



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] Re: Bonner County Planning - SS0003-24 Agency Review -

1 message

William Berg <billb@bbsewer.org>

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

No Comment.

Bill Berg**President****Bottle Bay Recreational****Water & Sewer Dist.****From:** Bonner County Planning <planning@bonnercountyid.gov>**Sent:** Thursday, December 19, 2024 10:10 AM

To: Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Amber Burgess <clerk@ebsewerdistrict.com>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Avista Copr - Jay West - George <peggy.george@avistacorp.com>; Becky Meyer <becky.meyer@lposd.org>; William Berg <billb@bbsewer.org>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; BONNE <DIRECTOR@bonnercountyhistory.org>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Chace Bell <chace.bell@idwr.idaho.gov>; Chief C of Clark Fork <city@clarkforkidaho.org>; City of Dover <cityclerk@cityofdoverydaho.org>; City of East Hope Franck <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; City of Oli Priest River <layers@priestriver-id.gov>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spirittlakeid.gov <cityclerk@spirittlakeid.gov>; Colleen Johnson <CJohnson@ko Nelson <connien@inlandpower.com>; Coolin-Cavanaugh Bay Fire Protection District <coolinfirechief@gmail.com>; Craig Hill <craighill@hillsresort.com>; D1Permits <D1Permits@itd.idaho.gov>; Da McCracken <Dan.McCracken@deq.idaho.gov>; Dan Scholz <dan.scholz@nli.coop>; Dean Davis <deandavis@sd83.org>; DEQ - Kristie McEnroe <kristie.mcenroe@deq.idaho.gov>; East Bonner Libi Lake Fire District <eastpriestlakefd@gmail.com>; Erik Sjoquist <esjoquist@idl.idaho.gov>; Federal Aviation Administration <Heather.pate@faa.gov>; Frankie Dunn <Frankiejduhn@hotmail.com>; Fr Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>; ID State Histo <dan.everhart@ishs.idaho.gov>; Idaho Department of Environmental Quality <deqcomments@deq.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; ITD - Robert Beachler <r Simkins <stacy.simkins@itd.idaho.gov>; Jack Schenck <Jack.schenck@vyvebb.com>; Janice Best <janicesb@televar.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Jason Kimberling <jeff.lindsey@bonnercountyid.gov>; Jessie Roe <BWS637@gmail.com>; Joe Kren <joe.kren@sd83.org>; Jordan Brooks <coolinsewer@gmail.com>; Kayleigh Miller <klmiller@ponderay.org>; kbs <kenny.huston@oer.idaho.gov>; Kim Hoodenpyle <kjh5345@gmail.com>; Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>; Laclede Water District <info@lacledewaterdistrict.org>; Lakeland Jo <cpursley@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; Matt Diel <matt.diel@lposd.org>; Midas Water <midaswatercorp@gmail.com>; Mike Ahmer <mahmer@idl.idaho.gov>; Mike Sci Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>; Navy - Glynis Casey <glynis.casey@navy.mil>; North of the Narrows Fire District <Huckbay2501@gmail.com>; Northern Lig Clint Brewing <clint.brewington@nli.coop>; Northside Water and Syringa Heights Water Association <callwater49@outlook.com>; Oden Water Association - Carla Poelstra <odenwater@gmail.com>; Pe bonnergeneral.org>; PHD <EHApplications@phd1.idaho.gov>; Priest Lake Public Library District <plplibrary@hotmail.com>; Richard Hash <Rich.hash2022@gmail.com>; Road & Bridge - Matt Muldr Zandhuisen <rzandhuisen@idl.idaho.gov>; Sagle Valley Water and Sewer District <saglewatersewer@gmail.com>; Sagle Valley Water & Sewer District <markc@smartplugs.com>; Sam Owen Fire Res Sam Ross <sam.ross@nli.coop>; sandpointairport@gmail.com <sandpointairport@gmail.com>; Sarah Gilmore <sgilmore@sandpointidaho.gov>; School District 84 Transportation - James Koehler <j of Realtors <danielle@selkirkaor.com>; Selkirk Recreation District <elgar@whoi.edu>; Sheryl Austin <granitereeder@gmail.com>; SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hoti <southsidewaterandsewer@swsdidaho.org>; Spencer Newton <firedistrict@msn.com>; Steve Elgar <selgar@mac.com>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Symone.legg@it Energy / TransCanada <US_crossings@tcenergy.com>; Teresa Decker <Huckleberryhoa@gmail.com>; Teresa Decker <chuckbayutilities01@gmail.com>; Teresa Zamora <utilities@stoneridgeidaho.c Tim Ventress <chventresswplvfd@hotmail.com>; Timberlake Fire District <Kwright@timberlakefire.com>; Tom Renzi <epfddchief@gmail.com>; US Fish & Wildlife Services <fw1idahoconsultationreq

