



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] FW: Agency Project Review Request - File S0003-23 - River Ranch Subdivision

1 message

Alleman, Tammy <Tammy.Alleman@idwr.idaho.gov>
To: Bonner County Planning <planning@bonnercountyid.gov>

Tue, Jan 23, 2024 at 2:55 PM

Bonner County Planning Department,

Thank you for providing the opportunity to comment on the proposed project, S0003-23.

Review of tax parcel No. RP56N05W263150A, showing ownership by Clagstone Land LLC & Nathan Hester, does not appear to have an active application for water right or well drilling application active in IDWR's database. If the property owner does, they may update me with that information; at times originating documents are not profiled in the system immediately.

The Idaho Department of Water Resources (IDWR) requires that construction of a new well(s) must comply with drilling permit requirements of Section 42-235, Idaho Code and applicable Well Construction Rules. If the proposed well is intended to be used for domestic purposes as defined in Idaho Code § 42-111 (for a household, no more than 13,000 gallons per day including up to a ½ acre of irrigation), the use will not require approval from IDWR. If the well will be used to irrigate more than ½ acre, use more than 13,000 gallons per day, or **be shared by more than one household**, the owner will need to file for and receive approval of an Application for Permit before a well drilling permit can be approved.

The applicant can contact the Department with any questions.

Sincerely,



Tammy Alleman | Water Right Agent
Idaho Department of Water Resources
Northern Regional Office
7600 N Mineral Drive, Suite 100
Coeur d'Alene, ID 83815-7763
Phone: (208) 762-2800

From: Bonner County Planning Department <planning@bonnercountyid.gov>**Sent:** Friday, January 19, 2024 12:11 PM**To:** PHD <EHapplications@phd1.idaho.gov>; Northern Lights - Kristin Mettke <kristin.mettke@nli.coop>; BNSF - Matthew Jones <matthew.jones@bnsf.com>; West Pend Oreille Fire District <wpofd1@gmail.com>; City of Priest River <lknoles@priestriver-id.gov>; Joekren@sd83.org; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; IDL Nav Waters <polclerical@idl.idaho.gov>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Kristie May <Kristie.May@deq.idaho.gov>; Northern Info <northerninfo@idwr.idaho.gov>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>; US Fish & Wildlife Services - Christy Johnson Hughes <FW1idahoconsultationrequests@fws.gov>; ITD - Jason Kimberling

<jason.kimberling@itd.idaho.gov>; Robert Beachler <robert.beachler@itd.idaho.gov>; ITD - Stacy Simkins <stacy.simkins@itd.idaho.gov>; ITD <D1Permits@itd.idaho.gov>; Symone Legg ITD <Symone.legg@itd.idaho.gov>; IDL - Pend Oreille Lake Supervisory <esjoquist@idl.idaho.gov>

Cc: Jacob Gabell <jake.gabell@bonnercountyid.gov>; Travis Haller <travis.haller@bonnercountyid.gov>; Tyson Lewis <tyson.lewis@bonnercountyid.gov>; nathanhester37@gmail.com; Joel Andring <jandring@glahinc.com>; Dan Larson <dan@7bengineering.com>

Subject: Agency Project Review Request - File S0003-23 - River Ranch Subdivision

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

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,

Jenna Crone, Hearing Coordinator

Bonner County Planning Department

208-265-1458 ext - 1277



S0003-23 Agency Routing Memo.pdf

164K



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 - Web site: www.bonnercountyid.gov

January 19, 2024

TO:

Panhandle Health District	Bonner County Road and Bridge Department
Northern Lights Inc	Idaho Department of Environmental Quality
BNSF Railway	Idaho Department of Water Resources
West Pend Oreille Fire District	Idaho Department of Fish and Game
Area of City Impact: Priest River	U.S. Fish and Wildlife Service
Bonner County School District #83	Idaho Transportation Department
Bonner County Schools - Transportation	Idaho Department of Lands: Sandpoint
Idaho Department of Lands, Nav. Waters	

FROM: Tyson Lewis, Planner II

SUBJECT: S0003-23, River Ranch Subdivision

The above-named application has been submitted to the Bonner County Planning Department for processing. The Planning Department has determined this application to be complete and a public hearing has been scheduled with the Hearing Examiner for **March 6, 2024, at 1:30 P.M.**

The applicants are requesting to plat one (1) 51.870-acre parcel into nineteen (19) lots ranging from 2.50-acres to 2.76-acres. The property is zoned Suburban. The project is located along U.S. Highway 2 in Section 26, Township 56 North, Range 5 West, Boise-Meridian.

To review this application, go to the Planning Department web site at 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 **February 28, 2024**. 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: Clagstone Land LLC & Nathan Hester
7B Engineering, Dan Larson