



## Bonner County Planning Department

*"Protecting property rights and enhancing property value"*

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December 23, 2025

Deerfield LLC, c/o Dan Tadic  
3882 N Schreiber Way  
Suite 104  
Coeur D Alene, ID 83815

Subj: File S0001-25 – Subdivision – Deerfield Subdivision Reconsideration

Encl:

- (1) Reasoned Statement Worksheet
- (2) S0001-25 Reconsideration Staff Report
- (3) S0001-25 Bonner County Board of County Commissioners Preliminary Plat
- (4) S0001-25 Original Decision Letter

Dear Applicant,

The Bonner County Board of County Commissioners (BOCC) at the December 18, 2025 hearing reversed their previous decision and approved of the above-referenced application.

### **MOTION TO APPROVE:**

Commissioner Korn moved 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 decision is based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at this hearing. Commissioner Korn further moved to adopt the conditions of approval and 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.

Commissioner Williams seconded the motion

### **ROLL CALL VOTE**

Commissioner Korn	YEA
Commissioner Domke	YEA
Commissioner Williams	YEA

The motion carried unanimously.

### **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.

**NOTE:** Following any final decision concerning a site-specific land use request, the applicant has a right to request a regulatory taking analysis pursuant to Section 67-8003, Idaho Code (*Idaho Code §67-6535(3)*).

Please contact the Planning Department if you have any questions.

Sincerely,



Brian Domke, Chair  
Bonner County Board of County Commissioners

- c: Deerfield LLC  
Dan Tadic – HMH Engineering, Project Representative  
Dan Rodriguez, Davillier Law Group, Legal Counsel  
Jake Gabell, North Idaho Planning and Consulting, Project Representative  
Gerhard Schickedanz

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## Board of County Commissioners Reasoned Statement Worksheet December 17, 2025 (Reconsideration)

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**Project Name:** S0001-25 Deerfield

**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

**Notice provided:**

Mail: December 2, 2025

Site Posting: December 8, 2025

Published in newspaper: December 2, 2025

**Note: This reasoned statement hereby amends the original reasoned statement provided on the September 19, 2025 written decision.**

# DEERFIELD

SITUATE IN THE E1/2 OF THE SW1/4 OF SECTION 16  
TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN  
BONNER COUNTY, IDAHO

- NOTES:**
- SEE SHEET 1 FOR LINE AND CURVE TABLE
  - THE BANNER COUNTY PLANNING DEPARTMENT & BONNER COUNTY COMMISSIONERS
  - THE NUMBER AND TYPE OF DWELLINGS PERMITTED WITHIN THIS PLAT SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCES OF BONNER COUNTY, IDAHO.
  - STORM WATER TRACT IS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
  - WATER STORAGE TRACT IS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
  - WATER EASEMENT ADJACENT TO SAND RIGHT-OF-WAY WITHIN SAID LOTS.
  - UTILITY AND SIGNAGE SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY OF BONNER COUNTY, IDAHO.
  - HAZARD AND FLOOD ZONE "X" PER FORM PANEL 14072001E WITH AN EFFECTIVE DATE OF 11/18/2009.
  - WATER MAINS SHALL BE 18" D.I. (SEE SPEC. 654.03.05) TO THE PUBLIC AS PRESERVES MAINTAINED AND SHALL BE CONSTRUCTED TO THE PRIVATELY MAINTAINED PUBLIC ROADS.
  - PUBLIC ROADS SHALL BE MAINTAINED AT THE SOLE EXPENSE OF THE HOMEOWNERS ASSOCIATION.
  - THEY HAVE NOT BEEN CONSTRUCTED TO COUNTY STANDARDS FOR PUBLIC ROADS.
  - PERMITS TO DRAIN (PDO) 50-134(2)(L) PER PIPELINE AND HAZARDOUS MATERIALS SAFETY REGULATIONS.
  - NATURAL GAS PIPELINE EXISTING APPROXIMATELY 1000' WEST OF THE NORTHWEST CORNER OF THIS PLAT.
  - THIS PLAT IS SUBJECT TO THE TERMS, CONDITIONS AND PROVISIONS AS OUTLINED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS (CCRs) REDUCED AS INSTRUMENT NO. 2018-00167.
  - PER CDP# INSTR. NO. 86538.

**BASIS OF BEARING:**

THIS PLAT WAS ESTABLISHED BY GPS CONTROL COORDINATES DERIVED FROM AUGS OASIS SOLUTIONS USING A REFERENCE FRAME OF NAD83 (2011 EPOCH). 2010.000 ALL BEARINGS REFER TO THE IDAHO COORDINATE SYSTEM OF 1983, WEST ZONE, I (103). ALL DISTANCES ARE IN FEET AND DECIMAL FEET. ANGLES SHOWN HAVE BEEN CONVERTED FROM GRID TO GROUND USING A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.000148201.

**SURVEYOR'S NARRATIVE:**

THIS PLAT WAS PREPARED AT THE REQUEST OF DEERFIELD LLC TO ESTABLISH THE BOUNDARY DESCRIBED IN (R1) AND ESTABLISH LOTS AS SHOWN ON THIS PLAT.

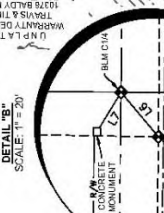
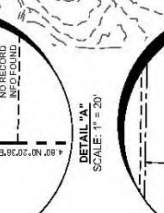
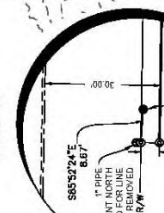
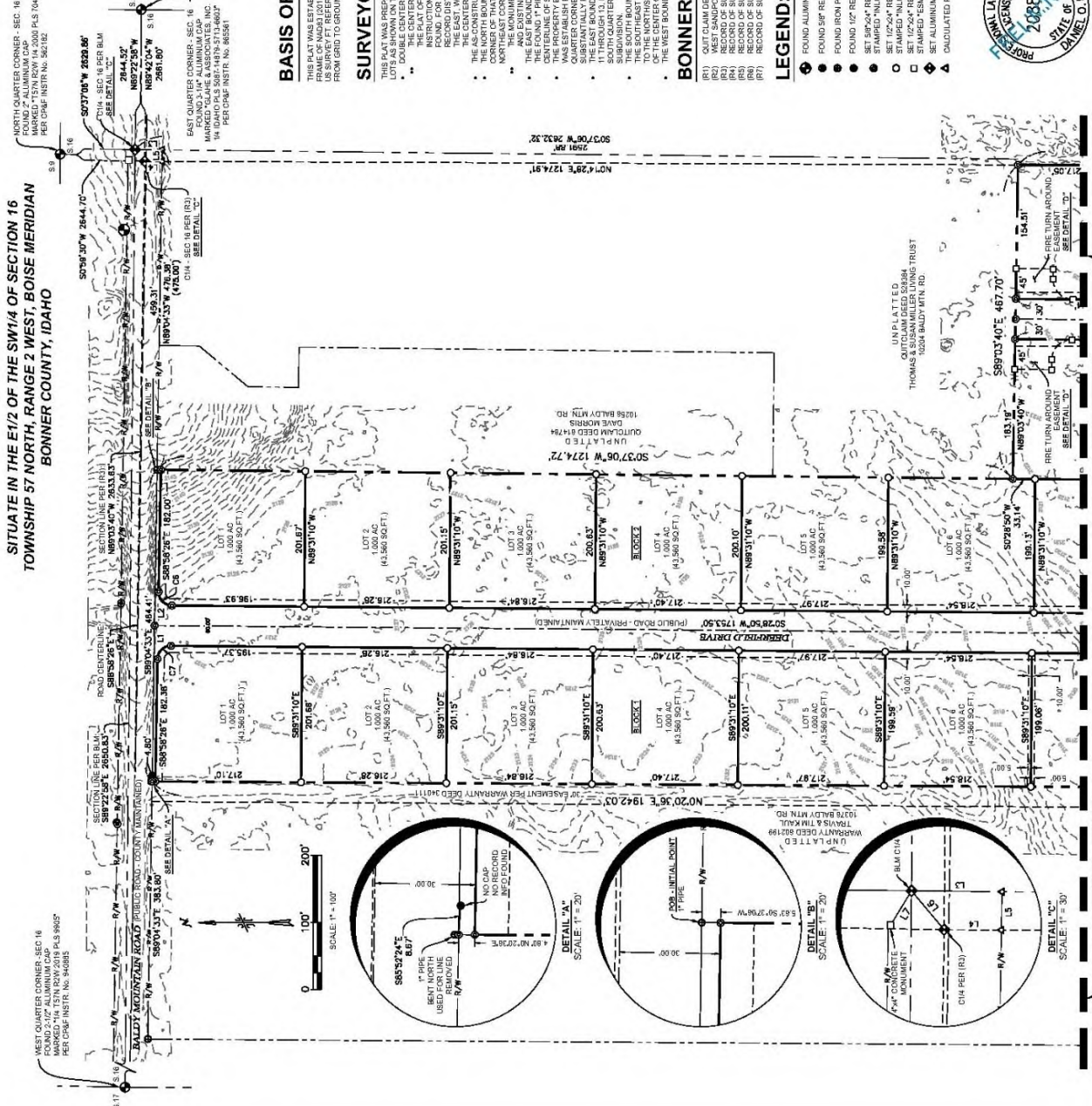
- DOUBLE CENTER QUARTER CORNER OF SECTION 16 HAS BEEN ESTABLISHED IN TWO LOCATIONS. ONE LOCATION IS BASED ON THE PLAT OF WEST SANDPOINT SUBDIVISION (R2) AND ONE BASED ON BUREAU OF LAND MANAGEMENT MANUAL OF INSTRUCTION. AN EXTENSIVE ATTEMPT WAS MADE TO LOCATE THESE TWO MONUMENTS. NEITHER OF WHICH WERE RECORDED DISTANCES PER (R2) WERE USED TO ESTABLISH THE CALCULATED POSITION OF THE CENTER QUARTER, PER (R3).
- THE EAST, WEST, NORTH AND SOUTH QUARTER CORNERS WERE LOCATED TO ESTABLISH THE CALCULATED POSITION OF THE AS-CONSTRUCTED CENTERLINE OF BALDY MOUNTAIN ROAD WAS LOCATED TO ESTABLISH A 30.00' RIGHT OF WAY CENTERLINE OF BOUNDARY OF THE SUBJECT PROPERTY.
- THE WEST CORNER OF THE SUBJECT PROPERTY WAS ESTABLISHED FROM FOUND MONUMENTS AT THE NORTHWEST CORNER OF THE SUBJECT PROPERTY. THE EAST CORNER WAS ESTABLISHED FROM FOUND MONUMENTS AT THE NORTHEAST CORNER OF THE SUBJECT PROPERTY.
- THE EAST CORNER OF THE SUBJECT PROPERTY SUBSTANTIALLY FITS LINES OF OCCUPATION AND EXISTING FENCE LINES.
- THE EAST BOUNDARY OF THE SUBJECT PROPERTY ADJACENT TO LOTS 1 THROUGH 6, BLOCK 2, WAS ESTABLISHED BY HOLDING THE PROPERTY BOUNDARY ADJACENT TO THE NORTH BOUNDARY OF LOT 1 AND TRACT "A", BLOCK 2 AND LOT 14, BLOCK 1.
- THE CENTERLINE OF SECTION 16, PER THE BLM SOLUTION, WAS ESTABLISHED BY HOLDING THE BEARING OF THE NORTH/SOUTH QUARTER CORNER AND OFFSETTING THAT ALIGNMENT A RECORD DISTANCE OF 100.00' TO THE SOUTH. THIS SUBSTANTIALLY FITS EXISTING FENCE LINES AND LINES OF OCCUPATION.
- THE SOUTH BOUNDARY OF THE SUBJECT PROPERTY WAS ESTABLISHED BY HOLDING THE NORTH/SOUTH CENTERLINE OF SECTION 16 BASED ON THE SOUTH QUARTER CORNER AND THE CALCULATED POSITION OF THE CENTER QUARTER BASED ON WEST SANDPOINT.
- THE SOUTH CORNER OF THE SUBJECT PARCEL WAS ESTABLISHED BY HOLDING FOUND MONUMENTS. THE FOUND 1" PIPE AT THE SOUTH CORNER OF THE SUBJECT PARCEL WAS USED FOR LINE ONLY. THE SOUTH BOUNDARY LINE WAS EXTENDED TO THE CENTER QUARTER CORNER OF THE SOUTH QUARTER SUBDIVISION.
- THE WEST BOUNDARY OF THE SUBJECT PARCEL WAS ESTABLISHED BY HOLDING FOUND MONUMENTS.

**BONNER COUNTY REFERENCES:**

- (R1) GATE VALLEY PLAT INSTRUMENT NO. 2018-00167.
- (R2) WEST SANDPOINT SUBDIVISION, RECORDED DEC. 4, 1910 UNDER INSTRUMENT NO. 20261 IN BOOK 1 OF PLATS AT PAGE 192.
- (R3) RECORD OF SURVEY INSTRUMENT NO. 84527 RECORDED BY MARK DUFFNER, PLS 8905, 2019.
- (R4) RECORD OF SURVEY INSTRUMENT NO. 86393 RECORDED BY GEORGE MARCHALL, PLS 1946, 2020.
- (R5) RECORD OF SURVEY INSTRUMENT NO. 86598 RECORDED BY DAVID EVANS, PLS 5987, 1999.
- (R6) RECORD OF SURVEY INSTRUMENT NO. 86599 RECORDED BY DAVID EVANS, PLS 5987, 1999.
- (R7) RECORD OF SURVEY INSTRUMENT NO. 4149 RECORDED BY ROBERT BRISTOL, PLS 862, 1989.

**LEGEND:**

- FOUND ALUMINUM CAP MONUMENT, AS DESCRIBED
- FOUND 5/8" REBAR, BRISTOL PLS 862 OR AS DESCRIBED
- FOUND IRON PIPE, AS DESCRIBED
- FOUND 1/2" REBAR, AS DESCRIBED
- SET 5/8"x24" REBAR WITH YELLOW PLASTIC CAP
- SET 1/2"x24" REBAR WITH YELLOW PLASTIC CAP
- SET 1/2"x24" REBAR WITH YELLOW PLASTIC CAP
- SET 1/2"x24" REBAR WITH YELLOW PLASTIC CAP
- SET ALUMINUM CAP ON 5/8"x24" REBAR
- CALCULATED POINT, NOTHING FOUND OR SET



PN200413  
PAGE 2 OF 3  
**HMH**  
engineering  
476684 Highway 96, Suite 3  
Pondreay, ID 83852  
(208) 635-5825



The site is adjacent to the City of Sandpoint. With the exception of a parcel 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.**

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**Applicable Laws:**

The following sections of BCRC, Title 12, apply to this 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

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**Reasoned Statement Worksheet:**

BCRC Code	Standard for	Required	Provided
12-263	Reconsideration	Reconsideration, noticing, and processes	The Board found that this project was in compliance and adopted the findings in the staff report, finding that the Planning Department met the associated timelines for noticing. The applicant provided a waiver to their right to a 60-day decision.

			A hearing on this file was held on December 18, 2025.
12-620	General	Easements, constraints, reserved land areas to be shown and marked on the plats.	<p><b>Board’s reconsideration decision:</b></p> <p>The Board found that this project now complies with this section. The Board found that, while the original submitted plat did not comply, the applicant has since provided an updated plat showing the required items of this section.</p>
12-626.A	Natural Hazards	Subdivision to be designed around identified natural hazards	<p><b>Board’s reconsideration decision:</b></p> <p>The Board found that this project complies with this section of code. The Board found that the original plat did not show the location of the natural hazards and relationship between the design of the development and the natural hazards. The updated plat now shows that the plat is designed around natural hazards, to include the location of the stormwater retention pond, which is designed to be located outside of the Special Flood Hazard Area (SFHA), creeks, calculated base flood elevations (BFE), and wetlands. The applicant provided the Board with information from FEMA that the LOMR application was acceptable to move forward with the required legal noticing.</p>
12-626.B	Conformance with BCRC 12-7	Conformance with environmental standards.	<p><b>Board’s reconsideration decision:</b></p> <p>The Board found that the project is in compliance and meets the applicable standards</p>

			<p>of this section. The Board found that the applicant had addressed the areas of concern containing the stormwater plan and the Base Flood Elevation (BFE) within mapped floodplain that the Board had cited in their original decision. The applicant confirmed to the Board that the stormwater retention pond would be outside of the SFHA zone, and that the applicant filed for a LOMR with FEMA to establish the BFE for the project. At the time of the hearing, the applicant provided evidence from FEMA that the BFE that they calculated was accurate and is anticipated to be accepted by FEMA. The applicant provided a legal notice in the newspaper regarding the LOMR, which is one of the traditional final steps to be granted the LOMR. The stormwater plan and plat addressed that the subdivision, including the retention pond, are designed to address items such as shorelines, grading, stormwater management, and wetlands.</p>
12-642.A	Application Content	Application form	<p><b>Board's reconsideration decision:</b></p> <p>The Board found that this project is in compliance. The applicant provided additional information to the Board of County Commissioners, at their request in order to consider the application complete. The Board originally found that the application form was complete, however, the original submitted plat was incomplete. The Applicant provided a new plat that contained all of the requirements of 12-642. Bonner County Code allows for the hearing body to request the applicant provide updated</p>

			application contents per BCRC 12-643(F)(3).
12-642.B.6	Plat Content	Location of water courses, floodplains per FIRMs with BFEs.	<p><b>Board’s reconsideration decision:</b></p> <p>The Board has found that this project is in compliance with this section of code. The Board originally found that the application form was complete, however, the original submitted plat was incomplete. The Applicant provided a new plat that contained all of the requirements of 12-642. Bonner County Code allows for the hearing body to request the applicant provide updated application contents per BCRC 12-643(F)(3).</p>
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.	<p><b>Board’s reconsideration decision:</b></p> <p>The Board found that this project is in compliance with this code section. The information provided in the revised plat and the stormwater management plan showed the stormwater retention pond is outside of the SFHA zone and above the calculated BFE within the designated stormwater tract. The function of the pond should not be affected by floodwaters or create an increased possibility of erosion.</p>
12-7.6	Hillsides	Geotechnical Survey Requirement	<p><b>Board’s reconsideration decision:</b></p> <p>The Board found that the project is in compliance with this code section. The Board adopted the analysis set forth in the staff report.</p>

BCRC Title 14	Flood Damage Prevention	Development to occur as per BCRC, Title 14.	<p><b>Board's reconsideration decision:</b></p> <p>The Board found that this is now in compliance with this code section.</p> <p>The Board stated that the applicable Title 14 requirements need to be read and understood from the perspective of the intent to minimize flood hazards and protect human life, health, safety and property, plus prohibiting uses that can create or increase flood damage or erosion as indicated in BCRC 14-101, 14-103(A), 14-104(B) &amp; 14-404(C). The Applicant provided a new plat that contained all of the requirements of BCRC 12-642, to include the location of the SFHA and the BFE. Bonner County Code allows for the hearing body to request the applicant provide updated application contents per BCRC 12-643(F)(3).</p>
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**12-643 (G) Comprehensive Plan Analysis:**

**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.

**Not In Conflict**

Evidence in the Record:

The Board found no conflict with the policies of this component and adopted the analysis of the Staff Report.

**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.

**Not In Conflict**

Evidence in the Record:

The Board found no conflict with the policies of this component and adopted the analysis of the Staff Report.

**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.

**Not In Conflict**

Evidence in the Record:

The Board found no conflict with the policies of this component and adopted the analysis of the Staff Report.

The Board stated that the school district, Lake Pend Oreille School District and their transportation department had the opportunity to comment on the impact the project may have, and chose not to focus specifically on this project but the County as a whole.

**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.

**Not In Conflict**

Evidence in the Record:

The Board found no conflict with the policies of this component and adopted the analysis of the Staff Report.

The Board acknowledged that public comments indicated a concern over the price of housing within the development but is something that the Board cannot control.

## 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.

#### **Not In Conflict**

Evidence in the Record:

The Board found no conflict with the policies of this component and adopted the analysis of the Staff Report.

## 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.

#### **Not In Conflict**

Evidence in the Record:

The Board found no conflict with the policies of this component. The Board found that the applicant has provided plans to mitigate effects to the natural resources on this parcel. The Board specifically noted that policies 2 and 5 are supported by this project by identifying the BFE for the property, locating the location of the SFHA zone, and providing a stormwater plan for the development.

## **Hazardous Areas**

### **Policies:**

1. Flood mitigation standards should be adopted that meet or exceed the National Flood Insurance Program minimum requirements.
2. Residential, commercial or industrial development within the floodway should be discouraged.
3. Fill within the floodplain should be discouraged.
4. The county's wildland fire, urban/wildland interface policies and plans should be integrated into development standards.
5. Excessive slopes should be identified and development discouraged by providing lower densities within these areas.
6. Multiple points of ingress/egress should be considered for large developments
7. Development should be avoided in avalanche zones.

### **Not In Conflict**

#### Evidence in the Record:

The Board found no conflict with the policies of this component. The applicant has taken measures to identify the BFE and SFHA zone on the parcel to mitigate flooding hazards within the development. Additionally, the Board recognized that the public commented on fire protection in the development. The applicant has provided a fire mitigation plan to the County and the Board received comment from the fire district supporting the fire plan.

## **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.

**Not In Conflict**

Evidence in the Record:

The Board found no conflict with the policies of this component. The Board recognized that the applicant's proposal for individual septic systems is dependent on the approval of the applicable agency. The applicant will need to comply with the applicable agency requirements to complete the project.

The public raised concerns over septic system placement and feasibility within the SFHA. The Board found that the revised plat showed the calculated BFEs and approximate SFHA Zone boundary. Septic systems would be outside of the SFHA zone and above the BFE. Additionally, testimony from Panhandle Health District at the previous hearing and in comments to the Board had previously approved test pits for septic locations, but another test would be performed in spring conditions when groundwater would be at the peak for the year. The Board stated that this requirement, per BCRC 12-623(C), shall be approved by the Panhandle Health District. Per BCRC 12-647, the sanitary restrictions shall be lifted in order for the final plat to be recorded.

**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.

**Not In Conflict**

Evidence in the Record:

The Board found no conflict with the policies of this component and adopted the analysis of the Staff Report.

The Board recognized a public comment requesting the Board consider policy 3 of the adopted comprehensive plan. The Board stated that there is currently no trails plan in place at the County to require a connection to and found that this component is not applicable to this project.

## 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.

#### **Not In Conflict**

Evidence in the Record:

The Board found no conflict with the policies of this component and adopted the analysis of the Staff Report.

## 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 roadside 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.

#### **Not In Conflict**

Evidence in the Record:

The Board found no conflict with the policies of this component and adopted the analysis of the Staff Report.

## 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

**Not In Conflict**

Evidence in the Record:

The Board found no conflict with the policies of this component and adopted the analysis of the Staff Report.

**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.

**Not In Conflict**

Evidence in the Record:

The Board found no conflict with the policies of this component and adopted the analysis of the Staff Report.

The Public commented on the impact of the perceived intensity of the development in that area. The Board found that the applicant adequately addressed the concern to health, safety, and welfare in their application through the identification of the BFE and SFHA zones in the area.

**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.

**Not In Conflict**

Evidence in the Record:

The Board found no conflict with the policies of this component and adopted the analysis of the Staff Report.