Cc: Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Jacob Gabell <jake.gabell@bonnercountyid.gov>**Subject:** Re: Bonner County Planning - SS0003-24 Agency Review -Good Morning,
Please see the updated notice.**Thank you,**
Janna Brown, Administrative Assistant III
Bonner County Planning Department
208-265-1458 ext - 1252On Thu, Dec 19, 2024 at 10:00 AM Bonner County Planning <planning@bonnercountyid.gov> wrote:
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 **Notice of Agency Review SS0003-24.pdf**
607K

NOTICE OF AGENCY REVIEW



I hereby certify that a true and correct copy of this "Notice of Agency Review" was digitally transmitted or mailed (postage prepaid) on this **19th** day of **December 2024**.


Jenna Brown, Administrative Assistant III

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Thursday, December 19, 2024**.

File SS0003-24 – Short Plat – Love and Freedom

The above-named application has been submitted to the Bonner County Planning Department for processing and has been determined to be complete. The applicant is requesting to divide one (1) 21-acre lot into one (1) 10-acre lot and one (1) 11-acre lot. The property is zoned Agricultural/Forestry 10. The project site is located off Nettleingham Road in Section 6, Township 58 North, Range 01 West, Boise-Meridian, Idaho.

To review this application, go to the Planning Department web site at bonnercountyid.gov/current-projects. 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 January **20, 2025**. 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.

NO COMMENT William M Berg, Bottle Bay Sewer Dist 1/8/2025
Name Date

cc: Lonny Baker, Landowner
cc: Glahe & Associates, Inc Joel Andring, Project Representative

SEC. 1
SEC. 6

1/4
2
3
4

LAZY BEE SUBDIVISION

LOT 1

N89°33'56"E 905.86' (P2,P3)

P.O.B.

40.01'

S89°33'56"W 473.18'

PORTION
LOT 4

N01°05'13"E 1007.39' (P3)

967.35'

WHITEFOOT TRACT

LOT 3

30' WIDE
PUBLIC R/W
PER PLAT OF
WHITEFOOT TRACT

NETTLEINGHAM RD.

20' PUBLIC R/W
ADJACENT TO
EXISTING ROAD CENTERLINE
BY RESERVING EASEMENT

LOT 1
11.0 GROSS ACRES
10.4 NET ACRES

LOT 2
10.0 GROSS ACRES
10.0 NET ACRES

N03°37'53"E 465.21'

N03°37'53"E 465.21'

S89°33'51"W 508.25' (P3)

473.18'

LOT 4

433.07'

S00°53'07"W 1007.57' (P3)

355.81' (P3)

651.78' (P3)

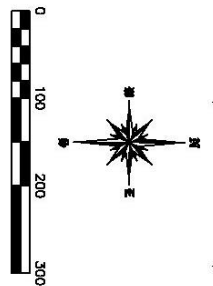
CINDY AND THE WILDMAN

LOT 3

LOT 1

A REPLAT OF A PORTION OF LOT 2 OF LAZY BEE SUBDIVISION,
IN THE SW 1/4 OF SECTION 6, TOWNSHIP 58 NORTH, RANGE 1 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

