



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] Sagle Fire District Comments - File S0005-24 Bahia Del Sol 2nd Addition

1 message

Tammy Miller <tmiller@selkirkfire.us>

Wed, May 7, 2025 at 10:43 AM

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

Cc: Jeff Armstrong <jarmstrong@selkirkfire.us>

Please accept the attached document as an official written statement regarding the public hearing for File S0005-24 Bahia Del Sol 2nd Addition.

Thank you,



Tammy Miller, Fire Administrator

SELKIRK FIRE RESCUE, & EMSP.O. Box 760
2689 Gun Club Road
Sagle, ID 83860

(208) 263-7929

www.selkirkfire.us**File S0005-24 Bahia Del Sol 2nd Addition - Sagle Fire District Comments.pdf**

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May 7th, 2025

TO: Bonner County Planning Department

FROM: Jeff Armstrong, Fire Chief

RE: Agency Comments – Bahai Del Sol, File S0005-24

As the Fire Chief of Sagle Fire District (Selkirk), I am writing to express our concerns regarding the proposed subdivision in the rural setting of Sagle (Bottle Bay Road). While we understand the need for development and expansion, it is crucial to continue to monitor such development and ensure it is sustainable. It is also critical to address the potential fire safety issues that may arise in such a setting. In Bonner County we are severely lacking in public safety resources to continue development at this rate. I have and will continue to express those concerns. However, I will provide an objective review and comments to this project (subdivision).

The following summarize my concerns and/or address our requirements:

1. Access and Egress: One of our primary concerns is the accessibility of the subdivision for emergency vehicles. Rural areas often have narrow, winding roads that can hinder the movement of fire trucks and ambulances. It is essential to ensure that the roads within the subdivision are wide enough and properly maintained to allow for quick and efficient access and egress during emergencies. This is why the MLD exception can be so concerning. It will be a requirement that these roadways meet the requirements of the 2018 International Fire Code to include turnarounds. More information on our 'Fire Access Requirements' can be found on our website.
2. Water Supply: Adequate water supply is vital for firefighting operations and will be required. We recommend coordination with Mountain Springs Water Corp. for the installation of sufficient fire hydrants and ensuring of a reliable water source to support firefighting efforts.
3. Firebreaks and Vegetation Management: Rural areas are often surrounded by dense vegetation, which can pose a significant fire hazard. It is important to create firebreaks and implement vegetation management practices to reduce the risk of wildfires spreading to or from the subdivision. Regular maintenance and clearance of flammable materials should occur to ensure the safety of residents.



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4. Building Materials and Construction: The choice of building materials and construction methods can greatly impact fire safety. We advise using fire-resistant materials and incorporating fire safety features such as fire alarms in the construction of homes and buildings within the subdivision. More information on construction features and materials, advisable in the WUI (Wildland Urban Interface) can be found on our website.

5. Emergency Response Plans: Developing and implementing comprehensive emergency response plans is crucial for the safety of residents. These plans should include evacuation routes, designated safe zones, and communication protocols to ensure a coordinated response in the event of a fire. This will continue to be a challenge in Bonner County as growth continues, and infrastructure is not enhanced.

Thank you for the opportunity to review this project. We look forward to working with the developer to ensure a safe project and one that does not jeopardize the safety and security of our current residents.

A handwritten signature in blue ink, appearing to read 'JA', is written over a horizontal line.

Jeff Armstrong, Fire Chief

Encl.

cc. file, Sagle Fire District, Board of Fire Commissioners

NOTICE OF PUBLIC HEARING



I hereby certify that a true and correct copy of this "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this **25th** day of **April 2025**.

Jessica Montgomery

Jessica Montgomery, Hearing Coordinator

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Friday, April 25, 2025**.

NOTICE IS HEREBY GIVEN that the Bonner County Zoning Commission will hold a public hearing at **5:30 pm on Thursday May 22, 2025** in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following request:

File S0005-24 Bahia Del Sol 2nd Addition The applicants are requesting to plat an approximately 6.77-acre lot into 23 residential lots. The property is zoned Suburban. The project is located off Bottle Bay Road in Section 02, Township 56 North, Range 2 West, Boise-Meridian. The project proposes to be served by Mountain Springs Water Corp for water services, Southside Water & Sewer District for sewer services and Avista Utilities. The project is located within the Sagle Fire District.