## **Contested Facts on the Record:**

The public raised concerns over septic system placement and feasibility within the SFHA. The Board found that the revised plat showed the BFEs and Approximate SFHA Zone boundary. Septic systems would be outside of the SFHA zone and above the BFE. Additionally, testimony from Panhandle Health District at the previous hearing and in comments to the Board had previously approved test pits for septic locations, but another test would be performed in spring conditions when groundwater would be at the peak for the year. The Board stated that this requirement, per BCRC 12-623(C), shall be approved by the Panhandle Health District. Per BCRC 12-647, the sanitary restrictions shall be lifted in order for the final plat to be recorded.

The Public commented on the impact of the perceived intensity of the development in that area. The Board found that the applicant adequately addressed the concern to health, safety, and welfare in their application through the identification of the BFE and SFHA zones in the area.

The Board recognized a public comment requesting the Board consider policy 3 of the adopted comprehensive plan. The Board stated that there is currently no trails plan in place at the County to require a connection to and found that this component is not applicable to this project.

The Board acknowledged that public comments indicated a concern over the price of housing within the development but is something that the Board cannot control.

The Board recognized that the public commented on fire protection in the development. The applicant has provided a fire mitigation plan to the County and the Board received comment from the fire district supporting the fire plan.

# Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone (208) 265-1458 - Fax (866) 537-4935

Email: [planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov) - Web site: [www.bonnercountyid.gov](http://www.bonnercountyid.gov)



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

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**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

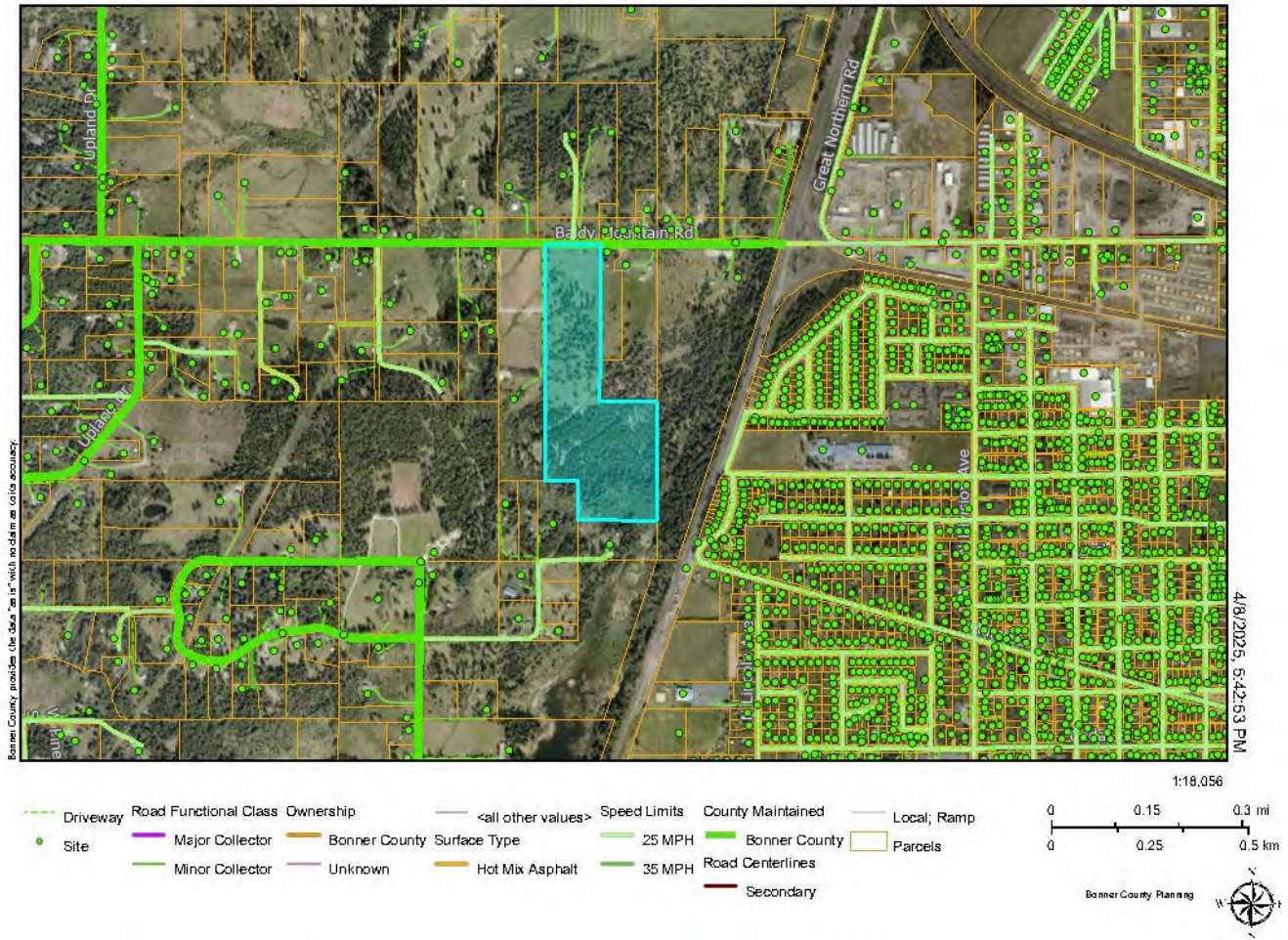
Published in newspaper: December 2, 2025

**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.**

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**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

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**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:**

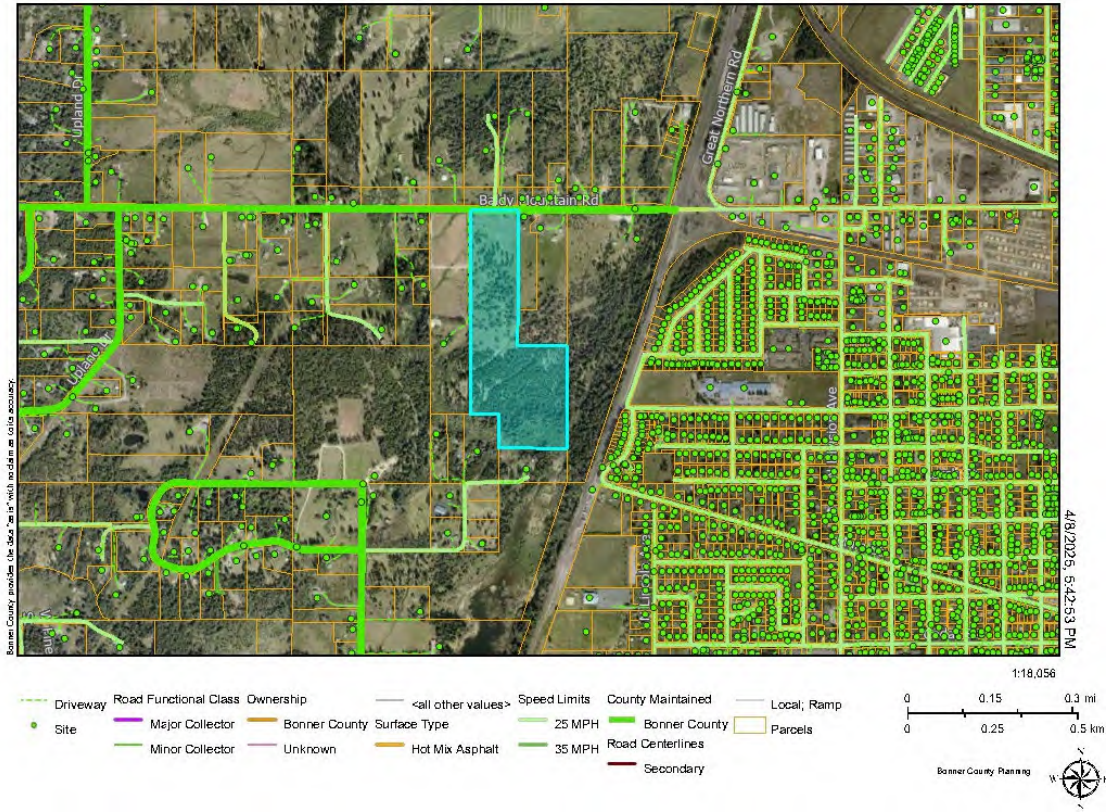
- Water: A will-serve letter from Syringa Heights Water District has been submitted to this file.
- Sewer: Individual septic systems are planned
- Power: Avista (per application).
- Fire: Northside Fire District
- Solid waste: Solid waste disposal is to be the responsibility of the individual lot owners, 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**

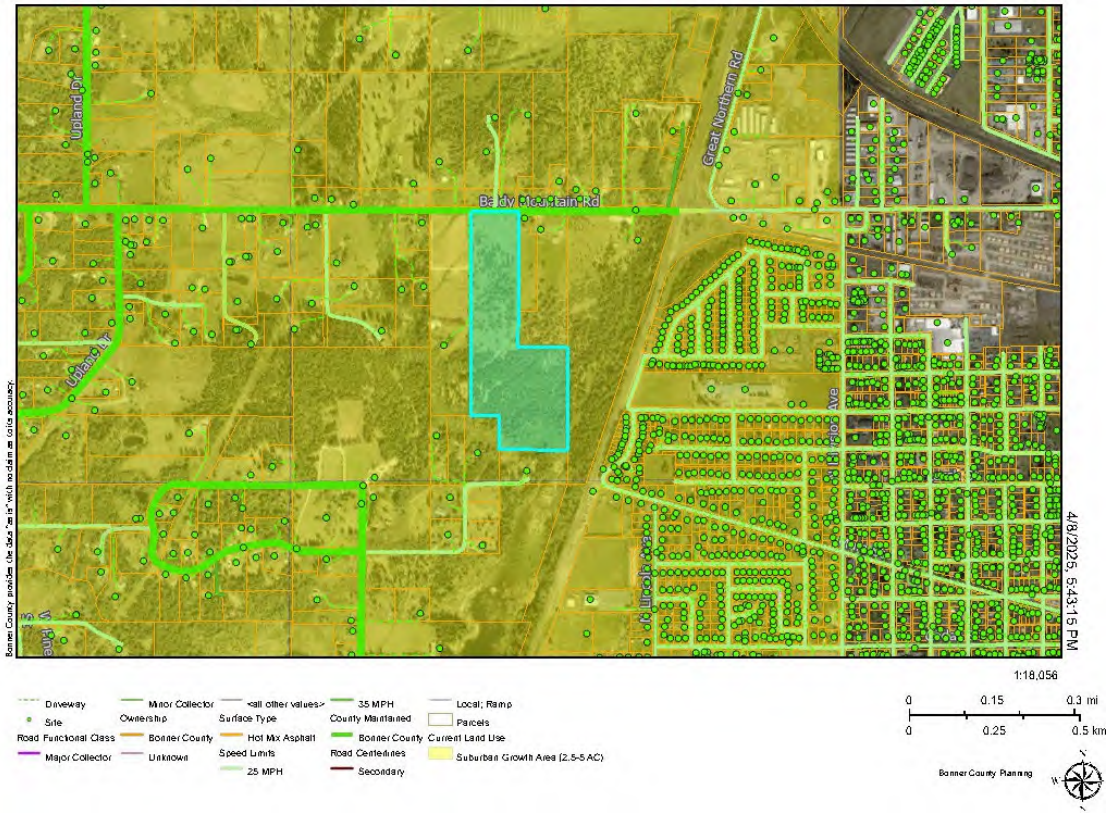
Compass	Land Use	Zoning	Current Use & Density
Site	Suburban Growth Area	Suburban (S)	Residential
North	Suburban Growth Area	Suburban (S)	Residential

<b>East</b>	Suburban Growth Area	Suburban (S) & City of Sandpoint	Residential
<b>South</b>	Suburban Growth Area	Suburban (S)	Residential
<b>West</b>	Suburban Growth Area	Suburban (S)	Residential

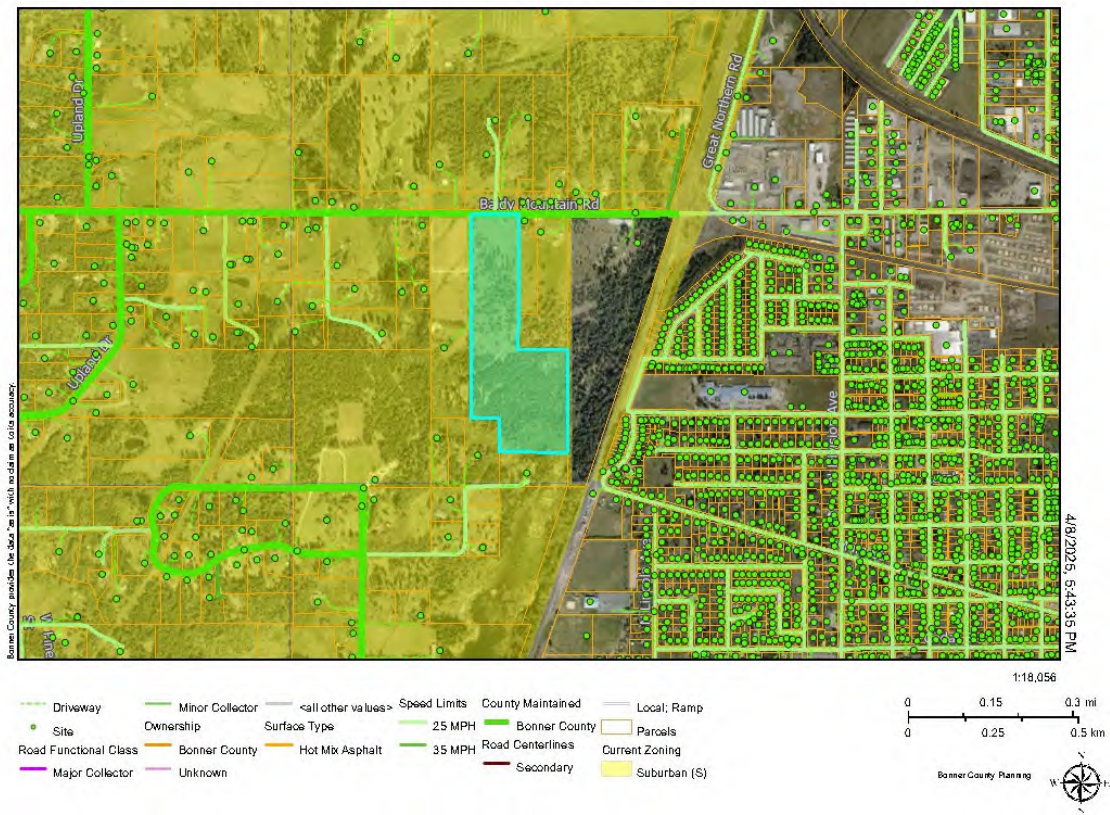
S0001-25 Deerfield - Aerial



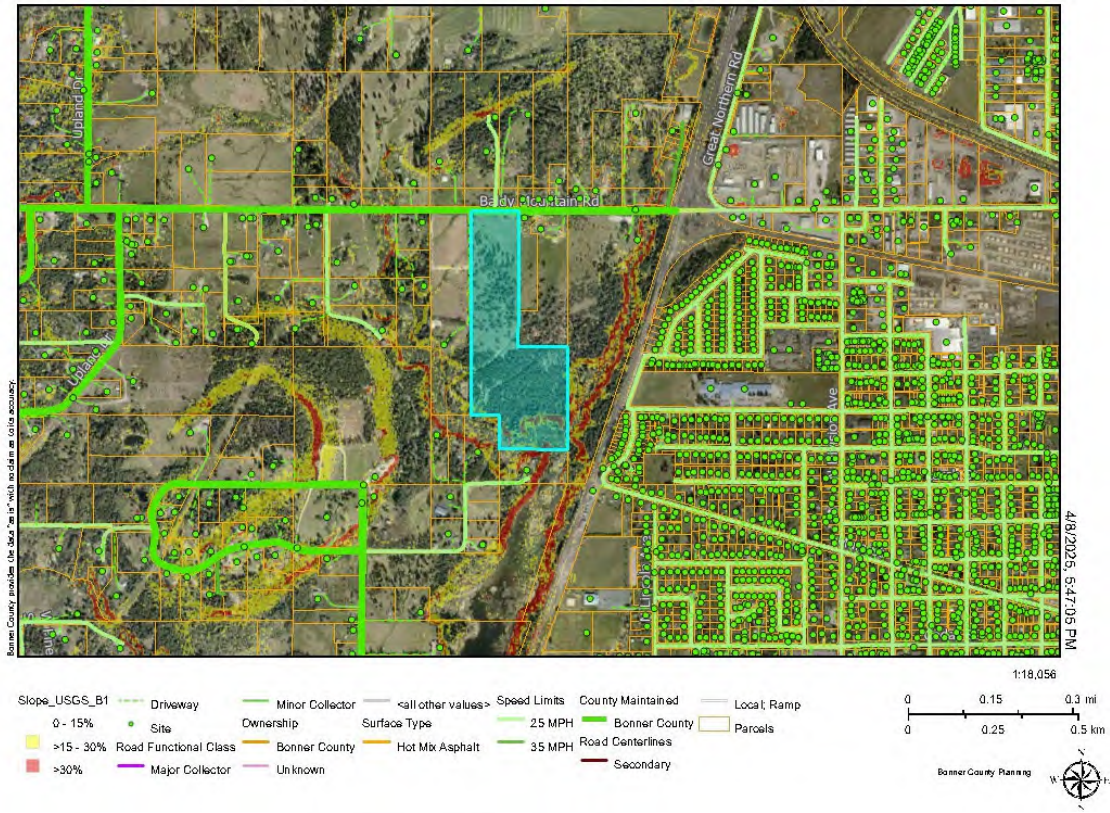
### S0001-25 Deerfield - SGA Land Use



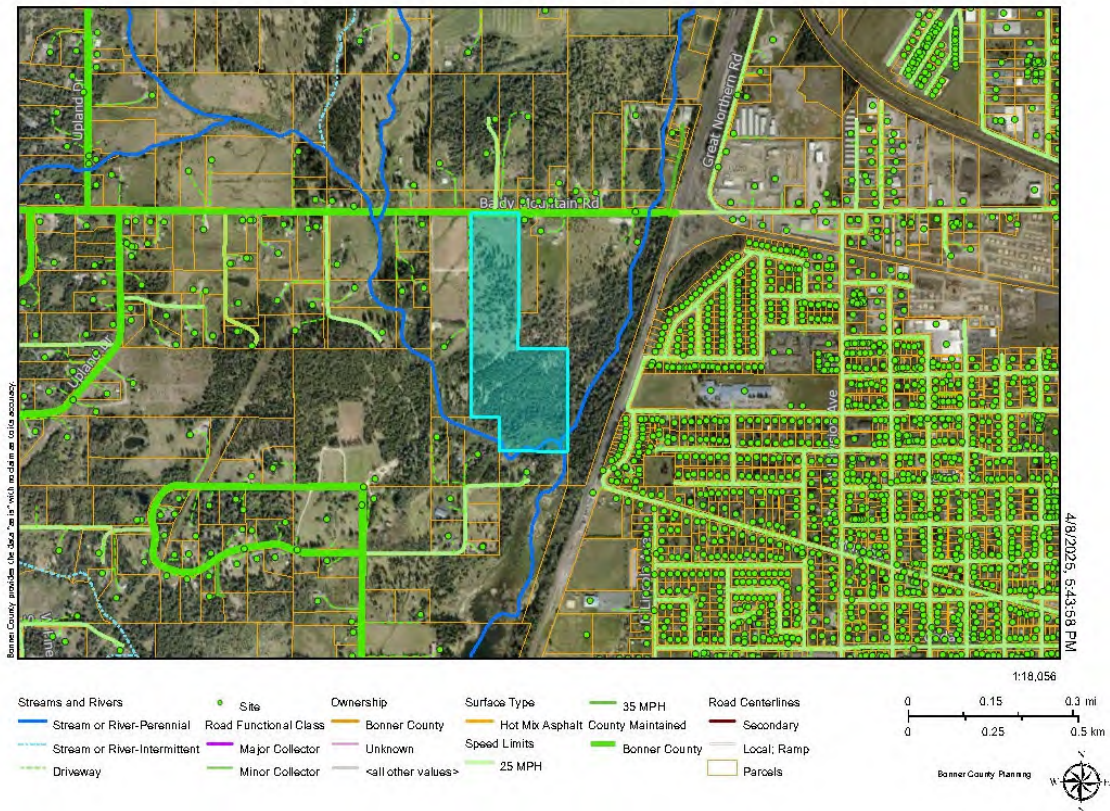
### S0001-25 Deerfield - Suburban Zoning



