserve said connections. The balance of the New User Facility Fee, based on the NUFF at the time of connection, is required no later than at the time of request for building permit, or in the case of the reservoir and irrigation services, at the time of meter installation.

After all the requirements of the District have been met, including but not limited to, District approval of final construction plans, application for service, completion of all water main construction including inspection and testing, and payment of balance of individual NUFFs, the District will provide service to the property.

Sincerely,

Tim C. Blankenship, P.E.
Chairman
Syringa Heights Water District

CC: Dan Tadic- dtadic@hnh-llc.com; Chris Westerman- Chris.Westerman@deq.idaho.gov; Katy Baker-Casile- Katy.Baker-Casile@deq.idaho.gov>;



May 13, 2025

Rick Howarth
Deerfield, LLC
615 Lakeview BLVD
Sandpoint, ID 83864
Rick.a.howarth@icloud.com

Subject: Approved for Construction – Deerfield – Water Plans & Syring Heights Water District

Dear Mr. Howarth:

The Idaho Department of Environmental Quality (DEQ) received plans and specifications entitled Deerfield – Water Plans submitted to DEQ on April 14, 2025. The plans and specifications were sealed and signed by Daniel Tadic, PE on April 14, 2025. The project generally includes the abandonment of an existing four (4) inch water main and the construction of a six (6) inch water main to serve new connections. DEQ has reviewed the plans and specifications for general conformance with DEQ Rules¹ and determined it to be approved for construction subject to the following conditions:

I. Standard Conditions:

- A. All conditions of this letter must be met. The standard conditions on the DEQ approval stamp are part of this approval. Supporting reports or documents received during review are considered to be a part of the approved document.
- B. DEQ's construction approval expires after one calendar year from the date of this letter. For construction to proceed beyond this date, an extension request or new plans and specifications must be submitted to DEQ for review and approval before construction may proceed.
- C. Any material deviations from the approved plans and specifications must be reviewed and approved by DEQ before construction.
- D. The owner is required to maintain one copy of the approved plans and specifications and this DEQ approval letter on-site during construction at all times. As project owner, you must ensure that the contractor, construction inspector, and certifying engineer are aware of the approval conditions.
- E. Construction must be inspected by an Idaho-licensed Professional Engineer, or designee, to the extent required to confirm material compliance with approved plans. An Idaho-licensed Professional Engineer representing the system must submit record drawings, or a statement of material compliance, to DEQ within 30 days after construction completion.
- F. New water mains are required to be pressure tested and disinfected in accordance with AWWA Standards (IDAPA 58.01.08.542 and Section 548). Please have the pressure test and microbiological results submitted to this office prior to or concurrent with the record drawing submittal.
- G. This approval pertains only to water and sewer infrastructure and does not relieve the owner, engineer, or the contractor of the responsibility to comply with all current applicable federal, state, and local laws, rules, regulations, or ordinances.

¹ IDAPA 58.01.08 – Idaho Rules for Public Drinking Water Systems

Deerfield, LLC

II. Sanitary Restrictions:

- A. DEQ recommends the release of sanitary restrictions for the parcels being served by this project. DEQ recommends that Public Health utilize the Certificate of Approval on the plat.

CERTIFICATE OF APPROVAL

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on the Department of Environmental Quality (DEQ) approval of the design plans and specifications and the conditions imposed on the developer for continued satisfaction of the sanitary restrictions. Buyer is cautioned that at the time of this approval, no drinking water or sewer/septic facilities were constructed. Building construction can be allowed with appropriate building permits if drinking water or sewer facilities have since been constructed or if the developer is simultaneously constructing those facilities. If the developer fails to construct facilities or meet the other conditions of DEQ, then sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval, and no construction of any building or shelter requiring drinking water or sewer/septic facilities shall be allowed.

III. Project-Specific Conditions:

- A. If the project is anticipated to disturb at least one acre of land, or is part of a larger project that disturbs one acre or more of land, the project must obtain coverage under the Idaho Pollution Discharge Elimination System (IPDES) Construction General Permit. Stormwater events that occur during construction should be managed according to the site specific Stormwater Pollution Prevention Plan, and other requirements of the General Permit. To submit a Notice of Intent for permit coverage under the Construction General Permit, apply online at <http://www2.deq.idaho.gov/water/IPDES/>.

If you have any questions or comments, contact me at (208) 666-4634 or kevin.ohm@deq.idaho.gov.

Regards,



Kevin Ohm, EI
Water Quality Engineer

Encl: DEQ Stamped Approved Plans and Specifications

c: Dan Tadic, PE, HMM Engineering, dtadic@hmm-llc.com
Katy Baker-Casile, PE, DEQ, Katy.Baker-Casile@deq.idaho.gov
Jeremy Kirk, IDOPL, jeremy.kirk@dopl.idaho.gov
Jason Peppin, PHD, ehapplications@phd1.idaho.gov
EDMS: ID1090136: 2025AGD2637 (P&S 58287)



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - File S0001-25 Agency Review

1 message

DEQ Comments <deqcomments@deq.idaho.gov>

Tue, Oct 28, 2025 at 9:40 AM

To: Bonner County Planning Department <planning@bonnercountyid.gov>

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Office Line: 208.769.1422

www.deq.idaho.gov

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From: Bonner County Planning Department <planning@bonnercountyid.gov>

Sent: Friday, October 24, 2025 2:08 PM

To: Jack Schenck <Jack.schenck@vyvebb.com>; Midas Water <midaswatercorp@gmail.com>; kbsd sewer <kbsdpl@hotmail.com>; Priest Lake Public Library District <plplibrary@hotmail.com>; Kim Spacek <kimspacek@sd83.org>; City of Kootenai <cityclerk@cityofkootenai.org>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; City of Hope <hopecityclerk@gmail.com>; Navy - Glynis Casey <glynis.casey@navy.mil>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; Dave Schuck <dave.schuck@bonnercountyid.gov>; Teresa Decker <huckbayutilities01@gmail.com>; Dan Scholz <dan.scholz@nli.coop>; SCHWEITZER FIRE DISTRICT <SchweitzerFireDistrict@gmail.com>; Tim Ventress <chventresswplvfd@hotmail.com>; Jessie Roe <BWSD637@gmail.com>; City of Oldtown <cityofoldtown@hotmail.com>; Bates, Luke <Luke.Bates@idwr.idaho.gov>; DEQ Comments <deqcomments@deq.idaho.gov>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; Timberlake Fire District <Kwright@timberlakefire.com>; Tom Renzi <epfldchief@gmail.com>; ITD - Stacy Simkins <stacy.simkins@itd.idaho.gov>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Symone.legg@itd.idaho.gov; North of the Narrows Fire District <northofthenarrowsfire@gmail.com>; dbrown@idl.idaho.gov; meagan <meagan@westbonnerlibrary.org>; Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Fritz Broschet <outletbaysewer@gmail.com>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Sagle Valley Water and Sewer District <saglewatersewer@gmail.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; East Bonner Library <Amanda@ebonnerlibrary.org>; Jordan Brooks <coolinsewer@gmail.com>; TC Energy / TransCanada <US_crossings@tcenergy.com>; US Fish & Wildlife Services <fw1idahoconsultationrequests@fws.gov>; City of Priest River <layers@priestriver-id.gov>; Northside Water and Syringa Heights Water Association <allwater49@outlook.com>; Kim Hoodenpyle <kjh5345@gmail.com>; Oden Water Association - Carla Poelstra <odenwater@gmail.com>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <DIRECTOR@bonnercountyhistory.org>; Dean Davis <deandavis@sd83.org>; City of Clark Fork <city@clarkforkidaho.org>; Sarah Gilmore <sgilmore@sandpointidaho.gov>; KayLeigh Miller <klmiller@ponderay.org>; Janice Best <janicesb@televar.com>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Frankie Dunn <frankiejdunn@hotmail.com>; Robert Beachler <robert.beachler@itd.idaho.gov>; Craig Hill <craighill@hillsresort.com>; Jason Kimberling <jason.kimberling@itd.idaho.gov>; joekren@sd83.org; West Pend Oreille Fire District <wpofd1@gmail.com>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Ken Flint <ken_flint@tcenergy.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>; Avista Copr - Jay West <jay.west@avistacorp.com>; East Priest Lake Fire District <eastpriestlakefd@gmail.com>; PHD <EHApplications@phd1.idaho.gov>; Dan Everhart <Dan.Everhart@ishs.idaho.gov>; Coolin-Cavanaugh Bay Fire Protection District <coolinfirechief@gmail.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Richard Hash <Rich.hash2022@gmail.com>; Jamie Brown <jamieb@inlandpower.com>; Amber Burgess <clerk@ebsewerdistrict.com>; Erik Sjoquist <esjoquist@idl.idaho.gov>; Chief Debbie Carpenter <chief@spiritlakefire.com>; Mike Schacht <firedept@clarkforkidaho.org>; Steve Elgar <selgar@mac.com>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; Ryan Zandhuisen <rzandhuisen@idl.idaho.gov>; Pend Oreille Hospital District <kim.kichenmaster@bonnergeneral.org>; Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>; Bonner County Solid Waste <solidwaste@bonnercountyid.gov>; Kenny Huston <kenny.huston@oer.idaho.gov>; Bill Berg <billb@bbsewer.org>; cityclerk@spiritlakeid.gov; Lisa Rosa <hr@ebonnerlibrary.org>; Carrol Stejer <CASTEJER@gmail.com>; Selkirk Recreation District <elgar@whoi.edu>; Becky Meyer <becky.meyer@lposd.org>; Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>; Mike Ahmer <mahmer@idl.idaho.gov>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Selkirk Association of Realtors <danielle@selkirkaor.com>; Northern Lights <kristin.mettke@nli.coop>; Sagle Valley Water

& Sewer District <markc@smartplugs.com>; City of Dover <cityclerk@cityofdoveridaho.org>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Karen Quenell <kquenell@northsidefire.org>; Matt Diel <matt.diel@lposd.org>; Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Northern Info <northerninfo@idwr.idaho.gov>; Teresa Zamora <utilities@stoneridgeidaho.com>; SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>; Laclede Water District <info@lactedewaterdistrict.org>; Sam Ross <sam.ross@nli.coop>; D1Permits <D1Permits@itd.idaho.gov>; Theresa Wheat <theresa@kootenai.org>; Federal Aviation Administration <Heather.pate@faa.gov>; Avista Corp - Peggy George <peggy.george@avistacorp.com>; City of East Hope Franck <easthope.city@gmail.com>; Sheryl Austin <granitereeder@gmail.com>; Northern Lights - Clint Brewing <clint.brewington@nli.coop>
Cc: Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>
Subject: Bonner County Planning - File S0001-25 Agency Review

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Dylan Young

Bonner County Planning Department

Hearing Coordinator

208-265-1458

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Upload documents directly

Online Application Guide

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10/28/25, 10:37 AM

Bonner County Mail - [EXT SENDER] RE: Bonner County Planning - File S0001-25 Agency Review

Build smarter. Apply online.



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - File S0001-25 Agency Review

1 message

Bates, Luke <Luke.Bates@idwr.idaho.gov>
 To: Bonner County Planning Department <planning@bonnercountyid.gov>

Tue, Oct 28, 2025 at 11:45 AM

REF: S0001-25

TO: Dylan Young – Bonner County Planning Department Hearing Coordinator

Good morning,

Idaho Department of Water Resources (IDWR) – Northern Regional Office has **no conditions of approval related to the proposed development**. The development contemplates water services provided by Syringa Heights Water District, which covers the water right requirements as a municipal provider under the City of Sandpoint.

Thank you for the opportunity to comment,



From: Bonner County Planning Department <planning@bonnercountyid.gov>

Sent: Friday, October 24, 2025 2:08 PM

To: Jack Schenck <Jack.schenck@vyvebb.com>; Midas Water <midaswatercorp@gmail.com>; kbsd sewer <kbsdpl@hotmail.com>; Priest Lake Public Library District <plplibrary@hotmail.com>; Kim Spacek <kimspacek@sd83.org>; City of Kootenai <cityclerk@cityofkootenai.org>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; City of Hope <hopecityclerk@gmail.com>; Navy - Glynis Casey <glynis.casey@navy.mil>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; Dave Schuck <dave.schuck@bonnercountyid.gov>; Teresa Decker <huckbayutilities01@gmail.com>; Dan Scholz <dan.scholz@nli.coop>; SCHWEITZER FIRE DISTRICT <SchweitzerFireDistrict@gmail.com>; Tim Ventress <chventresswplvfd@hotmail.com>; Jessie Roe <BWSD637@gmail.com>; City of Oldtown <cityofoldtown@hotmail.com>; Bates, Luke <Luke.Bates@idwr.idaho.gov>; DEQ Comments <deqcomments@deq.idaho.gov>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; Timberlake Fire District <Kwright@timberlakefire.com>; Tom Renzi <epfldchief@gmail.com>; ITD - Stacy Simkins <stacy.simkins@itd.idaho.gov>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Symone.legg@itd.idaho.gov; North of the Narrows Fire District <northofthenarrowsfire@gmail.com>; dbrown@idl.idaho.gov; meagan <meagan@westbonnerlibrary.org>;

Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Fritz Broschet <outletbaysewer@gmail.com>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Sagle Valley Water and Sewer District <saglewatersewer@gmail.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; East Bonner Library <Amanda@ebonnerlibrary.org>; Jordan Brooks <coolinsewer@gmail.com>; TC Energy / TransCanada <US_crossings@tcenergy.com>; US Fish & Wildlife Services <fw1idahoconsultationrequests@fws.gov>; City of Priest River <layers@priestriver-id.gov>; Northside Water and Syringa Heights Water Association <allwater49@outlook.com>; Kim Hoodenpyle <kjh5345@gmail.com>; Oden Water Association - Carla Poelstra <odenwater@gmail.com>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <DIRECTOR@bonnercountyhistory.org>; Dean Davis <deandavis@sd83.org>; City of Clark Fork <city@clarkforkidaho.org>; Sarah Gilmore <sgilmore@sandpointidaho.gov>; KayLeigh Miller <klmiller@ponderay.org>; Janice Best <janicesb@televar.com>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Frankie Dunn <frankiejdunn@hotmail.com>; Robert Beachler <robert.beachler@itd.idaho.gov>; Craig Hill <craighill@hillsresort.com>; Jason Kimberling <jason.kimberling@itd.idaho.gov>; joekren@sd83.org; West Pend Oreille Fire District <wpoofd1@gmail.com>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Ken Flint <ken_flint@tcenergy.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>; Avista Copr - Jay West <jay.west@avistacorp.com>; East Priest Lake Fire District <eastpriestlakefd@gmail.com>; PHD <EHapplications@phd1.idaho.gov>; Dan Everhart <Dan.Everhart@ishs.idaho.gov>; Coolin-Cavanaugh Bay Fire Protection District <coolinfirechief@gmail.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Richard Hash <Rich.hash2022@gmail.com>; Jamie Brown <jamiieb@inlandpower.com>; Amber Burgess <clerk@ebsewerdistrict.com>; Erik Sjoquist <esjoquist@idl.idaho.gov>; Chief Debbie Carpenter <chief@spiritlakefire.com>; Mike Schacht <firedept@clarkforkidaho.org>; Steve Elgar <selgar@mac.com>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; Ryan Zandhuisen <rzandhuisen@idl.idaho.gov>; Pend Oreille Hospital District <kim.kichenmaster@bonnergeneral.org>; Colleen Johnson <C.Johnson@kootenaiponderaysewerdistrict.org>; Bonner County Solid Waste <solidwaste@bonnercountyid.gov>; Kenny Huston <kenny.huston@oer.idaho.gov>; Bill Berg <billb@bbsewer.org>; cityclerk@spiritlakeid.gov; Lisa Rosa <hr@ebonnerlibrary.org>; Carrol Stejer <CASTEJER@gmail.com>; Selkirk Recreation District <elgar@whoi.edu>; Becky Meyer <becky.meyer@lposd.org>; Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>; Mike Ahmer <mahmer@idl.idaho.gov>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Selkirk Association of Realtors <danielle@selkirkaor.com>; Northern Lights <kristin.mettke@nli.coop>; Sagle Valley Water & Sewer District <markc@smartplugs.com>; City of Dover <cityclerk@cityofdoveridaho.org>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Karen Quenell <kquenell@northsidefire.org>; Matt Diel <matt.diel@lposd.org>; Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Northern Info <northerninfo@idwr.idaho.gov>; Teresa Zamora <utilities@stoneridgeidaho.com>; SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>; Laclede Water District <info@lactedewaterdistrict.org>; Sam Ross <sam.ross@nli.coop>; D1Permits <D1Permits@itd.idaho.gov>; Theresa Wheat <theresa@kootenai.org>; Federal Aviation Administration <Heather.pate@faa.gov>; Avista Corp - Peggy George <peggy.george@avistacorp.com>; City of East Hope Franck <easthope.city@gmail.com>; Sheryl Austin <granitereeder@gmail.com>; Northern Lights - Clint Brewing <clint.brewington@nli.coop>
Cc: Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>

Subject: Bonner County Planning - File S0001-25 Agency Review

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Dylan Young

Bonner County Planning Department

Hearing Coordinator

208-265-1458

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 **Bates_ Luke.vcf**
2K



Janna Brown <janna.brown@bonnercountyid.gov>

Re: [EXTERNAL] Bonner County Planning - File S0001-25 Agency Review

1 message

'Ken Flint' via Mail-Planning <planning@bonnercountyid.gov>

Fri, Nov 7, 2025 at 10:40 AM

Reply-To: Ken Flint <ken_flint@tcenergy.com>

To: Bonner County Planning Department <planning@bonnercountyid.gov>

No comment

From: Bonner County Planning Department <planning@bonnercountyid.gov>

Sent: Friday, October 24, 2025 2:08 PM

To: Jack Schenck <Jack.schenck@vyvebb.com>; Midas Water <midaswatercorp@gmail.com>; kbsd sewer <kbsdpl@hotmail.com>; Priest Lake Public Library District <plplibrary@hotmail.com>; Kim Spacek <kimspacek@sd83.org>; City of Kootenai <cityclerk@cityofkootenai.org>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; City of Hope <hopecityclerk@gmail.com>; Navy - Glynis Casey <glynis.casey@navy.mil>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; Dave Schuck <dave.schuck@bonnercountyid.gov>; Teresa Decker <huckbayutilities01@gmail.com>; Dan Scholz <dan.scholz@nli.coop>; SCHWEITZER FIRE DISTRICT <SchweitzerFireDistrict@gmail.com>; Tim Ventress <chventresswplvfd@hotmail.com>; Jessie Roe <BWS637@gmail.com>; City of Oldtown <cityofoldtown@hotmail.com>; Luke Bates <luke.bates@idwr.idaho.gov>; Idaho Department of Environmental Quality <deqcomments@deq.idaho.gov>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; Timberlake Fire District <Kwright@timberlakefire.com>; Tom Renzi <epifdchief@gmail.com>; ITD - Stacy Simkins <stacy.simkins@itd.idaho.gov>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Symone.legg@itd.idaho.gov <Symone.legg@itd.idaho.gov>; North of the Narrows Fire District <northofthenarrowsfire@gmail.com>; Dan Brown <dbrown@idl.idaho.gov>; West Bonner Library <meagan@westbonnerlibrary.org>; Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Fritz Broschet <outletbaysewer@gmail.com>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Sagle Valley Water and Sewer District <saglewatersewer@gmail.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; East Bonner Library <Amanda@ebonnerlibrary.org>; Jordan Brooks <coolinsewer@gmail.com>; US Crossings <us_crossings@tcenergy.com>; US Fish & Wildlife Services <fw1idahoconsultationrequests@fws.gov>; City of Priest River <layers@priestriver-id.gov>; Northside Water and Syringa Heights Water Association <allwater49@outlook.com>; Kim Hoodenpyle <kjh5345@gmail.com>; Oden Water Association - Carla Poelstra <odenwater@gmail.com>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <DIRECTOR@bonnercountyhistory.org>; Dean Davis <deandavis@sd83.org>; City of Clark Fork <city@clarkforkidaho.org>; Sarah Gilmore <sgilmore@sandpointidaho.gov>; KayLeigh Miller <klmiller@ponderay.org>; Janice Best <janicesb@televar.com>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Frankie Dunn <frankiejdunn@hotmail.com>; ITD - Robert Beachler <robert.beachler@itd.idaho.gov>; Craig Hill <craighill@hillsresort.com>; Jason Kimberling <jason.kimberling@itd.idaho.gov>; Joe Kren <joekren@sd83.org>; West Pend Oreille Fire District <wpofd1@gmail.com>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Ken Flint <ken_flint@tcenergy.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>; Avista Copr - Jay West <jay.west@avistacorp.com>; East Priest Lake Fire District <eastpriestlakefd@gmail.com>; PHD <EHapplications@phd1.idaho.gov>; ID State Historical Society - Dan Everhart <dan.everhart@ishs.idaho.gov>; Coolin-Cavanaugh Bay Fire Protection District <coolinfirechief@gmail.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Richard Hash <Rich.hash2022@gmail.com>; Jamie Brown <jamieb@inlandpower.com>; Amber Burgess <clerk@ebsewerdistrict.com>; Erik Sjoquist <esjoquist@idl.idaho.gov>; Chief Debbie Carpenter <chief@spiritlakefire.com>; Mike Schacht <firedept@clarkforkidaho.org>; Steve Elgar <selgar@mac.com>; Independent Hwy Dist - Julie Bishop

<ihdclerk@gmail.com>; Ryan Zandhuisen <rzandhuisen@idl.idaho.gov>; Pend Oreille Hospital District <kim.kichenmaster@bonnergeneral.org>; Colleen Johnson <C.Johnson@kootenaiponderaysewerdistrict.org>; Bonner County Solid Waste <solidwaste@bonnercountyid.gov>; Kenny Huston <kenny.huston@oer.idaho.gov>; Bill Berg <billb@bbsewer.org>; cityclerk@spiritlakeid.gov <cityclerk@spiritlakeid.gov>; Lisa Rosa <hr@ebonnerlibrary.org>; Carrol Stejer <CASTEJER@gmail.com>; Selkirk Recreation District <elgar@whoi.edu>; Becky Meyer <becky.meyer@lposd.org>; Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>; Mike Ahmer <mahmer@idl.idaho.gov>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Selkirk Association of Realtors <danielle@selkirkaor.com>; Northern Lights <kristin.mettke@nli.coop>; Sagle Valley Water & Sewer District <markc@smartplugs.com>; City of Dover <cityclerk@cityofdoveridaho.org>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Karen Quenell <kquenell@northsidfire.org>; Matt Diel <matt.diel@lposd.org>; Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Northern Info <northerninfo@idwr.idaho.gov>; Teresa Zamora <utilities@stoneridgeidaho.com>; SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>; Merritt Horsmon <merritt.horsmon@idfg.idaho.gov>; Laclede Water District <info@lacedewaterdistrict.org>; Sam Ross <sam.ross@nli.coop>; D1Permits <D1Permits@itd.idaho.gov>; Theresa Wheat <theresa@kootenai.org>; Federal Aviation Administration <Heather.pate@faa.gov>; Avista Corp - Peggy George <peggy.george@avistacorp.com>; City of East Hope Franck <easthope.city@gmail.com>; Sheryl Austin <granitereeder@gmail.com>; Northern Lights - Clint Brewing <clint.brewington@nli.coop>

Cc: Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>

Subject: [EXTERNAL] Bonner County Planning - File S0001-25 Agency Review

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Dylan Young
Bonner County Planning Department
Hearing Coordinator
208-265-1458

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Dylan Young <dylan.young@bonnercountyid.gov>

Bonner County Planning - File S0001-25 Agency Review

DEQ Comments <deqcomments@deq.idaho.gov>

Thu, Aug 7, 2025 at 3:13 PM

To: Bonner County Planning Department <planning@bonnercountyid.gov>

Drinking Water

The subject project must comply with Idaho Rules for Public Drinking Water Systems (IDAPA 58.01.08) meeting engineering standards for the required main extensions, as per the attached May 13, 2025, letter: "Approved for Construction – Deerfield – Water Plans & Syring Heights Water District". For questions, please contact Idaho Department of Environmental Quality (DEQ) engineering staff in Coeur d'Alene to discuss these requirements ahead of the project development, (208) 769-1422.

Please note the will serve letter for the subject project is updated, per Syringa Heights Water District on March 25, 2025. This letter is attached.

Wastewater

The application states wastewater will be disposed of through individual drainfields. If it is determined that individual drainfields are not feasible due to surface water on site, and a community system is sought, DEQ may be involved in the review of the wastewater system at the request of Panhandle Health District (PHD). If the cumulative design flow from all wastewater generating facilities on the property exceeds 2,500 gallons per day (gpd), the wastewater system will be considered a public wastewater system and must meet the applicable rules defined in IDAPA 58.01.16 and IDAPA 58.01.03. If DEQ is requested to review the project, and the project exceeds 2,500 gpd, DEQ will require the applicant to submit a preliminary engineering report (PER) prepared by an Idaho-licensed professional engineer, a demonstration of technical, financial, and managerial capacity, engineered plans and specifications, and results from a nutrient-pathogen evaluation, prior to DEQ recommending approval to PHD.

If you have any questions about the comments this project has received please contact:

- Katy Baker-Casile for engineering and wastewater.
- Anna Moody for drinking water.
- Shawn Sweetapple for air quality.
- Kevin Aardahl for remediation or RCRA.
- Robert Steed for surface water and setback requirements.

Thank you-

Idaho Department of Environmental Quality
2110 Ironwood Parkway, Coeur d'Alene, Idaho 83814
Office Line: 208.769.1422

Our mission: To protect human health and the quality of Idaho's air, land, and water.

From: Bonner County Planning Department <planning@bonnercountyid.gov>

Sent: Tuesday, July 29, 2025 8:42 AM

To: Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Amber Burgess <clerk@ebsewerdistrict.com>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Avista Copr - Jay West <jay.west@avistacorp.com>; Avista Corp - Peggy George <peggy.george@avistacorp.com>; Becky Meyer <becky.meyer@lposd.org>; Bill Berg <billb@bbsewer.org>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <DIRECTOR@bonnercountyhistory.org>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Bell, Chace <Chace.Bell@idwr.idaho.gov>; Chief Debbie Carpenter <chief@spiritleakefire.com>; City of Clark Fork <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 Kootenai <cityclerk@cityofkootenai.org>; City of Oldtown <cityofoldtown@hotmail.com>; City of Priest River <layers@priestriver-id.gov>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spiritleakeid.gov; Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>; Coolin-Cavanaugh Bay Fire Protection District <coolinfirechief@gmail.com>; Craig Hill <craighill@hillsresort.com>; D1Permits <D1Permits@itd.idaho.gov>; dbrown@idl.idaho.gov; Dan McCracken <Dan.McCracken@deq.idaho.gov>; Dan Scholz <dan.scholz@nli.coop>; Dave Schuck <dave.schuck@bonnercountyid.gov>; Dean Davis <deandavis@sd83.org>; Kristie May <Kristie.May@deq.idaho.gov>; East Bonner Library <Amanda@ebonnerlibrary.org>; East Priest Lake Fire District <eastpriestlakefd@gmail.com>; Erik Sjoquist <esjoquist@idl.idaho.gov>; Federal Aviation Administration <Heather.pate@faa.gov>; Frankie Dunn <Frankiejdunn@hotmail.com>; Fritz Broschet <outletbaysewer@gmail.com>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Dan Everhart <Dan.Everhart@ishs.idaho.gov>; DEQ Comments <deqcomments@deq.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; Robert Beachler <robert.beachler@itd.idaho.gov>; ITD - Stacy Simkins <stacy.simkins@itd.idaho.gov>; Jack Schenck <Jack.schenck@vyvebb.com>; Jamie Brown <jamieb@inlandpower.com>; Janice Best <janicesb@televar.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Jason Kimberling <jason.kimberling@itd.idaho.gov>; Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Jessie Roe <BWSD637@gmail.com>; joekren@sd83.org; Jordan Brooks <coolinsewer@gmail.com>; Karen Quenell <kquenell@northsidefire.org>; Kayleigh Miller <kmliller@ponderay.org>; kbsd sewer <kbsdpl@hotmail.com>; Ken Flint <ken_flint@tcenergy.com>; Kenny Huston <kenny.huston@oer.idaho.gov>; Kim Hoodenpyle <kjh5345@gmail.com>; Kim Spacek <kimspacek@sd83.org>; Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>; Laclede Water District <info@lacedewaterdistrict.org>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; Matt Diel <matt.diel@lposd.org>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>; Midas Water <midaswatercorp@gmail.com>; Mike Ahmer <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 of the Narrows Fire District <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@outlook.com>; Oden Water Association - Carla Poelstra <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 Hash <Rich.hash2022@gmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Ryan Zandhuisen <rzandhuisen@idl.idaho.gov>; Sagle Valley Water & Sewer District <markc@smartplugs.com>; Sagle Valley Water and Sewer District <saglewatersewer@gmail.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; Sam Ross <sam.ross@nli.coop>; Sarah Gilmore <sgilmore@sandpointidaho.gov>; School District 84 Transportation - James

Koehler <james.koehler@lposd.org>; SCHWEITZER FIRE DISTRICT <SchweitzerFireDistrict@gmail.com>; Selkirk Association of Realtors <danielle@selkirkaor.com>; Selkirk Recreation District <elgar@whoi.edu>; Sheryl Austin <granitereeder@gmail.com>; SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Steve Elgar <selgar@mac.com>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Symone.legg@itd.idaho.gov; TC Energy / TransCanada <US_crossings@tcenergy.com>; Teresa Decker <Huckleberryhoa@gmail.com>; Teresa Decker <huckbayutilities01@gmail.com>; Teresa Zamora <utilities@stoneridgeidaho.com>; Theresa Wheat <theresa@kootenai.org>; Tim Ventress <chventresswplvfd@hotmail.com>; Timberlake Fire District <Kwright@timberlakefire.com>; Tom Renzi <eplfdchief@gmail.com>; US Fish & Wildlife Services <fw1idahoconsultationrequests@fws.gov>; West Bonner Library <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>
Cc: Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>
Subject: Bonner County Planning - File S0001-25 Agency Review

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

[Quoted text hidden]

[Quoted text hidden]

2 attachments



ID1090136 Syringa Heights Water - Deerfield Subdivision - Will Serve Letter - 02-25-2025.PDF
832K



ID1090136 Syringa Heights Water - Deerfi~ Water Plans - Plans and Specifications - DEQ Approval - P&S 58287 - 05-13-2025.PDF
158K

Sandra Hartzell

From: Chris Westerman
Sent: Thursday, March 27, 2025 01:46 PM
To: CRO Plan Submittal
Cc: Katy Baker-Casile; Anna Moody
Subject: FW: Deerfield Subdivision
Attachments: 250325 Deerfield to IDEQ.pdf

Forwarding

-- Chris

From: Tim Blankenship <blankentim@gmail.com>
Sent: Thursday, March 27, 2025 12:18 PM
To: Dan Tadic <dtadic@hmh-llc.com>; Chris Westerman <Chris.Westerman@deq.idaho.gov>; Katy Baker-Casile <Katy.Baker-Casile@deq.idaho.gov>
Subject: Deerfield Subdivision

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

See attached will serve letter.

