



Janna Berard <janna.berard@bonnercountyid.gov>

[EXT SENDER] RE: Agency Project Review Request - File V0024-23 - Variance - Lot Size Minimum

1 message

Kristie May <Kristie.May@deq.idaho.gov>

Wed, Nov 15, 2023 at 8:27 AM

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

Good Morning,

Thank you for the opportunity to comment on the proposed variance V0024-23. Based on the application information, it appears that each of the smaller lots created by the proposed variance would be served by individual private wells and individual septic systems. The application also indicates the proposed properties are located within the Sagle Valley Water and Sewer District. DEQ recommends the county consider connecting to Sagle Valley Water & Sewer as a condition of approval. If the existing public system is not able to serve the proposed parcels with drinking water and wastewater collection, DEQ recommends the applicant and/or county coordinate with Panhandle Health District and Idaho Department of Water Resources to confirm that the smaller lots can site a well and septic system drainfield and meet the appropriate setbacks for each. This should be done prior to subdividing the lots to avoid a situation where new lots are later determined to be unbuildable or are built on and served by nonconforming systems.

Thank you-

Kristie

Kristie May | Admin Assistant II

Idaho Department of Environmental Quality
2110 Ironwood Parkway, Coeur d'Alene, Idaho 83814
Direct: 208.666.4608

Office Line: 208.769.1422

www.deq.idaho.gov**Our mission:** To protect human health and the quality of Idaho's air, land, and water.**From:** Bonner County Planning Department <planning@bonnercountyid.gov>**Sent:** Tuesday, November 14, 2023 2:47 PM**To:** PHD <EHapplications@phd1.idaho.gov>; Sagle Valley Water & Sewer District <saglewatersewer@gmail.com>; Gavin Gilcrease <ggilcrease@selkirkfire.com>; Avista Copr - Jay West <jay.west@avistacorp.com>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Facilities Director LPOSD #84 <matt.diel@lposd.org>; Superintendent No. 84 Becky Meyer <becky.meyer@lposd.org>; Bonner Sheriff <bonnersheriff@bonnerso.org>; 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

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Cc: Jacob Gabell <jake.gabell@bonnercountyid.gov>; Travis Haller <travis.haller@bonnercountyid.gov>; Robert Winningham <robertb.winningham@bonnercountyid.gov>; Jeremy grimm <jeremy@whiskeyrockplanning.com>; bmwalkerlaw@gmail.com

Subject: Agency Project Review Request - File V0024-23 - Variance - Lot Size Minimum

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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,

Jenna Crone, Hearing Coordinator

Bonner County Planning Department

208-265-1458 ext - 1277