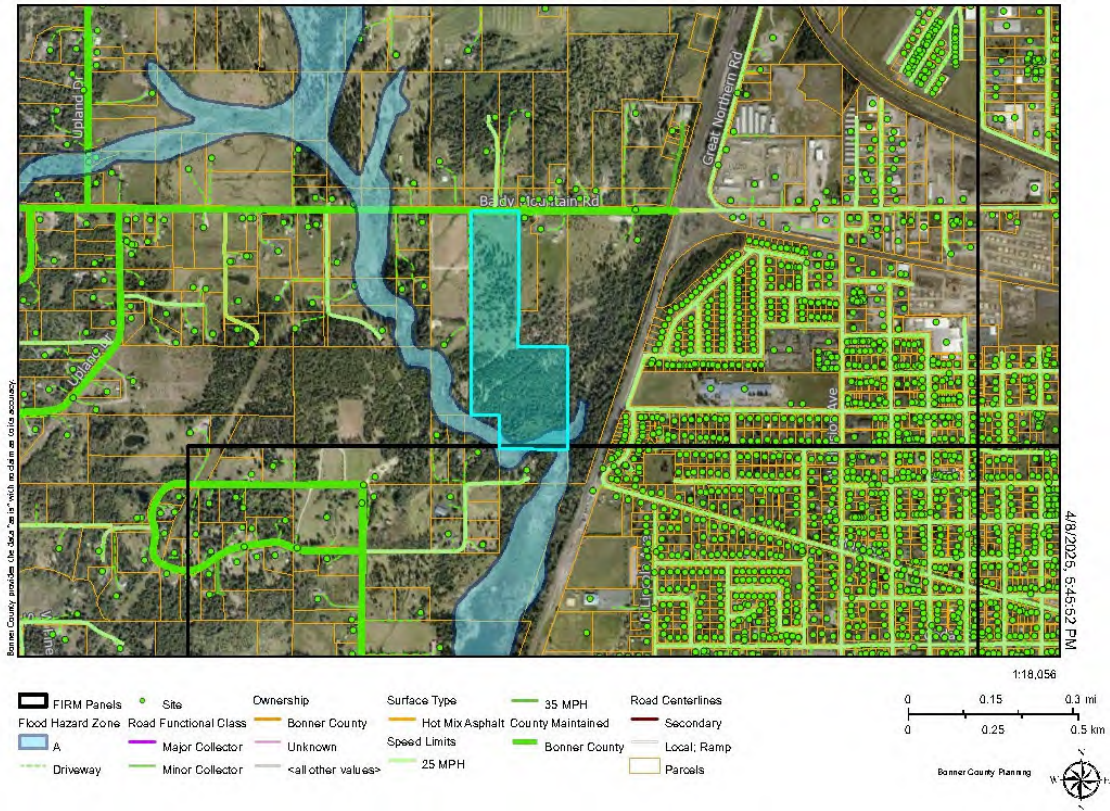
### S0001-25 Deerfield - Slopes



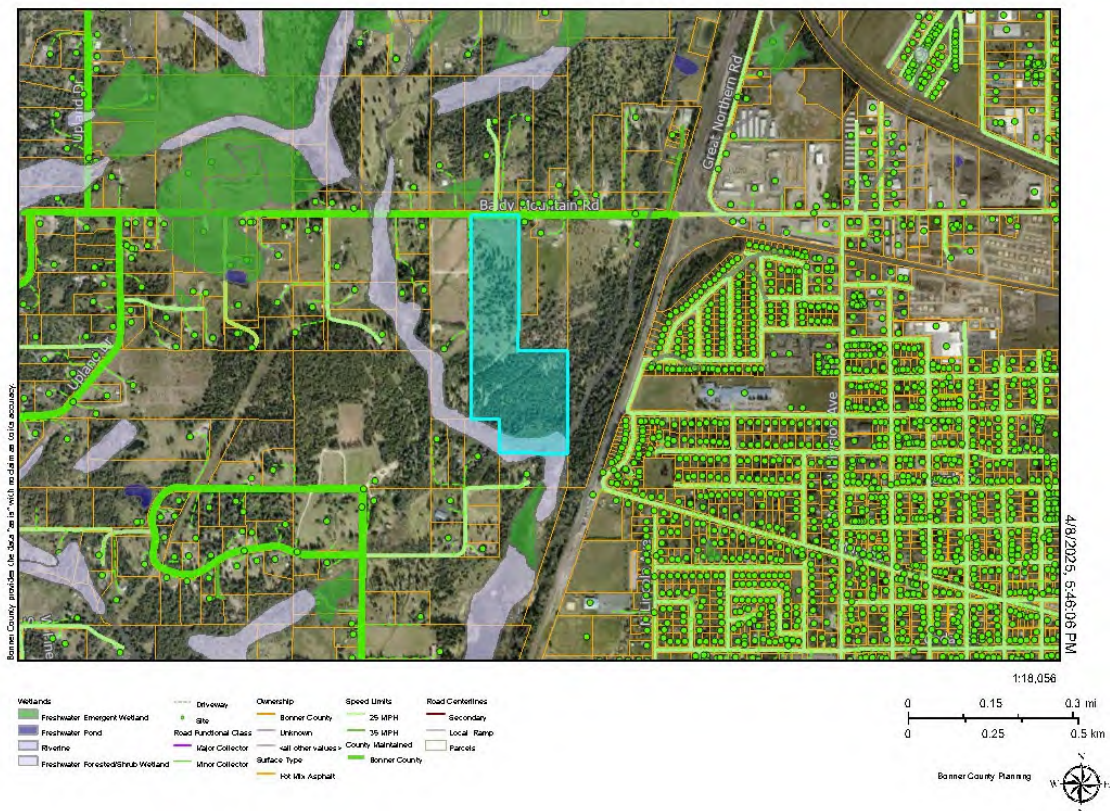
### S0001-25 Deerfield - Hydrology



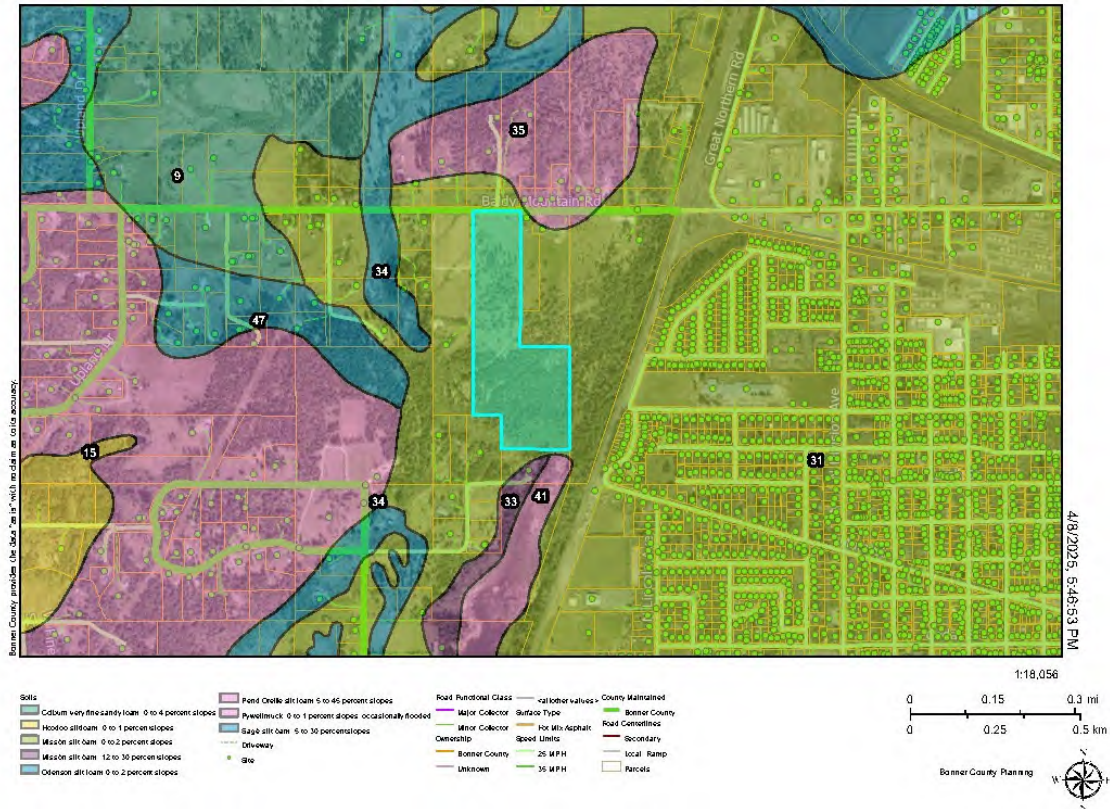
### S0001-25 Deerfield - Floodplain



### 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. <b>See Conditions of Approval.</b>
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

			<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><b>See Conditions of Approval.</b></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.

		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><b>See Conditions of Approval.</b></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>

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. <b>See Conditions of Approval.</b>
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. <b>See Conditions of Approval.</b>

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. <b>See Conditions of Approval.</b>
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. <b>See Conditions of Approval.</b>

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## Comprehensive Plan Analysis:

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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.

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## **Staff Analysis:**

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**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.

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## **Recommendation by the Governing Body:**

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### **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.

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### **Proposed Conditions of Approval:**

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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.

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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](http://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**

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# 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](http://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](mailto: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 2<sup>nd</sup> 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 2<sup>nd</sup> 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**

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Janna Brown &lt;janna.brown@bonnercountyid.gov&gt;

---

**[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](http://www.deq.idaho.gov)

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

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**From:** Bonner County Planning <[planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov)>  
**Sent:** Tuesday, October 28, 2025 10:43 AM  
**To:** DEQ Comments <[deqcomments@deq.idaho.gov](mailto:deqcomments@deq.idaho.gov)>  
**Cc:** Bonner County Planning Department <[planning@bonnercountyid.gov](mailto: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.

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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**

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Track your permit status in real time

Upload documents directly

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

### **Online Application Guide**

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.**

On Tue, Oct 28, 2025 at 9:40 AM DEQ Comments <[deqcomments@deq.idaho.gov](mailto: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.

#### **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

[www.deq.idaho.gov](http://www.deq.idaho.gov)

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---

**From:** Bonner County Planning Department <[planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov)>

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

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

----- 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

**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.

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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](http://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](mailto:cityclerk@spiritlakeid.gov) ; Colleen Johnson ; Coolin-Cavanaugh Bay Fire Protection District ; Craig Hill ; D1Permits ; [dbrown@idl.idaho.gov](mailto: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](mailto: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](mailto: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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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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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

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**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.**

---

**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](mailto: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,

A handwritten signature in black ink, appearing to read "Tim C. Blankenship", written over a large, loopy scribble.

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](mailto: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 Rules<sup>1</sup> 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.

<sup>1</sup> 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](mailto: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](mailto:dtadic@hmm-llc.com)  
Katy Baker-Casile, PE, DEQ, [Katy.Baker-Casile@deq.idaho.gov](mailto:Katy.Baker-Casile@deq.idaho.gov)  
Jeremy Kirk, IDOPL, [jeremy.kirk@dopl.idaho.gov](mailto:jeremy.kirk@dopl.idaho.gov)  
Jason Peppin, PHD, [ehapplications@phd1.idaho.gov](mailto:ehapplications@phd1.idaho.gov)  
EDMS: ID1090136: 2025AGD2637 (P&S 58287)



Janna Brown &lt;janna.brown@bonnercountyid.gov&gt;

**[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 &lt;planning@bonnercountyid.gov&gt;

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Thank you-

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2110 Ironwood Parkway, Coeur d'Alene, Idaho 83814  
Office Line: 208.769.1422

[www.deq.idaho.gov](http://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](mailto:planning@bonnercountyid.gov)>

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

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

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

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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.

**Dylan Young**

**Bonner County Planning Department**

**Hearing Coordinator**

**208-265-1458**

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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 &lt;janna.brown@bonnercountyid.gov&gt;

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

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**Dylan Young**

**Bonner County Planning Department**

**Hearing Coordinator**

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---

 **Bates\_ Luke.vcf**  
2K



Janna Brown &lt;janna.brown@bonnercountyid.gov&gt;

## 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 &lt;ken\_flint@tcenergy.com&gt;

To: Bonner County Planning Department &lt;planning@bonnercountyid.gov&gt;

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>

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## Bonner County Planning - File S0001-25 Agency Review

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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](mailto:planning@bonnercountyid.gov)>

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

**To:** Alan Brinkmeier <[alan.brinkmeier@bonnercountyid.gov](mailto:alan.brinkmeier@bonnercountyid.gov)>; Amber Burgess <[clerk@ebsewerdistrict.com](mailto:clerk@ebsewerdistrict.com)>; Army Corps of Engineers <[CENWW-RD-CDA@usace.army.mil](mailto:CENWW-RD-CDA@usace.army.mil)>; Avista Copr - Jay West <[jay.west@avistacorp.com](mailto:jay.west@avistacorp.com)>; Avista Corp - Peggy George <[peggy.george@avistacorp.com](mailto:peggy.george@avistacorp.com)>; Becky Meyer <[becky.meyer@lposd.org](mailto:becky.meyer@lposd.org)>; Bill Berg <[billb@bbsewer.org](mailto:billb@bbsewer.org)>; Bonner County Assessors <[assessorsgroup@bonnercountyid.gov](mailto:assessorsgroup@bonnercountyid.gov)>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <[DIRECTOR@bonnercountyhistory.org](mailto:DIRECTOR@bonnercountyhistory.org)>; Brenna Garro <[Brenna.Garro@oer.idaho.gov](mailto:Brenna.Garro@oer.idaho.gov)>; Bryan Quayle <[quaylelanduseconsulting@gmail.com](mailto:quaylelanduseconsulting@gmail.com)>; Bell, Chace <[Chace.Bell@idwr.idaho.gov](mailto:Chace.Bell@idwr.idaho.gov)>; 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School District 84 Transportation - James

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**Cc:** Alexander Feyen <[alexander.feyen@bonnercountyid.gov](mailto:alexander.feyen@bonnercountyid.gov)>; Jeannie Welter <[jeannie.welter@bonnercountyid.gov](mailto:jeannie.welter@bonnercountyid.gov)>  
**Subject:** Bonner County Planning - File S0001-25 Agency Review

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## 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

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**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@hnh-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](mailto: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,

A handwritten signature in black ink, appearing to read "Tim C. Blankenship", written over a horizontal line.

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](mailto: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 Rules<sup>1</sup> 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.

<sup>1</sup> 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](mailto:kevin.ohm@deq.idaho.gov).

Regards,



Kevin Ohm, EI  
Water Quality Engineer

Encl: DEQ Stamped Approved Plans and Specifications

c: Dan Tadic, PE, HMH Engineering, [dtadic@hmh-llc.com](mailto:dtadic@hmh-llc.com)  
Katy Baker-Casile, PE, DEQ, [Katy.Baker-Casile@deq.idaho.gov](mailto:Katy.Baker-Casile@deq.idaho.gov)  
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EDMS: ID1090136: 2025AGD2637 (P&S 58287)



Janna Brown &lt;janna.brown@bonnercountyid.gov&gt;

## [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](mailto:robert.beachler@itd.idaho.gov)

(208) 772-1216

Office Hours M-TH 6-4:30

**From:** Bonner County Planning Department <[planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov)>

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

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

**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>

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**File S0001-25 Subdivision Deerfield**

1 message

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'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”**



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 **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 25<sup>th</sup> 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.bonnercountyid.gov/departments/Planning](http://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](mailto: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

*Kootenai-Fonderay-Silver District*

Date

*10/29/25*



Janna Brown <janna.brown@bonnercountyid.gov>

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

1 message

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**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>

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

1 message

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**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



**City of Sandpoint Planning**  
**Bill Dean** | City Planner  
 Office | (208)265-1480

**SANDPOINT**  
[sandpointidaho.gov](http://sandpointidaho.gov)

**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

Sandpoint, ID 83864

Phone: 208-265-1458



## Staff Report

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**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 / HMH 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](http://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

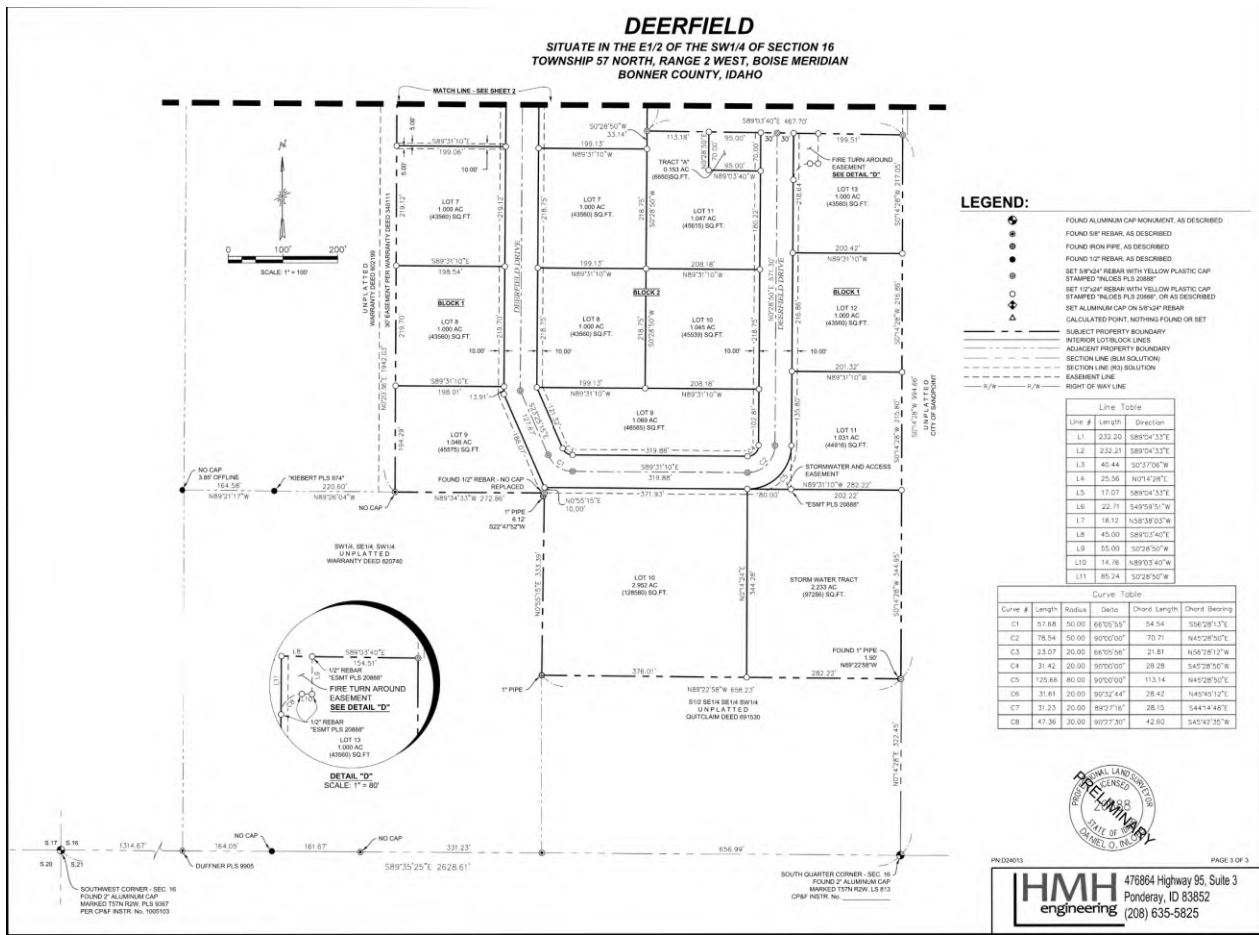
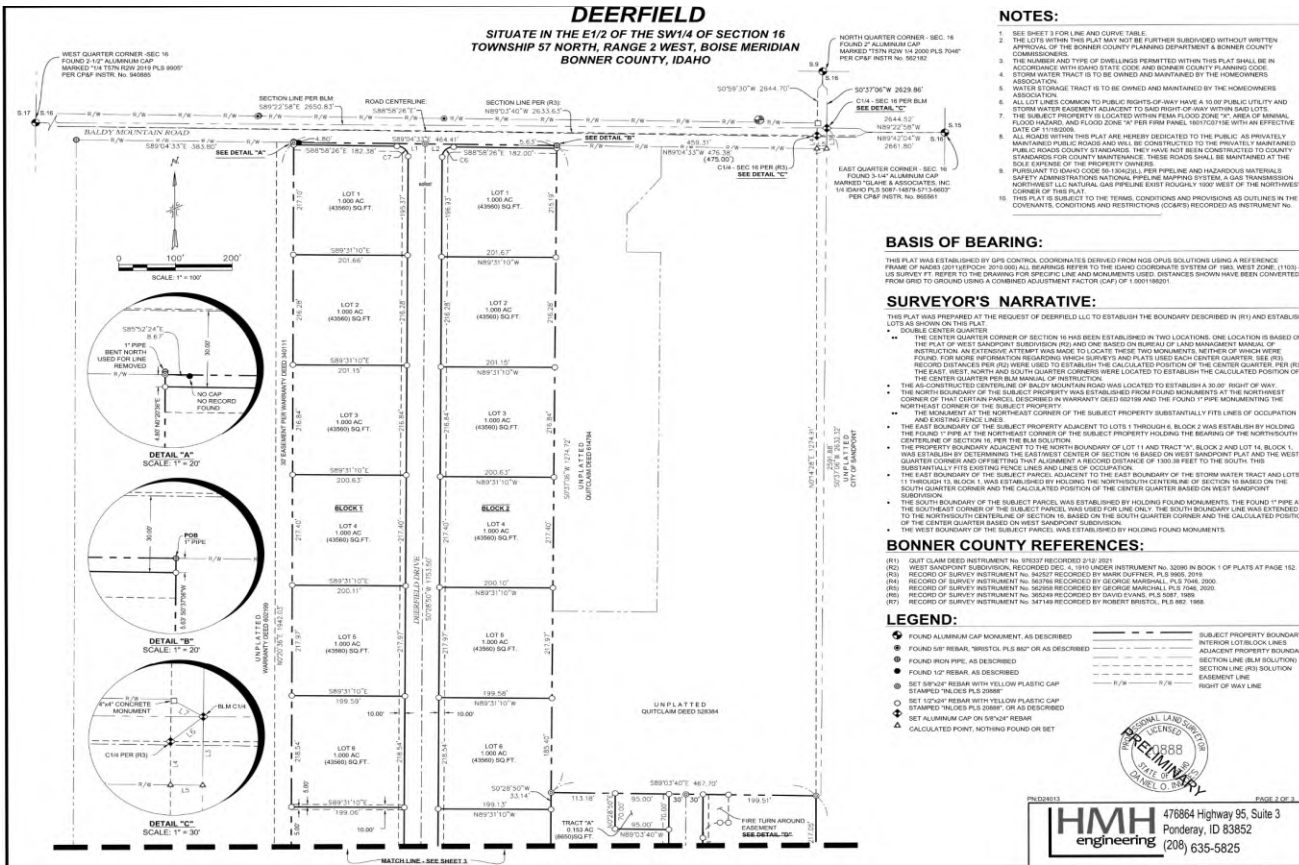


Figure 3 - Preliminary Plat

### 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 &lt;janna.brown@bonnercountyid.gov&gt;

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

1 message

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**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](http://www.deq.idaho.gov)

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

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**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](http://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](mailto:planning@bonnercountyid.gov)>