--
Cheers!

Tim Blankenship
blankentim@gmail.com



March 25, 2025

Idaho Department of Environmental Quality
2110 Ironwood Parkway
Coeur d'Alene, Idaho 83814

RE: Water Service for the Proposed Deerfield Subdivision

The above referenced property is within the Syringa Heights Water District. The District has the capacity and the desire to service the proposed 24 lot subdivision. The subdivision also includes a water service connection for filling a fire suppression reservoir and a connection for irrigating a small roadway island area near the entrance to the subdivision. There are 26 total service connections proposed.

As agreed, the developer will reserve the 26 service connections by paying for a portion of the New User Facility Fee (NUFF) for each service connection in advance. Upon receipt of \$91,000 (\$3,500 x 26) the district will reserve said connections. The balance of the New User Facility Fee, based on the NUFF at the time of connection, is required no later than at the time of request for building permit, or in the case of the reservoir and irrigation services, at the time of meter installation.

After all the requirements of the District have been met, including but not limited to, District approval of final construction plans, application for service, completion of all water main construction including inspection and testing, and payment of balance of individual NUFFs, the District will provide service to the property.

Sincerely,

Tim C. Blankenship, P.E.
Chairman
Syringa Heights Water District

CC: Dan Tadic- dtadic@hnh-llc.com; Chris Westerman- Chris.Westerman@deq.idaho.gov; Katy Baker-Casile- Katy.Baker-Casile@deq.idaho.gov>;



May 13, 2025

Rick Howarth
Deerfield, LLC
615 Lakeview BLVD
Sandpoint, ID 83864
Rick.a.howarth@icloud.com

Subject: Approved for Construction – Deerfield – Water Plans & Syring Heights Water District

Dear Mr. Howarth:

The Idaho Department of Environmental Quality (DEQ) received plans and specifications entitled Deerfield – Water Plans submitted to DEQ on April 14, 2025. The plans and specifications were sealed and signed by Daniel Tadic, PE on April 14, 2025. The project generally includes the abandonment of an existing four (4) inch water main and the construction of a six (6) inch water main to serve new connections. DEQ has reviewed the plans and specifications for general conformance with DEQ Rules¹ and determined it to be approved for construction subject to the following conditions:

I. Standard Conditions:

- A. All conditions of this letter must be met. The standard conditions on the DEQ approval stamp are part of this approval. Supporting reports or documents received during review are considered to be a part of the approved document.
- B. DEQ's construction approval expires after one calendar year from the date of this letter. For construction to proceed beyond this date, an extension request or new plans and specifications must be submitted to DEQ for review and approval before construction may proceed.
- C. Any material deviations from the approved plans and specifications must be reviewed and approved by DEQ before construction.
- D. The owner is required to maintain one copy of the approved plans and specifications and this DEQ approval letter on-site during construction at all times. As project owner, you must ensure that the contractor, construction inspector, and certifying engineer are aware of the approval conditions.
- E. Construction must be inspected by an Idaho-licensed Professional Engineer, or designee, to the extent required to confirm material compliance with approved plans. An Idaho-licensed Professional Engineer representing the system must submit record drawings, or a statement of material compliance, to DEQ within 30 days after construction completion.
- F. New water mains are required to be pressure tested and disinfected in accordance with AWWA Standards (IDAPA 58.01.08.542 and Section 548). Please have the pressure test and microbiological results submitted to this office prior to or concurrent with the record drawing submittal.
- G. This approval pertains only to water and sewer infrastructure and does not relieve the owner, engineer, or the contractor of the responsibility to comply with all current applicable federal, state, and local laws, rules, regulations, or ordinances.

¹ IDAPA 58.01.08 – Idaho Rules for Public Drinking Water Systems

Deerfield, LLC

II. Sanitary Restrictions:

- A. DEQ recommends the release of sanitary restrictions for the parcels being served by this project. DEQ recommends that Public Health utilize the Certificate of Approval on the plat.

CERTIFICATE OF APPROVAL

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on the Department of Environmental Quality (DEQ) approval of the design plans and specifications and the conditions imposed on the developer for continued satisfaction of the sanitary restrictions. Buyer is cautioned that at the time of this approval, no drinking water or sewer/septic facilities were constructed. Building construction can be allowed with appropriate building permits if drinking water or sewer facilities have since been constructed or if the developer is simultaneously constructing those facilities. If the developer fails to construct facilities or meet the other conditions of DEQ, then sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval, and no construction of any building or shelter requiring drinking water or sewer/septic facilities shall be allowed.

III. Project-Specific Conditions:

- A. If the project is anticipated to disturb at least one acre of land, or is part of a larger project that disturbs one acre or more of land, the project must obtain coverage under the Idaho Pollution Discharge Elimination System (IPDES) Construction General Permit. Stormwater events that occur during construction should be managed according to the site specific Stormwater Pollution Prevention Plan, and other requirements of the General Permit. To submit a Notice of Intent for permit coverage under the Construction General Permit, apply online at <http://www2.deq.idaho.gov/water/IPDES/>.

If you have any questions or comments, contact me at (208) 666-4634 or kevin.ohm@deq.idaho.gov.

Regards,



Kevin Ohm, EI
Water Quality Engineer

Encl: DEQ Stamped Approved Plans and Specifications

c: Dan Tadic, PE, HMM Engineering, dtadic@hmm-llc.com
Katy Baker-Casile, PE, DEQ, Katy.Baker-Casile@deq.idaho.gov
Jeremy Kirk, IDOPL, jeremy.kirk@dopl.idaho.gov
Jason Peppin, PHD, ehapplications@phd1.idaho.gov
EDMS: ID1090136: 2025AGD2637 (P&S 58287)



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - File S0001-25 Agency Review

1 message

Robert Beachler <Robert.Beachler@itd.idaho.gov>
To: Bonner County Planning Department <planning@bonnercountyid.gov>

Thu, Oct 30, 2025 at 10:20 AM

No Comment form the Idaho Transportation Department.

Robert Beachler

District 1 Planning Program Manager

Idaho Transportation Department

600 W. Prairie Ave

Coeur d'Alene, ID 83815

robert.beachler@itd.idaho.gov

(208) 772-1216

Office Hours M-TH 6-4:30

From: Bonner County Planning Department <planning@bonnercountyid.gov>

Sent: Friday, October 24, 2025 2:08 PM

To: Jack Schenck <Jack.schenck@vyvebb.com>; Midas Water <midaswatercorp@gmail.com>; kbsd sewer <kbsdpl@hotmail.com>; Priest Lake Public Library District <plplibrary@hotmail.com>; Kim Spacek <kimspacek@sd83.org>; Manda Corbett <cityclerk@cityofkootenai.org>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; City of Hope <hopecityclerk@gmail.com>; Navy - Glynis Casey <glynis.casey@navy.mil>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; Dave Schuck <dave.schuck@bonnercountyid.gov>; Teresa Decker <huckbayutilities01@gmail.com>; Dan Scholz <dan.scholz@nli.coop>; SCHWEITZER FIRE DISTRICT <SchweitzerFireDistrict@gmail.com>; Tim Ventress <chventresswplvfd@hotmail.com>; Jessie Roe <BWSD637@gmail.com>; City of Oldtown <cityofoldtown@hotmail.com>; Luke Bates <luke.bates@idwr.idaho.gov>; Idaho Department of Environmental Quality <deqcomments@deq.idaho.gov>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; Timberlake Fire District <Kwright@timberlakefire.com>; Tom Renzi <eplfdchief@gmail.com>; Stacy Simkins <Stacy.Simkins@itd.idaho.gov>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Symone Legg <Symone.Legg@itd.idaho.gov>; North of the Narrows Fire District <northofthenarrowsfire@gmail.com>; Dan Brown <dbrown@idl.idaho.gov>; West Bonner Library <meagan@westbonnerlibrary.org>; Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Fritz Broschet <outletbaysewer@gmail.com>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Sagle Valley Water and Sewer District <saglewatersewer@gmail.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; East Bonner Library <Amanda@ebonnerlibrary.org>; Jordan Brooks <coolinsewer@gmail.com>; TC Energy / TransCanada

<US_crossings@tcenergy.com>; US Fish & Wildlife Services <fw1idahoconsultationrequests@fws.gov>; City of Priest River <layers@priestriver-id.gov>; Northside Water and Syringa Heights Water Association <allwater49@outlook.com>; Kim Hoodenpyle <kjh5345@gmail.com>; Oden Water Association - Carla Poelstra <odenwater@gmail.com>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <DIRECTOR@bonnercountyhistory.org>; Dean Davis <deandavis@sd83.org>; City of Clark Fork <city@clarkforkidaho.org>; Sarah Gilmore <sgilmore@sandpointidaho.gov>; KayLeigh Miller <klmiller@ponderay.org>; Janice Best <janicesb@televar.com>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Frankie Dunn <frankiejdunn@hotmail.com>; Robert Beachler <Robert.Beachler@itd.idaho.gov>; Craig Hill <craighill@hillsresort.com>; Jason Kimberling <Jason.Kimberling@itd.idaho.gov>; Joe Kren <joekren@sd83.org>; West Pend Oreille Fire District <wpofd1@gmail.com>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Ken Flint <ken_flint@tcenergy.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>; Avista Copr - Jay West <jay.west@avistacorp.com>; East Priest Lake Fire District <eastpriestlakefd@gmail.com>; PHD <EHapplications@phd1.idaho.gov>; ID State Historical Society - Dan Everhart <dan.everhart@ishs.idaho.gov>; Coolin-Cavanaugh Bay Fire Protection District <coolinfirechief@gmail.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Richard Hash <Rich.hash2022@gmail.com>; Jamie Brown <jamieb@inlandpower.com>; Amber Burgess <clerk@ebsewerdistrict.com>; Erik Sjoquist <esjoquist@idl.idaho.gov>; Chief Debbie Carpenter <chief@spiritlakefire.com>; Mike Schacht <firedept@clarkforkidaho.org>; Steve Elgar <selgar@mac.com>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; Ryan Zandhuisen <rzandhuisen@idl.idaho.gov>; Pend Oreille Hospital District <kim.kichenmaster@bonnergeneral.org>; Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>; Bonner County Solid Waste <solidwaste@bonnercountyid.gov>; Kenny Huston <kenny.huston@oer.idaho.gov>; Bill Berg <billb@bbsewer.org>; cityclerk@spiritlakeid.gov; Lisa Rosa <hr@ebonnerlibrary.org>; Carrol Stejer <CASTEJER@gmail.com>; Selkirk Recreation District <elgar@whoi.edu>; Becky Meyer <becky.meyer@lposd.org>; Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>; Mike Ahmer <mahmer@idl.idaho.gov>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Selkirk Association of Realtors <danielle@selkirkaor.com>; Northern Lights <kristin.mettke@nli.coop>; Sagle Valley Water & Sewer District <markc@smartplugs.com>; City of Dover <cityclerk@cityofdoveridaho.org>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Karen Quenell <kquenell@northsidefire.org>; Matt Diel <matt.diel@lposd.org>; Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Northern Info <northerninfo@idwr.idaho.gov>; Teresa Zamora <utilities@stoneridgeidaho.com>; SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>; Merritt Horsmon <merritt.horsmon@idfg.idaho.gov>; Laclede Water District <info@lacedewaterdistrict.org>; Sam Ross <sam.ross@nli.coop>; D1Permits <D1Permits@itd.idaho.gov>; Theresa Wheat <theresa@kootenai.org>; Federal Aviation Administration <Heather.pate@faa.gov>; Avista Corp - Peggy George <peggy.george@avistacorp.com>; City of East Hope Franck <easthope.city@gmail.com>; Sheryl Austin <granitereeder@gmail.com>; Northern Lights - Clint Brewing <clint.brewington@nli.coop>

Cc: Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>

Subject: Bonner County Planning - File S0001-25 Agency Review

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

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.

Dylan Young

Bonner County Planning Department

Hearing Coordinator

208-265-1458

Now Live: Apply for Your Building Location Permit Online!

We're making building easier! You can now apply for your **Building Location Permit** quickly and securely through our **new citizen online portal**, available 24/7 from the comfort of your home or office. You can also apply on one of the kiosks provided in the Planning Department office, located in the County Administrative Building, Suite 208.

Fast & easy application process

Track your permit status in real time

Upload documents directly

[Online Application Guide](#)

Visit <https://bonnercountyid-energovweb.tylerhost.net/apps/selfservice#/home> to get started today!

Effective July 1, 2025, all Building Location Permits must be applied for through the online citizen portal and we will no longer be accepting applications sent via email or printed paper applications. Have questions? Call 208-265-1458, our team is ready to help.

Build smarter. Apply online.



Janna Brown <janna.brown@bonnercountyid.gov>

File S0001-25 Subdivision Deerfield

1 message

'Colleen Johnson' via Mail-Planning <planning@bonnercountyid.gov>
Reply-To: Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>
To: Bonner County Planning <planning@bonnercountyid.gov>


Wed, Oct 29, 2025 at 9:40 AM

Good Morning:

Attached is the District's response to the above-named file.

NOTICE OF CHANGE IN HOURS: THE OFFICE WILL BE CLOSED ON FRIDAYS. WE WILL BE OPEN NORMAL HOURS MONDAY THRU THURSDAY.