For details regarding this application, Zoom teleconference, or YouTube livestream, visit the Planning Department web site at www.bonnercountyid.gov/departments/Planning. Staff reports are available online or may be viewed at the planning department approximately a week before the scheduled hearing.

Written statements must be submitted to the planning department record no later than seven (7) days prior to the public hearing. Written statements not exceeding one standard letter sized, single spaced page may be submitted at the public hearing. Statements can be sent to the Bonner County Planning Department at 1500 Highway 2, Suite 208, Sandpoint, Idaho 83864; faxed to 866-537-4935 or e-mailed to planning@bonnercountyid.gov. The referenced start time stated above reflects the beginning of the hearing. Specific file start time and hearing duration vary.

During the hearing for this application, the public will be given an opportunity to provide testimony and/or evidence regarding how the proposal does or does not comply with the applicable approval criteria of the Bonner County Revised Code. At the close of the public hearing, the governing body will make a decision on the application that may include, but is not limited to, approval, denial, remand, or continuance of the public hearing. Any person needing special accommodations to participate in the public hearing should contact the Bonner County Planning Department at (208) 265-1458 at least 48 hours prior to the scheduled hearing.

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

NO COMMENT _____

Name

Date

BAHIA DEL SOL - 2ND ADDITION PRELIMINARY PLAT

SECTION 2, TOWNSHIP 56 NORTH, RANGE 2 WEST, B.M., BONNER COUNTY, IDAHO

