



Janna Brown <janna.brown@bonnercountyid.gov>

Fwd: Bonner County Planning - Agency Review - Short Plat – File# SS0001-24 - Clagstone 15 Estates - Ela Construction LLC

1 message

Matt Mulder <matt.mulder@bonnercountyid.gov>

To: Alexander Feyen <alexander.feyen@bonnercountyid.gov>, Mail-Planning <planning@bonnercountyid.gov>

Alex,

The Road & Bridge Department has the following comments:

1. Hadley Lane, the proposed private road, is shown as connecting to Clagstone Rd, a County maintained road, at an angle of approximately 60°. Current standards for road approaches req sight distances can be preserved in both directions at the intersection. The alignment of the Hadley Lane easement should be adjusted near Clagstone Rd to allow for a perpendicular connect

The Applicant shall file for a road approach encroachment permit for Hadley Lane with the Bonner County Road & Bridge Office. Road & Bridge staff will inspect the location and notify the App approach into compliance with current County standards. All identified work will need to be completed by the Applicant in accordance with the Bonner County Road Standards Manual (BCRS

2. Blanchard Cutoff is a County maintained gravel road. Section 6.5 of the Bonner County Roads Standards Manual identifies the common widths for new roads as 60ft for local access roads collector road and the existing 50ft right of way width is well below that standard and restricts the ability of Bonner County to maintain and improve these roads to current standards, especia distances, ditches, and room for utilities and storing plowed snow. Road & Bridge requests that an additional 15ft of right-of-way be dedicated along Blanchard Cutoff frontage to allow for a side of the road.

-Matt Mulder, PE
Staff Engineer
Bonner County Road & Bridge
208-255-5681 ext 1

----- Forwarded message -----

From: **Bonner County Planning** <planning@bonnercountyid.gov>

Date: Fri, Mar 1, 2024 at 10:17 AM

Subject: Bonner County Planning - Agency Review - Short Plat – File# SS0001-24 - Clagstone 15 Estates - Ela Construction LLC