Colleen Johnson**Business Office Manager****Kootenai-Ponderay Sewer District****208-263-0229 Fax – 208-265-5326 Mobile: 208-304-5820****511 Whiskey Jack Road Sandpoint, Idaho 83864****P.O. Box 562, Kootenai, ID 83840****“Dance with Life”**

 25_10_BC_S0001_25SubdivisionDeerfield.pdf
103K

NOTICE OF PUBLIC HEARING



I hereby certify that a true and correct copy of this "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this 25th day of **October 2025**.

Dylan Young

Dylan Young, Hearing Coordinator

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Saturday, October 25, 2025**.

NOTICE IS HEREBY GIVEN that the Bonner County Commissioners will hold a public hearing at **10:00 am on Monday, November 17, 2025** in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following request:

File S0001-25 – Subdivision Preliminary Plat – Deerfield

The applicant is requesting to subdivide and plat an approximately 32.67-acre parcel into twenty-four (24) residential lots ranging from approximately one (1) to three (3) acres each and one stormwater tract. The property is zoned Suburban. The subject property is located off Baldy Mountain Road in Section 16, Township 57 North, Range 2 West, Boise Meridian. The project is located within the Syringa Heights Water District and Northside Fire District service areas, and the Area of Impact for the City of Sandpoint. The Zoning Commission, at the June 26, 2025 public hearing recommended approval of this project to the Board of County Commissioners. At the September 9, 2025 hearing, the Board of County Commissioners denied this project. The applicant requested the Board reconsider their decision on September 25, 2025.

For details regarding this application, Zoom teleconference, or YouTube livestream, visit the Planning Department web site at www.bonnercountyyid.gov/departments/Planning. Staff reports are available online or may be viewed at the planning department approximately a week before the scheduled hearing.

Written statements must be submitted to the planning department record no later than seven (7) days prior to the public hearing. Written statements not exceeding one standard letter sized, single spaced page may be submitted at the public hearing. Statements can be sent to the Bonner County Planning Department at 1500 Highway 2, Suite 208, Sandpoint, Idaho 83864; faxed to 866-537-4935 or e-mailed to planning@bonnercountyyid.gov. The referenced start time stated above reflects the beginning of the hearing. Specific file start time and hearing duration vary.

During the hearing for this application, the public will be given an opportunity to provide testimony and/or evidence regarding how the proposal does or does not comply with the applicable approval criteria of the Bonner County Revised Code. At the close of the public hearing, the governing body will make a decision on the application that may include, but is not limited to, approval, denial, remand, or continuance of the public hearing. Any person needing special accommodations to participate in the public hearing should contact the Bonner County Planning Department at (208) 265-1458 at least 48 hours prior to the scheduled hearing.

If you have no comment or response, you may indicate below and return this form to the Planning Department.

NO COMMENT

Keetenai-Fonderay-Silver District
Name

CS
10/29/25
Date



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] Re: Bonner County Planning - S0001-25 Agency Review - Short Plat - River Estates

1 message

Bonner County History Museum <hannah@bonnercountyhistory.org>
To: Bonner County Planning <planning@bonnercountyid.gov>

No comment
Hannah Combs
Bonner County Historical Society

On Wed, Apr 30, 2025 at 11:13 AM Bonner County Planning <planning@bonnercountyid.gov> wrote:

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



Janna Brown <janna.brown@bonnercountyid.gov>

Re: Bonner County Planning - S0001-25 Agency Review - Short Plat - River Estates

1 message

Matt Mulder <matt.mulder@bonnercountyid.gov>

To: Bonner County Planning <planning@bonnercountyid.gov>

The Road & Bridge Department has the following comment:

On the plat, show Peninsula Rd as a County maintained public road, show the right-of-way width (appears to be 60ft), and add a note regarding how the ROW was established (instrument #

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

On Wed, Apr 30, 2025 at 11:13 AM Bonner County Planning <planning@bonnercountyid.gov> wrote:

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



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Deerfield Subdivision - S0001-25

1 message

Bill Dean <bdean@sandpointidaho.gov>

Mon, May 12, 2025 at 4:36 PM

To: Jake Gabell <jake.gabell@bonnercountyid.gov>, Jason Welker <jwelker@sandpointidaho.gov>

Cc: Alexander Feyen <alexander.feyen@bonnercountyid.gov>, Janna Brown <janna.berard@bonnercountyid.gov>, Jason Johnson <jason.johnson@bonnercountyid.gov>

Hi Jake, thanks again for routing the Deerfield application to us for review/comment. Our City Council addressed this at last Wednesday's CC mtg and below is the excerpt from the DRAFT minutes which will go to CC next week for approval. Our staff report is [here](#):

Citing a conflict as the applicant to Bonner County for this development, Councilor Howarth recused himself from this matter and left the dais.

City Planner Bill Dean reviewed his staff report and packet materials with the Council and, along with Mayor Grimm and Mr. Jones, fielded questions. Council approved the comments from the City to Bonner County regarding the Deerfield Subdivision Application, as composed by City staff, with the following amendments:

- a. Include a suggestion for a right-of-way dedication on the corners of Lots 9 and 10 in Block 1 for future connectivity to the south and/or west.
- b. Include a suggestion that any access point included in this development onto the property owned by the City of Sandpoint to the east of this development be constructed from public right-of-way stubbed to the City property.

Motion made by Councilor Schreiber, Seconded by Councilor Duquette.

Voting Yea: Councilor Ruehle, Councilor Aispuro, Councilor Dick, Councilor Schreiber, Councilor Duquette

Abstaining: Councilor Howarth

The minutes will be posted next week after CC approval. Do you need anything else from us? We're happy to further discuss. We'd appreciate you sharing our City Council's requests, as described above and in the linked staff report with the Commissioners.

Thanks, Bill



From: Jake Gabell <jake.gabell@bonnercountyid.gov>
Sent: Thursday, April 17, 2025 3:56 PM
To: Jason Welker <jwelker@sandpointidaho.gov>; Bill Dean <bdean@sandpointidaho.gov>
Cc: Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Janna Brown <janna.berard@bonnercountyid.gov>; Jason Johnson <jason.johnson@bonnercountyid.gov>
Subject: Deerfield Subdivision - S0001-25

[Caution] This email originated from outside the City of Sandpoint organization. **Do not** click on links or open attachments unless you recognize the sender and know it's safe. When in doubt contact the [IT Department](#)

Good afternoon Gentlemen,

Here is the link to the Deerfield subdivision application and associated documents.

I understand that the applicant is pushing for this to be added to the May Zoning Commission agenda. To accomplish this, we would need something in writing stating that the City is waiving the 40-day notice requirement found in the current ACI agreement. In order to meet our other noticing requirements, we would have to send a public notice to the paper by Tuesday of next week.

I'm completely fine waiting to hold this hearing until June, as currently planned, but if the City is willing to waive its 40-day notice period, then we could hold the hearing sooner. Please note that per Bonner County Code, the Zoning Commission cannot make a decision on a preliminary plat. They make a recommendation to the BOCC, who will hold another hearing and make a decision on this file in the preliminary plat phase.

<https://www.bonnercountyid.gov/FileS0001-25>

Jake Gabell, Director

Bonner County Planning Department

1500 Highway 2, Suite 208

Sandpoint, ID 83864

Phone: 208-265-1458



Staff Report

To: City Council

From: Bill Dean, City Planner; Brandon Staglund, City Engineer; Maeve Nevins-Lavtar, Parks Planning and Development Manager

Report: April 23, 2025

Meeting: May 7, 2025

Item: City's Area of Impact: Bonner County Application S0001-25 Deerfield Subdivision

Applicant: Deerfield LLC – Rick Howarth / HMM Engineering – Dan Tadic

Please Note: The Application and all materials related to this request are provided on the City's website at: www.sandpointidaho.gov/currentprojects

1) Executive Summary

An application to subdivide a 32.67-acre parcel into twenty-four (24) 1-acre lots for residential development has been filed with the Bonner County Planning Department. The property in question is located on the south side of Baldy Mountain Rd, partially abutting the City-owned 32-acre undeveloped property commonly known as Baldfoot Disc Golf Course, whose address is 10076 Baldy Mountain Rd. The proposed subdivision is located in Bonner County and within the City's (current) Area of City Impact. Pursuant to the written agreement between Bonner County and the City related to managing the Area of City Impact, applications submitted to the County for development and subdivisions are routed to the City for the opportunity to comment (Attachment A: 1994 Agreement with County). This agenda item satisfies that opportunity, and provides recommendations to the County, related to the subdivision (Attachment B: Application submitted to County). The authority to formally act on the subdivision (approve or deny) rests solely with Bonner County. This staff report contains suggested comments for the City Council to consider submitting to Bonner County, reflecting City policy and codes applicable to subdivisions within the City, acknowledging that the purpose of the Area of City Impact is to identify and potentially entertain future annexation of property located in the Area of City Impact. No application for annexation has been filed, and it is staff's understanding that there is no intent on behalf of the property owner to pursue future annexation to the City.

2) Introduction and Background

Deerfield LLC is requesting approval of a preliminary plat on parcel (RP57N02W164952A) consisting of approximately 33-acres (Attachment C: Deerfield Preliminary Plat). The property is located on the south side of Baldy Mountain Rd, west of the City-owned parcel commonly known as Baldfoot Disc Golf Course, whose address is 10076 Baldy Mountain Rd (Figure 1). The proposed subdivision seeks to create twenty-four lots, 23 lots approximately 1-acre in size, one 3-acre parcel and an approximately 2-acre storm water tract. The proposal also includes a new paved public roadway providing access to each lot within a 60-foot right-of-way (ROW). The new road would contain within the ROW two 12-foot wide travel lanes and 15-feet of ditches on either side along with a 1-foot gravel curb adjacent to the paved lanes.

The property is situated within the County's Suburban Zone district (IG) zone, as are all adjoining properties (Figure 2), with the exception of the City's property which is within the City limits and zoned Residential Single-Family

(RS). All lots will have access and frontage on a public right of way.

Preliminary plats set forth the basic information for the County Commissioners to determine if the proposed subdivision complies with the applicable requirements of the Bonner County Code and Idaho Statutes. Upon approval of a preliminary plat by the County, a permit for public infrastructure improvements may be issued and once complete and accepted by the County, a final plat may be approved by the County and recorded. A final plat is necessary to create and sell new lots.

On April 17, 2025, the application referral was brought to staff's attention. Staff placed this item on the May 6, 2025 agenda for Planning Commission review and potential comment. Any comments received by Planning Commission will be shared with City Council at the May 7, 2025 City Council meeting.

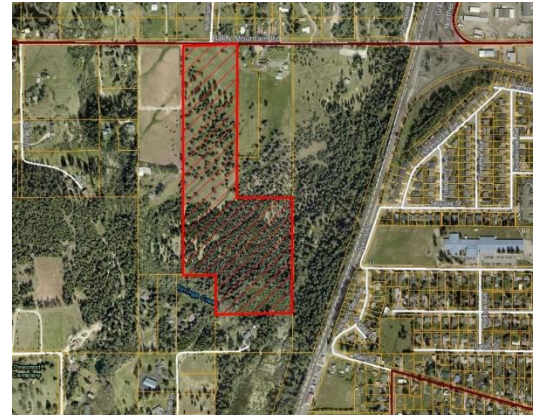


Figure 1 - Vicinity Map



Figure 2 - Zoning Map

3) Preliminary Plat Requirements – Basis for City Review

The City standards for subdivision platting differ substantially from those in Bonner County as relates to roads and public utilities. For a subdivision in the City, Title 10, Chapter 1 of Sandpoint City Code establishes the subdivision and new development standards and regulations for preliminary plats. In terms of reviewing this plat, the approach taken by City staff was to consider recommendations to the County based on several of the standards contained in Title 10 of Sandpoint City Code, and City policy documents. Below is a list of typical zoning and infrastructure components of a Preliminary Plat and a recommendation related to each component.

Lot Size: It is staff's understanding that County regulations allow for 1-acre lots where water service is available. The policy in the City's Comprehensive Plan identifies this area as Low-Density Clustered Residential which is:

“.. a low-density residential development pattern. Areas designated as the Wildland Urban Interface (WUI) by the forest service are also found in this area. This development pattern encourages preservation of wildlife habitat, riparian corridors, and open space through the utilization of cluster development that prefers congregation of dwelling units at slightly higher density in exchange for protection of larger areas of open space and wildfire risk areas. This pattern allows for safe development with adequate space to accommodate an adjacent floodplain or wetland areas while also providing access to recreation. This model of development also promotes connectivity through trails and connected street networks. LDCR is located primarily in the northeast area of the city, adjacent to the City of Ponderay.”

City staff has no recommendations related to lot size.

Access to Bike/Pedestrian Trails: The application states the following on page 3:

“The HOA will have access to the open space/stormwater tract which fronts Syringa Creek. The HOA may choose to install an informal gravel trail along the northern portion of the tract to allow for pedestrian access from Deerfield to the City of Sandpoint owned disc golf property which lies directly to the east of the open space/stormwater tract. This short trail would be utilized by residents only with no public parking provided. This will be dependent on and coordinated with the City of Sandpoint.”

City staff recommends that the Owners Certificate and notes on the Preliminary Plat include reference to the intended access across the tract to the City's property. Staff further recommends that prior to Final Plat a revocable pedestrian access easement for benefit of HOA, including the following features: a minimum 4-foot wide gate – pedestrian and bicycle access only, educational signage from east to west stating “private property”, and signage stating “no motorized vehicles allowed on public property”, and a dog waste station on HOA side of gate.

Additional considerations for trail design in wildlife-rich areas which could be included on the Final Plat or placed as a condition of approval for inclusion in HOA regulations related to the open space/stormwater tract include: avoid critical wildlife habitats, consider circumventing sensitive wildlife or native plant habitats to minimize disturbances; align trail along existing natural or human-made edges to reduce habitat fragmentation; determine appropriate trail width and surface materials that accommodate intended use while minimizing environmental impact. The area suggested may have seasonal flooding, consider utilizing trail hardening materials in the construction of access trail with a firm, stable, compacted surface, ensure trail meets ADA Accessible guidelines to accommodate users of all abilities; incorporate safety measures such as vegetation clearance trail corridor of 6 to 10 feet wide and a minimum of 10 feet high clearance of any overhead or adjacent vegetation for improved safety and site lines, and consider utilizing reflective paint on the signage or solar lighting to identify access point. Re-seeding after construction with native revegetation and native seed mixtures are highly recommended to reduce invasive plant species.

Water: Water is being provided by Syringa Heights Water District, and Fire flow demands will be met with an on-site water tank. **City staff has no recommendations related to water.**

Sewer: Each lot is required to have an on-site septic system permitted and approved through Idaho Panhandle Health; no municipal sewer system is available. **City staff has no recommendations related to water.**

Storm drainage: Subdivisions in Bonner County are required to comply with the stormwater requirements of Bonner County Code 12-724.1 and 12-724.2. **City staff has no recommendations related to stormwater beyond what is required to comply with Bonner County Code**

Roads: Bonner County Road and Bridge has separate standards related to the requirements of road construction of new public roads. City staff has no recommendation related to the construction of the new internal road. The City of Sandpoint Multimodal Transportation Master Plan does include a “long term” capital improvement project to widen Baldy Mountain Road between Great Northern and Boyer Avenue, which includes a possible multiuse path or sidewalk on both sides of Baldy Mountain Road. **Bonner County may consider requiring a multiuse pathway along the south side of Baldy Mountain Road adjacent to this subdivision for potential future connection to the City of Sandpoint’s multimodal network.**

4) City Council Action

Per the agreement between the City and County, the City has the opportunity to comment, whereas the County takes action which may or may not include City recommendations. By approving this agenda item, the City Council will be directing the comments listed in the staff report for consideration by the County as they process the Preliminary Plat for the Deerfield project.