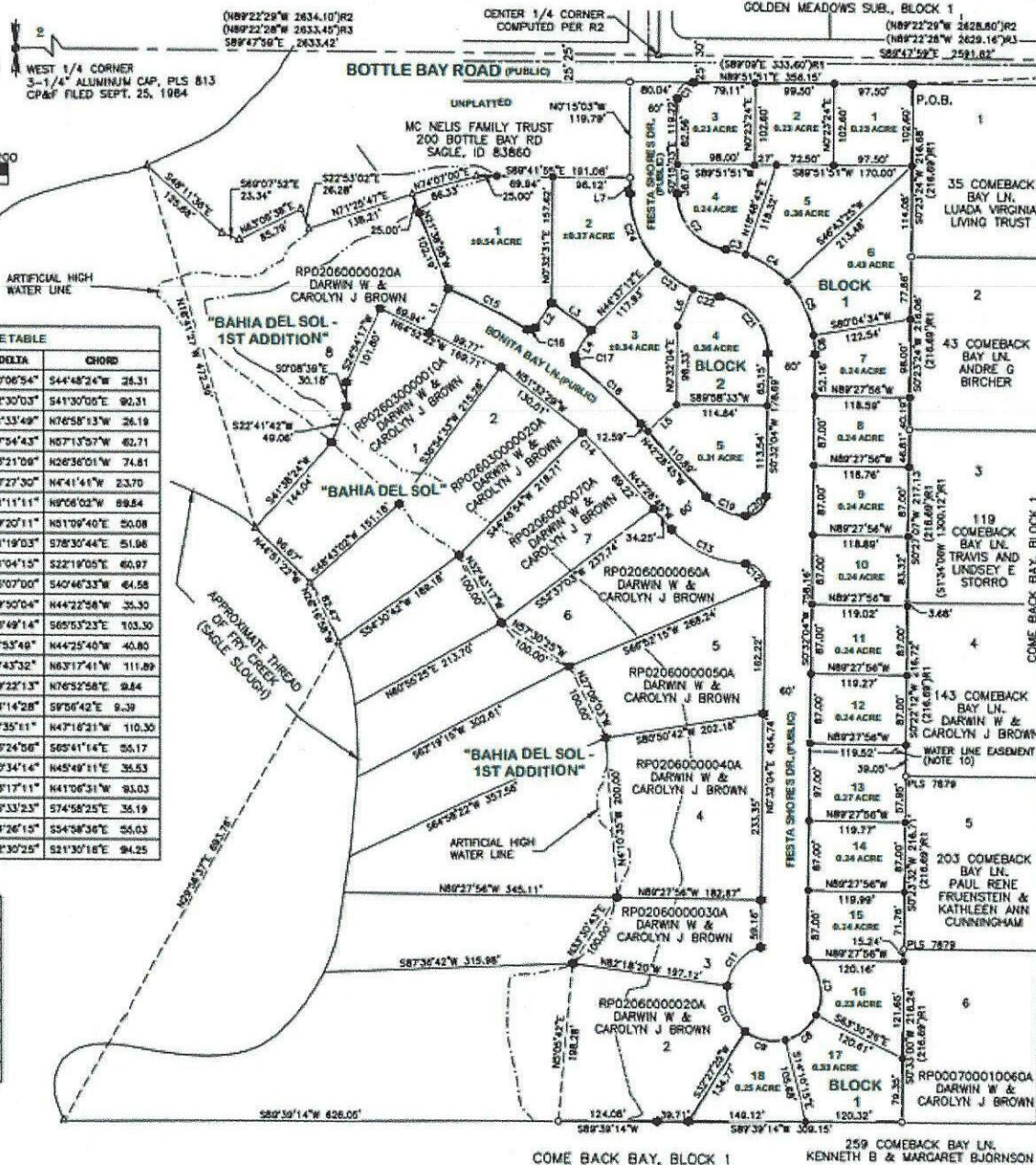


SCALE - 1"=100'



CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	31.46	20.00	90°06'54"	544'48'24"W 28.31
C2	100.79	70.00	82°30'03"	541°30'08"E 90.31
C3	26.24	130.00	1°33'49"	N76°58'13"W 26.19
C4	63.33	130.00	27°54'43"	N67°13'51"W 62.71
C5	75.67	130.00	33°21'09"	N62°36'01"W 74.81
C6	23.73	130.00	10°27'30"	N44°14'16"W 23.70
C7	74.55	60.00	71°11'11"	N69°06'02"E 69.84
C8	51.67	60.00	49°20'11"	N61°09'40"E 50.08
C9	53.74	60.00	51°19'03"	S78°30'44"E 51.98
C10	63.85	60.00	61°04'15"	S22°19'05"E 60.97
C11	68.19	60.00	65°07'00"	S40°46'33"W 64.58
C12	39.20	25.00	89°50'04"	N44°22'58"W 35.30
C13	106.23	130.00	46°49'14"	S65°52'23"E 103.30
C14	40.81	600.00	3°53'49"	N44°25'40"W 40.80
C15	112.03	660.00	9°43'32"	N63°17'41"W 111.89
C16	10.92	7.00	89°22'13"	N76°52'58"E 9.84
C17	10.29	7.00	84°14'28"	S97°06'42"E 9.39
C18	110.43	660.00	9°35'11"	N47°16'21"W 110.30
C19	58.71	70.00	46°24'56"	S65°41'14"E 55.17
C20	39.52	25.00	90°34'14"	N45°49'11"E 35.53
C21	101.75	70.00	83°17'11"	N41°06'31"W 91.03
C22	35.30	130.00	19°33'23"	S74°58'25"E 34.19
C23	55.45	130.00	24°26'15"	S54°58'36"E 55.03
C24	96.45	130.00	42°30'25"	S21°30'18"E 94.25

LINE	DIRECTION	LENGTH
L1	N23°19'28"E	59.96
L2	N32°11'52"E	37.56
L3	S55°22'48"E	60.04
L4	S32°10'32"W	36.33
L5	S47°31'10"W	49.88
L6	S22°46'16"W	50.00
L7	S0°15'03"E	19.59



BASIS OF BEARING

THE GEODETIC BEARING OF THE EAST-WEST CENTER SECTION LINE OF SECTION 2, FROM THE WEST 1/4 CORNER TO THE EAST 1/4 CORNER, BEING S89°47'59"E BASED ON GNSS OBSERVATIONS.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DIVIDE LOT 1 OF BAHIA DEL SOL - 1ST ADDITION INTO LOTS AS SHOWN.