PRELIMINARY PLAT
LOVE AND FREEDOM



LEGEND

- ① SET 5/8" X 24" REBAR AND CAP, PLS 13546
- ② FOUND 5/8" REBAR AND CAP, PLS 13546
- ③ FOUND 5/8" REBAR & CAP, PLS 14878
- ④ CALCULATED POINT, NOTHING SET
- (P1) WHITEFOOT TRACT, BK. 1 OF PLATS, PG. 73, 11/3/1907
- (P2) LAZY BEE SUBDIVISION, BK. 13 OF PLATS, PG. 30, 8/1/2016
- (P3) CINDY AND THE WILDMAN, BK. 17 OF PLATS, PG. 21, 7/27/2021

GENERAL NOTES

- A) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- B) WETLANDS ARE NOT PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL.
- C) THE LOT ARE CATEGORIZED AS ZONE "X" PER FEMA PANEL 1807204465, EFFECTIVE 11/17/2009

DOCUMENTS AND EASEMENTS OF RECORD

- THE FOLLOWING DOCUMENTS OF RECORD PER PRELIMINARY RESEARCH REPORT BY TITLE CUR, FILE NO. 21624066, DATED OCTOBER 19, 2024:
 - 1. UTILITY EASEMENT GRANTED TO NORTHERN LIGHTS, INC., INST. NO. 897266, 11/2/2016, NOT SHOWN HERE, BLANKET EASEMENT, PLATS OF LAZY BEE SUBDIVISION, INST. NO. 865740, 8/7/2016, AND CINDY AND THE WILDMAN, INST. NO. 888182, 7/27/2021.
 - 2. LAZY BEE SUBDIVISION, INST. NO. 865740, 8/7/2016, AND CINDY AND THE WILDMAN, INST. NO. 888182, 7/27/2021.
 - 3. AN INTEREST, EGRESS, AND UTILITIES EASEMENT GRANTED TO LOTS 1 & 2 CINDY AND THE WILDMAN, INST. NO. 898410, 6/30/2021, NOT SHOWN HEREIN OFF SITE.

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS CONTROL COORDINATES DERIVED FROM NAD 83 PLUS SOLUTIONS USING A REFERENCE FRAME OF NAD83 (2011) (GEOCH: 2010.000). ALL BEARINGS ARE GIVEN AS TRUE BEARINGS. THE BEARING OF THE LINE FROM THE SURVEY TO THE REFERENCE FRAME IS 100.000 DEGREES. THE BEARING OF THE LINE FROM THE REFERENCE FRAME TO THE SURVEY IS 100.000 DEGREES. THE BEARING OF THE LINE FROM THE REFERENCE FRAME TO THE SURVEY IS 100.000 DEGREES. THE BEARING OF THE LINE FROM THE REFERENCE FRAME TO THE SURVEY IS 100.000 DEGREES.

SURVEYOR'S NARRATIVE

- 1) THE PURPOSE OF THIS SURVEY WAS TO REPLAT THAT REMAINDER PORTION OF LOT 2 OF "LAZY BEE SUBDIVISION" (P2), INTO 2 LOTS AS SHOWN HEREIN, AND THE "WILDMAN" (P3), INTO 2 LOTS AS SHOWN HEREIN. SEE THOSE REFERENCES ON (P3) FOR A MORE COMPREHENSIVE USE OF SURVEY IN THE AREA.



1/4	Survey	6	58	1	W	1	W
6	58	1	W	1	W	1	W
PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-865-4474							
PRELIMINARY PLAT LOVE AND FREEDOM							
PREPARED FOR: CINDY AND THE WILDMAN 481 Coburn Drive Rd SANDPOINT, ID 83864							
Scale: 1"=100'							
Drawing Date: 10/20/2024							
Sheet: 1 of 2							