5) Attachments

- A: Area of City Impact 1994 Agreement with County
- B: Deerfield Subdivision Application to Bonner County
- C: Deerfield Preliminary Plat



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - S0001-25 Agency Review - Long Plat - Deerfield

1 message

DEQ Comments <deqcomments@deq.idaho.gov>
 To: Bonner County Planning <planning@bonnercountyid.gov>

Wed, Jun 18, 2025 at 3:11 PM

Good Afternoon,

Thank you for providing the opportunity to comment. DEQ has no environmental impact comments for the project listed above at this stage of development.

Thank you,

Idaho Department of Environmental Quality
 2110 Ironwood Parkway, Coeur d'Alene, Idaho 83814
 Office Line: 208.769.1422

www.deq.idaho.gov

Our mission: To protect human health and the quality of Idaho's air, land, and water.

From: Bonner County Planning <planning@bonnercountyid.gov>

Sent: Wednesday, May 28, 2025 11:51 AM

To: Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Amber Burgess <clerk@ebsewerdistrict.com>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Avista Copr - Jay West <jay.west@avistacorp.com>; Avista Corp - Peggy George <peggy.george@avistacorp.com>; Becky Meyer <becky.meyer@lposd.org>; Bill Berg <billb@bbsewer.org>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <DIRECTOR@bonnercountyhistory.org>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Bell, Chace <Chace.Bell@idwr.idaho.gov>; Chief Debbie Carpenter <chief@spiritlakefire.com>; City of Clark Fork <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@hotmail.com>; City of Priest River <layers@priestriver-id.gov>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spiritlakeid.gov; Colleen Johnson <C.Johnson@kootenaiponderaysewerdistrict.org>; Coolin-Cavanaugh Bay Fire Protection District <coolinfirechief@gmail.com>; Craig Hill <craighill@hillsresort.com>; D1Permits <D1Permits@itd.idaho.gov>; dbrown@idl.idaho.gov; Dan McCracken <Dan.McCracken@deq.idaho.gov>; Dan Scholz <dan.scholz@nli.coop>; Dean Davis <deandavis@sd83.org>; Kristie May <Kristie.May@deq.idaho.gov>; East Bonner Library <Amanda@ebonnerlibrary.org>; East Priest Lake Fire District <eastpriestlakefd@gmail.com>; Erik Sjoquist <esjoquist@idl.idaho.gov>; Federal Aviation Administration <Heather.pate@faa.gov>; Frankie Dunn <Frankiejdunn@hotmail.com>; Fritz Broschet <outletbaysewer@gmail.com>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>; Dan Everhart <Dan.Everhart@ishs.idaho.gov>; DEQ Comments <deqcomments@deq.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; Robert Beachler <robert.beachler@itd.idaho.gov>; ITD - Stacy Simkins <stacy.simkins@itd.idaho.gov>; Jack Schenck <Jack.schenck@vyvebb.com>; Jamie Brown <jamieb@inlandpower.com>; Janice Best <janicesb@televar.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Jason Kimberling <jason.kimberling@itd.idaho.gov>; Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Jessie Roe <BWSD637@gmail.com>; joekren@sd83.org; Jordan Brooks <coolinsewer@gmail.com>; KayLeigh Miller <klmiller@ponderay.org>; kbsd sewer <kbsdpl@hotmail.com>; Ken Flint

<ken_flint@tcenergy.com>; Kenny Huston <kenny.huston@oer.idaho.gov>; Kim Hoodenpyle <kjh5345@gmail.com>; Kim Spacek <kimspacek@sd83.org>; Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>; Laclede Water District <info@lacledewaterdistrict.org>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; Matt Diel <matt.diel@lposd.org>; Midas Water <midaswatercorp@gmail.com>; Mike Ahmer <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 of the Narrows Fire District <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@outlook.com>; Oden Water Association - Carla Poelstra <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 Hash <Rich.hash2022@gmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Ryan Zandhuisen <rzandhuisen@idl.idaho.gov>; Sagle Valley Water and Sewer District <saglewatersewer@gmail.com>; Sagle Valley Water & Sewer District <markc@smartplugs.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; Sam Ross <sam.ross@nli.coop>; sandpointairport@gmail.com; Sarah Gilmore <sgilmore@sandpointidaho.gov>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; SCHWEITZER FIRE DISTRICT <SchweitzerFireDistrict@gmail.com>; Selkirk Association of Realtors <danielle@selkirkaor.com>; Selkirk Recreation District <elgar@whoi.edu>; Sheryl Austin <granitereeder@gmail.com>; SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Steve Elgar <selgar@mac.com>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Symone.legg@itd.idaho.gov; TC Energy / TransCanada <US_crossings@tcenergy.com>; Teresa Decker <Huckleberryhoa@gmail.com>; Teresa Decker <huckbayutilities01@gmail.com>; Teresa Zamora <utilities@stoneridgeidaho.com>; Theresa Wheat <theresa@kootenai.org>; Tim Ventress <chventresswplvfd@hotmail.com>; Timberlake Fire District <Kwright@timberlakefire.com>; Tom Renzi <epfkdchief@gmail.com>; US Fish & Wildlife Services <fw1idahoconsultationrequests@fws.gov>; West Bonner Library <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>
Cc: Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Jessica Montgomery <jessica.montgomery@bonnercountyid.gov>
Subject: Bonner County Planning - S0001-25 Agency Review - Long Plat - Deerfield

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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



Jason Johnson <jason.johnson@bonnercountyid.gov>

Fwd: [EXT SENDER] RE: Bonner County Planning - S0001-25 Agency Review - Short Plat - River Estates

Katie Hansen <katie.hansen@bonnercountyid.gov>

Thu, May 8, 2025 at 2:09 PM

To: Jason Johnson <jason.johnson@bonnercountyid.gov>, Bonner County Planning <planning@bonnercountyid.gov>

Thank you,

Katie Hansen

Compliance/Permit Manager
Bonner County Planning Department
1500 Hwy 2, Suite 208
Sandpoint, ID 83864
Phone: 208.265.1458
Cell: 208.946.3238

----- Forwarded message -----

From: **DEQ Comments** <deqcomments@deq.idaho.gov>

Date: Thu, May 8, 2025 at 2:02 PM

Subject: [EXT SENDER] RE: Bonner County Planning - S0001-25 Agency Review - Short Plat - River Estates

To: Bonner County Planning <planning@bonnercountyid.gov>

Good Afternoon,

Thank you for providing the opportunity to comment. DEQ has no environmental impact comments for the project listed above at this stage of development.

Thank you,

Idaho Department of Environmental Quality
2110 Ironwood Parkway, Coeur d'Alene, Idaho 83814
Office Line: 208.769.1422

www.deq.idaho.gov

Our mission: To protect human health and the quality of Idaho's air, land, and water.

From: Bonner County Planning <planning@bonnercountyid.gov>

Sent: Wednesday, April 30, 2025 11:13 AM

To: Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Amber Burgess <clerk@ebsewerdistrict.com>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Avista Copr - Jay West <jay.west@avistacorp.com>; Avista Corp - Peggy George <peggy.george@avistacorp.com>; Becky Meyer <becky.meyer@lposd.org>; Bill Berg <billb@bbsewer.org>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <DIRECTOR@bonnercountyhistory.org>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Bell, Chace <Chace.Bell@idwr.idaho.gov>; Chief Debbie Carpenter <chief@spirittlakefire.com>; City of Clark Fork <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@hotmail.com>; City of Priest River <layers@priestriver-id.gov>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spirittlakeid.gov; Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>; Connie Nelson <connien@inlandpower.com>; Coolin-Cavanaugh Bay Fire Protection District <coolinfirechief@gmail.com>; Craig Hill <craighill@hillsresort.com>; D1Permits <D1Permits@itd.idaho.gov>; dbrown@idl.idaho.gov; Dan McCracken <Dan.McCracken@deq.idaho.gov>; Dan Scholz <dan.scholz@nli.coop>; Dean Davis <deandavis@sd83.org>; Kristie May <Kristie.May@deq.idaho.gov>; East Bonner Library <Amanda@ebonnerlibrary.org>; East Priest Lake Fire District <eastpriestlakefd@gmail.com>; Erik Sjoquist <esjoquist@idl.idaho.gov>; Federal Aviation Administration <Heather.pate@faa.gov>; Frankie Dunn <Frankiejdunn@hotmail.com>; Fritz Broschet <outletbaysewer@gmail.com>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>; Dan Everhart <Dan.Everhart@ishs.idaho.gov>; DEQ Comments <deqcomments@deq.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; Robert Beachler <robert.beachler@itd.idaho.gov>; ITD - Stacy Simkins <stacy.simkins@itd.idaho.gov>; Jack Schenck <Jack.schenck@vyvebb.com>; Janice Best <janicesb@televar.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Jason Kimberling <jason.kimberling@itd.idaho.gov>; Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Jessie Roe <BWSD637@gmail.com>; joekren@sd83.org; Jordan Brooks <coolinsewer@gmail.com>; KayLeigh Miller <klmiller@ponderay.org>; kbsd sewer <kbsdpl@hotmail.com>; Kenny Huston <kenny.huston@oer.idaho.gov>; Kim Hoodenpyle <kjh5345@gmail.com>; Kim Spacek <kimspacek@sd83.org>; Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>; Laclede Water District <info@lacledewaterdistrict.org>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; Matt Diel <matt.diel@lposd.org>; Midas Water <midaswatercorp@gmail.com>; Mike Ahmer <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 of the Narrows Fire District <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@outlook.com>; Oden Water Association - Carla Poelstra <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 Hash <Rich.hash2022@gmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Ryan Zandhuisen <rzandhuisen@idl.idaho.gov>; Sagle Valley Water and Sewer District <saglewatersewer@gmail.com>; Sagle Valley Water & Sewer District <markc@smartplugs.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; Sam Ross <sam.ross@nli.coop>; sandpointairport@gmail.com; Sarah Gilmore <sgilmore@sandpointidaho.gov>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; SCHWEITZER FIRE DISTRICT <SchweitzerFireDistrict@gmail.com>; Selkirk Association of Realtors <danielle@selkirkaor.com>; Selkirk Recreation District <elgar@whoi.edu>; Sheryl Austin <granitereeder@gmail.com>; SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Steve Elgar <selgar@mac.com>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Symone.legg@itd.idaho.gov; TC Energy / TransCanada <US_crossings@tcenergy.com>; Teresa Decker <Huckleberryhoa@gmail.com>; Teresa Decker <huckbayutilities01@gmail.com>; Teresa Zamora <utilities@stoneridgeidaho.com>; Theresa Wheat <theresa@kootenai.org>; Tim Ventress <chventresswplvfd@hotmail.com>; Timberlake Fire District <Kwright@timberlakefire.com>; Tom Renzi

<epbfdchief@gmail.com>; US Fish & Wildlife Services <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>
Subject: Bonner County Planning - S0001-25 Agency Review - Short Plat - River Estates

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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



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - S0001-25 Agency Review - Long Plat - Deerfield

1 message

D1Permits <D1Permits@itd.idaho.gov>
To: Bonner County Planning <planning@bonnercountyid.gov>

Wed, May 28, 2025 at 2:40 PM

ITD has no comment.

Have a nice day!



Kimberly Hobson

Project Coordinator

Innovation Steward

District 1

Work: 208.772.8079

Email: kimberly.hobson@itd.idaho.gov

Website: itd.idaho.gov

Work schedule: M-W-Th-F 6AM- 4:30 PM

From: Bonner County Planning <planning@bonnercountyid.gov>

Sent: Wednesday, May 28, 2025 11:51 AM

To: Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Amber Burgess <clerk@ebsewerdistrict.com>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Avista Copr - Jay West <jay.west@avistacorp.com>; Avista Corp - Peggy George <peggy.george@avistacorp.com>; Becky Meyer <becky.meyer@lposd.org>; Bill Berg <billb@bbsewer.org>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <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 <chief@spirittlakefire.com>; City of Clark Fork <cityofclarkforkidaho.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@hotmail.com>; City of Priest River <layers@priestriver-id.gov>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spirittlakeid.gov; Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>; Coolin-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.McCracken@deq.idaho.gov>; Dan Scholz <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 <eastpriestlakefd@gmail.com>; Erik Sjoquist <esjoquist@idl.idaho.gov>; Federal Aviation Administration <Heather.pate@faa.gov>; Frankie Dunn <Frankiejdunn@hotmail.com>; Fritz Broschet <outletbaysewer@gmail.com>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; 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 Environmental Quality <deqcomments@deq.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; Robert Beachler <Robert.Beachler@itd.idaho.gov>; Stacy Simkins <Stacy.Simkins@itd.idaho.gov>; Jack Schenck <Jack.schenck@vyvebb.com>; Jamie Brown <jamieb@inlandpower.com>; Janice Best <janicesb@televar.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Jason Kimberling <Jason.Kimberling@itd.idaho.gov>; Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Jessie Roe <BWSD637@gmail.com>; Joe Kren <joekren@sd83.org>; Jordan Brooks <coolinsewer@gmail.com>; KayLeigh Miller <klmiller@ponderay.org>; kbsd sewer <kbsdpl@hotmail.com>; Ken Flint <ken_flint@tcenergy.com>; Kenny Huston <kenny.huston@oer.idaho.gov>; Kim Hoodenpyle <kjh5345@gmail.com>; Kim Spacek <kimspacek@sd83.org>; Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>; Laclede Water District <info@lacedewaterdistrict.org>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; Matt Diel <matt.diel@lposd.org>; Midas Water <midaswatercorp@gmail.com>; Mike Ahmer <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 of the Narrows Fire District <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@outlook.com>; Oden Water Association - Carla Poelstra <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 Hash <Rich.hash2022@gmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Ryan Zandhuisen <rzandhuisen@idl.idaho.gov>; Sagle Valley Water and Sewer District <saglewatersewer@gmail.com>; Sagle Valley Water & Sewer District <markc@smartplugs.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; Sam Ross <sam.ross@nli.coop>; sandpointairport@gmail.com; Sarah Gilmore <sgilmore@sandpointidaho.gov>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; SCHWEITZER FIRE DISTRICT <SchweitzerFireDistrict@gmail.com>; Selkirk Association of Realtors <danielle@selkirkaor.com>; Selkirk Recreation District <elgar@whoi.edu>; Sheryl Austin <granitereeder@gmail.com>; SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Steve Elgar <selgar@mac.com>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Symone Legg <Symone.Legg@itd.idaho.gov>; TC Energy / TransCanada <US_crossings@tcenergy.com>; Teresa Decker <Huckleberryhoa@gmail.com>; Teresa Decker <huckbayutilities01@gmail.com>; Teresa Zamora <utilities@stoneridgeidaho.com>; Theresa Wheat <theresa@kootenai.org>; Tim Ventress <chventresswplvfd@hotmail.com>; Timberlake Fire District <Kwright@timberlakefire.com>; Tom Renzi <epldfchief@gmail.com>; US Fish & Wildlife Services <fw1idahoconsultationrequests@fws.gov>; West Bonner Library <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>

Cc: Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Jessica Montgomery <jessica.montgomery@bonnercountyid.gov>

Subject: Bonner County Planning - S0001-25 Agency Review - Long Plat - Deerfield

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

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,

5/28/25, 4:28 PM

Bonner County Mail - [EXT SENDER] RE: Bonner County Planning - S0001-25 Agency Review - Long Plat - Deerfield

Janna Brown, Administrative Assistant III

Bonner County Planning Department

208-265-1458 ext - 1252



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - S0001-25 Agency Review - Long Plat - Deerfield

1 message

Symone Legg <Symone.Legg@itd.idaho.gov>
 To: Bonner County Planning <planning@bonnercountyid.gov>
 Cc: Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>

Wed, May 28, 2025 at 3:09 PM

ITD Permits has no comment.

