



Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

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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