NOTES

- 1) ALL REFERENCES ARE FROM RECORDS OF BONNER COUNTY, IDAHO.
- 2) CURRENT ZONING DISTRICT IS SUBURBAN (S).
- 3) CURRENT LAND USE IS TRANSITION (<=2.5 AC).
- 4) PROPOSED USE IS SINGLE FAMILY RESIDENTIAL.
- 5) WATER SERVICE IS PROVIDED BY MOUNTAIN SPRINGS WATER CORP.
- 6) SEWER SERVICE IS PROVIDED BY SOUTHSIDE WATER & SEWER DISTRICT.
- 7) PROPOSED SOLID WASTE DISPOSAL IS COUNTY TRANSFER STATION OR PRIVATE CONTRACTOR.
- 8) PROJECT IS LOCATED WITHIN THE SAGLE FIRE DISTRICT.
- 9) WETLANDS ARE NOT PRESENT WITHIN THE PLAT BOUNDARY PER LETTER FROM TOM DUEBENDORFER.
- 10) ALL OF THE LOTS ARE WITHIN FLOOD ZONE X PER FIRM PANEL 16017C0950E.
- 11) BOTTLE BAY ROAD IS PUBLIC, AND CROWN ARE MAINTAINED.
- 12) BONITA BAY LANE AND FIESTA SHORES DRIVE ARE PRIVATELY MAINTAINED PUBLIC ROADS COUNTY STANDARDS. THEY HAVE NOT BEEN CONSTRUCTED TO COUNTY STANDARDS FOR COUNTY MAINTENANCE. THESE ROADS SHALL BE MAINTAINED AT THE SOLE EXPENSE OF THE PROPERTY OWNERS UNTIL SUCH TIME AS THEY ARE IMPROVED TO COUNTY STANDARDS FOR PUBLIC MAINTENANCE, AT WHICH TIME IT MAY BE CONSIDERED FOR ACCEPTANCE INTO THE COUNTY MAINTENANCE SYSTEM BY THE BONNER COUNTY BOARD OF COMMISSIONERS.
- 13) LOT 13, BLOCK 1, IS SUBJECT TO A 10' WIDE EASEMENT ADJACENT TO THE NORTH LINE FOR THE INSTALLATION, MAINTENANCE, AND REPAIR OF A WATER LINE.

REFERENCES

1. PLAT OF COME BACK BAY SUBDIVISION, BK. 3, PG. 52, INST. NO. 128846
2. PLAT OF GOLDEN MEADOWS SUBDIVISION, BK. 5, PG. 52, INST. NO. 456945
3. PLAT OF BELLA VIEW, BK. 8, PG. 133, INST. NO. 722003
4. RECORD OF SURVEY INST. NO. 758031
5. PLAT OF BAHIA DEL SOL, BK. 21, PG. 87, INST. NO. 1033704
6. PLAT OF BAHIA DEL SOL - 1ST ADDITION

LEGEND

- SET 5/8"x30" REBAR WITH PLASTIC CAP, REB 12458
- PREVIOUSLY SET 5/8"x30" REBAR WITH PLASTIC CAP, REB 12458
- FOUND 1/2" REBAR PER DEED INST. NO. 921987 UNLESS OTHERWISE NOTED
- FOUND 1/2" REBAR WITH NO CAP PER R1, UNLESS OTHERWISE NOTED
- Δ COMPUTED POINT
- () RECORD DIMENSION PER REFERENCES
- P.O.B. POINT OF BEGINNING

RECORDER'S
CERTIFICATE

PRELIMINARY
STATE OF IDAHO
RUSSELL E. BADDLEY

SECTION 2, TWP 56N, R2W, B.M.

SHEET TITLE:

BAHIA DEL SOL - 2ND ADDITION

James L. Sewell and Associates, LLC
CONSULTING ENGINEERS
SANDPOINT, ID, 83864, (208)263-4160

12-51-24
1"=100'
DATE
DRAWN
CHECKED
BY
DATE
SHEET 2 OF 2