Thank you,

Symone Legg | Project Coordinator

Idaho Transportation Department | D1 Traffic/Permits

Ext: 208.772.8073 Dept: 208.772.1297

Email: symone.legg@itd.idaho.gov | itd.idaho.gov

Enhancing quality of life through transportation

Work schedule: Monday - Thursday 6AM- 4:30PM

From: Bonner County Planning <planning@bonnercountyid.gov>

Sent: Wednesday, May 28, 2025 11:51 AM

To: Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Amber Burgess <clerk@ebsewerdistrict.com>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Avista Copr - Jay West <jay.west@avistacorp.com>; Avista Corp - Peggy George <peggy.george@avistacorp.com>; Becky Meyer <becky.meyer@lposd.org>; Bill Berg <billb@bbsewer.org>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <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 <chief@spirittakefire.com>; City of Clark Fork <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@hotmail.com>; City of Priest River <layers@priestriver-id.gov>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spirittakeid.gov; Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>; Coolin-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.McCracken@deq.idaho.gov>; Dan Scholz <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 <eastpriestlakefd@gmail.com>; Erik Sjoquist <esjoquist@idl.idaho.gov>; Federal Aviation Administration <Heather.pate@faa.gov>; Frankie Dunn <Frankiejdunn@hotmail.com>; Fritz Broschet <outletbaysewer@gmail.com>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; 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 Environmental Quality <deqcomments@deq.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; Robert Beachler <Robert.Beachler@itd.idaho.gov>; Stacy Simkins <Stacy.Simkins@itd.idaho.gov>; Jack Schenck <Jack.schenck@vyvebb.com>; Jamie Brown <jamieb@inlandpower.com>; Janice Best <janicesb@televar.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Jason Kimberling <Jason.Kimberling@itd.idaho.gov>; Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Jessie Roe <BWSD637@gmail.com>; Joe Kren <joekren@sd83.org>; Jordan Brooks <coolinsewer@gmail.com>; KayLeigh Miller <klmiller@ponderay.org>; kbsd sewer <kbsdpl@hotmail.com>; Ken Flint <ken_flint@tcenergy.com>; Kenny Huston

<kenny.huston@oer.idaho.gov>; Kim Hoodenpyle <kjh5345@gmail.com>; Kim Spacek <kimspacek@sd83.org>; Kimberly Hobson <Kimberly.Hobson@jtd.idaho.gov>; Laclede Water District <info@lacledewaterdistrict.org>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; Matt Diel <matt.diel@lposd.org>; Midas Water <midaswatercorp@gmail.com>; Mike Ahmer <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 of the Narrows Fire District <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@outlook.com>; Oden Water Association - Carla Poelstra <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 Hash <Rich.hash2022@gmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Ryan Zandhuisen <rzandhuisen@idl.idaho.gov>; Sagle Valley Water and Sewer District <saglewatersewer@gmail.com>; Sagle Valley Water & Sewer District <markc@smartplugs.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; Sam Ross <sam.ross@nli.coop>; sandpointairport@gmail.com; Sarah Gilmore <sgilmore@sandpointidaho.gov>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; SCHWEITZER FIRE DISTRICT <SchweitzerFireDistrict@gmail.com>; Selkirk Association of Realtors <danielle@selkirkaor.com>; Selkirk Recreation District <elgar@whoi.edu>; Sheryl Austin <granitereeder@gmail.com>; SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Steve Elgar <selgar@mac.com>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Symone Legg <Symone.Legg@itd.idaho.gov>; TC Energy / TransCanada <US_crossings@tcenergy.com>; Teresa Decker <Huckleberryhoa@gmail.com>; Teresa Decker <huckbayutilities01@gmail.com>; Teresa Zamora <utilities@stoneridgeidaho.com>; Theresa Wheat <theresa@kootenai.org>; Tim Ventress <chventresswplvfd@hotmail.com>; Timberlake Fire District <Kwright@timberlakefire.com>; Tom Renzi <epfldchief@gmail.com>; US Fish & Wildlife Services <fw1idahoconsultationrequests@fws.gov>; West Bonner Library <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpoed1@gmail.com>

Cc: Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Jessica Montgomery <jessica.montgomery@bonnercountyid.gov>

Subject: Bonner County Planning - S0001-25 Agency Review - Long Plat - Deerfield

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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



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - S0001-25 Agency Review - Long Plat - Deerfield

1 message

Robert Beachler <Robert.Beachler@itd.idaho.gov>
To: Bonner County Planning <planning@bonnercountyid.gov>

Thu, May 29, 2025 at 6:39 AM

No Comment from the Idaho Transportation Department.

Robert Beachler

District 1 Planning Program Manager

Idaho Transportation Department

600 W. Prairie Ave

Coeur d'Alene, ID 83815

robert.beachler@itd.idaho.gov

(208) 772-1216

Office Hours M-TH 6-4:30

From: Bonner County Planning <planning@bonnercountyid.gov>

Sent: Wednesday, May 28, 2025 11:51 AM

To: Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Amber Burgess <clerk@ebsewerdistrict.com>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Avista Copr - Jay West <jay.west@avistacorp.com>; Avista Corp - Peggy George <peggy.george@avistacorp.com>; Becky Meyer <becky.meyer@lposd.org>; Bill Berg <billb@bbsewer.org>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <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 <chief@spiritlakefire.com>; City of Clark Fork <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@hotmail.com>; City of Priest River <layers@priestriver-id.gov>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spiritlakeid.gov; Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>; Coolin-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.McCracken@deq.idaho.gov>; Dan Scholz <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 <eastpriestlakefd@gmail.com>; Erik Sjoquist <esjoquist@idl.idaho.gov>; Federal Aviation Administration <Heather.pate@faa.gov>; Frankie Dunn <Frankiejdunn@hotmail.com>; Fritz Broschet

<outletbaysewer@gmail.com>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; 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 Environmental Quality <deqcomments@deq.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; Robert Beachler <Robert.Beachler@itd.idaho.gov>; Stacy Simkins <Stacy.Simkins@itd.idaho.gov>; Jack Schenck <Jack.schenck@vyvebb.com>; Jamie Brown <jamieb@inlandpower.com>; Janice Best <janicesb@televar.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Jason Kimberling <Jason.Kimberling@itd.idaho.gov>; Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Jessie Roe <BWSD637@gmail.com>; Joe Kren <joekren@sd83.org>; Jordan Brooks <coolinsewer@gmail.com>; KayLeigh Miller <klmiller@ponderay.org>; kbsd sewer <kbsdpl@hotmail.com>; Ken Flint <ken_flint@tcenergy.com>; Kenny Huston <kenny.huston@oer.idaho.gov>; Kim Hoodenpyle <kjh5345@gmail.com>; Kim Spacek <kimspacek@sd83.org>; Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>; Laclede Water District <info@lacledewaterdistrict.org>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; Matt Diel <matt.diel@lposd.org>; Midas Water <midaswatercorp@gmail.com>; Mike Ahmer <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 of the Narrows Fire District <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@outlook.com>; Oden Water Association - Carla Poelstra <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 Hash <Rich.hash2022@gmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Ryan Zandhuisen <rzandhuisen@idl.idaho.gov>; Sagle Valley Water and Sewer District <saglewatersewer@gmail.com>; Sagle Valley Water & Sewer District <markc@smartplugs.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; Sam Ross <sam.ross@nli.coop>; sandpointairport@gmail.com; Sarah Gilmore <sgilmore@sandpointidaho.gov>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; SCHWEITZER FIRE DISTRICT <SchweitzerFireDistrict@gmail.com>; Selkirk Association of Realtors <danielle@selkirkaor.com>; Selkirk Recreation District <elgar@whoi.edu>; Sheryl Austin <granitereeder@gmail.com>; SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Steve Elgar <selgar@mac.com>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Symone Legg <Symone.Legg@itd.idaho.gov>; TC Energy / TransCanada <US_crossings@tcenergy.com>; Teresa Decker <Huckleberryhoa@gmail.com>; Teresa Decker <huckbayutilities01@gmail.com>; Teresa Zamora <utilities@stoneridgeidaho.com>; Theresa Wheat <theresa@kootenai.org>; Tim Ventress <chventresswplvfd@hotmail.com>; Timberlake Fire District <Kwright@timberlakefire.com>; Tom Renzi <epfldchief@gmail.com>; US Fish & Wildlife Services <fw1idahoconsultationrequests@fws.gov>; West Bonner Library <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>

Cc: Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Jessica Montgomery <jessica.montgomery@bonnercountyid.gov>

Subject: Bonner County Planning - S0001-25 Agency Review - Long Plat - Deerfield

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Thank you,

Janna Brown, Administrative Assistant III

Bonner County Planning Department

208-265-1458 ext - 1252



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - S0001-25 Agency Review - Short Plat - River Estates

1 message

Robert Beachler <Robert.Beachler@itd.idaho.gov>
To: Bonner County Planning <planning@bonnercountyid.gov>

Mon, May 5, 2025 at 3:12 PM

No Comment from the Idaho Transportation Department.

Robert Beachler
District 1 Planning Program Manager
Idaho Transportation Department
600 W. Prairie Ave
Coeur d'Alene, ID 83815
robert.beachler@itd.idaho.gov
(208) 772-1216
Office Hours M-TH 6-4:30

From: Bonner County Planning <planning@bonnercountyid.gov>
Sent: Wednesday, April 30, 2025 11:13 AM
To: Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Amber Burgess <clerk@ebsewerdistrict.com>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Avista Copr - Jay West <jay.west@avistacorp.com>; Avista Corp - Peggy George <peggy.george@avistacorp.com>; Becky Meyer <becky.meyer@lposd.org>; Bill Berg <billb@bbsewer.org>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <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 <chief@spiritlakefire.com>; City of Clark Fork <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@hotmail.com>; City of Priest River <layers@priestriver-id.gov>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spiritlakeid.gov; Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>; Connie Nelson <connien@inlandpower.com>; Coolin-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.McCracken@deq.idaho.gov>; Dan Scholz <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 <eastpriestlakefd@gmail.com>; Erik Sjoquist <esjoquist@idl.idaho.gov>; Federal Aviation Administration <Heather.pate@faa.gov>; Frankie Dunn

<Frankiejdunn@hotmail.com>; Fritz Broschet <outletbaysewer@gmail.com>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; 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 Environmental Quality <deqcomments@deq.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; Robert Beachler <Robert.Beachler@itd.idaho.gov>; Stacy Simkins <Stacy.Simkins@itd.idaho.gov>; Jack Schenck <Jack.schenck@vyvebb.com>; Janice Best <janicesb@televar.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Jason Kimberling <Jason.Kimberling@itd.idaho.gov>; Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Jessie Roe <BWSD637@gmail.com>; Joe Kren <joekren@sd83.org>; Jordan Brooks <coolinsewer@gmail.com>; KayLeigh Miller <klmiller@ponderay.org>; kbsd sewer <kbsdpl@hotmail.com>; Kenny Huston <kenny.huston@oer.idaho.gov>; Kim Hoodenpyle <kjh5345@gmail.com>; Kim Spacek <kimspacek@sd83.org>; Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>; Laclede Water District <info@lacledewaterdistrict.org>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; Matt Diel <matt.diel@lposd.org>; Midas Water <midaswatercorp@gmail.com>; Mike Ahmer <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 of the Narrows Fire District <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@outlook.com>; Oden Water Association - Carla Poelstra <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 Hash <Rich.hash2022@gmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Ryan Zandhuisen <rzandhuisen@idl.idaho.gov>; Sagle Valley Water and Sewer District <saglewatersewer@gmail.com>; Sagle Valley Water & Sewer District <markc@smartplugs.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; Sam Ross <sam.ross@nli.coop>; sandpointairport@gmail.com; Sarah Gilmore <sgilmore@sandpointidaho.gov>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; SCHWEITZER FIRE DISTRICT <SchweitzerFireDistrict@gmail.com>; Selkirk Association of Realtors <danielle@selkirkaor.com>; Selkirk Recreation District <elgar@whoi.edu>; Sheryl Austin <granitereeder@gmail.com>; SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Steve Elgar <selgar@mac.com>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Symone Legg <Symone.Legg@itd.idaho.gov>; TC Energy / TransCanada <US_crossings@tcenergy.com>; Teresa Decker <Huckleberryhoa@gmail.com>; Teresa Decker <huckbayutilities01@gmail.com>; Teresa Zamora <utilities@stoneridgeidaho.com>; Theresa Wheat <theresa@kootenai.org>; Tim Ventress <chventresswplvfd@hotmail.com>; Timberlake Fire District <Kwright@timberlakefire.com>; Tom Renzi <epfldchief@gmail.com>; US Fish & Wildlife Services <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>
Subject: Bonner County Planning - S0001-25 Agency Review - Short Plat - River Estates

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

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



Panhandle Health District

Healthy People in Healthy Communities

Public Health
Prevent. Promote. Protect.
Panhandle Health District

Environmental Health
2101 W. Pine St.
Sandpoint ID 83864
Phone: 208-265-6384
Fax: 208-265-8550
www.phd1.idaho.gov

May 2, 2025

198 Floyds Road
Sagle Idaho 83860

RE: UPDATED – Syringa Estates, #24-09-08209

To All Concerned:

The residential subdivision known as *Syringa Estates* consisting of 25 lots on 33 acres located in Township 57 North, Range 02 West, Section 16 within Bonner County in the State of Idaho has been reviewed by Panhandle Health District (PHD). PHD will grant final plat approval when the following conditions are satisfied:

- Update PHD application with current subdivision name and any other information that may have changed since application submittal, i.e. number of lots. **(Incomplete)**
- PHD must receive a letter from the Department of Environmental Quality (DEQ) or a Qualified Licensed Professional Engineer (QLPE) stating water and sewer services for *Syringa Estates* meet the State of Idaho Standards. **(Incomplete, see 3.11 & 3.12 in the Idaho State Land SOP)**
- PHD must receive a letter from *Syringa Water* stating they have the capacity and willingness to supply water/sewer to all 25 lots in the *Syringa Estates*. **(Complete)**
- Test holes must be dug and approved drainfield sites must be located for all lots within the subdivision. **(Complete)**
- The water source must be stated on the plat as part of the owner's certificate block as required by Idaho Code §50-1334. **(Incomplete)**
- PHD will provide the applicable language for the Sanitary Restriction/Certificate of Approval as required by Idaho Code §50-1326 to §50-1329. This must be placed on the face of the plat. **(Contact PHD)**
- All shallow injection wells (drywells) must be registered with PHD and corresponding fees paid. **(None proposed)**
- Copies of the plat including signature page(s) must be supplied to PHD. **(Incomplete)**
- All fees pertinent to PHD's subdivision review process must be paid. **(Complete)**

If the above conditions are satisfied PHD will lift the sanitary restrictions when the final plat/mylar is signed. Please note that plat approval does not guarantee these lots are buildable. If you have any questions or require additional information please call Panhandle Health District.