To: Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>, Amber Burgess <clerk@ebsewerdistrict.com>, Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>, Avista Copr - Ja <peggy.george@avistacorp.com>, Becky Meyer <becky.meyer@lposd.org>, Bill Berg <billb@bbsewer.org>, Bonner County Assessors <assessorsgroup@bonnercountyid.gov>, BONNER CC <DIRECTOR@bonnercountyhistory.org>, Bryan Quayle <quaylelanduseconsulting@gmail.com>, Chief Debbie Carpenter <chief@spiritleakefire.com>, City of Clark Fork <city@clarkforkidaho.hopefrank <easthope.city@gmail.com>, City of Hope <hopecityclerk@gmail.com>, City of Oldtown <cityofoldtown@hotmail.com>, City of Priest River <layers@priestriver-id.gov>, City of S <cityclerk@spiritleakeid.gov <cityclerk@spiritleakeid.gov>, Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>, Connie Nelson <connien@inlandpower.com>, Coolin-Cavanaugh I Thatcher <cthatcher@timberlakefire.com>, Craig Hill <craighill@hillsresort.com>, D1Permits <D1Permits@itd.idaho.gov>, Dan Brown <dbrown@idl.idaho.gov>, Dan McCracken <Dan.McCracke <kristie.mcenroe@deq.idaho.gov>, East Bonner Library <vanessa@ebonnerlibrary.org>, East Priest Lake Fire District <eastpriestlakefd@gmail.com>, Erik Brubaker <planner@ponderay.org> Administration <Heather.pate@faa.gov>, Frankie Dunn <Frankiejdunn@hotmail.com>, Fritz Broschet <outletbaysewer@gmail.com>, Garfield Bay Water and Sewer District Clerk <garfieldbay Hacker, Christina M <christina_hacker@fws.gov>, Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>, HUCKLEBERRY SEWER & WATER <Huckleberryhoa@gmail.com>, ID State Historic <northerninfo@idwr.idaho.gov>, Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>, ITD - Robert Beachler <robert.beachler@itd.idaho.gov>, ITD - Stacy Simkins <stacy.simkins@itd. Janice Best <janicesb@televar.com>, Jason Johnson <jason.johnson@bonnercountyid.gov>, Jason Kimberling <jason.kimberling@itd.idaho.gov>, Jeff Lindsey <jeff.lindsey@bonnercountyid <joekren@sd83.org>, Jordan Brooks <coolinsewer@gmail.com>, Kayleigh Miller <kimiller@ponderay.org>, kbsd sewer <kbsdpl@hotmail.com>, Kim Hoodenpyle <kjh5345@gmail.com>, La District #272 <cpursley@lakeland272.org>, Lisa Rosa <lr@ebonnerlibrary.org>, Matt Diel <matt.diel@lposd.org>, Midas Water <midaswatercorp@gmail.com>, Mike Schacht <firedept@clar <greg.becker@id.usda.gov>, Navy - Glynis Casey <glynis.casey@navy.mil>, North of the Narrows Fire District <Huckbay2501@gmail.com>, Northern Lights <kristin.mettke@nli.coop>, North Cable Television <bbishop@northlandco.com>, Northside Water and Syringa Heights Water Association <allwater49@outlook.com>, Oden Water Association - Carla Poelstra <odenwater@g <sharon.beeman@bonnergeneral.org>, PHD <EHapplications@phd1.idaho.gov>, Priest Lake Public Library District <plplibrary@hotmail.com>, Richard Hash <Rich.hash2022@gmail.com>, Ryan Shea <rshea@sandpointidaho.gov>, Ryan Zandhuisen <rzandhuisen@idl.idaho.gov>, Sagle Valley Water and Sewer District <saglewatersewer@gmail.com>, Sagle Valley Water & Sew Owen Fire Rescue <sofd@wow-tel.net>, sandpointairport@gmail.com <sandpointairport@gmail.com>, Sarah Gilmore <sgilmore@sandpointidaho.gov>, School District 84 Transportation - Ja <elgar@whoi.edu>, Sheryl Austin <granitereeder@gmail.com>, SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>, Southside Water and Sewer <southsidew <firedistrict@msn.com>, Steffie Pavey <steffiepavey@sd83.org>, Superintendent School Dist 84 <kelly.fisher@lposd.org>, Symone.legg@itd.idaho.gov <Symone.legg@jtd.idaho.gov>, Teres <theresa@kootenai.org>, Tim Ventress <chventresswplvfd@hotmail.com>, Tom Renzi <epfhdchief@gmail.com>, US Fish & Wildlife Services - Christy Johnson Hughes <fw1idahoconsultation <meagan@westbonnerlibrary.org>, West Pend Oreille Fire District <wpof1@gmail.com>

Cc: Alexander Feyen <alexander.feyen@bonnercountyid.gov>, Tyson Lewis <tyson.lewis@bonnercountyid.gov>, Travis Haller <travis.haller@bonnercountyid.gov>

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,
Janna Brown, Administrative Assistant III
Bonner County Planning Department
208-265-1458 ext - 1252

SS0001-24 Agency Routing Memo.pdf
161K



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

March 1, 2024

TO:

Panhandle Health District	Bonner County Road and Bridge Department
Bonner County Sheriff Department	Idaho Department of Environmental Quality
Spirit Lake Fire District	Idaho Department of Water Resources
Northern Lights Inc.	Idaho Department of Fish and Game
West Pend Oreille School District #83	U.S. Fish and Wildlife Service
Bonner County Schools – Transportation	U.S. Forest Service

FROM: Alex Feyen - Planner

SUBJECT: Short Plat – File# SS0001-24 - Clagstone 15 Estates - Ela Construction LLC

The above-named application has been submitted to the Bonner County Planning Department for processing and has been determined to be complete. The applicants are requesting to subdivide one (1) 15.161-acre platted lot into three (3) lots ranging in size from 5.1-acres to 5.136-acres. The property is zoned Rural 5. The project is located off Blanchard Cutoff and Clagstone Road in Section 24, Township 54 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 **April 1, 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

c: Ela Construction LLC, Applicants
 H2 Surveying, Project Representative
 High Trail Consulting, Project Representative