



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Notice of Public Hearing - File MOD0002-24 - Providence Subdivision (Modification of S0002-23)

1 message

Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>

Tue, Jun 25, 2024 at 3:58 PM

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

Hi Jenna,

Please find corresponding Idaho Department of Fish and Game comments attached.

Thank you,

Merritt Horsmon

Regional Technical Assistance Manager

Panhandle Region

2885 W. Kathleen Ave.

[Coeur d'Alene, ID 83815](#)

208.769.1414 office

208.251.4509 mobile

merritt.horsmon@idfg.idaho.gov**From:** Bonner County Planning Department <planning@bonnercountyid.gov>**Sent:** Monday, June 03, 2024 10:21 AM**To:** Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Assessors Office Group <assessorsgroup@bonnercountyid.gov>; Avista Copr - Jay West <jay.west@avistacorp.com>; Bay Drive Recreation District <kirbymc45@gmail.com>; Bayview Water & Sewer <bwsd637@gmail.com>; BC Airport Manager Dave Schuck <dave.schuck@bonnercountyid.gov>; BC EMS Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Bonner Sheriff <bonnersheriff@bonnerso.org>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; City of Clark Fork

<city@clarkforkidaho.org>; City of Dover <cityclerk@cityofdoveridaho.org>; City of East Hope <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; City of Kootenai - Ronda Whittaker <cityclerk@cityofkootenai.org>; City of Oldtown <cityofoldtown@hotmail.com>; City of Ponderay KayLeigh Miller <klmiller@ponderay.org>; City of Priest River <layers@priestriver-id.gov>; City of Sandpoint <cityplanning@sandpointidaho.gov>; <cityclerk@spiritlakeid.gov>; Coolin Sewer <coolinsewer@gmail.com>; Coolin-Cavanaugh Bay Fire District <coolinfirechief@gmail.com>; Kristie May <Kristie.May@deq.idaho.gov>; Drainage District #7 Kim Hoodenpyle <kjh5345@gmail.com>; East Bonner Library <vanessa@ebonnerlibrary.org>; East Priest Lake Fire Chief Tom Renzi <epbfdchief@gmail.com>; Ellisport Bay Sewer District <clerk@ebsewerdistrict.com>; Facilities Director LPOSD #84 <matt.diel@lposd.org>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Granite Reeder Sewer District <granitereeder@gmail.com>; Dan Everhart <Dan.Everhart@ishs.idaho.gov>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>; Mike Ahmer <mahmer@idl.idaho.gov>; IDL - Nav. Waters Ryan Zandhuisen <RZandhuisen@idl.idaho.gov>; IDL - Pend Oreille Lake Supervisory <esjoquist@idl.idaho.gov>; <dbrown@idl.idaho.gov>; IDL Pend Oreille Nav. Waters Gwen Victorson <GVictorson@idl.idaho.gov>; IDWR Chase Bell <chase.bell@idwr.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; ITD <D1Permits@itd.idaho.gov>; Jack Schenck Vyve/Northland Cable <Jack.schenck@vyvebb.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Kootenai Ponderay Sewer District <CJohnson@kootenaiponderaysewerdistrict.org>; Laclede Water District <LWdistrict@frontier.com>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lakeland Joint School District #272 Jessica Grantham <jessica.grantham@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; North of the Narrows Fire Dept <Huckbay2501@gmail.com>; Northern Lights - Kristin Mettke <kristin.mettke@nli.coop>; Northside Fire District - Karen Quenell <kquenell@northsidefire.org>; Outlet Bay Sewer District <outletbaysewer@gmail.com>; Pend Orielle Hospital District <kim.kichenmaster@bonnergeneral.org>; PHD <EHapplications@phd1.idaho.gov>; Priest Lake Public Library District <plplibrary@hotmail.com>; Priest Lake Translator District - Frankie Dunn <Frankiejduhn@hotmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Ruen Yeager <planning@ruenyeager.com>; Sagle Valley Water & Sewer District <saglewatersewer@gmail.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; <joekren@sd83.org>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; Schweitzer Fire, Spencer Newton <firedistrict@msn.com>; Selkirk Association of Realtors Danielle <danielle@selkirkaor.com>; Selkirk Fire Gavin Gilcrease <ggilcrease@selkirkfire.com>; Selkirk Recreation District <elgar@whoi.edu>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Spirit Lake Fire Dept. (Debbie Carpenter) <chief@spiritlakefire.com>; Superintendent No. 84 Becky Meyer <becky.meyer@lposd.org>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Syringa Heights Water <allwater49@outlook.com>; Timberlake Fire <kwright@timberlakefire.com>; Trestle Creek Sewer District Janice Best <janicesb@televar.com>; US Fish & Wildlife Services - Christy Johnson Hughes <FW1idahoconsultationrequests@fws.gov>; West Bonner Library <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>; West Priest Lake Fire Josh Gilbert <WPLFD.Chief@gmail.com>

Cc: Michael Hammack <mikerhammack@msn.com>; <gerhards@schickedanzfl.com>; <dinloes@hmh-llc.com>; <jshaw@hmh-llc.com>; <dtadic@hmh-llc.com>; Travis Haller <travis.haller@bonnercountyid.gov>; Tyson Lewis <tyson.lewis@bonnercountyid.gov>; Jacob Gabell <jake.gabell@bonnercountyid.gov>

Subject: Notice of Public Hearing - File MOD0002-24 - Providence Subdivision (Modification of S0002-23)

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



BC_MOD0002-24_S0002-23_ProvidenceSubdivision.pdf

826K



IDAHO DEPARTMENT OF FISH AND GAME

PANHANDLE REGION
2885 West Kathleen Avenue
Coeur d'Alene, Idaho 83815

Brad Little / Governor
Jim Fredericks / Director

June 25, 2024

Bonner County Planning Department
1500 Highway 2, Suite 208
Sandpoint, ID 83864

REFERENCE: MOD0002-24 - S0002-23 – Providence Subdivision

We have reviewed the above-named application requesting to plat an approximately 40-acre parcel into 117 residential lots in the Suburban Zone. The purpose of these comments is to assist the decision-making authority by providing technical information that can be used to minimize fish and wildlife impacts.

The application indicates a total of 117 lots with approximately 5% planned open spaces. These open spaces appear to be planned stormwater swales. The parcel contains a portion of an approximately 3.65-acre freshwater emergent wetland (USFWS NWI).

Idaho Department of Fish and Game recommends that this wetland area be considered unbuildable and developed as an open space habitat area. This would require the deletion of lot 20, and adjustments to lots 19 and 21.

Idaho Department of Fish and Game recommends considering a more wildlife friendly subdivision design that would retain open spaces for wildlife, maintain movement pathways, and retain existing wildlife habitat. Any increase in undeveloped space will maintain some of the area's value to wildlife. Ultimately, how the open space is managed will dictate its long-term habitat value.

While none of the area is currently designated "critical" wildlife habitat, as more development occurs in Bonner County all undivided and unaltered spaces become more crucial for wildlife.

Wildlife are often permanently displaced by residential development. While available habitat and many species are currently common, continued development at the current pace and scale will change the amount, arrangement, and diversity of wildlife within Bonner County.

Thank you for the opportunity to comment.

Sincerely,

Keeping Idaho's Wildlife Heritage



Carson Watkins
Panhandle Regional Supervisor

CJW:MH

C: eFile M:\