



Janna Berard <janna.berard@bonnercountyid.gov>

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**[EXT SENDER] SS0005-21 Cozy Cottage 1, Lots 1-7**

1 message

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**Sara Zwink** <szwink@phd1.idaho.gov>

Tue, Mar 1, 2022 at 11:03 AM

To: "planning@bonnercountyid.gov" <planning@bonnercountyid.gov>

Sara Zwink

Technical Records Specialist 1

Environmental Health Division

Panhandle Health District

[2101 W. Pine St.](#)

[Sandpoint, ID 83864](#)

208.265.6384

208.265.8550 fax

[szwink@phd1.idaho.gov](mailto:szwink@phd1.idaho.gov)

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**SS0005-21 Cozy Cottage 1, Lots 1-7.pdf**

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# Panhandle Health District

*Healthy People in Healthy Communities*



2/28/2022

Swati Rastogi

Bonner County Planning Dept

1500 Highway 2, Suite 208

Sandpoint, ID 83864

**RE: SS0005-21 Cozy Cottage 1, Lots 1-7**

Panhandle Health District (PHD) has reviewed the Bonner County Planning Application referenced above and has the following comments:

A review of PHD records indicates that the parcel associated with this Preliminary Plat Application for "Cozy Cottage 1" does not have any record of on-site Sewage Disposal, and the proposed wastewater disposal system to serve the new parcels will be Garfield Bay Water & Sewer District. If this proposal involves a sewer line extension, the engineered designs must be reviewed and approved by Idaho Department of Environmental Quality (IDEQ) or a Qualified Licensed Professional Engineer (QLPE) – depending on the type of extension required.

The applicant indicates an intention to create 7 new parcels served by a proposed community water system utilizing a shared well water source. This proposal will require a review of the proposed water system designs & verification of the water rights prior to PHD lifting sanitary restrictions on a plat.

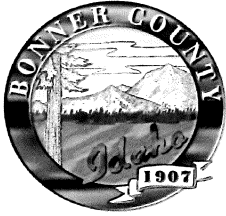
As PHD has not received a completed PHD Land Development Application, there is not enough information at this time to determine whether the project will meet all current standards as proposed. PHD recommends that the applicant contact PHD as early into the planning process as possible as the only way to know if the services as proposed will be adequate for this project is to assess the site(s) for compliance with the relevant IDAPA rule sets & current standards.

Best regards,

Sarah Tonyan, EHS

Sandpoint – Bonner County  
2101 W. Pine St.  
Sandpoint, ID 83864  
208.265.6384

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STONYAN



# 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)

February 2, 2022

TO:

Panhandle Health District	Bonner County Road and Bridge Department
Garfield Bay Water and Sewer District	Idaho Department of Environmental Quality
Selkirk Fire District	Idaho Department of Water Resources
Northern Lights, Inc.	Idaho Department of Fish and Game
Lake Pend Oreille School District #84	U.S. Fish and Wildlife Service
Bonner County Schools – Transportation	U.S. Forest Service
Idaho Transportation Department	

FROM: Swati Rastogi, Planner

SUBJECT: **SS0005-21 – Short Plat - Cozy Cottage 1, Lots 1-7**

The above-named application has been submitted to the Bonner County Planning Department for processing and has been determined to be complete. The applicants are proposing to replat Lot 1 of Ponderosa Home Sites subdivision into 7 lots ranging in area from 11,500 sqft to 12,768 sqft. The property is zoned Recreation and has a land use designation of Resort Community. The project is located off of Garfield Bay Road and West Garfield Bay Road in Section 21, Township 56 North, Range 1 West, Boise-Meridian.

To review this application, go to the Planning Department web site at [www.bonnercountyid.gov/departments/Planning/current-projects](http://www.bonnercountyid.gov/departments/Planning/current-projects). Please provide your comments and any recommended conditions of approval. If your agency requires any additional information from the applicant, please advise the planning department in writing. These comments will be forwarded to the applicant and representatives and considered in the decision by the Planning Director. If you experience difficulties visiting the project web page, try an alternative browser (Mozilla Firefox or Google Chrome) for access. If you prefer to receive hard copies of the application or have any difficulties reaching this web site, please contact the planning department as soon as possible.

Please review the application relative to your agency's area of expertise and include any recommended conditions of approval and supporting code sections by **March 4, 2022**. If your agency requires any additional information from the applicant, please advise the planning department in writing allowing ample time for applicant response. All comments will be forwarded to the applicant and representatives. If no response is provided, staff will conclude your agency has no objections to the project or recommended conditions.

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

NO COMMENT \_\_\_\_\_  
Agency Name, Initials of Agency Representative Date

cc: MPCP Family, LP, Applicants