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

**To:** Alan Brinkmeier <[alan.brinkmeier@bonnercountyid.gov](mailto:alan.brinkmeier@bonnercountyid.gov)>; Amber Burgess <[clerk@ebsewerdistrict.com](mailto:clerk@ebsewerdistrict.com)>; Army Corps of Engineers <[CENWW-RD-CDA@usace.army.mil](mailto:CENWW-RD-CDA@usace.army.mil)>; Avista Copr - Jay West <[jay.west@avistacorp.com](mailto:jay.west@avistacorp.com)>; Avista Corp - Peggy George <[peggy.george@avistacorp.com](mailto:peggy.george@avistacorp.com)>; Becky Meyer <[becky.meyer@lposd.org](mailto:becky.meyer@lposd.org)>; Bill Berg <[billb@bbsewer.org](mailto:billb@bbsewer.org)>; Bonner County Assessors <[assessorsgroup@bonnercountyid.gov](mailto:assessorsgroup@bonnercountyid.gov)>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <[DIRECTOR@bonnercountyhistory.org](mailto:DIRECTOR@bonnercountyhistory.org)>; Brenna Garro <[Brenna.Garro@oer.idaho.gov](mailto:Brenna.Garro@oer.idaho.gov)>; Bryan Quayle <[quaylelanduseconsulting@gmail.com](mailto:quaylelanduseconsulting@gmail.com)>; Bell, Chace <[Chace.Bell@idwr.idaho.gov](mailto:Chace.Bell@idwr.idaho.gov)>; Chief Debbie Carpenter <[chief@spirittlakefire.com](mailto:chief@spirittlakefire.com)>; City of Clark Fork <[city@clarkforkidaho.org](mailto:city@clarkforkidaho.org)>; City of Dover <[cityclerk@cityofdoveridaho.org](mailto:cityclerk@cityofdoveridaho.org)>; City of East Hope Franck <[easthope.city@gmail.com](mailto:easthope.city@gmail.com)>; City of Hope <[hopecityclerk@gmail.com](mailto:hopecityclerk@gmail.com)>; City of Oldtown <[cityofoldtown@hotmail.com](mailto:cityofoldtown@hotmail.com)>; City of Priest River <[layers@priestriver-id.gov](mailto:layers@priestriver-id.gov)>; City of Sandpoint Planning <[cityplanning@sandpointidaho.gov](mailto:cityplanning@sandpointidaho.gov)>; [cityclerk@spirittlakeid.gov](mailto:cityclerk@spirittlakeid.gov); Colleen Johnson <[CJohnson@kootenaiponderaysewerdistrict.org](mailto:CJohnson@kootenaiponderaysewerdistrict.org)>; Connie Nelson <[connien@inlandpower.com](mailto:connien@inlandpower.com)>; Coolin-Cavanaugh Bay Fire Protection District <[coolinfirechief@gmail.com](mailto:coolinfirechief@gmail.com)>; Craig Hill <[craighill@hillsresort.com](mailto:craighill@hillsresort.com)>; D1Permits <[D1Permits@itd.idaho.gov](mailto:D1Permits@itd.idaho.gov)>; [dbrown@idl.idaho.gov](mailto:dbrown@idl.idaho.gov); Dan McCracken <[Dan.McCracken@deq.idaho.gov](mailto:Dan.McCracken@deq.idaho.gov)>; Dan Scholz <[dan.scholz@nli.coop](mailto:dan.scholz@nli.coop)>; Dean Davis <[deandavis@sd83.org](mailto:deandavis@sd83.org)>; Kristie May <[Kristie.May@deq.idaho.gov](mailto:Kristie.May@deq.idaho.gov)>; East Bonner Library <[Amanda@ebonnerlibrary.org](mailto:Amanda@ebonnerlibrary.org)>; East Priest Lake Fire District <[eastpriestlakefd@gmail.com](mailto:eastpriestlakefd@gmail.com)>; Erik Sjoquist <[esjoquist@idl.idaho.gov](mailto:esjoquist@idl.idaho.gov)>; Federal Aviation Administration <[Heather.pate@faa.gov](mailto:Heather.pate@faa.gov)>; Frankie Dunn <[Frankiejdunn@hotmail.com](mailto:Frankiejdunn@hotmail.com)>; Fritz Broschet <[outletbaysewer@gmail.com](mailto:outletbaysewer@gmail.com)>; Garfield Bay Water and Sewer District Clerk <[garfieldbaywsd@hotmail.com](mailto:garfieldbaywsd@hotmail.com)>; Gavin Gilcrease <[ggilcrease@sandpointidaho.gov](mailto:ggilcrease@sandpointidaho.gov)>; Horsmon, Merritt <[merritt.horsmon@idfg.idaho.gov](mailto:merritt.horsmon@idfg.idaho.gov)>; Dan Everhart <[Dan.Everhart@ishs.idaho.gov](mailto:Dan.Everhart@ishs.idaho.gov)>; DEQ Comments <[deqcomments@deq.idaho.gov](mailto:deqcomments@deq.idaho.gov)>; Independent Hwy Dist - Julie Bishop <[ihdclerk@gmail.com](mailto:ihdclerk@gmail.com)>; Robert Beachler <[robert.beachler@itd.idaho.gov](mailto:robert.beachler@itd.idaho.gov)>; ITD - Stacy Simkins <[stacy.simkins@itd.idaho.gov](mailto:stacy.simkins@itd.idaho.gov)>; Jack Schenck <[Jack.schenck@vyvebb.com](mailto:Jack.schenck@vyvebb.com)>; Janice Best <[janicesb@telear.com](mailto:janicesb@telear.com)>; Jason Johnson <[jason.johnson@bonnercountyid.gov](mailto:jason.johnson@bonnercountyid.gov)>; Jason Kimberling <[jason.kimberling@itd.idaho.gov](mailto:jason.kimberling@itd.idaho.gov)>; Jeff Lindsey <[jeff.lindsey@bonnercountyid.gov](mailto:jeff.lindsey@bonnercountyid.gov)>; Jessie Roe <[BWSD637@gmail.com](mailto:BWSD637@gmail.com)>; [joekren@sd83.org](mailto:joekren@sd83.org); Jordan Brooks <[coolinsewer@gmail.com](mailto:coolinsewer@gmail.com)>; KayLeigh Miller <[klmiller@ponderay.org](mailto:klmiller@ponderay.org)>; kbsd sewer <[kbsdpl@hotmail.com](mailto:kbsdpl@hotmail.com)>; Kenny Huston <[kenny.huston@oer.idaho.gov](mailto:kenny.huston@oer.idaho.gov)>; Kim Hoodenpyle <[kjh5345@gmail.com](mailto:kjh5345@gmail.com)>; Kim Spacek <[kimspacek@sd83.org](mailto:kimspacek@sd83.org)>; Kimberly Hobson <[Kimberly.Hobson@itd.idaho.gov](mailto:Kimberly.Hobson@itd.idaho.gov)>; Laclede Water District <[info@lacedewaterdistrict.org](mailto:info@lacedewaterdistrict.org)>; Lakeland Joint School District #272 <[cpursley@lakeland272.org](mailto:cpursley@lakeland272.org)>; Lisa Rosa <[hr@ebonnerlibrary.org](mailto:hr@ebonnerlibrary.org)>; Matt Diel <[matt.diel@lposd.org](mailto:matt.diel@lposd.org)>; Midas Water <[midaswatercorp@gmail.com](mailto:midaswatercorp@gmail.com)>; Mike Ahmer <[mahmer@idl.idaho.gov](mailto:mahmer@idl.idaho.gov)>; Mike Schacht <[firedept@clarkforkidaho.org](mailto:firedept@clarkforkidaho.org)>; Natural Resource Conservation Service - Greg Becker <[greg.becker@id.usda.gov](mailto:greg.becker@id.usda.gov)>; Navy - Glynis Casey <[glynis.casey@navy.mil](mailto:glynis.casey@navy.mil)>; North of the Narrows Fire District <[Huckbay2501@gmail.com](mailto:Huckbay2501@gmail.com)>; Northern Lights <[kristin.mettke@nli.coop](mailto:kristin.mettke@nli.coop)>; Northern Lights - Clint Brewing <[clint.brewington@nli.coop](mailto:clint.brewington@nli.coop)>; Northside Water and Syringa Heights Water Association <[allwater49@outlook.com](mailto:allwater49@outlook.com)>; Oden Water Association - Carla Poelstra <[odenwater@gmail.com](mailto:odenwater@gmail.com)>; Pend Oreille Hospital District <[kim.kichenmaster@bonnergeneral.org](mailto:kim.kichenmaster@bonnergeneral.org)>; PHD <[EHApplications@phd1.idaho.gov](mailto:EHApplications@phd1.idaho.gov)>; Priest Lake Public Library District <[plplibrary@hotmail.com](mailto:plplibrary@hotmail.com)>; Richard Hash <[Rich.hash2022@gmail.com](mailto:Rich.hash2022@gmail.com)>; Road & Bridge - Matt Mulder <[matt.mulder@bonnercountyid.gov](mailto:matt.mulder@bonnercountyid.gov)>; Ryan Zandhuisen <[rzandhuisen@idl.idaho.gov](mailto:rzandhuisen@idl.idaho.gov)>; Sagle Valley Water and Sewer District <[saglewatersewer@gmail.com](mailto:saglewatersewer@gmail.com)>; Sagle Valley Water & Sewer District <[markc@smartplugs.com](mailto:markc@smartplugs.com)>; Sam Owen Fire Rescue Sam Owen Fire Rescue <[sofd@wow-tel.net](mailto:sofd@wow-tel.net)>; Sam Ross <[sam.ross@nli.coop](mailto:sam.ross@nli.coop)>; [sandpointairport@gmail.com](mailto:sandpointairport@gmail.com); Sarah Gilmore <[sgilmore@sandpointidaho.gov](mailto:sgilmore@sandpointidaho.gov)>; School District 84 Transportation - James Koehler <[james.koehler@lposd.org](mailto:james.koehler@lposd.org)>; SCHWEITZER FIRE DISTRICT <[SchweitzerFireDistrict@gmail.com](mailto:SchweitzerFireDistrict@gmail.com)>; Selkirk Association of Realtors <[danielle@selkirkaor.com](mailto:danielle@selkirkaor.com)>; Selkirk Recreation District <[elgar@whoi.edu](mailto:elgar@whoi.edu)>; Sheryl Austin <[granitereeder@gmail.com](mailto:granitereeder@gmail.com)>; SOURDOUGH POINT OWNERS ASSOCIATION <[sourdoughpoint@hotmail.com](mailto:sourdoughpoint@hotmail.com)>; Southside Water and Sewer <[southsidewaterandsewer@swsdidaho.org](mailto:southsidewaterandsewer@swsdidaho.org)>; Steve Elgar <[selgar@mac.com](mailto:selgar@mac.com)>; Superintendent School Dist 84 <[kelly.fisher@lposd.org](mailto:kelly.fisher@lposd.org)>; [Symone.legg@itd.idaho.gov](mailto:Symone.legg@itd.idaho.gov); TC Energy / TransCanada <[US\\_crossings@tcenergy.com](mailto:US_crossings@tcenergy.com)>; Teresa Decker <[Huckleberryhoa@gmail.com](mailto:Huckleberryhoa@gmail.com)>; Teresa Decker <[huckbayutilities01@gmail.com](mailto:huckbayutilities01@gmail.com)>; Teresa Zamora <[utilities@stoneridgeidaho.com](mailto:utilities@stoneridgeidaho.com)>; Theresa Wheat <[theresa@kootenai.org](mailto:theresa@kootenai.org)>; Tim Ventress <[chventresswplvfd@hotmail.com](mailto:chventresswplvfd@hotmail.com)>; Timberlake Fire District <[Kwright@timberlakefire.com](mailto:Kwright@timberlakefire.com)>; Tom Renzi

<[epbfdchief@gmail.com](mailto:epbfdchief@gmail.com)>; US Fish & Wildlife Services <[fw1idahoconsultationrequests@fws.gov](mailto:fw1idahoconsultationrequests@fws.gov)>; West Bonner Library <[meagan@westbonnerlibrary.org](mailto:meagan@westbonnerlibrary.org)>; West Pend Oreille Fire District <[wpofd1@gmail.com](mailto:wpofd1@gmail.com)>  
**Cc:** Kyle Snider <[kyle.snider@bonnercountyid.gov](mailto:kyle.snider@bonnercountyid.gov)>; Alexander Feyen <[alexander.feyen@bonnercountyid.gov](mailto: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 &lt;janna.brown@bonnercountyid.gov&gt;

## [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](mailto:kimberly.hobson@itd.idaho.gov)

**Website:** [itd.idaho.gov](http://itd.idaho.gov)

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

**From:** Bonner County Planning <[planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov)>

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

**To:** Alan Brinkmeier <[alan.brinkmeier@bonnercountyid.gov](mailto:alan.brinkmeier@bonnercountyid.gov)>; Amber Burgess <[clerk@ebsewerdistrict.com](mailto:clerk@ebsewerdistrict.com)>; Army Corps of Engineers <[CENWW-RD-CDA@usace.army.mil](mailto:CENWW-RD-CDA@usace.army.mil)>; Avista Copr - Jay West <[jay.west@avistacorp.com](mailto:jay.west@avistacorp.com)>; Avista Corp - Peggy George <[peggy.george@avistacorp.com](mailto:peggy.george@avistacorp.com)>; Becky Meyer <[becky.meyer@lposd.org](mailto:becky.meyer@lposd.org)>; Bill Berg <[billb@bbsewer.org](mailto:billb@bbsewer.org)>; Bonner County Assessors <[assessorsgroup@bonnercountyid.gov](mailto:assessorsgroup@bonnercountyid.gov)>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <[DIRECTOR@bonnercountyhistory.org](mailto:DIRECTOR@bonnercountyhistory.org)>; Brenna Garro <[Brenna.Garro@oer.idaho.gov](mailto:Brenna.Garro@oer.idaho.gov)>; Bryan Quayle <[quaylelanduseconsulting@gmail.com](mailto:quaylelanduseconsulting@gmail.com)>; Chace Bell <[chace.bell@idwr.idaho.gov](mailto:chace.bell@idwr.idaho.gov)>; Chief Debbie Carpenter <[chief@spirittlakefire.com](mailto:chief@spirittlakefire.com)>; City of Clark Fork <[cityofclarkforkidaho.org](mailto:cityofclarkforkidaho.org)>; City of Dover <[cityclerk@cityofdoveridaho.org](mailto:cityclerk@cityofdoveridaho.org)>; City of East Hope Franck <[easthope.city@gmail.com](mailto:easthope.city@gmail.com)>; City of Hope <[hopecityclerk@gmail.com](mailto:hopecityclerk@gmail.com)>; City of Oldtown <[cityofoldtown@hotmail.com](mailto:cityofoldtown@hotmail.com)>; City of Priest River <[layers@priestriver-id.gov](mailto:layers@priestriver-id.gov)>; City of Sandpoint Planning <[cityplanning@sandpointidaho.gov](mailto:cityplanning@sandpointidaho.gov)>; [cityclerk@spirittlakeid.gov](mailto:cityclerk@spirittlakeid.gov); Colleen Johnson <[CJohnson@kootenaiponderaysewerdistrict.org](mailto:CJohnson@kootenaiponderaysewerdistrict.org)>; Coolin-Cavanaugh Bay Fire Protection District <[coolinfirechief@gmail.com](mailto:coolinfirechief@gmail.com)>; Craig Hill <[craighill@hillsresort.com](mailto:craighill@hillsresort.com)>; D1Permits <[D1Permits@itd.idaho.gov](mailto:D1Permits@itd.idaho.gov)>; Dan Brown <[dbrown@idl.idaho.gov](mailto:dbrown@idl.idaho.gov)>; Dan McCracken <[Dan.McCracken@deq.idaho.gov](mailto:Dan.McCracken@deq.idaho.gov)>; Dan Scholz <[dan.scholz@nli.coop](mailto:dan.scholz@nli.coop)>; Dean Davis <[deandavis@sd83.org](mailto:deandavis@sd83.org)>; DEQ - Kristie McEnroe

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**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,**

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 &lt;janna.brown@bonnercountyid.gov&gt;

## [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](mailto:symone.legg@itd.idaho.gov) | [itd.idaho.gov](http://itd.idaho.gov)

*Enhancing quality of life through transportation*

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

**From:** Bonner County Planning <[planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov)>

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

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

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**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**



Janna Brown &lt;janna.brown@bonnercountyid.gov&gt;

## [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](mailto:robert.beachler@itd.idaho.gov)

(208) 772-1216

Office Hours M-TH 6-4:30

**From:** Bonner County Planning <[planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov)>

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

**To:** Alan Brinkmeier <[alan.brinkmeier@bonnercountyid.gov](mailto:alan.brinkmeier@bonnercountyid.gov)>; Amber Burgess <[clerk@ebsewerdistrict.com](mailto:clerk@ebsewerdistrict.com)>; Army Corps of Engineers <[CENWW-RD-CDA@usace.army.mil](mailto:CENWW-RD-CDA@usace.army.mil)>; Avista Copr - Jay West <[jay.west@avistacorp.com](mailto:jay.west@avistacorp.com)>; Avista Corp - Peggy George <[peggy.george@avistacorp.com](mailto:peggy.george@avistacorp.com)>; Becky Meyer <[becky.meyer@lposd.org](mailto:becky.meyer@lposd.org)>; Bill Berg <[billb@bbsewer.org](mailto:billb@bbsewer.org)>; Bonner County Assessors <[assessorsgroup@bonnercountyid.gov](mailto:assessorsgroup@bonnercountyid.gov)>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <[DIRECTOR@bonnercountyhistory.org](mailto:DIRECTOR@bonnercountyhistory.org)>; Brenna Garro <[Brenna.Garro@oer.idaho.gov](mailto:Brenna.Garro@oer.idaho.gov)>; Bryan Quayle <[quaylelanduseconsulting@gmail.com](mailto:quaylelanduseconsulting@gmail.com)>; Chace Bell <[chace.bell@idwr.idaho.gov](mailto:chace.bell@idwr.idaho.gov)>; Chief Debbie Carpenter <[chief@spiritlakefire.com](mailto:chief@spiritlakefire.com)>; City of Clark Fork <[city@clarkforkidaho.org](mailto:city@clarkforkidaho.org)>; City of Dover <[cityclerk@cityofdoveridaho.org](mailto:cityclerk@cityofdoveridaho.org)>; City of East Hope Franck <[easthope.city@gmail.com](mailto:easthope.city@gmail.com)>; City of Hope <[hopecityclerk@gmail.com](mailto:hopecityclerk@gmail.com)>; City of Oldtown <[cityofoldtown@hotmail.com](mailto:cityofoldtown@hotmail.com)>; City of Priest River <[layers@priestriver-id.gov](mailto:layers@priestriver-id.gov)>; City of Sandpoint Planning <[cityplanning@sandpointidaho.gov](mailto:cityplanning@sandpointidaho.gov)>; [cityclerk@spiritlakeid.gov](mailto:cityclerk@spiritlakeid.gov); Colleen Johnson <[CJohnson@kootenaiponderaysewerdistrict.org](mailto:CJohnson@kootenaiponderaysewerdistrict.org)>; Coolin-Cavanaugh Bay Fire Protection District <[coolinfirechief@gmail.com](mailto:coolinfirechief@gmail.com)>; Craig Hill <[craighill@hillsresort.com](mailto:craighill@hillsresort.com)>; D1Permits <[D1Permits@itd.idaho.gov](mailto:D1Permits@itd.idaho.gov)>; Dan Brown <[dbrown@idl.idaho.gov](mailto:dbrown@idl.idaho.gov)>; Dan McCracken <[Dan.McCracken@deq.idaho.gov](mailto:Dan.McCracken@deq.idaho.gov)>; Dan Scholz <[dan.scholz@nli.coop](mailto:dan.scholz@nli.coop)>; Dean Davis <[deandavis@sd83.org](mailto:deandavis@sd83.org)>; DEQ - Kristie McEnroe <[kristie.mcenroe@deq.idaho.gov](mailto:kristie.mcenroe@deq.idaho.gov)>; East Bonner Library <[Amanda@ebonnerlibrary.org](mailto:Amanda@ebonnerlibrary.org)>; East Priest Lake Fire District <[eastpriestlakefd@gmail.com](mailto:eastpriestlakefd@gmail.com)>; Erik Sjoquist <[esjoquist@idl.idaho.gov](mailto:esjoquist@idl.idaho.gov)>; Federal Aviation Administration <[Heather.pate@faa.gov](mailto:Heather.pate@faa.gov)>; Frankie Dunn <[Frankiejdunn@hotmail.com](mailto: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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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 &lt;janna.brown@bonnercountyid.gov&gt;

**[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](mailto:robert.beachler@itd.idaho.gov)

(208) 772-1216

Office Hours M-TH 6-4:30

---

**From:** Bonner County Planning <[planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov)>

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

**To:** Alan Brinkmeier <[alan.brinkmeier@bonnercountyid.gov](mailto:alan.brinkmeier@bonnercountyid.gov)>; Amber Burgess <[clerk@ebsewerdistrict.com](mailto:clerk@ebsewerdistrict.com)>; Army Corps of Engineers <[CENWW-RD-CDA@usace.army.mil](mailto:CENWW-RD-CDA@usace.army.mil)>; Avista Copr - Jay West <[jay.west@avistacorp.com](mailto:jay.west@avistacorp.com)>; Avista Corp - Peggy George <[peggy.george@avistacorp.com](mailto:peggy.george@avistacorp.com)>; Becky Meyer <[becky.meyer@lposd.org](mailto:becky.meyer@lposd.org)>; Bill Berg <[billb@bbsewer.org](mailto:billb@bbsewer.org)>; Bonner County Assessors <[assessorsgroup@bonnercountyid.gov](mailto:assessorsgroup@bonnercountyid.gov)>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <[DIRECTOR@bonnercountyhistory.org](mailto:DIRECTOR@bonnercountyhistory.org)>; Brenna Garro <[Brenna.Garro@oer.idaho.gov](mailto:Brenna.Garro@oer.idaho.gov)>; Bryan Quayle <[quaylelanduseconsulting@gmail.com](mailto:quaylelanduseconsulting@gmail.com)>; Chace Bell <[chace.bell@idwr.idaho.gov](mailto:chace.bell@idwr.idaho.gov)>; Chief Debbie Carpenter <[chief@spiritlakefire.com](mailto:chief@spiritlakefire.com)>; City of Clark Fork <[city@clarkforkidaho.org](mailto:city@clarkforkidaho.org)>; City of Dover <[cityclerk@cityofdoveridaho.org](mailto:cityclerk@cityofdoveridaho.org)>; City of East Hope Franck <[easthope.city@gmail.com](mailto:easthope.city@gmail.com)>; City of Hope <[hopecityclerk@gmail.com](mailto:hopecityclerk@gmail.com)>; City of Oldtown <[cityofoldtown@hotmail.com](mailto:cityofoldtown@hotmail.com)>; City of Priest River <[layers@priestriver-id.gov](mailto:layers@priestriver-id.gov)>; City of Sandpoint Planning <[cityplanning@sandpointidaho.gov](mailto:cityplanning@sandpointidaho.gov)>; [cityclerk@spiritlakeid.gov](mailto:cityclerk@spiritlakeid.gov); Colleen Johnson <[CJohnson@kootenaiponderaysewerdistrict.org](mailto:CJohnson@kootenaiponderaysewerdistrict.org)>; Connie Nelson <[connien@inlandpower.com](mailto:connien@inlandpower.com)>; Coolin-Cavanaugh Bay Fire Protection District <[coolinfirechief@gmail.com](mailto:coolinfirechief@gmail.com)>; Craig Hill <[craighill@hillsresort.com](mailto:craighill@hillsresort.com)>; D1Permits <[D1Permits@itd.idaho.gov](mailto:D1Permits@itd.idaho.gov)>; Dan Brown <[dbrown@idl.idaho.gov](mailto:dbrown@idl.idaho.gov)>; Dan McCracken <[Dan.McCracken@deq.idaho.gov](mailto:Dan.McCracken@deq.idaho.gov)>; Dan Scholz <[dan.scholz@nli.coop](mailto:dan.scholz@nli.coop)>; Dean Davis <[deandavis@sd83.org](mailto:deandavis@sd83.org)>; DEQ - Kristie McEnroe <[kristie.mcenroe@deq.idaho.gov](mailto:kristie.mcenroe@deq.idaho.gov)>; East Bonner Library <[Amanda@ebonnerlibrary.org](mailto:Amanda@ebonnerlibrary.org)>; East Priest Lake Fire District <[eastpriestlakefd@gmail.com](mailto:eastpriestlakefd@gmail.com)>; Erik Sjoquist <[esjoquist@idl.idaho.gov](mailto:esjoquist@idl.idaho.gov)>; Federal Aviation Administration <[Heather.pate@faa.gov](mailto:Heather.pate@faa.gov)>; Frankie Dunn