PHD recommends that the suitable drainfield sites are located on the face of the plat. It is the owners responsibility to protect and preserve the approved drainfield and replacement areas at all times.

Sincerely,

Amanda J Cerise
Registered Environmental Health Specialist

cc: Bonner County Planning Department - planning@bonnercountyid.gov
DEQ - croplansubmittal@deq.idaho.gov
Syrina Water District – drinkard.s@gmail.com
Dan Tadic – dtadic@hnh-llc.com



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] File S0001-25 - Long Plat - Deerfield

1 message

Kathryn Kolberg <KKolberg@phd1.idaho.gov>

Wed, Jun 18, 2025 at 3:36 PM

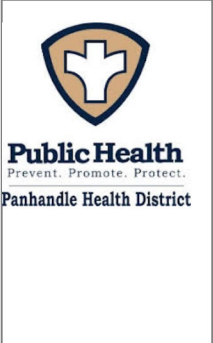
To: Bonner Planning <planning@bonnercountyid.gov>

Cc: Amanda Cerise <acerise@phd1.idaho.gov>, CRO Plan Submittal <CROPlanSubmittal@deq.idaho.gov>

Hi –




Please see attached for PHD comments dated 6.18.25 and 5.2.25 regarding the proposed Deerfield plat and upcoming Zoning Commission Hearing.

Regards,
Kathryn

| | |
|--|--|
|  | <p>Kathryn Kolberg Environmental Health Program Manager 2101 W. Pine St., Sandpoint, ID 83864 Office: 208-265-6384 Office Desk: 208-920-7902 Email: kkolberg@phd1.idaho.gov Web: Panhandlehealthdistrict.org</p> |
|--|--|

IMPORTANT: The information contained in this email may be privileged, confidential or otherwise protected from disclosure. All persons are advised that they may face penalties under state and federal law for sharing this information with unauthorized individuals. If you received this email in error, please reply to the sender that you received this information in error. Also, please delete this email after replying to the sender.


3 attachments

-  **Notice of Public Hearing_ZoningCommission 06.26.25 (1).pdf**
616K
-  **Deerfield Subdivision PHD Letter 5.2.2025.pdf**
793K
-  **Deerfield Plat - PHD Comments 6.18.25.pdf**
1023K

NOTICE OF PUBLIC HEARING



I hereby certify that a true and correct copy of this "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this **27th** day of **May 2025**.



Janna 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, May 27, 2025**.

NOTICE IS HEREBY GIVEN that the Bonner County Zoning Commission will hold a public hearing at **5:30 pm on Thursday, June 26, 2025**, in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following request:

File S0001-25 - Long Plat - Deerfield

The applicant is requesting to subdivide and plat an approximately 32.67-acre parcel into twenty-four (24) residential lots ranging from approximately one (1) to three (3) acres each and one stormwater tract. The property is zoned Suburban. The subject property is located off Baldy Mountain Rd in Section 16, Township 57 North, Range 2 West, Boise Meridian, Bonner County Idaho. This project is located in the Syringa Heights Water District and Northside Fire District service areas, and the Area of Impact for the City of Sandpoint.

For details regarding this application, Zoom teleconference, or YouTube livestream, visit the Planning Department web site at www.bonnercountyid.gov/departments/Planning. Staff reports are available online or may be viewed at the planning department approximately a week before the scheduled hearing.

Written statements must be submitted to the planning department record no later than seven (7) days prior to the public hearing. Written statements not exceeding one standard letter sized, single spaced page may be submitted at the public hearing. Statements can be sent to the Bonner County Planning Department at 1500 Highway 2, Suite 208, Sandpoint, Idaho 83864; faxed to 866-537-4935 or e-mailed to planning@bonnercountyid.gov. The referenced start time stated above reflects the beginning of the hearing. Specific file start time and hearing duration vary.

During the hearing for this application, the public will be given an opportunity to provide testimony and/or evidence regarding how the proposal does or does not comply with the applicable approval criteria of the Bonner County Revised Code. At the close of the public hearing, the governing board will make a decision on the application that may include, but is not limited to, approval, denial, remand, or continuance of the public hearing. Any person needing special accommodations to participate in the public hearing should contact the Bonner County Planning Department at (208) 265-1458 at least 48 hours prior to the scheduled hearing.

If you have no comment or response, you may indicate below and return this form to the Planning Department.

NO COMMENT _____
Name

Date



Panhandle Health District

Healthy People in Healthy Communities

Public Health
Prevent. Promote. Protect.

Panhandle Health District

June 18, 2025

Bonner County Planning Dept.

1500 Highway 2, Suite 208

Sandpoint, ID 83864

Re: File S0001-25 – Long Plat – Deerfield

Dear Bonner County Planning -

This letter is intended as follow-up comments to the attached letter/comments Panhandle Health District (PHD) sent on May 2, 2025. As of today's date, PHD does not have adequate information to verify whether sanitary restrictions may be lifted on all 24 proposed 'buildable' lots associated with this plat.

While the soils and overall site conditions were found to be generally adequate for complex alternative septic systems (per PHD Preliminary Soil Analysis dated 11/27/24), PHD must receive a detailed site plan indicating all proposed septic system locations and distances to all features of concern; including all temporary, intermittent and permanent surface water (existing & proposed, and both man-made and naturally existing).

The applicant must demonstrate that the sanitary services proposed for each lot will fit within the property lines as proposed, or within dedicated legal easements on neighboring parcels. Any depressions or drainages that hold surface water for 2 months or more require the setback for intermittent or permanent surface water, and this applies to both man-made or natural depressions that hold water. The Idaho Subsurface Sewage Disposal Rules IDAPA 58.01.03.003.39 define surface water as: *Surface Water - Intermittent, Permanent, Temporary. a. Any waters of the State which flow or are contained in natural or man-made depressions in the earth's surface. This includes, but is not limited to, lakes, streams, canals, and ditches. b. An intermittent surface water exists continuously for a period of more than two (2) months but not more than six (6) months a year. c. A permanent surface water exists continuously for a period of more than six (6) months a year. d. A temporary surface water exists continuously for a period of less than two (2) months a year.*

Each proposed 'buildable' lot must be verified to have adequate space for both a Primary & Replacement Septic system. It is important to note that the site has clay soils, which means the septic systems will be very large. For example, if someone wants one dwelling with 4 bedrooms (300gpd), they would need 1,500sqft of area for their primary drainfield, and another 1500sqft for their future replacement field, for a total of 3,000sqft. All lots will require extremely careful planning to ensure setbacks can be met to all waterlines, all surface water, property lines, dwellings, etc.

PHD has requested a detailed site plan from the project engineer so we can verify the details of the proposed sanitary services in relation to the rest of the project plans. PHD may need to conduct additional field work to verify the proposed septic locations will be adequate and compliant with IDAPA 58.01.03. PHD also needs all necessary reviews and approvals for the proposed water system infrastructure.

If you have any questions regarding this information, please contact our office or email me at kkolberg@phd1.idaho.gov.

Regards,

Kathryn Kolberg, Environmental Health Program Manager

Sandpoint – Bonner County
2101 W. Pine St.
Sandpoint, ID 83864
208.263.5159



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] File S0001-25 - Long Plat - Deerfield

1 message

Kathryn Kolberg <KKolberg@phd1.idaho.gov>

Wed, Jun 18, 2025 at 3:36 PM


To: Bonner Planning <planning@bonnercountyid.gov>

Cc: Amanda Cerise <acerise@phd1.idaho.gov>, CRO Plan Submittal <CROPlanSubmittal@deq.idaho.gov>

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Kathryn

| | |
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|--|---|

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1023K

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Jenna Brown, Administrative Assistant III

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If you have no comment or response, you may indicate below and return this form to the Planning Department.

NO COMMENT _____
Name

Date



Panhandle Health District

Healthy People in Healthy Communities

Public Health
Prevent. Promote. Protect.

Panhandle Health District

June 18, 2025

Bonner County Planning Dept.

1500 Highway 2, Suite 208

Sandpoint, ID 83864

Re: File S0001-25 – Long Plat – Deerfield

Dear Bonner County Planning -

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If you have any questions regarding this information, please contact our office or email me at kkolberg@phd1.idaho.gov.

Regards,

Kathryn Kolberg, Environmental Health Program Manager

Sandpoint – Bonner County
2101 W. Pine St.
Sandpoint, ID 83864
208.263.5159



Fwd: Bonner County Planning - S0001-25 Agency Review - Long Plat - Deerfield

1 message

Janna Brown <janna.brown@bonnercountyid.gov>
To: Jason Johnson <jason.johnson@bonnercountyid.gov>

Tue, Jun 3, 2025 at 1:25 PM

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

----- Forwarded message -----

From: **Matt Mulder** <matt.mulder@bonnercountyid.gov>
Date: Tue, Jun 3, 2025 at 1:08 PM
Subject: Fwd: Bonner County Planning - S0001-25 Agency Review - Long Plat - Deerfield
To: Mail-Planning <planning@bonnercountyid.gov>
Cc: Jason Topp <jason.topp@bonnercountyid.gov>, Dan Tadic <dtadic@hnh-llc.com>

Planning,

The Bonner County Road & Bridge Department has the following comments regarding the Deerfield Subdivision:

1. The Applicant's Engineer has been coordinating the roadway designs and dedication of additional public right of way with the R&B Dept since early in the project development, and as a result there are few comments needed regarding the roadway plans. The roads as designed meet or exceed the standard requirements for a privately maintained public road, Local Access Road A, with more than 200 ADT (Average Daily Traffic) and are approved for construction as presented.
2. After reviewing the Trip Generation & Distribution Letter, it is my opinion that no additional traffic impact study is required. Baldy Mountain Rd is a County maintained road with hard surfacing and a 35mph speed limit and is more than capable of supporting the increased traffic loads generated by the subdivision. The speeds, sight distances, and traffic volumes do not warrant turn lanes.
3. A road approach encroachment permit will need to be applied for in order to construct the new connection to Baldy Mountain Road. As driveways are added later, residential encroachment permits for each new driveway will be required. Corner lots will be required to access off of Deerfield Drive.
4. There is a note regarding maintenance of the roads in the Owners Certificate as being by the HOA per CC&R's. Add additional language making it clear that "the roads being constructed do not meet the standards for County maintenance and will be ineligible for future consideration of County maintenance."

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

----- Forwarded message -----

From: **Bonner County Planning** <planning@bonnercountyid.gov>
Date: Wed, May 28, 2025 at 11:51 AM
Subject: Bonner County Planning - S0001-25 Agency Review - Long Plat - Deerfield
To: Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>, Amber Burgess <clerk@ebsewerdistrict.com>, Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>, Avista Copr - Jay West <jay.west@avistacorp.com>, Avista Corp - Peggy George <peggy.george@avistacorp.com>, Becky Meyer <becky.meyer@posd.org>, Bill Berg <billb@bbsewer.org>, Bonner County Assessors <assessorsgroup@bonnercountyid.gov>, BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <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 <chief@spirittlakefire.com>, City of Clark Fork <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@hotmail.com>, City of Priest River <layers@priestriver-id.gov>, City of Sandpoint Planning <cityplanning@sandpointidaho.gov>, cityclerk@spirittlakeid.gov <cityclerk@spirittlakeid.gov>, Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>, Coolin-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.McCracken@deq.idaho.gov>, Dan Scholz <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 <eastpriestlakefd@gmail.com>, Erik Sjoquist <esjoquist@idl.idaho.gov>, Federal Aviation Administration <Heather.pate@faa.gov>, Frankie Dunn <Frankiejdunn@hotmail.com>, Fritz Broschet <outletbaysewer@gmail.com>, Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>, 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 Environmental Quality <deqcomments@deq.idaho.gov>, 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.com>, Jamie Brown <jamieb@inilandpower.com>, Janice Best <janicesb@televar.com>, Jason Johnson <jason.johnson@bonnercountyid.gov>, Jason Kimberling <jason.kimberling@itd.idaho.gov>, Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>, Jessie Roe <BWSD637@gmail.com>, Joe Kren <joekren@sd83.org>, Jordan Brooks <coolinsewer@gmail.com>, KayLeigh Miller <klmiller@ponderay.org>, kbsd sewer <kbsdpl@hotmail.com>, Ken Flint <ken_flint@tcenergy.com>, Kenny Huston <kenny.huston@oer.idaho.gov>, Kim Hoodenpyle <kjh5345@gmail.com>, Kim Spacek <kimspacek@sd83.org>, Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>, Laclede 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 <midaswatercorp@gmail.com>, Mike Ahmer <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 of the Narrows Fire District <Huckbay2501@gmail.com>, Northern Lights <kristin.metke@nli.coop>, Northern Lights - Clint Brewing <clint.brewington@nli.coop>, Northside Water and Syringa Heights Water Association <allwater49@outlook.com>, Oden Water Association - Carla Poelstra <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 Hash <Rich.hash2022@gmail.com>, Road & 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 District <markc@smartplugs.com>, Sam Owen Fire 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 District 84 Transportation - James Koehler <james.koehler@posd.org>, SCHWEITZER FIRE DISTRICT <SchweitzerFireDistrict@gmail.com>, Selkirk Association of Realtors <danielle@selkirkrao.com>, Selkirk Recreation District <elgar@whoi.edu>, Sheryl Austin <granitereeder@gmail.com>, SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>, Southside Water and Sewer <southsidewaterandsewer@swsdsidaho.org>, Steve Elgar <selgar@mac.com>, Superintendent School Dist 84 <kelly.fisher@posd.org>, 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.com>, Teresa Zamora <utilities@stoneridgeidaho.com>, Theresa Wheat <theresa@kootenai.org>, Tim Ventress <chventresswplvfd@hotmail.com>, Timberlake Fire

6/3/25, 1:37 PM


Bonner County Mail - Fwd: Bonner County Planning - S0001-25 Agency Review - Long Plat - Deerfield

District <Kwright@timberlakefire.com>, Tom Renzi <epfdchief@gmail.com>, US Fish & Wildlife Services <fw1idahoconsultationrequests@fws.gov>, West Bonner Library <meagan@westbonnerlibrary.org>, West Pend Oreille Fire District <wpofd1@gmail.com>
Cc: Alexander Feyen <alexander.feyen@bonnercountyid.gov>, Jessica Montgomery <jessica.montgomery@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 Public Hearing_ZoningCommission 06.26.25.pdf**
616K



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] Public Hearing Statement Submission - File S00001-25-Long Plat - Deerfield

1 message

Tammy Miller <tmiller@selkirkfire.us>
To: Bonner County Planning <planning@bonnercountyid.gov>
Cc: Jeff Armstrong <jarmstrong@selkirkfire.us>

Tue, Jun 3, 2025 at 1:15 PM

Please accept this submission from Northside Fire Chief, Jeff Armstrong, regarding the public hearing, File S00001-25-Long Plat-Deerfield.