<[Frankiejdunn@hotmail.com](mailto:Frankiejdunn@hotmail.com)>; Fritz Broschet <[outletbaysewer@gmail.com](mailto:outletbaysewer@gmail.com)>; Garfield Bay Water and Sewer District Clerk <[garfieldbaywsd@hotmail.com](mailto:garfieldbaywsd@hotmail.com)>; Gavin Gilcrease <[ggilcrease@sandpointidaho.gov](mailto:ggilcrease@sandpointidaho.gov)>; Horsmon, Merritt <[merritt.horsmon@idfg.idaho.gov](mailto:merritt.horsmon@idfg.idaho.gov)>; ID State Historical Society - Dan Everhart <[dan.everhart@ishs.idaho.gov](mailto:dan.everhart@ishs.idaho.gov)>; Idaho Department of Environmental Quality <[deqcomments@deq.idaho.gov](mailto:deqcomments@deq.idaho.gov)>; Independent Hwy Dist - Julie Bishop <[ihdclerk@gmail.com](mailto:ihdclerk@gmail.com)>; Robert Beachler <[Robert.Beachler@itd.idaho.gov](mailto:Robert.Beachler@itd.idaho.gov)>; Stacy Simkins <[Stacy.Simkins@itd.idaho.gov](mailto:Stacy.Simkins@itd.idaho.gov)>; Jack Schenck <[Jack.schenck@vyvebb.com](mailto:Jack.schenck@vyvebb.com)>; Janice Best <[janicesb@televar.com](mailto:janicesb@televar.com)>; Jason Johnson <[jason.johnson@bonnercountyid.gov](mailto:jason.johnson@bonnercountyid.gov)>; Jason Kimberling <[Jason.Kimberling@itd.idaho.gov](mailto:Jason.Kimberling@itd.idaho.gov)>; Jeff Lindsey <[jeff.lindsey@bonnercountyid.gov](mailto:jeff.lindsey@bonnercountyid.gov)>; Jessie Roe <[BWSD637@gmail.com](mailto:BWSD637@gmail.com)>; Joe Kren <[joekren@sd83.org](mailto:joekren@sd83.org)>; Jordan Brooks <[coolinsewer@gmail.com](mailto:coolinsewer@gmail.com)>; KayLeigh Miller <[klmiller@ponderay.org](mailto:klmiller@ponderay.org)>; kbsd sewer <[kbsdpl@hotmail.com](mailto:kbsdpl@hotmail.com)>; Kenny Huston <[kenny.huston@oer.idaho.gov](mailto:kenny.huston@oer.idaho.gov)>; Kim Hoodenpyle <[kjh5345@gmail.com](mailto:kjh5345@gmail.com)>; Kim Spacek <[kimspacek@sd83.org](mailto:kimspacek@sd83.org)>; Kimberly Hobson <[Kimberly.Hobson@itd.idaho.gov](mailto:Kimberly.Hobson@itd.idaho.gov)>; Laclede Water District <[info@lacledewaterdistrict.org](mailto:info@lacledewaterdistrict.org)>; Lakeland Joint School District #272 <[cpursley@lakeland272.org](mailto:cpursley@lakeland272.org)>; 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Pend Oreille Hospital District <[kim.kichenmaster@bonnergeneral.org](mailto:kim.kichenmaster@bonnergeneral.org)>; PHD <[EHApplications@phd1.idaho.gov](mailto:EHApplications@phd1.idaho.gov)>; Priest Lake Public Library District <[plplibrary@hotmail.com](mailto:plplibrary@hotmail.com)>; Richard Hash <[Rich.hash2022@gmail.com](mailto:Rich.hash2022@gmail.com)>; Road & Bridge - Matt Mulder <[matt.mulder@bonnercountyid.gov](mailto:matt.mulder@bonnercountyid.gov)>; Ryan Zandhuisen <[rzandhuisen@idl.idaho.gov](mailto:rzandhuisen@idl.idaho.gov)>; Sagle Valley Water and Sewer District <[saglewatersewer@gmail.com](mailto:saglewatersewer@gmail.com)>; Sagle Valley Water & Sewer District <[markc@smartplugs.com](mailto:markc@smartplugs.com)>; Sam Owen Fire Rescue Sam Owen Fire Rescue <[sofd@wow-tel.net](mailto:sofd@wow-tel.net)>; Sam Ross <[sam.ross@nli.coop](mailto:sam.ross@nli.coop)>; [sandpointairport@gmail.com](mailto:sandpointairport@gmail.com); Sarah Gilmore <[sgilmore@sandpointidaho.gov](mailto:sgilmore@sandpointidaho.gov)>; School District 84 Transportation - James Koehler <[james.koehler@lposd.org](mailto:james.koehler@lposd.org)>; SCHWEITZER FIRE DISTRICT <[SchweitzerFireDistrict@gmail.com](mailto:SchweitzerFireDistrict@gmail.com)>; Selkirk Association of Realtors <[danielle@selkirkaor.com](mailto:danielle@selkirkaor.com)>; Selkirk Recreation District <[elgar@whoi.edu](mailto:elgar@whoi.edu)>; Sheryl Austin <[granitereeder@gmail.com](mailto:granitereeder@gmail.com)>; SOURDOUGH POINT OWNERS ASSOCIATION <[sourdoughpoint@hotmail.com](mailto:sourdoughpoint@hotmail.com)>; Southside Water and Sewer <[southsidewaterandsewer@swsdidaho.org](mailto:southsidewaterandsewer@swsdidaho.org)>; Steve Elgar <[selgar@mac.com](mailto:selgar@mac.com)>; Superintendent School Dist 84 <[kelly.fisher@lposd.org](mailto:kelly.fisher@lposd.org)>; Symone Legg <[Symone.Legg@itd.idaho.gov](mailto:Symone.Legg@itd.idaho.gov)>; TC Energy / TransCanada <[US\\_crossings@tcenergy.com](mailto:US_crossings@tcenergy.com)>; Teresa Decker <[Huckleberryhoa@gmail.com](mailto:Huckleberryhoa@gmail.com)>; 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**Cc:** Kyle Snider <[kyle.snider@bonnercountyid.gov](mailto:kyle.snider@bonnercountyid.gov)>; Alexander Feyen <[alexander.feyen@bonnercountyid.gov](mailto: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**



# Panhandle Health District

*Healthy People in Healthy Communities*

Environmental Health  
2101 W. Pine St.  
Sandpoint ID 83864  
Phone: 208-265-6384  
Fax: 208-265-8550  
[www.phd1.idaho.gov](http://www.phd1.idaho.gov)

**Public Health**  
Prevent. Promote. Protect.  
Panhandle Health District

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)**

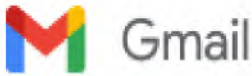
If the above conditions are satisfied PHD will lift the sanitary restrictions when the final plat/mylar is signed. Please note that plat approval does not guarantee these lots are buildable. If you have any questions or require additional information please call Panhandle Health District.

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](mailto:planning@bonnercountyid.gov)  
DEQ - [croplansubmittal@deq.idaho.gov](mailto:croplansubmittal@deq.idaho.gov)  
Syrina Water District – [drinkard.s@gmail.com](mailto:drinkard.s@gmail.com)  
Dan Tadic – [dtadic@hnh-llc.com](mailto: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><b>Public Health</b> Prevent. Promote. Protect. Panhandle Health District</p>	<p><b>Kathryn Kolberg</b>   Environmental Health Program Manager 2101 W. Pine St., Sandpoint, ID 83864 Office: 208-265-6384 Office Desk: 208-920-7902 Email: <a href="mailto:kkolberg@phd1.idaho.gov">kkolberg@phd1.idaho.gov</a> Web: <a href="http://Panhandlehealthdistrict.org">Panhandlehealthdistrict.org</a></p>
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**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 **27<sup>th</sup>** 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**.

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**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](http://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](mailto:planning@bonnercountyid.gov). The referenced start time stated above reflects the beginning of the hearing. Specific file start time and hearing duration vary.

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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 -

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.

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

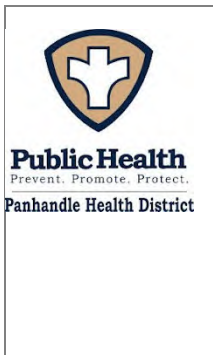
To: Bonner Planning <planning@bonnercountyid.gov>

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

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><b>Kathryn Kolberg</b>   Environmental Health Program Manager          2101 W. Pine St., Sandpoint, ID 83864  <b>Office:</b> 208-265-6384  <b>Office Desk:</b> 208-920-7902  <b>Email:</b> <a href="mailto:kkolberg@phd1.idaho.gov">kkolberg@phd1.idaho.gov</a>  <b>Web:</b> <a href="http://Panhandlehealthdistrict.org">Panhandlehealthdistrict.org</a></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 27<sup>th</sup> day of **May 2025**.

*Janna Brown*  
\_\_\_\_\_  
Janna Brown, Administrative Assistant III

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NO COMMENT \_\_\_\_\_  
Name

\_\_\_\_\_  
Date

**DEERFIELD**  
SITUATE IN THE E1/2 OF THE SW1/4 OF SECTION 16  
TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN  
BONNER COUNTY, IDAHO

**NOTES:**

1. ALL LOTS 30'00" WIDE AND DEPTH TABLE.
2. THE LOT WITHIN THIS PLAT MAY NOT BE FURTHER SUBDIVIDED WITHOUT WRITING A PETITION OF THE BONNER COUNTY PLANNING DEPARTMENT & BONNER COUNTY.
3. THE MARKED AND TYPE OF CHAINS/POINTS WITHIN THIS PLAT SHALL BE IN ACCORDANCE WITH BONNER COUNTY RECORDS. THE MARKING SHALL BE IN ACCORDANCE WITH BONNER COUNTY RECORDS.
4. STORM WATER TRACT IS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS OF THIS TRACT.
5. WATER STORAGE TRACT IS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS OF THIS TRACT.
6. ALL LOT LINES SUBJECT TO PUBLIC RIGHTS/TRAFFIC MAY BE A 10' SET BACK UTILITY AND 5' FROM CENTER SUBSIDIARY ADJACENT TO THE PUBLIC ROAD AND 10' FROM THE ADJACENT TRACT.
7. THE SUBJECT PROPERTY IS LOCATED WITHIN FEMA FLOOD ZONE "C" AREA OF MINOR FLOOD HAZARD, AND FLOOD ZONE "D" AREA OF MODERATE FLOOD HAZARD. THE HOMEOWNERS SHALL BE RESPONSIBLE FOR THE PROTECTION OF THEIR PROPERTY.
8. WATER STORAGE TRACT IS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS OF THIS TRACT.
9. ALL LOT LINES SUBJECT TO PUBLIC RIGHTS/TRAFFIC MAY BE A 10' SET BACK UTILITY AND 5' FROM CENTER SUBSIDIARY ADJACENT TO THE PUBLIC ROAD AND 10' FROM THE ADJACENT TRACT.
10. THE SUBJECT PROPERTY IS LOCATED WITHIN FEMA FLOOD ZONE "C" AREA OF MINOR FLOOD HAZARD, AND FLOOD ZONE "D" AREA OF MODERATE FLOOD HAZARD. THE HOMEOWNERS SHALL BE RESPONSIBLE FOR THE PROTECTION OF THEIR PROPERTY.
11. THE HOMEOWNERS SHALL BE RESPONSIBLE FOR THE PROTECTION OF THEIR PROPERTY.
12. THE HOMEOWNERS SHALL BE RESPONSIBLE FOR THE PROTECTION OF THEIR PROPERTY.

**BASIS OF BEARING:**

THIS PLAT WAS ESTABLISHED BY GPS CONTROL COORDINATES CORRECTED FROM NAD 83 SOLUTIONS USING A REFERENCE STATION ON NEARBY SECTION 22. ALL BEARINGS REFER TO THE BEARING FORECASTER SYSTEM OF 1983 WEST ZONE, (1983) US SURVEY FT. IN THE BURNING FOR SPECIFIC LINE AND MONUMENTS USED. DISTANCES SHOWN HAVE BEEN CONVERTED FROM OLD SURVEYING UNITS TO METERS AND ROUNDED TO NEAREST FACT OF 0.01 METERS.

**SURVEYOR'S NARRATIVE:**

THIS PLAT WAS PREPARED AT THE REQUEST OF DEERFIELD LLC TO ESTABLISH THE BOUNDARY DESCRIBED IN (P) AND ESTABLISH LOT 1 AND BOUNDARY LINE IN THIS PLAT.

THE CENTER QUARTER CORNER OF SECTION 16 HAS BEEN ESTABLISHED IN TWO LOCATIONS. ONE LOCATION IS BASED ON THE CENTER QUARTER CORNER OF SECTION 16, PER THE 1856 ORIGINAL PLAT. THE OTHER LOCATION IS BASED ON THE CENTER QUARTER CORNER OF SECTION 16, PER THE 1856 ORIGINAL PLAT. THE METHOD OF WHICH BOTH LOCATIONS WERE ESTABLISHED IS DESCRIBED IN THE SURVEYOR'S NARRATIVE.

THE CENTER QUARTER CORNER OF SECTION 16 WAS ESTABLISHED BY HOLDING THE BEARING OF THE NORTH-SOUTH CENTERLINE OF SECTION 16, PER THE 1856 ORIGINAL PLAT. THE BEARING OF THE NORTH-SOUTH CENTERLINE OF SECTION 16 IS  $S89^{\circ}31'10''W$ . THE BEARING OF THE NORTH-SOUTH CENTERLINE OF SECTION 16 IS  $S89^{\circ}31'10''W$ . THE BEARING OF THE NORTH-SOUTH CENTERLINE OF SECTION 16 IS  $S89^{\circ}31'10''W$ .

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**BONNER COUNTY REFERENCES:**

- (P) 1856 ORIGINAL PLAT, SECTION 16, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.
- (R) 1856 ORIGINAL PLAT, SECTION 16, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.
- (R) 1856 ORIGINAL PLAT, SECTION 16, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.
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- (R) 1856 ORIGINAL PLAT, SECTION 16, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.

**LEGEND:**

- FOUND ALUMINUM CAP MONUMENT, AS DESCRIBED
- FOUND 5" PIPER, AS DESCRIBED
- FOUND 10" PIPER, AS DESCRIBED
- FOUND 12" PIPER, AS DESCRIBED
- FOUND 14" PIPER, AS DESCRIBED
- FOUND 16" PIPER, AS DESCRIBED
- FOUND 18" PIPER, AS DESCRIBED
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- FOUND 22" PIPER, AS DESCRIBED
- FOUND 24" PIPER, AS DESCRIBED
- FOUND 26" PIPER, AS DESCRIBED
- FOUND 28" PIPER, AS DESCRIBED
- FOUND 30" PIPER, AS DESCRIBED
- FOUND 32" PIPER, AS DESCRIBED
- FOUND 34" PIPER, AS DESCRIBED
- FOUND 36" PIPER, AS DESCRIBED
- FOUND 38" PIPER, AS DESCRIBED
- FOUND 40" PIPER, AS DESCRIBED
- FOUND 42" PIPER, AS DESCRIBED
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- FOUND 72" PIPER, AS DESCRIBED
- FOUND 74" PIPER, AS DESCRIBED
- FOUND 76" PIPER, AS DESCRIBED
- FOUND 78" PIPER, AS DESCRIBED
- FOUND 80" PIPER, AS DESCRIBED
- FOUND 82" PIPER, AS DESCRIBED
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- FOUND 86" PIPER, AS DESCRIBED
- FOUND 88" PIPER, AS DESCRIBED
- FOUND 90" PIPER, AS DESCRIBED
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PROJ0013 PAGE 2 OF 3  
**HMH** engineering  
476884 Highway 96, Suite 3  
Ponderay, ID 83852  
(208) 635-5825

**DEERFIELD**

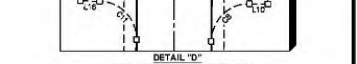
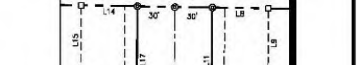
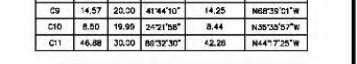
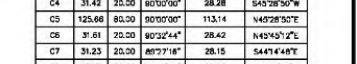
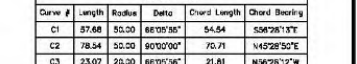
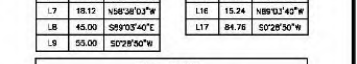
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Line #	Length	Direction	Line #	Length	Direction
L1	232.20	S89°04'33"E	L10	14.76	N89°02'40"W
L2	232.21	S89°04'33"E	L11	85.24	S02°28'50"W
L3	40.44	S03°07'00"W	L12	46.15	N89°31'10"W
L4	23.35	N07°14'28"E	L13	117.84	N1°58'12"W
L5	17.07	S89°04'33"E	L14	45.00	S89°03'40"E
L6	22.71	S49°59'51"W	L15	55.00	N02°28'50"E
L7	18.12	N58°28'03"E	L16	15.24	N89°02'40"W
L8	45.00	S89°03'40"E	L17	84.76	S02°28'50"W
L9	55.00	S02°28'50"W			

Curve #	Length	Radius	Beta	Chord Length	Chord Bearing
C1	87.68	50.00	68°09'30"	54.54	S58°28'13"E
C2	78.54	50.00	60°00'00"	70.71	N45°28'50"E
C3	23.07	25.00	66°05'56"	21.81	N45°28'50"E
C4	31.42	25.00	60°00'00"	28.28	S45°28'50"W
C5	125.68	80.00	90°00'00"	113.14	N45°28'50"E
C6	31.61	25.00	90°32'44"	28.42	N45°28'50"E
C7	31.23	25.00	87°37'18"	28.15	S44°44'48"E
C8	47.36	30.00	90°27'30"	42.60	S45°12'35"W
C9	14.57	20.00	41°44'10"	14.25	N88°35'01"W
C10	8.50	19.99	2°21'58"	8.44	N30°35'57"W
C11	46.88	30.00	88°32'30"	42.28	N44°17'25"W



PROJ0013 PAGE 3 OF 3  
**HMH** engineering  
476884 Highway 96, Suite 3  
Ponderay, ID 83852  
(208) 635-5825



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**Panhandle Health District**

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1500 Highway 2, Suite 208

Sandpoint, ID 83864

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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 &amp; 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@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 <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 <idhclerk@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@iniandpower.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@swsidaho.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>

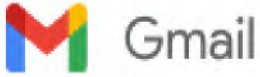
The above-named application has been submitted to the Bonner County Planning Department for processing.

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**

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 **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](http://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 **27<sup>th</sup>** 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](http://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](mailto: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*  
*[Signature]*





# 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 <joe@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 <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.**

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 **Notice of Public Hearing\_BOCC08.14.25.pdf**  
627K



Jason Johnson &lt;jason.johnson@bonnercountyid.gov&gt;

**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 &lt;bdean@sandpointidaho.gov&gt;

Cc: Jason Welker &lt;jwelker@sandpointidaho.gov&gt;, Alexander Feyen &lt;alexander.feyen@bonnercountyid.gov&gt;, Janna Brown &lt;janna.berard@bonnercountyid.gov&gt;, Jason Johnson &lt;jason.johnson@bonnercountyid.gov&gt;

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 &lt;bdean@sandpointidaho.gov&gt; 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](mailto:jake.gabell@bonnercountyid.gov)>

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

**To:** Jason Welker <[jwelker@sandpointidaho.gov](mailto:jwelker@sandpointidaho.gov)>; Bill Dean <[bdean@sandpointidaho.gov](mailto:bdean@sandpointidaho.gov)>

**Cc:** Alexander Feyen <[alexander.feyen@bonnercountyid.gov](mailto:alexander.feyen@bonnercountyid.gov)>; Janna Brown <[janna.berard@bonnercountyid.gov](mailto:janna.berard@bonnercountyid.gov)>; Jason Johnson <[jason.johnson@bonnercountyid.gov](mailto: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



**DEERFIELD**  
 SITUATE IN THE E1/2 OF THE SW1/4 OF SECTION 16  
 TOWNSHIP 37 NORTH, RANGE 2 WEST, BOISE MERIDIAN  
 BONNER COUNTY, IDAHO

**OWNER'S CERTIFICATE:**

THIS IS TO CERTIFY THAT DEERFIELD LLC, MANAGED BY RICHARD A. HOWARTH, IS THE SOLE OWNER OF THE REAL PROPERTY DESCRIBED IN THE ABOVE DESCRIBED INSTRUMENT. THE PROPERTY IS SITUATE IN THE EAST HALF OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO BEING ALL THAT ARE SHOWN ON THE OFFICIAL PLAT THEREOF RECORDED IN BOOK 15, PAGE 113. RECORDED 2/11/2021. BONNER COUNTY RECORDS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 16, SAID CENTER QUARTER BEING SOUTH 87°22'56" EAST, 2663.35 FEET DISTANCE FROM THE WEST QUARTER CORNER OF SAID SECTION 16, BEING A 3.57" ALUMINUM CAP MONUMENT PER CPM RECORD INSTR. NO. 89886, BONNER COUNTY RECORDS.
- THENCE SOUTH 87°22'56" EAST, 1331.67 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 16, BEING A 7" ALUMINUM CAP MARKED 13.13" PER CPM INSTR. NO. 89886, BONNER COUNTY RECORDS.
- SOUTH 87°22'56" EAST, 2663.35 FEET DISTANT FROM THE NORTH QUARTER CORNER OF SAID SECTION 16, BEING A 3.57" ALUMINUM CAP MONUMENT PER CPM RECORD INSTR. NO. 89886, BONNER COUNTY RECORDS.
- NORTH 87°22'56" WEST, 2663.35 FEET DISTANT FROM THE EAST QUARTER CORNER OF SAID SECTION 16, BEING A 3.57" ALUMINUM CAP PER CPM INSTR. NO. 89886, BONNER COUNTY RECORDS.
- THENCE NORTH 87°22'56" WEST, 2663.35 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 16, BEING A SANDWICH SUBDIVISION, AS SAME IS SHOWN ON THE OFFICIAL PLAT THEREOF RECORDED IN BOOK 11, PAGE 107 AT PAGE 102 UNDER INSTR. NO. 20995 ON DECEMBER 4, 1916, BONNER COUNTY RECORDS.

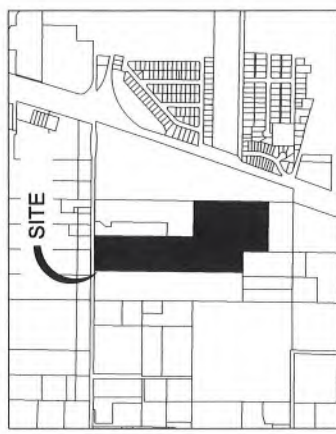
- THENCE SOUTH 87°22'56" WEST, ON THE NORTHSOUTH-MID-SECTION LINE OF SAID SECTION 16, 49.44 FEET, THENCE NORTH 87°22'56" WEST, 49.44 FEET TO A 1" IRON PIPE, BEING THE POINT OF BEGINNING.
- THENCE SOUTH 87°22'56" WEST, 1274.72 FEET TO A 9" REBAR MARKED "MOSES PLS 20986" HEREINAFTER DESCRIBED AS "A SET MONUMENT".
- THENCE SOUTH 87°22'56" WEST, 467.79 FEET TO A SET MONUMENT ON THE NORTHSOUTH-MID-SECTION LINE PER WEST SANDPOINT SUBDIVISION BEARING NORTH 71°42'26" EAST, 1309.44 FEET DISTANT.
- THENCE SOUTH 87°22'56" WEST, ON THE NORTHSOUTH-MID-SECTION LINE PER THE PLAT OF WEST SANDPOINT SUBDIVISION FROM WHICH A 1" PIPE BEARS NORTH 87°22'56" WEST, 1.58 FEET DISTANT TO A SET MONUMENT (FROM WHICH A 1" PIPE BEARS NORTH 87°22'56" WEST, 1.58 FEET DISTANT).
- THENCE ON THE NORTH BOUNDARY OF THE S1/2 SE1/4 SW1/4 SAID SECTION 16, NORTH 87°22'56" WEST, 333.33 FEET TO THE NORTHEAST CORNER THEREOF, BEING A 12" REBAR WITH NO CAP AND REPLACED WITH SET FEET TO THE NORTHEAST CORNER THEREOF, BEING A 12" REBAR WITH NO CAP AND REPLACED WITH SET FEET.
- THENCE NORTH 87°22'56" WEST ON THE NORTH BOUNDARY OF THE SW1/4 SE1/4 SW1/4 SAID SECTION 16, 333.33 FEET, BEING A FOUND 58" REBAR WITH NO CAP.
- THENCE NORTH 00°20'20" EAST, 194.03 FEET TO A SET MONUMENT.
- THENCE SOUTH 87°22'56" WEST, 664.71 FEET TO THE POINT OF BEGINNING.

- THE ABOVE DESCRIBED CONTAINS 32.646 ACRES (111,422.09 SQ. FT.) MORE OR LESS.
- BE IT FURTHER KNOWN THAT:
- WHICH RESULTS IN THE SOUTHERLY RIGHT OF WAY WIDTH EQUALING 30.9 FEET FROM THE EXISTING BOUNDARY OF SAID SECTION 16.
- THE OWNER HEREBY DEDICATES THE ROADS SHOWN WITHIN THIS PLAT TO THE PUBLIC AND AS TO BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION, AS SPECIFIED IN THE COART, SAID PRIVATELY MAINTAINED PUBLIC ROADS DO NOT MEET THE STANDARDS FOR COUNTY MAINTENANCE AND WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- AS SHOWN ON THIS PLAT, TRACT "X" WITHIN BLOCK 1 WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF WATER STORAGE, AS DESCRIBED IN THE COART.
- AS SHOWN ON THIS PLAT, TRACT "Y" WITHIN BLOCK 2 WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF WATER STORAGE, AS DESCRIBED IN THE COART.
- AS SHOWN ON THIS PLAT, THE OWNER HEREBY DEDICATES A FIRE TURNOUROUND EASEMENT TO THE PUBLIC OVER A PORTION OF LOT 13, BLOCK 1, AND A PORTION OF LOT 11, BLOCK 2, AS SHOWN ON SHEET 3, DETAIL "D".
- AS SHOWN ON THIS PLAT, THE OWNER HEREBY DEDICATES A FIRE TURNOUROUND EASEMENT TO THE PUBLIC OVER A PORTION OF LOT 13, BLOCK 1, AND A PORTION OF LOT 11, BLOCK 2, AS SHOWN ON SHEET 3, DETAIL "D".
- MAINTAINED BY THE HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF STORM WATER CONVEYANCE AND RETENTION, AS DESCRIBED IN THE COART.
- ALL LOTS COMMON TO PUBLIC RIGHTS-OF-WAY HAVE A DEDICATED 10.00' PUBLIC UTILITY AND STORM WATER EASEMENT TO THE PUBLIC.
- THE OWNERS HEREBY DEDICATES A 10.00' PUBLIC UTILITY AND STORM WATER EASEMENT CENTERED ON THE COMMON LOT LINE OF LOTS 6 AND 7, BLOCK 1, TO THE HOMEOWNERS ASSOCIATION, AS DESCRIBED IN THE COART.
- AS SHOWN ON THIS PLAT, THE OWNER HEREBY DEDICATES TO THE HOMEOWNERS ASSOCIATION AN EASEMENT OVER AND ACROSS THE SOUTHWEST CORNER OF LOT 11, BLOCK 1, FOR ACCESS TO THE STORM WATER TRACT.
- ACCESS TO LOT 1, BLOCK 1 AND LOT 1, BLOCK 2 IS RESTRICTED TO DEERFIELD DRIVE ONLY. ACCESS TO BALDY PIS BORG 14263.0 (6.1) A MANMADE OR NATURAL WATER SOURCE WITH A DRY HYDRANT CAPABLE OF DELIVERING ADEQUATE WATER SUPPLY AS PRESCRIBED BY F.C. WILL BE INSTALLED WITHIN TRACT "X", BLOCK 1.
- DOMESTIC WATER FOR THIS PLAT IS SUPPLIED BY SYRINGA HEIGHTS WATER DISTRICT.
- DOMESTIC SEWER FOR THIS PLAT IS SUPPLIED BY INDIVIDUAL SEPTIC SYSTEMS.
- DOMESTIC SOLID WASTE DISPOSAL IS THE RESPONSIBILITY OF THE LOT OWNERS.

DEERFIELD LLC \_\_\_\_\_ DATE \_\_\_\_\_

**NOTARY PUBLIC CERTIFICATE:**

ACKNOWLEDGEMENT  
 STATE OF IDAHO }  
 COUNTY OF \_\_\_\_\_ }  
 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR OF 2025, BEFORE ME PERSONALLY APPEARED \_\_\_\_\_, MANAGER OF DEERFIELD LLC, WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND WHOSE AUTHORITY TO SIGN THE SAME I HAVE HERETO SET MY HAND AND SEAL, THE DATE LAST ABOVE WRITTEN.  
 NOTARY PUBLIC: \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_



**Vicinity Map:**  
 SCALE: 1" = 1,000'

**PANHANDLE HEALTH DISTRICT CERTIFICATE:**

THESE INSTRUMENTS, INCLUDING THIS INSTRUMENT, HAVE BEEN EXAMINED AND CHECKED FOR CONFORMANCE WITH THE REQUIREMENTS OF CHAPTER 13, TITLE 50 OF THE IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

THIS PLAT APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.  
 PANHANDLE HEALTH DISTRICT

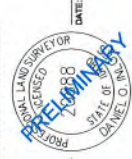
**COUNTY SURVEYOR'S CERTIFICATE:**

I, HEREBY CERTIFY THAT I HAVE EXAMINED THE WITHIN PLAT OF "DEERFIELD" AND CHECKED THE PLAT AND COMPUTATIONS THEREON AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

BONNER COUNTY SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

**SURVEYOR'S CERTIFICATE:**

THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION, AND IS BASED UPON AN ACTUAL FIELD SURVEY, IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 13, TITLE 50 OF THE IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS. ALL NECESSARY MONUMENTS HAVE BEEN ESTABLISHED ON THE GROUND, THAT ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.



DANIEL O. MOLES, PLS 20888 \_\_\_\_\_ DATE \_\_\_\_\_

**RECORDER'S CERTIFICATE:**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.  
 AT \_\_\_\_\_ O'CLOCK, \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF PLATS AT PAGE \_\_\_\_\_  
 AT THE REQUEST OF HMM ENGINEERING  
 INSTRUMENT NO. \_\_\_\_\_ FEE: \_\_\_\_\_  
 BONNER COUNTY RECORDER \_\_\_\_\_

**COUNTY COMMISSIONER'S CERTIFICATE:**

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF BONNER COUNTY, IDAHO.  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR OF 2025.  
 CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS \_\_\_\_\_

**PLANNING DIRECTOR CERTIFICATE:**

THIS PLAT HAS BEEN EXAMINED FOR CONFORMANCE TO THE APPLICABLE ZONING AND SUBDIVISION CODES AND APPROVED.  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR OF 2025.  
 BONNER COUNTY PLANNING DIRECTOR ET AL \_\_\_\_\_

**COUNTY TREASURER'S CERTIFICATE:**

I, HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE HEREIN DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR \_\_\_\_\_.  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.  
 BONNER COUNTY TREASURER \_\_\_\_\_

**SYRINGA HEIGHTS WATER DISTRICT CERTIFICATE:**

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE SYRINGA HEIGHTS WATER DISTRICT, BONNER COUNTY, IDAHO.  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR OF 2024.  
 CHAIRMAN \_\_\_\_\_

**CITY OF SANDPOINT CERTIFICATE:**

I, HEREBY CERTIFY THAT THIS PLAT WAS REVIEWED FOR POTENTIAL IMPACT TO THE CITY OF SANDPOINT, IDAHO, IN THE YEAR OF 2025.  
 CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_  
 MAYOR \_\_\_\_\_ DATE \_\_\_\_\_  
 PL. 024613 \_\_\_\_\_

**HMMH** engineering (208) 635-5825  
 476864 Highway 95, Suite 3  
 Ponderay, ID 83852





## Bonner County Planning Department

*"Protecting property rights and enhancing property value"*

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone (208) 265-1458 - Fax (866) 537-4935

Email: [planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov) - Web site: [www.bonnercountyid.gov](http://www.bonnercountyid.gov)

July 2, 2025

Deerfield LLC, c/o Dan Tadic  
3882 N Schreiber Way  
Suite 104  
Coeur D Alene, ID 83815

Subj: File S0001-25 – Subdivision – Deerfield Subdivision

Encl: (1) File S0001-25 Zoning Commission Preliminary Plat Approval  
Recommendation

Dear Applicant,

The Bonner County Zoning Commission at the June 26, 2025 hearing  
Recommended approval of the above-referenced application with conditions.

The Bonner County Zoning Commission recommended approval to the Board of  
County Commissioners of project FILE S0001-25, Deerfield Subdivision, 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. The Bonner County Zoning Commission found that  
this proposal is in accord with Bonner County Revised Code and the Comprehensive  
Plan as enumerated in the following conclusions of law:

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### Conclusions of law:

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**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), amending to strike Condition 19, which read: *"If an FDP (Floodplain Development Permit) is required for this project, this FDP cannot be approved prior to the completion and inspection of all infrastructure called for in the final plat approval;"* 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.

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**Findings of Facts:**

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<b>BCRC Code</b>	<b>Standard for</b>	<b>Required</b>	<b>Provided</b>
12-268	Application Process, General Provisions	Agency Routing	The application was routed to the City of Sandpoint for comment on April 17, 2025 and to agencies for comment on May 27, 2025.
12-412	Density and Dimensional Standards:	Minimum Lot Size required is one (1) acre for the Suburban (S) District where urban	The lots in this subdivision are proposed to be served by individual septic systems and Syringa Heights Water

	Suburban Zone	water service is provided.	District.
12-610.B	Conformance with BCRC Title 12	Minimum Lot Size required is one (1) acre for the Suburban (S) District where urban water service is provided.	<p>The lots in this subdivision are proposed to be served by individual septic systems and Syringa Heights Water District. 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. The 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 site is proposed to be served by Avista (per the application) or Northern Lights (per comment) and is located within Northside Fire District. The commission acknowledged fire safety 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>
12-620	General	Easements, constraints, reserved land areas to be shown and marked on the plats.	<p>Proposal complies. Application deemed complete by staff. Plat is stamped by a licensed Idaho surveyor.</p> <p><b>See Conditions of Approval.</b></p>
12-621	Lot Design	All proposed lots or parcels which are three hundred feet (300') or less in width shall maintain a depth to width ratio of not greater than three point two to one (3.2:1); and lots which are more than three	<p>The depth to width ratio of the lots in the proposed subdivision are all under the required ratios.</p> <p><b>See attached appendices.</b></p>

		<p>hundred feet (300') in width shall maintain a depth to width ratio of not greater than four point two to one (4.2:1).  All proposed lots or parcels one hundred feet (100') or less in width shall be designed so that the angle of intersection of the side lot lines with the fronting road is between eighty-five (85) and ninety-five degrees (95°), for a distance of not less than fifty feet (50') from the point of intersection.  Submerged lands are not to be included when determining the depth to width calculation.</p>	
12-622	Submerged Lands	Submerged lands not to be counted towards density calculations.	Sizes of lots with submerged lands in the proposed plat are far in excess of the one-acre minimum. Submerged lands are not being counted towards minimum lot size requirements.
12-623.A	Urban services	Urban water is required for lots under 2.5 acres but equal to or greater than 1 acre.	<p>The lots in this subdivision are proposed to be served by individual septic systems and Syringa Heights Water District.  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. The commission acknowledged septic concerns raised in public testimony and deferred to the judgement of subject-matter experts on this issue, consistent with the proposed</p>

			<p>conditions of approval.</p> <p>The site is proposed to be served by Avista (per the application) or Northern Lights (per comment) and is located within Northside Fire District.</p>
12-623.B	Water supply	Lots to be served by Syringa Heights Water District.	<p>The lots in this subdivision are proposed to be served by individual septic systems and Syringa Heights Water District.</p> <p>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. The 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><b>See Conditions of Approval.</b></p>
12-623.C	Sewage disposal	Sewage disposal method is proposed to be individual septic systems.	<p>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. The 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><b>See Conditions of Approval.</b></p>
12-623.D	Fire Plan/Fire	Assessment of fire risk	A note will be placed on the

	risk assessment	Fire protection plan Defensible space plan	final plat to address fire hazard and defensible space issues. The commission acknowledged fire safety concerns raised in public testimony and deferred to the judgement of subject-matter experts on this issue, consistent with the proposed conditions of approval.  <b>See Conditions of Approval.</b>
12-624.A	Road name	Unique road names for new roads.	The road serving this proposed subdivision will be a new road named Deerfield Drive. <b>See Conditions of Approval.</b>
12-624.B	Road standards	Road to be designed to meet private road standards of BCRC Title 12, Appendix A.	The project proposes no private roads within the subdivision. These standards are not applicable.
12-624.C	Legal access	Legal access to each proposed lot	All lots are proposed to have direct frontage and access on roads proposed to be dedicated to the public. Project complies. <b>See Conditions of Approval.</b>
12-624.D	Public road frontage	For lots less than 5 acres in size, direct frontage and direct access to public roads required.	Project complies. All roads proposed within the subdivision shall be dedicated to the public. <b>See Conditions of Approval.</b>
12-625	Trails and Parks	Bonner County Trails Plan Public Access, Parks and Facilities	Not Applicable. An approved county trails plan does not exist.
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

			<p>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>The commission acknowledged fire safety 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><b>See Conditions of Approval.</b></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	<p>Not all adjoining owners are shown in their respective places of ownership on the plat.</p> <p><b>See Conditions of Approval.</b></p>

		of ownership on the plat.	
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 hundred feet beyond the subdivision limits.	No land contours appear to be shown. <b>See Conditions of Approval.</b>
12-642.B.6	Plat Content	Location of water courses, floodplains per FIRMs with BFEs.	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. <b>See Conditions of Approval.</b>
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. The 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.
12-642.B.8	Plat Content	Proposed method of water supply, sewage and solid waste disposal.	Project complies. Proposed method of water supply, sewage and solid waste

			<p>disposal are all addressed on the face of the plat.</p> <p>The 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>
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.	<p>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.</p> <p><b>See Conditions of Approval.</b></p>
12-643.A	Application filed	In accord with 12-268	Proposal complies. Application deemed complete.
12-643.B	Public hearing	In accord with 12-268	Proposal complies. Public hearings will be held.
12-643.I	Validity of Preliminary Plat		Proposal shall comply. <b>See Conditions of Approval.</b>
12-644	Improvements	Plan to be prepared by a	<b>See Conditions of Approval.</b>

	Plan	registered civil engineer. Two copies to be provided.	This is requirement of final and not the preliminary plat.
12-645	Standards for Review		<b>See Conclusions of Law.</b>
12-646	Final Plat, Contents		Not applicable at this stage of the project. <b>See Conditions of Approval.</b>
12-647	Endorsements on Final Plat		Not applicable at this stage of the project. The subdivider submitted a professional wetland & stream delineation dated September 20, 2024 at the time of the submission of the subdivision application in accordance with this section of the Bonner County Revised Code. <b>See Conditions of Approval.</b>
12-7.1	Shorelines		Subdivisions are not disallowed on lands containing shorelines. 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. <b>See Conditions of Approval.</b>
12-7.2	Grading, Stormwater Management	Applicability: All new subdivisions subject to the provisions of chapter	The applicant submitted a stormwater management and erosion control plan, dated

	and Erosion Control	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.	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. <b>See Conditions of Approval.</b>
12-7.3	Wetlands	Wetland Delineation, Wetland Buffer and Setbacks.	The subdivider submitted a professional wetland & stream delineation dated September 20, 2024 at the time of the submission of the subdivision application in accordance with this section of the Bonner County Revised Code. Project complies.
12-7.4	Wildlife		No local, state or federal agency has identified presence of any critical wildlife habitats on the site.
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. <b>See Conditions of Approval.</b>
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.

			<b>See Conditions of Approval.</b>
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**Proposed Conditions of Approval:**

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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. There does not appear to be evidence in the record that the road name "Deerfield Drive" has been appropriately reserved by the applicant. This road name shall be reserved and evidence to this effect shall be submitted to the planning department prior to scheduling for final plat.
6. Not all adjoining owners are shown in their respective places of ownership on the plat. This information shall be corrected and submitted to this file prior to scheduling for final plat.
7. The application submitted for this proposal indicates that power will be provided by Avista. Comments received on this file indicate that power will be provided by Northern Lights, Inc. The applicant shall clarify what agency will provide power for this proposed subdivision. This information shall be corrected and submitted to this file prior to scheduling for final plat.

8. Not all contours to show the shape of the land extending at least one hundred feet beyond the subdivision limits appear to be shown on the plat. This information shall be corrected and submitted to this file prior to scheduling for final plat.
9. 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 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.

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

10. 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.
11. 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.
12. 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.

13. 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.

14. 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.

15. 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.

16. 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.
17. 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.
18. 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.
- ~~19. If an FDP (Floodplain Development Permit) is required for this project, this FDP cannot be approved prior to the completion and inspection of all infrastructure called for in the final plat approval.~~
20. 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.
21. 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.
22. 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.

Bonner County Revised Code, Section 12-262, provides an opportunity for affected persons to appeal Zoning Commission decisions with the Planning Director within 28 days after the final written decision of the Zoning Commission has been issued. Any such appeal must be submitted in accordance with the referenced code section no later than **5:00 p.m., July 29, 2025. AN APPEAL SHALL BE ACCOMPANIED BY A FILING FEE IN ACCORDANCE WITH THE APPROVED FEE SCHEDULE. THE FEES ARE PAYABLE TO THE BONNER COUNTY PLANNING DEPARTMENT.**

**NOTE:** Following any final decision concerning a site-specific land use request, the applicant has a right to request a regulatory taking analysis pursuant to Section 67-8003, Idaho Code (*Idaho Code §67-6535(3)*).

Please contact the Planning Department if you have any questions.

Sincerely,



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Jacob Marble, Chair  
Bonner County Zoning Commission

c: Deerfield LLC  
Dan Tadic – HMH Engineering, Project Representative  
Gerhard Schickedanz

Attachment: Staff report for S0001-25, Deerfield Subdivision

# Bonner County Planning Department

*"Protecting property rights and enhancing property value"*

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone (208) 265-1458 - Fax (866) 537-4935

Email: [planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov) - Web site: [www.bonnercountyid.gov](http://www.bonnercountyid.gov)



## Bonner County Zoning Commission Staff Report for June 26, 2025

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**Project Name:** S0001-25 Deerfield

**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.

**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: May 27, 2025  
Site Posting: June 17, 2025  
Published in newspaper: May 27, 2025

**Appendices:**

**Appendix A: Notice of Public Hearing Record of Mailing**

**Appendix B: Agency Comments**

**Appendix C: Land Use Decision Making Worksheet**

**Appendix D: Depth-to-Width Spreadsheet**



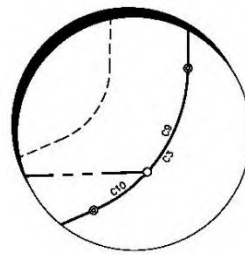
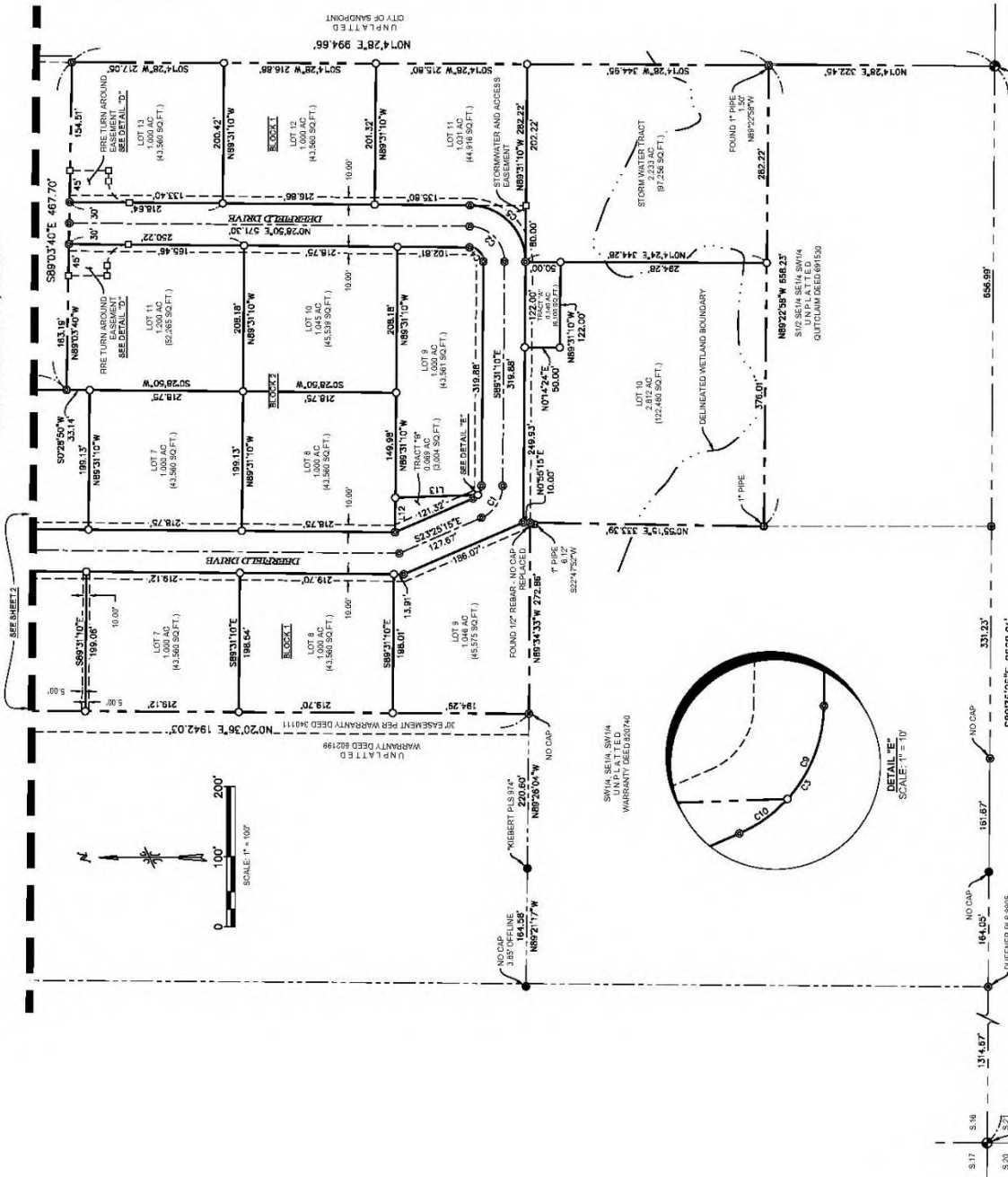
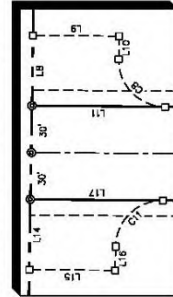
**DEERFIELD**  
 SITUATE IN THE E1/2 OF THE SW1/4 OF SECTION 16  
 TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN  
 BONNER COUNTY, IDAHO

- LEGEND:**
- FOUND ALUMINUM CAP/MONUMENT, AS DESCRIBED
  - FOUND 3/8" REBAR, AS DESCRIBED
  - FOUND IRON PIPE, AS DESCRIBED
  - FOUND 1/2" REBAR, AS DESCRIBED
  - SET 3/8"x24" REBAR WITH YELLOW PLASTIC CAP
  - SET 1/2"x24" REBAR WITH YELLOW PLASTIC CAP
  - SET 1/2"x24" REBAR WITH YELLOW PLASTIC CAP
  - SET 1/2"x24" REBAR WITH YELLOW PLASTIC CAP
  - STAMPED "SM" PLS 20888", OR AS DESCRIBED
  - SET ALUMINUM CAP ON 3/8"x24" REBAR
  - CALCULATED POINT, NOTHING FOUND OR SET
  - INTERIOR CORNER POINT, NOTHING FOUND OR SET
  - INTERIOR LOT/BLOCK LINES
  - ADJACENT PROPERTY BOUNDARY
  - SECTION LINE (B.M. SOLUTION)
  - SECTION LINE (R3) SOLUTION
  - RIGHT OF WAY LINE
  - ROAD CENTERLINE
  - DELINEATED WETLAND BOUNDARY LINE