A response to confirm receipt of the attached would be appreciated.

Thank you,



Tammy Miller, *Fire Administrator*
SELKIRK FIRE RESCUE, & EMS
P.O. Box 760
2689 Gun Club Road
Sagle, ID 83860
(208) 263-7929
www.selkirkfire.us

 **Public Hearing Response - File S0001-25 (Deerfield Subdivision).pdf**
1393K

NOTICE OF PUBLIC HEARING



I hereby certify that a true and correct copy of this "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this **27th** day of **May 2025**.

Janna Brown

Janna 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, May 27, 2025**.

NOTICE IS HEREBY GIVEN that the Bonner County Zoning Commission will hold a public hearing at **5:30 pm on Thursday, June 26, 2025**, in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following request:

File S0001-25 - Long Plat - Deerfield

The applicant is requesting to subdivide and plat an approximately 32.67-acre parcel into twenty-four (24) residential lots ranging from approximately one (1) to three (3) acres each and one stormwater tract. The property is zoned Suburban. The subject property is located off Baldy Mountain Rd in Section 16, Township 57 North, Range 2 West, Boise Meridian, Bonner County Idaho. This project is located in the Syringa Heights Water District and Northside Fire District service areas, and the Area of Impact for the City of Sandpoint.

For details regarding this application, Zoom teleconference, or YouTube livestream, visit the Planning Department web site at www.bonnercountyid.gov/departments/Planning. Staff reports are available online or may be viewed at the planning department approximately a week before the scheduled hearing.

Written statements must be submitted to the planning department record no later than seven (7) days prior to the public hearing. Written statements not exceeding one standard letter sized, single spaced page may be submitted at the public hearing. Statements can be sent to the Bonner County Planning Department at 1500 Highway 2, Suite 208, Sandpoint, Idaho 83864; faxed to 866-537-4935 or e-mailed to planning@bonnercountyid.gov. The referenced start time stated above reflects the beginning of the hearing. Specific file start time and hearing duration vary.

During the hearing for this application, the public will be given an opportunity to provide testimony and/or evidence regarding how the proposal does or does not comply with the applicable approval criteria of the Bonner County Revised Code. At the close of the public hearing, the governing board will make a decision on the application that may include, but is not limited to, approval, denial, remand, or continuance of the public hearing. Any person needing special accommodations to participate in the public hearing should contact the Bonner County Planning Department at (208) 265-1458 at least 48 hours prior to the scheduled hearing.

If you have no comment or response, you may indicate below and return this form to the Planning Department.

NO COMMENT _____

Name

Date

SEE ATTACHMENT 6/3/25

A handwritten signature in blue ink, appearing to be a stylized 'R' or similar mark.



NORTHSIDE FIRE DISTRICT

P.O. Box 181
Ponderay, Idaho 83852
Phone: 208-265-4114

June 3, 2025

Bonner County Planning Department

RE: Public Hearing – File S0001-25
Deerfield Subdivision, RP57N02W164952A

To Whom It May Concern:


The Northside Fire District is aware of the Deerfield subdivision and plans for development off Baldy Mountain Rd. For the last few months, the developer and his representatives have been working with fire district staff on meeting all the requirements of the District as well as the International Fire Code (IFC). They have been very communicative and great to work with.

We worked with them to meet the intent of the IFC regarding fire flow and water storage. We reached an agreement, and I provided an IFC variance, that will allow for a single large tank for water storage; an option that will allow for easier access to water in the event of an incident in or around the community.

We continue to be concerned about the amount of development in Bonner County, while at the same time not addressing infrastructure. It must be noted that we do not not have the adequate fire resources to protect this subdivision, or other areas of the County, from a major fire event. Knowing that, the voters recently spoke and decided they did not support enhanced fire protection. With that in mind we respectfully ask the County to proceed cautiously into the future and consider methods that will allow for responsible growth in the wildland urban interface.

Should you have any questions, please feel free to reach out.

Sincerely,



Jeff Armstrong, Fire Chief

cc. file, Board of Commissioners



Dylan Young <dylan.young@bonnercountyid.gov>

Bonner County Planning - File S0001-25 Agency Review

Bonner County Planning Department <planning@bonnercountyid.gov> Tue, Jul 29, 2025 at 8:41 AM
To: Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>, Amber Burgess <clerk@ebsewerdistrict.com>, Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>, Avista Copr - Jay West <jay.west@avistacorp.com>, Avista Corp - Peggy George <peggy.george@avistacorp.com>, Becky Meyer <becky.meyer@lposd.org>, Bill Berg <billb@bbsewer.org>, Bonner County Assessors <assessorsgroup@bonnercountyid.gov>, BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <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 <chief@spirittlakefire.com>, City of Clark Fork <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 Kootenai <cityclerk@cityofkootenai.org>, City of Oldtown <cityofoldtown@hotmail.com>, City of Priest River <layers@priestriver-id.gov>, City of Sandpoint Planning <cityplanning@sandpointidaho.gov>, "cityclerk@spirittlakeid.gov" <cityclerk@spirittlakeid.gov>, Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>, Coolin-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.McCracken@deq.idaho.gov>, Dan Scholz <dan.scholz@nli.coop>, Dave Schuck <dave.schuck@bonnercountyid.gov>, Dean Davis <deandavis@sd83.org>, DEQ - Kristie McEnroe <kristie.mcenroe@deq.idaho.gov>, East Bonner Library <Amanda@ebonnerlibrary.org>, East Priest Lake Fire District <eastpriestlakefd@gmail.com>, Erik Sjoquist <esjoquist@idl.idaho.gov>, Federal Aviation Administration <Heather.pate@faa.gov>, Frankie Dunn <Frankiejdunn@hotmail.com>, Fritz Broschet <outletbaysewer@gmail.com>, Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>, Gavin Gilcrease <ggilcrease@sandpointidaho.gov>, ID State Historical Society - Dan Everhart <dan.everhart@ishs.idaho.gov>, Idaho Department of Environmental Quality <deqcomments@deq.idaho.gov>, 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.com>, Jamie Brown <jamieb@inlandpower.com>, Janice Best <janicesb@televar.com>, Jason Johnson <jason.johnson@bonnercountyid.gov>, Jason Kimberling <jason.kimberling@itd.idaho.gov>, Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>, Jessie Roe <BWSD637@gmail.com>, Joe Kren <joekren@sd83.org>, Jordan Brooks <coolinsewer@gmail.com>, Karen Quenell <kquenell@northsidefire.org>, Kayleigh Miller <klmiller@ponderay.org>, kbsd sewer <kbsdpl@hotmail.com>, Ken Flint <ken_flint@tcenergy.com>, Kenny Huston <kenny.huston@oer.idaho.gov>, Kim Hoodenpyle <kjh5345@gmail.com>, Kim Spacek <kimspacek@sd83.org>, Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>, Laclede Water District <info@lacledewaterdistrict.org>, Lakeland Joint School District #272 <cpursley@lakeland272.org>, Lisa Rosa <hr@ebonnerlibrary.org>, Matt Diel <matt.diel@lposd.org>, Merritt Horsmon <merritt.horsmon@idfg.idaho.gov>, Midas Water <midaswatercorp@gmail.com>, Mike Ahmer <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 of the Narrows Fire District <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@outlook.com>, Oden Water Association - Carla Poelstra <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 Hash <Rich.hash2022@gmail.com>, Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>, Ryan Zandhuisen <rzanhuisen@idl.idaho.gov>, Sagle Valley Water & Sewer District <markc@smartplugs.com>, Sagle Valley Water and Sewer District <saglewatersewer@gmail.com>, Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>, Sam Ross <sam.ross@nli.coop>, Sarah Gilmore <sgilmore@sandpointidaho.gov>, School District 84 Transportation - James Koehler <james.koehler@lposd.org>, SCHWEITZER FIRE DISTRICT <SchweitzerFireDistrict@gmail.com>, Selkirk Association of Realtors <danielle@selkirkaor.com>, Selkirk Recreation District <elgar@whoi.edu>, Sheryl Austin <granitereeder@gmail.com>, SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>, Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>, Steve Elgar <selgar@mac.com>, Superintendent School Dist 84 <kelly.fisher@lposd.org>, "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.com>, Teresa Zamora <utilities@stoneridgeidaho.com>, Theresa Wheat <theresa@kootenai.org>, Tim Ventress <chventresswplvfd@hotmail.com>, Timberlake Fire District <Kwright@timberlakefire.com>, Tom Renzi <epfldchief@gmail.com>, US Fish & Wildlife Services <fw1idahoconsultationrequests@fws.gov>, West Bonner Library <meagan@westbonnerlibrary.org>, West Pend Oreille Fire District <wpofd1@gmail.com>
Cc: Alexander Feyen <alexander.feyen@bonnercountyid.gov>, Jeannie Welter <jeannie.welter@bonnercountyid.gov>

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.

Dylan Young
Bonner County Planning Department
Hearing Coordinator
208-265-1458

Now Live: Apply for Your Building Location Permit Online!

We're making building easier! You can now apply for your **Building Location Permit** quickly and securely through our **new citizen online portal**, available 24/7 from the comfort of your home or office. You can also apply on one of the kiosks provided in the Planning Department office, located in the County Administrative Building, Suite 208.

Fast & easy application process
Track your permit status in real time
Upload documents directly

Online Application Guide

Visit <https://bonnercountyid-energovweb.tylerhost.net/apps/selfservice#/home> **to get started today!**

Effective July 1, 2025, all Building Location Permits must be applied for through the online citizen portal and we will no longer be accepting applications sent via email or printed paper applications. Have questions? Call 208-265-1458, our team is ready to help.

Build smarter. Apply online.

 **Notice of Public Hearing_BOCC08.14.25.pdf**
627K



Jason Johnson <jason.johnson@bonnercountyid.gov>

Re: [EXT SENDER] RE: Deerfield Subdivision - S0001-25

1 message

Jake Gabell <jake.gabell@bonnercountyid.gov>

Tue, May 13, 2025 at 12:30 PM

To: Bill Dean <bdean@sandpointidaho.gov>

Cc: Jason Welker <jwelker@sandpointidaho.gov>, Alexander Feyen <alexander.feyen@bonnercountyid.gov>, Janna Brown <janna.berard@bonnercountyid.gov>, Jason Johnson <jason.johnson@bonnercountyid.gov>

Hey Bill,

I don't believe we need anything else from you at this time. We will consider this email and the attached staff report as the City's comment on the file. We are still within the comment period, so if the City wants to provide any additional information or details, feel free to send them over before the hearing.

Thanks,

Jake Gabell, Director

Bonner County Planning Department

1500 Highway 2, Suite 208

Sandpoint, ID 83864

Phone: 208-265-1458

On Mon, May 12, 2025 at 4:36 PM Bill Dean <bdean@sandpointidaho.gov> wrote:

Hi Jake, thanks again for routing the Deerfield application to us for review/comment. Our City Council addressed this at last Wednesday's CC mtg and below is the excerpt from the DRAFT minutes which will go to CC next week for approval. Our staff report is [here](#):

Citing a conflict as the applicant to Bonner County for this development, Councilor Howarth recused himself from this matter and left the dais.

City Planner Bill Dean reviewed his staff report and packet materials with the Council and, along with Mayor Grimm and Mr. Jones, fielded questions. Council approved the comments from the City to Bonner County regarding the Deerfield Subdivision Application, as composed by City staff, with the following amendments:

- a. Include a suggestion for a right-of-way dedication on the corners of Lots 9 and 10 in Block 1 for future connectivity to the south and/or west.
- b. Include a suggestion that any access point included in this development onto the property owned by the City of Sandpoint to the east of this development be constructed from public right-of-way stubbed to the City property.

Motion made by Councilor Schreiber, Seconded by Councilor Duquette.

Voting Yea: Councilor Ruehle, Councilor Aispuro, Councilor Dick, Councilor Schreiber, Councilor Duquette

Abstaining: Councilor Howarth

The minutes will be posted next week after CC approval. Do you need anything else from us? We're happy to further discuss. We'd appreciate you sharing our City Council's requests, as described above and in the linked staff report with the Commissioners.

Thanks, Bill



City of Sandpoint Planning

Bill Dean | City Planner

Office | (208)265-1480

1123 Lake St. Sandpoint,

ID 83864

From: Jake Gabell <jake.gabell@bonnercountyid.gov>

Sent: Thursday, April 17, 2025 3:56 PM

To: Jason Welker <jwelker@sandpointidaho.gov>; Bill Dean <bdean@sandpointidaho.gov>

Cc: Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Janna Brown <janna.berard@bonnercountyid.gov>; Jason Johnson <jason.johnson@bonnercountyid.gov>

Subject: Deerfield Subdivision - S0001-25

[Caution] This email originated from outside the City of Sandpoint organization. **Do not** click on links or open attachments unless you recognize the sender and know it's safe. When in doubt contact the [IT Department](#)

Good afternoon Gentlemen,

Here is the link to the Deerfield subdivision application and associated documents.

I understand that the applicant is pushing for this to be added to the May Zoning Commission agenda. To accomplish this, we would need something in writing stating that the City is waiving the 40-day notice requirement found in the current ACI agreement. In order to meet our other noticing requirements, we would have to send a public notice to the paper by Tuesday of next week.

I'm completely fine waiting to hold this hearing until June, as currently planned, but if the City is willing to waive its 40-day notice period, then we could hold the hearing sooner. Please note that per Bonner County Code, the Zoning Commission cannot make a decision on a preliminary plat. They make a recommendation to the BOCC, who will hold another hearing and make a decision on this file in the preliminary plat phase.

<https://www.bonnercountyid.gov/FileS0001-25>

Jake Gabell, Director

Bonner County Planning Department

[1500 Highway 2, Suite 208](#)

5/13/25, 12:37 PM

Bonner County Mail - Re: [EXT SENDER] RE: Deerfield Subdivision - S0001-25

[Sandpoint, ID 83864](#)

Phone: 208-265-1458