Line #	Length	Direction
L10	14.78	N89°03'40"W
L11	85.24	S07°28'50"W
L12	46.15	N89°31'10"W
L13	117.84	N1°36'12"E
L14	45.00	S89°03'40"E
L15	55.00	N07°28'50"W
L16	15.24	N89°03'40"W
L17	84.76	S07°28'50"W

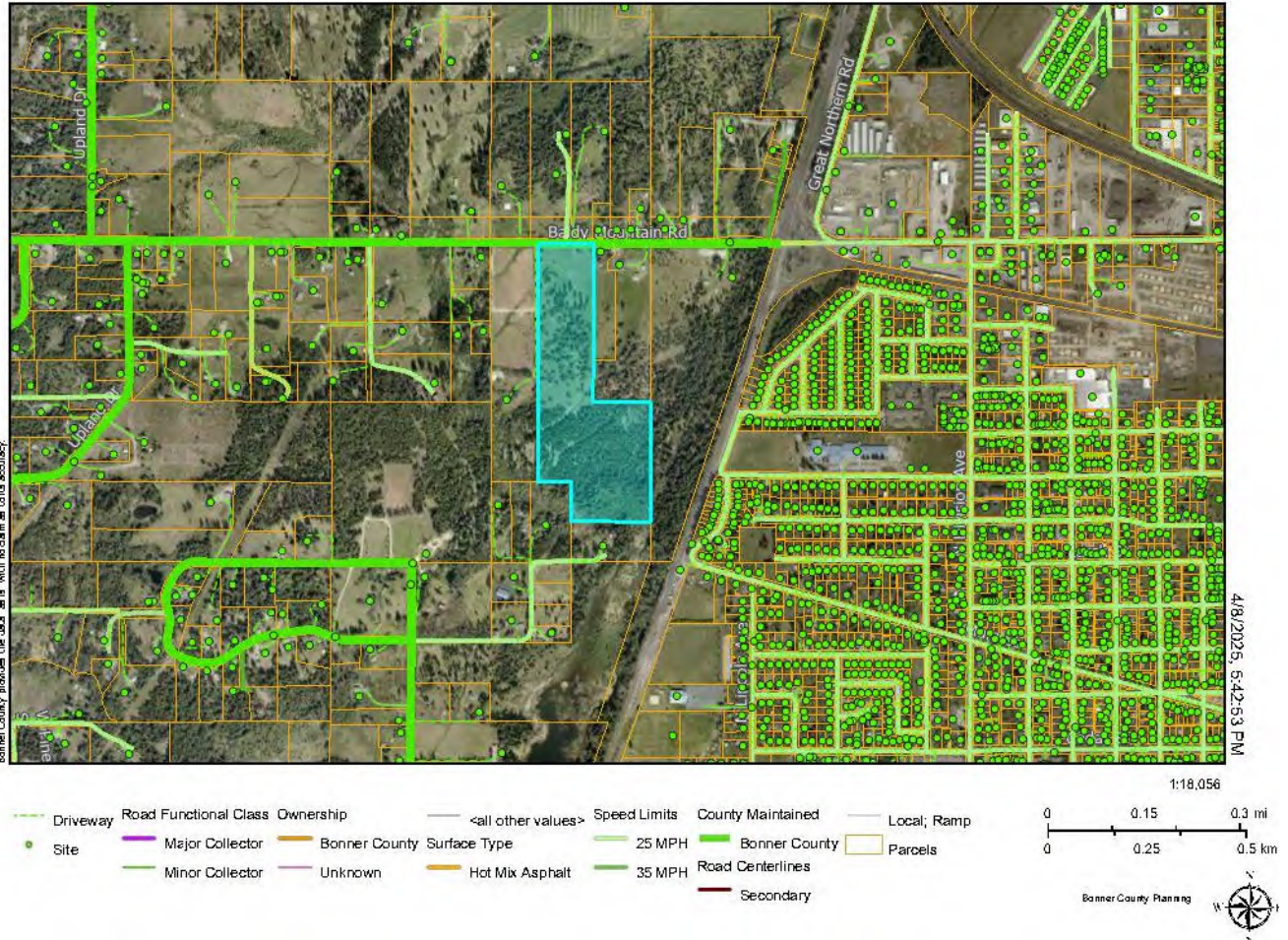
Line #	Length	Direction
L1	232.20	S89°04'33"E
L2	232.21	S89°04'33"E
L3	40.44	S07°00'00"W
L4	25.36	N07°42'27"E
L5	17.07	S89°04'33"E
L6	22.71	S49°50'51"W
L7	18.12	N58°38'03"W
L8	45.00	S89°03'40"E
L9	55.00	S07°28'50"W

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	57.69	50.00	86°05'55"	54.54	S49°28'13"E
C2	78.54	50.00	90°00'00"	70.71	N45°29'50"E
C3	23.07	20.00	86°05'55"	21.61	N59°28'12"W
C4	31.42	20.00	90°00'00"	28.28	S45°28'50"W
C5	125.66	80.00	90°00'00"	113.14	N45°28'50"E
C6	31.61	20.00	86°05'55"	28.42	N45°31'12"E
C7	31.23	20.00	89°27'16"	28.15	S44°44'48"E
C8	47.36	30.00	90°27'30"	42.60	S45°42'35"W
C9	14.57	20.00	41°44'10"	14.25	N68°28'01"W
C10	8.50	15.99	24°21'38"	8.44	N35°28'57"W
C11	46.88	30.00	89°32'30"	42.26	N44°17'25"W



PAGE 1 OF 3  
 478884 Highway 96, Suite 3  
 Ponderay, ID 83852  
**HMH**  
 engineering (208) 635-5825

## 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 will 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.

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## **Applicable Laws:**

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

BCRC 12-268	Application Process, General Provisions
BCRC 12-412	Density and Dimensional Standards: Suburban, Commercial, Industrial, Rural Service Center, Recreation and Alpine Village Zones
BCRC 12-610	Applicability/ Qualifications
BCRC 12-611	Definitions
BCRC 12-620	Design Standards: General
BCRC 12-621	Design Standards: Lot Design
BCRC 12-623	Design Standards: Services and Utilities
BCRC 12-624	Design Standards: Roads and Access
BCRC 12-626	Design Standards: Environmental Features
BCRC 12-640	Subdivisions, Processing of Subdivision Applications, General
BCRC 12-641	Subdivisions, Pre-application review
BCRC 12-642	Preliminary Plat, Contents of Application
BCRC 12-643	Subdivisions, Procedure for processing Preliminary Plats
BCRC 12-644	Improvement Plan Required, Contents
BCRC 12-645	Standards for review of Applications for Preliminary Plat of all Subdivisions
BCRC 12-646	Final Plat, Contents
BCRC 12-647	Endorsements on Final Plat
BCRC 12-7.1	Shorelines
BCRC 12-7.2	Grading, Storm water Management and Erosion Control
BCRC 12-7.3	Wetlands
BCRC 12-7.4	Wildlife
BCRC 12-7.6	Hillsides
BCRC Title 14	Flood Damage Prevention

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## **Background:**

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### **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

#### **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.

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.

#### **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:**

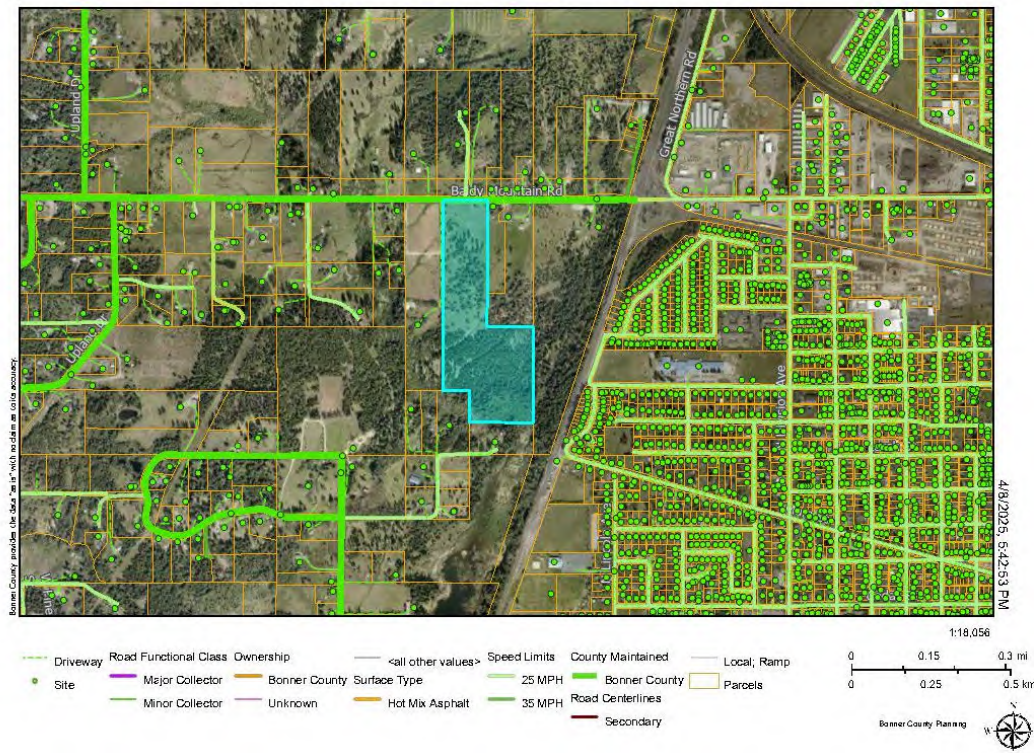
- Water: A will-serve letter from Syringa Heights Water District has been submitted to this file.
- Sewer: Individual septic systems are planned

- Power: Avista (per application). Comment was received from Northern Lights, Inc. indicating that Northern Lights and not Avista provides power to this site.
- 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

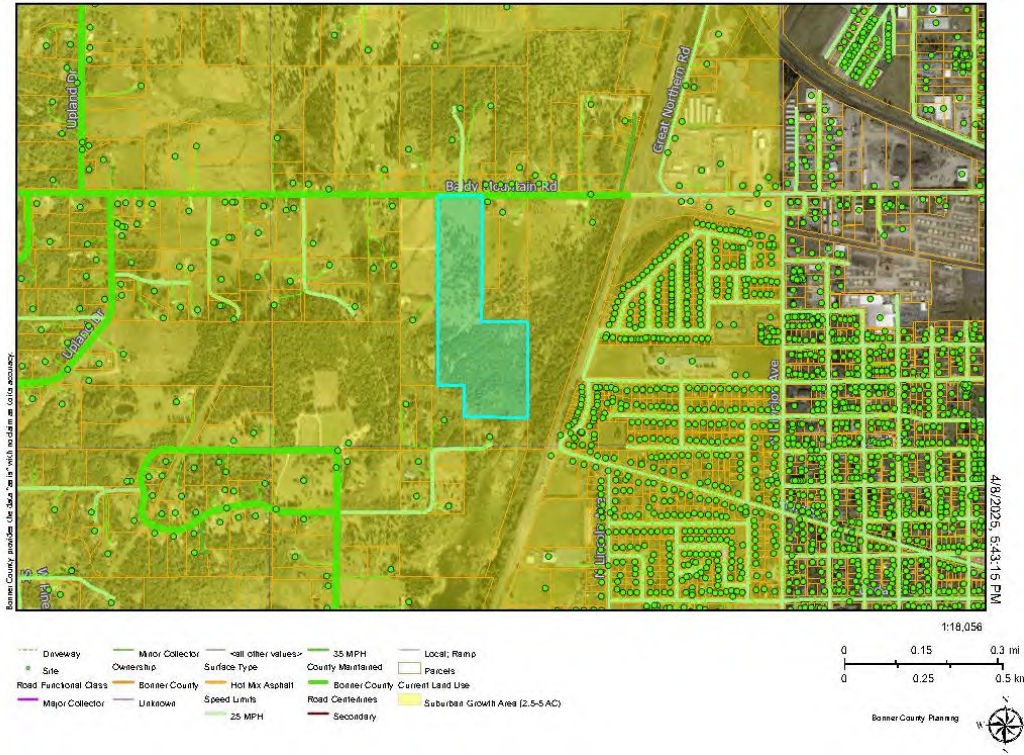
### E. Comprehensive Plan, Zoning and Current Land Use

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

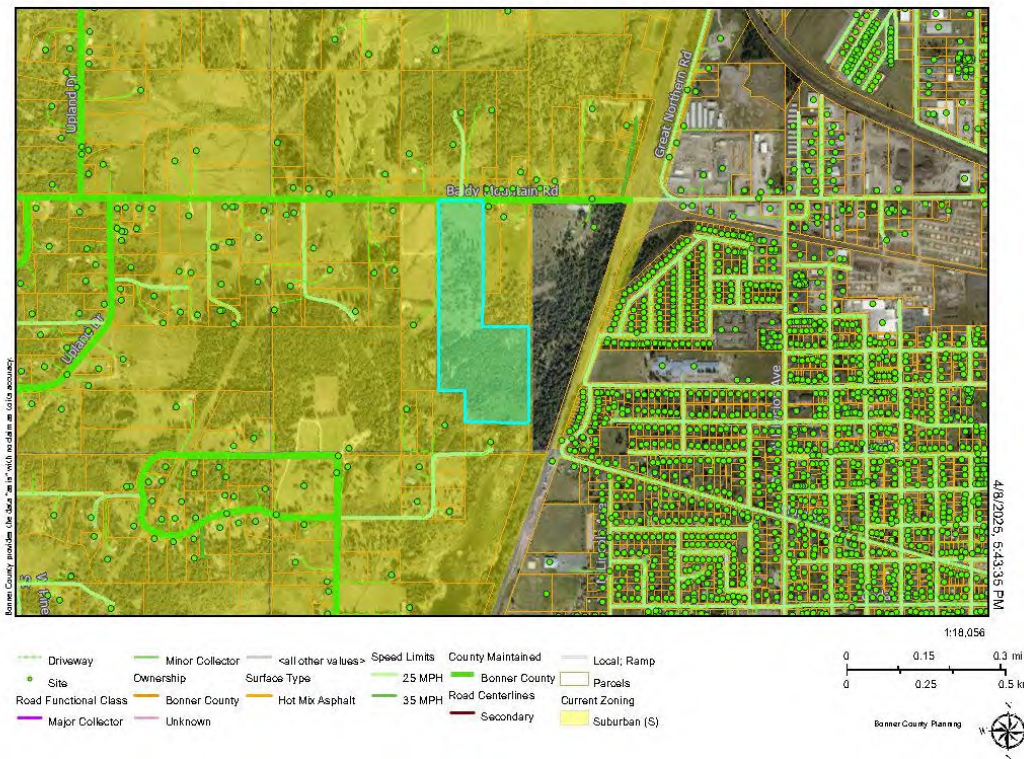
S0001-25 Deerfield - Aerial



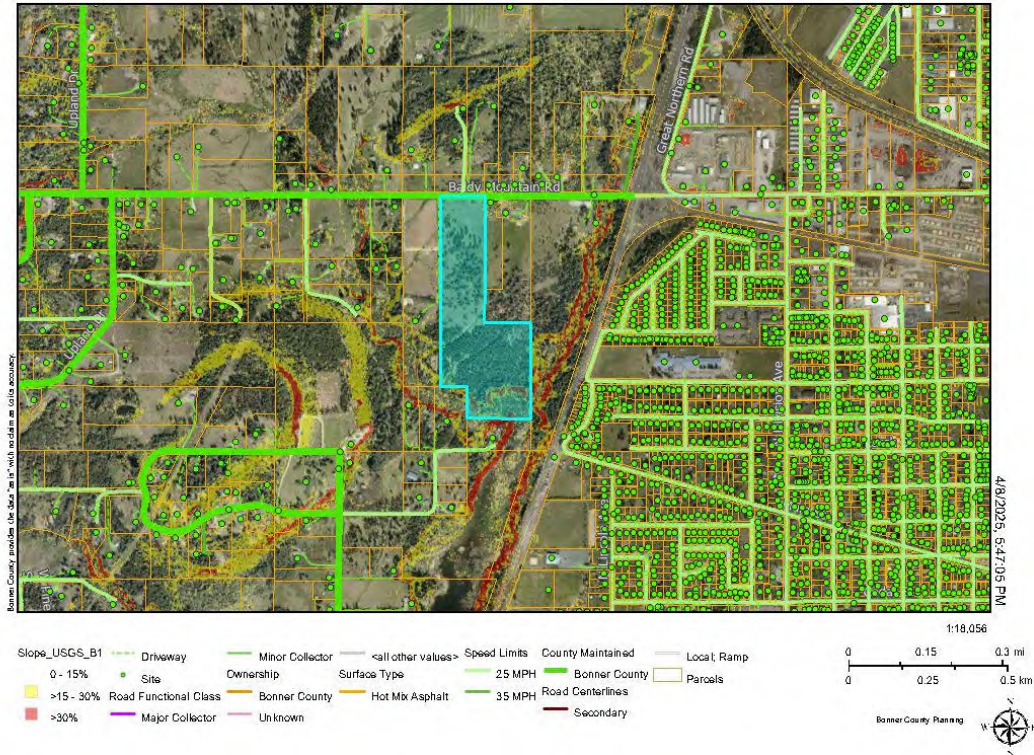
S0001-25 Deerfield - SGA Land Use



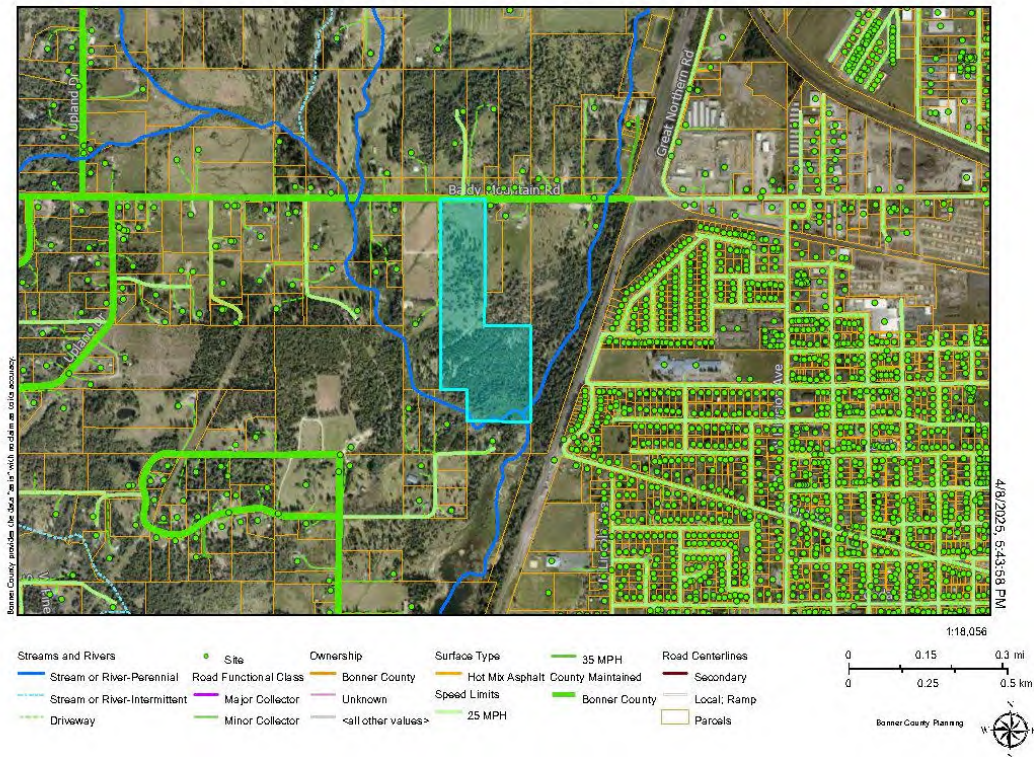
S0001-25 Deerfield - Suburban Zoning



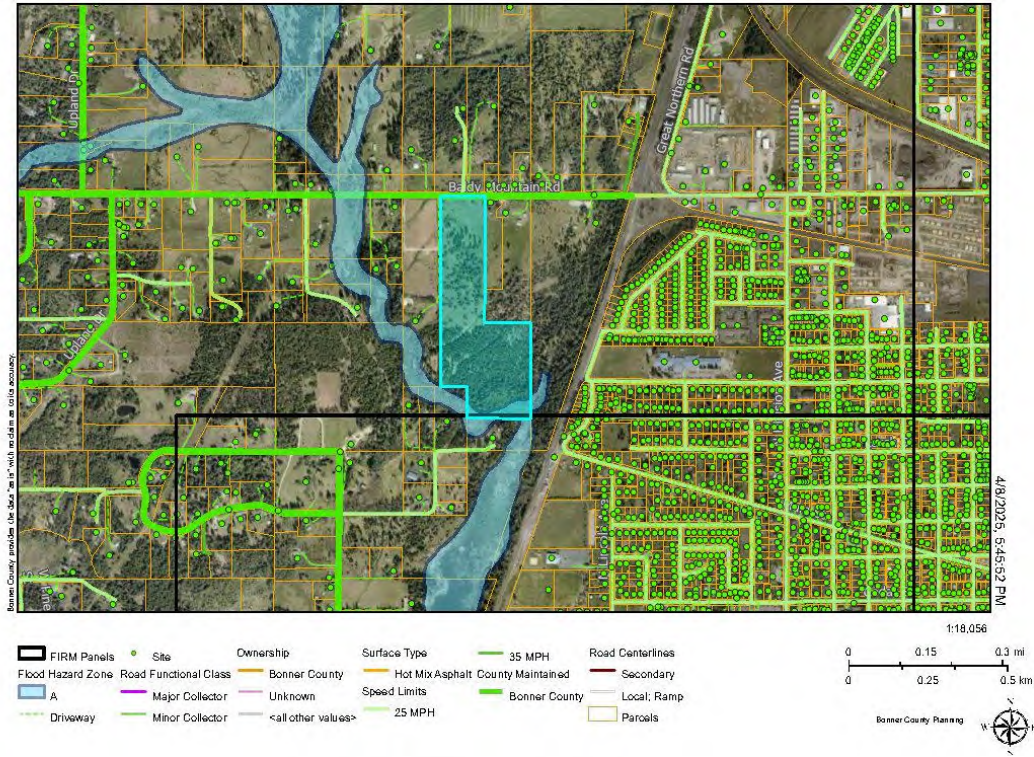
### S0001-25 Deerfield - Slopes



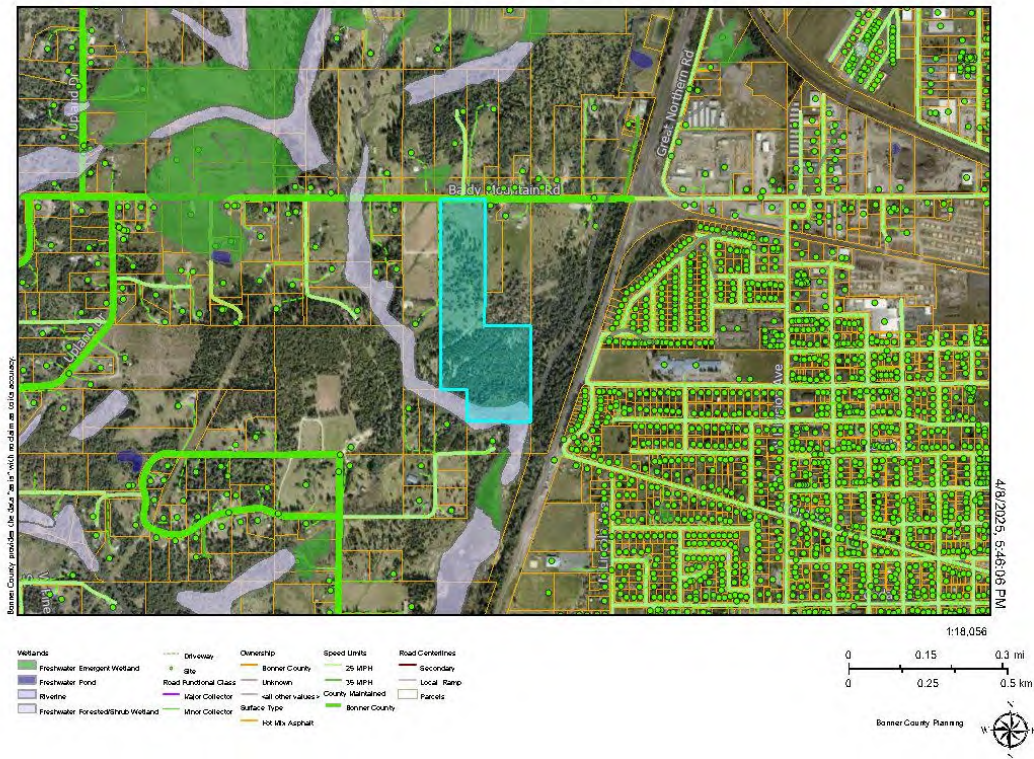
### S0001-25 Deerfield - Hydrology



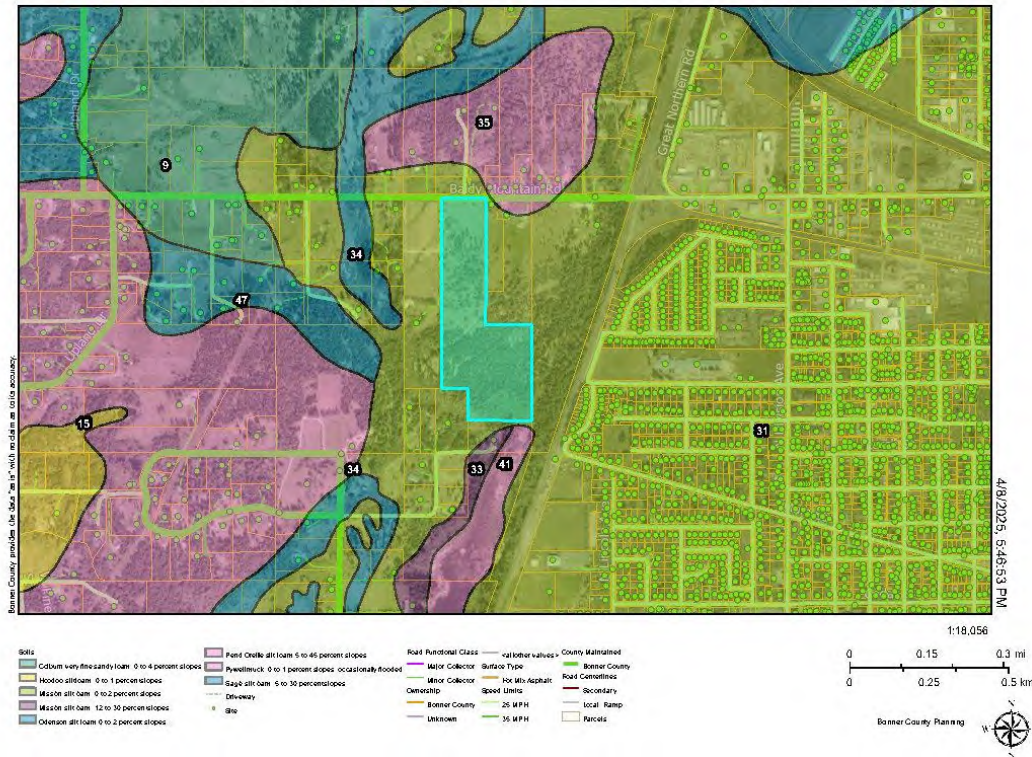
### S0001-25 Deerfield - Floodplain



### S0001-25 Deerfield - Wetlands



S0001-25 Deerfield - Soils (Mission silt loam)



## Agency and Public Comments:

The application was routed to the City of Sandpoint for comment on April 17, 2025 and to agencies for comment on May 27, 2025.

### The following agencies replied with comments:

Selkirk Fire Rescue, & EMS – 6/3/2025  
 Bonner County Road & Bridge – 6/3/2025  
 Northern Lights, Inc. – 5/5/2025  
 Bonner County Road & Bridge – 5/12/2025  
 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  
 Bonner County Historical Society – 5/6/2025  
 Idaho Department of Environmental Quality – 5/8/2025

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
12-268	Application Process, General Provisions	Agency Routing	The application was routed to the City of Sandpoint for comment on April 17, 2025 and to agencies for comment on May 27, 2025.
12-412	Density and Dimensional Standards: Suburban Zone	Minimum Lot Size required is one (1) acre for the Suburban (S) District where urban water service is provided.	The lots in this subdivision are proposed to be served by individual septic systems and Syringa Heights Water District.
12-610.B	Conformance with BCRC Title 12	Minimum Lot Size required is one (1) acre for the Suburban (S) District where urban water service is provided.	<p>The lots in this subdivision are proposed to be served by individual septic systems and Syringa Heights Water District. 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.</p> <p>The site is proposed to be served by Avista (per the application) or Northern Lights (per comment) and is located within Northside Fire District.</p>
12-620	General	Easements, constraints, reserved land areas to be shown and marked on the plats.	<p>Proposal complies. Application deemed complete by staff. Plat is stamped by a licensed Idaho surveyor.</p> <p><b>See Conditions of Approval.</b></p>
12-621	Lot Design	All proposed lots or parcels which are three hundred feet (300') or less in width shall maintain a depth to width ratio of not greater than three point two to one (3.2:1); and lots which	<p>The depth to width ratio of the lots in the proposed subdivision are all under the required ratios.</p> <p><b>See attached appendices.</b></p>

		<p>are more than three hundred feet (300') in width shall maintain a depth to width ratio of not greater than four point two to one (4.2:1). All proposed lots or parcels one hundred feet (100') or less in width shall be designed so that the angle of intersection of the side lot lines with the fronting road is between eighty-five (85) and ninety-five degrees (95°), for a distance of not less than fifty feet (50') from the point of intersection.</p> <p>Submerged lands are not to be included when determining the depth to width calculation.</p>	
12-622	Submerged Lands	Submerged lands not to be counted towards density calculations.	Sizes of lots with submerged lands in the proposed plat are far in excess of the one-acre minimum. Submerged lands are not being counted towards minimum lot size requirements.
12-623.A	Urban services	Urban water is required for lots under 2.5 acres but equal to or greater than 1 acre.	<p>The lots in this subdivision are proposed to be served by individual septic systems and Syringa Heights Water District.</p> <p>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.</p> <p>The site is proposed to be served by Avista (per the application) or Northern Lights (per comment) and is located within Northside Fire District.</p>

12-623.B	Water supply	Lots to be served by Syringa Heights Water District.	<p>The lots in this subdivision are proposed to be served by individual septic systems and Syringa Heights Water District.</p> <p>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.</p> <p><b>See Conditions of Approval.</b></p>
12-623.C	Sewage disposal	Sewage disposal method is proposed to be individual septic systems.	<p>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.</p> <p><b>See Conditions of Approval.</b></p>
12-623.D	Fire Plan/Fire risk assessment	Assessment of fire risk Fire protection plan Defensible space plan	<p>A note will be placed on the final plat to address fire hazard and defensible space issues.</p> <p><b>See Conditions of Approval.</b></p>
12-624.A	Road name	Unique road names for new roads.	<p>The road serving this proposed subdivision will be a new road named Deerfield Drive.</p> <p><b>See Conditions of Approval.</b></p>
12-624.B	Road standards	Road to be designed to meet private road standards of BCRC Title 12, Appendix A.	<p>The project proposes no private roads within the subdivision. These standards are not applicable.</p>
12-624.C	Legal access	Legal access to each proposed lot	<p>All lots are proposed to have direct frontage and access on roads proposed to be dedicated to the public.</p>

			Project complies. <b>See Conditions of Approval.</b>
12-624.D	Public road frontage	For lots less than 5 acres in size, direct frontage and direct access to public roads required.	Project complies. All roads proposed within the subdivision shall be dedicated to the public. <b>See Conditions of Approval.</b>
12-625	Trails and Parks	Bonner County Trails Plan Public Access, Parks and Facilities	Not Applicable. An approved county trails plan does not exist.
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. <b>See Conditions of Approval.</b>
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.	Not all adjoining owners are shown in their respective places of ownership on the plat. <b>See Conditions of Approval.</b>
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 hundred feet beyond the subdivision limits.	No land contours appear to be shown. <b>See Conditions of Approval.</b>
12-642.B.6	Plat Content	Location of water courses, floodplains per FIRMs with BFEs.	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. <b>See Conditions of Approval.</b>
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.	Project complies. Proposed method of water supply, sewage and solid waste disposal are all addressed on the face of the plat.
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 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. <b>See Conditions of Approval.</b>
12-643.A	Application filed	In accord with 12-268	Proposal complies. Application

			deemed complete.
12-643.B	Public hearing	In accord with 12-268	Proposal complies. Public hearings will be held.
12-643.I	Validity of Preliminary Plat		Proposal shall comply. <b>See Conditions of Approval.</b>
12-644	Improvements Plan	Plan to be prepared by a registered civil engineer. Two copies to be provided.	<b>See Conditions of Approval.</b> This is requirement of final and not the preliminary plat.
12-645	Standards for Review		<b>See Conclusions of Law.</b>
12-646	Final Plat, Contents		Not applicable at this stage of the project. <b>See Conditions of Approval.</b>
12-647	Endorsements on Final Plat		Not applicable at this stage of the project. The subdivider submitted a professional wetland & stream delineation dated September 20, 2024 at the time of the submission of the subdivision application in accordance with this section of the Bonner County Revised Code. <b>See Conditions of Approval.</b>
12-7.1	Shorelines		Subdivisions are not disallowed on lands containing shorelines. 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. <b>See Conditions of Approval.</b>
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. <b>See Conditions of Approval.</b>
12-7.3	Wetlands	Wetland Delineation, Wetland Buffer and Setbacks.	The subdivider submitted a professional wetland & stream delineation dated September 20, 2024 at the time of the submission of the subdivision application in accordance with this section of the Bonner County Revised Code. Project complies.
12-7.4	Wildlife		No local, state or federal agency has identified presence of any critical wildlife habitats on the site.
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. <b>See Conditions of Approval.</b>
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

		<p>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.  <b>See Conditions of Approval.</b></p>
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## Comprehensive Plan Analysis:

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### 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 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), though comment was received from Northern Lights, Inc. indicating that Northern Lights and not Avista provides power to this site. 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 none 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.

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## **Staff Analysis:**

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**Planner's Initials: JRJ**

**Date: June 18, 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.

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## Recommendation by the Governing Body:

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### ZONING COMMISSION

#### RECOMMENDATION TO APPROVE:

I recommend approval of this project to the Board of Commissioners, 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.

#### **RECOMMENDATION TO DENY:**

I recommend denial of this project to the Board of Commissioners, 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 not/ will** 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 not/ will** 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 not/ will** 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.

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### **Proposed Conditions of Approval:**

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23. 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.
24. 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.
25. 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.

- 26. 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.
- 27. There does not appear to be evidence in the record that the road name "Deerfield Drive" has been appropriately reserved by the applicant. This road name shall be reserved and evidence to this effect shall be submitted to the planning department prior to scheduling for final plat.

28. Not all adjoining owners are shown in their respective places of ownership on the plat. This information shall be corrected and submitted to this file prior to scheduling for final plat.
29. The application submitted for this proposal indicates that power will be provided by Avista. Comments received on this file indicate that power will be provided by Northern Lights, Inc. The applicant shall clarify what agency will provide power for this proposed subdivision. This information shall be corrected and submitted to this file prior to scheduling for final plat.
30. Not all contours to show the shape of the land extending at least one hundred feet beyond the subdivision limits appear to be shown on the plat. This information shall be corrected and submitted to this file prior to scheduling for final plat.
31. 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 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.

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

32. 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.
33. 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.
34. 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.
35. 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.
36. 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.

37. 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.
38. 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.
39. 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.
40. 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.
41. If an FDP (Floodplain Development Permit) is required for this project, this FDP cannot be approved prior to the completion and inspection of all infrastructure called for in the final plat approval.
42. 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.

43. 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.
44. 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.

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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](http://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

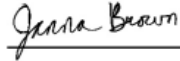
## RECORD OF MAILING

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 27<sup>th</sup> day of **May 2025**.



Janna Brown, Administrative Assistant III

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

## Appendix B: Agency Comments

5/5/25, 4:02 PM

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



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](mailto: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@lpsd.org>; Bill Berg <billb@bbs sewer.org>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <DIRECTOR@bonnercountyhistory.org>; Brenna Garro <Brenna.Garro@coer.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

<https://mail.google.com/mail/u/0/?ik=de5c07150b&view=pt&search=all&permthid=thread-arr7474903743336006895%7Cmsg-f.18131320322460101761...> 1/3

5/6/25, 9:07 AM

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



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 Coombs  
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

5/8/25, 5:09 PM

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



Jason Johnson <jason.johnson@bonnercountyid.gov>

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

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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](http://www.deq.idaho.gov)

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

5/12/25, 9:23 AM

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



Janna Brown <janna.brown@bonnercountyd.gov>

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

1 message

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**Matt Mulder** <matt.mulder@bonnercountyd.gov>  
To: Bonner County Planning <planning@bonnercountyd.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@bonnercountyd.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



**City of Sandpoint Planning**  
**Bill Dean** | City Planner  
Office | (208)265-1480

**1123 Lake St. Sandpoint,**  
**ID 83864**



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](mailto:symone.legg@itd.idaho.gov) | [itd.idaho.gov](http://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@avista.corp.com>; Avista Corp - Peggy George <peggy.george@avista.corp.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 <C.Johnson@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 <deq.comments@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 <kmiller@ponderay.org>; kbsd sewer <kbsdpl@hotmail.com>; Ken Flint <ken\_flint@tcenergy.com>; Kenny Huston



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](mailto:kimberly.hobson@itd.idaho.gov)  
Website: [itd.idaho.gov](http://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@avista.corp.com>; Avista Corp - Peggy George <peggy.george@avista.corp.com>; Becky Meyer <becky.meyer@lpsd.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 <C.Johnson@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



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](mailto: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@avista.corp.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; 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>; 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





## 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



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

5/5/25, 7:47 AM

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



Janna Brown <janna.brown@bonnercountyid.gov>

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

1 message

'Sam Ross' via Mail Planning <planning@bonnercountyid.gov>  
Reply-To: Sam Ross <sam.ross@nli.coop>  
To: Bonner County Planning <planning@bonnercountyid.gov>  
Cc: Dan Scholz <Dan.Scholz@nli.coop>, Kristin Buge <kristin.buge@nli.coop>

Good morning, Janna.

NLI is not opposed to the proposed plat, 50001-25 - River Estates.

NLI owns and maintains a single-phase underground distribution powerline along the north edge of Stillmeadow Lane, through the south end of the two proposed lots. NLI provides a metered electrical service to the proposed lot 2 and can provide a metered service to the owner of Lot 1.



The owner of Lot 1 will need to submit a new for a new service application, available at <https://www.nli.coop/programs-and-services/construction/>.

Thank you for the opportunity to review and comment—sincerely,

**Samuel Ross**  
Engineering Assistant I  
Northern Lights, INC.  
Email: [Sam.ross@nli.coop](mailto:Sam.ross@nli.coop)  
Office: 208.255.7183  
Cell: 208.946.7787

*NWPPRA Certified Staking Technician*

 <b>NLI</b> <i>The power of local service</i> <b>SINCE 1935</b> 	<b>ADDRESSES</b> <b>HEADQUARTERS</b> 421 Chevy St Sagle, ID 83860	<b>PHONE NUMBERS</b> <b>MAIN OFFICE</b> (208) 263-5141	<b>REPORT AN OUTAGE</b> <b>OUTAGE HOTLINE</b> (866) 665-4837	
	<b>MAILING ADDRESS</b> PO Box 269 Sagle, ID 83860	<b>TOLL-FREE</b> (800) 326-9594	<b>CALL BEFORE YOU DIG</b> <b>811</b> <i>Know what's below. Call before you dig.</i>	

### Appendix C: Land Use Decision Making Worksheet

BCRC Code	Standard for	Required	Provided
12-268	Application Process, General Provisions	Agency Routing	
12-412	Density and Dimensional Standards: Suburban Zone	Minimum Lot Size required is one (1) acre for the Suburban (S) District where urban water service is provided.	
12-610.B	Conformance with BCRC Title 12	Minimum Lot Size required is one (1) acre for the Suburban (S) District where urban water service is provided.	
12-620	General	Easements, constraints, reserved land areas to be shown and marked on the plats.	
12-621	Lot Design	<p>All proposed lots or parcels which are three hundred feet (300') or less in width shall maintain a depth to width ratio of not greater than three point two to one (3.2:1); and lots which are more than three hundred feet (300') in width shall maintain a depth to width ratio of not greater than four point two to one (4.2:1).</p> <p>All proposed lots or parcels one hundred feet (100') or less in width shall be designed so that the angle of intersection of the side lot lines with the fronting road is between eighty-five (85) and ninety-five degrees (95°), for a distance of</p>	

		not less than fifty feet (50') from the point of intersection. Submerged lands are not to be included when determining the depth to width calculation.	
12-622	Submerged Lands	Submerged lands not to be counted towards density calculations.	
12-623.A	Urban services	Urban water is required for lots under 2.5 acres but equal to or greater than 1 acre.	
12-623.B	Water supply	Lots to be served by Syringa Heights Water District.	
12-623.C	Sewage disposal	Sewage disposal method is proposed to be individual septic systems.	
12-623.D	Fire Plan/Fire risk assessment	Assessment of fire risk Fire protection plan Defensible space plan	
12-624.A	Road name	Unique road names for new roads.	
12-624.B	Road standards	Road to be designed to meet private road standards of BCRC Title 12, Appendix A.	
12-624.C	Legal access	Legal access to each proposed lot	
12-624.D	Public road frontage	For lots less than 5 acres in size, direct frontage and direct access to public roads required.	
12-625	Trails and Parks	Bonner County Trails Plan Public Access, Parks and Facilities	
12-626.A	Natural Hazards	Subdivision to be designed around identified natural hazards	
12-626.B	Conformance with BCRC 12-7	Conformance with environmental standards.	
12-642.A	Application	Application form	

	Content		
12-642.B	Application Content	Preliminary Plat, prepared by Idaho licensed surveyor, showing parcels to be created.	
12-642.B.1	Plat Content	Subdivision name, geographic grid, north arrow, and vicinity map, vicinity road pattern.	
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.	
12-642.B.3	Plat Content	Location, dimensions and area of proposed lots. Lot numbering.	
12-642.B.4	Plat Content	Location, dimensions and tentative names of proposed streets and roads.	
12-642.B.5	Plat Content	Sufficient contours to show the shape of the land and extending at least one hundred feet beyond the subdivision limits.	
12-642.B.6	Plat Content	Location of water courses, floodplains per FIRMs with BFEs.	
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.	
12-642.B.8	Plat Content	Proposed method of water supply, sewage and solid waste disposal.	
12-642.B.9	Plat Content	All easements of record, including sufficient data	

		to identify conveyance.	
12-642.B.10	Plat Content	Purpose indication for parcels reserved for public dedication or common use of property owners.	
12-642.B.11	Plat Content	Statement for intended use of lots.	
12-642.C.2	Road design and profile	Preliminary road design and profile prepared, stamped and signed by Idaho licensed engineer.	
12-643.A	Application filed	In accord with 12-268	
12-643.B	Public hearing	In accord with 12-268	
12-643.I	Validity of Preliminary Plat		
12-644	Improvements Plan	Plan to be prepared by a registered civil engineer. Two copies to be provided.	
12-645	Standards for Review		
12-646	Final Plat, Contents		
12-647	Endorsements on Final Plat		
12-7.1	Shorelines		
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.	
12-7.3	Wetlands	Wetland Delineation, Wetland Buffer and Setbacks.	
12-7.4	Wildlife		

BCRC Title 14	Flood Damage Prevention	Development to occur as per BCRC, Title 14.	
12-7.6	Hillsides	Geotechnical Survey Requirement	

## Appendix D: Depth-to-Width Spreadsheet

S0001-25 - Depth-to-Width Measurements						
Methodology and requirements per BCR 12-621 & 12-812						
	Depth in Ft	Area in Ft <sup>2</sup>	Width in Ft	Required D/W Ratio	Actual D/W Ratio	Compliant?
Block 1, Lot 1	295	43,560	147.66102	3.2:1	2.00	Y
Block 1, Lot 2	295	43,560	147.66102	3.2:1	2.00	Y
Block 1, Lot 3	295	43,560	147.66102	3.2:1	2.00	Y
Block 1, Lot 4	295	43,560	147.66102	3.2:1	2.00	Y
Block 1, Lot 5	295	43,560	147.66102	3.2:1	2.00	Y
Block 1, Lot 6	295	43,560	147.66102	3.2:1	2.00	Y
Block 1, Lot 7	295	43,560	147.66102	3.2:1	2.00	Y
Block 1, Lot 8	295	43,560	147.66102	3.2:1	2.00	Y
Block 1, Lot 9	335	45,575	136.04478	4.2:1	2.46	Y
Block 1, Lot 10	501	122,480	244.47106	4.2:1	2.05	Y
Block 1, Lot 11	355	44,916	126.52394	4.2:1	2.81	Y
Block 1, Lot 12	295	43,560	147.66102	3.2:1	2.00	Y
Block 1, Lot 13	295	43,560	147.66102	3.2:1	2.00	Y
Stormwater Tract	447	97,256	217.81859	4.2:1	2.05	Y
	Depth in Ft	Area in Ft <sup>2</sup>	Width in Ft	Required D/W Ratio	Actual D/W Ratio	
Block 2, Lot 1	295	43,560	147.66102	3.2:1	2.00	Y
Block 2, Lot 2	295	43,560	147.66102	3.2:1	2.00	Y
Block 2, Lot 3	295	43,560	147.66102	3.2:1	2.00	Y
Block 2, Lot 4	295	43,560	147.66102	3.2:1	2.00	Y
Block 2, Lot 5	295	43,560	147.66102	3.2:1	2.00	Y
Block 2, Lot 6	295	43,560	147.66102	3.2:1	2.00	Y
Block 2, Lot 7	295	43,560	147.66102	3.2:1	2.00	Y
Block 2, Lot 8	295	43,560	147.66102	3.2:1	2.00	Y
Block 2, Lot 9	372	43,561	117.09946	4.2:1	3.18	Y
Block 2, Lot 10	302	45,539	150.79139	4.2:1	2.00	Y
Block 2, Lot 11	326	52,265	160.56836	4.2:1	2.03	Y