



Janna Brown <janna.brown@bonnercountyid.gov>

Fwd: Bonner County Planning - SS0003-24 Agency Review -

1 message

Matt Mulder <matt.mulder@bonnercountyid.gov>
To: Mail-Planning <planning@bonnercountyid.gov>
Cc: Jason Topp <jason.topp@bonnercountyid.gov>

Thu, Dec 26, 2024 at 11:11

The Bonner County Road & Bridge Department has the following comment on short plat SS0003-24.

The plat is adjacent to Nettleingham Rd, which is a County maintained gravel road, classified as a local access road. The plat as drawn indicates that the opposite side of the road has a 30ft from centerline dedicated right-of-way (ROW) as part of a previous Whitefoot Tract Plat, and that there is a 25ft wide (from centerline) prescriptive easement ROW on the subject parcel side of the road, giving a mixture of dedicated ROW and easement with a total combined width of 55ft.

Per the Bonner County Road Standards Manual Section 6.5, the standard ROW width for a local access road is a minimum of 60ft wide. Now is the ideal time to require a dedication of 30ft of ROW along the Nettleingham Rd frontage to create a 60ft wide ROW which is consistent with current standards and homologous with the adjacent plat's dedicated ROW. Having dedicated ROW provides the County with stronger protections and more options with how the road is maintained and upgraded in the future, allowing sufficient space to accommodate a full width roadway, drainage ditches, utilities, runoff clear zones, etc.

-Matt Mulder, PE
Staff Engineer
Bonner County Road & Bridge
208-255-5661 ext 1

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

From: **Bonner County Planning** <planning@bonnercountyid.gov>
Date: Thu, Dec 19, 2024 at 10:01 AM
Subject: Bonner County Planning - SS0003-24 Agency Review -
To: Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>, Amber Burgess <clerk@ebsewerdistrict.com>, Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>, Avista Corp - Jay West <jay.west@avistacorp.com>, Avista Corp - Peggy George <peggy.george@avistacorp.com>, Becky Meyer <becky.meyer@lposd.org>, Bill Berg <billb@bbsewer.org>, Bonner County Assessors <assessorsgroup@bonnercountyid.gov>, BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <DIRECTOR@bonnercountyhistory.org>, Brenna Garro <Brenna.Garro@oer.idaho.gov>, Bryan Quayle <quaylelanduseconsulting@gmail.com>, Chace Bell <chace.bell@idwr.idaho.gov>, Chief Debbie Carpenter <chief@spirittlakefire.com>, City of Clark Fork <city@clarkforkidaho.org>, City of Dover <cityclerk@cityofdoveridaho.org>, City of East Hope Franck <easthope.city@gmail.com>, City of Hope <hopecityclerk@gmail.com>, City of Oldtown <cityofoldtown@hotmail.com>, City of Priest River <layers@priestrid.id.gov>, City of Sandpoint Planning <cityplanning@sandpointidaho.gov>, cityclerk@spirittlakeid.gov <cityclerk@spirittlakeid.gov>, Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>, Connie Nelson <connien@inlandpower.com>, Coolin-Cavanaugh Bay Fire Protection District <coolinfirechief@gmail.com>, Craig Hill <craighill@hillsresort.com>, D1Permits <D1Permits@td.idaho.gov>, Dan Brown <dbrown@idl.idaho.gov>, Dan 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 Library <Amanda@ebonnerlibrary.org>, East Priest Lake Fire District <eastpriestlakefd@gmail.com>, Erik Sjoquist <esjoquist@idl.idaho.gov>, Federal Aviation Administration <Heather.pate@faa.gov>, Frankie Dunn <Frankiejdunn@hotmail.com>, Fritz Broschet <outletbaysewer@gmail.com>, Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>, Gavin Gilcrease <ggilcrease@sandpointidaho.gov>, Horsmon.Merritt <merritt.horsmon@idfg.idaho.gov>, ID State Historical Society - Dan Everhart <dan.everhart@ishs.idaho.gov>, Idaho Department of Environmental Quality <deqcomments@deq.idaho.gov>, Independent Hwy Dist - Julie Bishop <jhdbclerk@gmail.com>, ITD - Robert Beachler <robert.beachler@itd.idaho.gov>, ITD - Stacy Simkins <stacy.simkins@itd.idaho.gov>, Jack Schenck <Jack.schenck@yvyebb.com>, Janice Best <janicesb@televar.com>, Jason Johnson <jason.johnson@bonnercountyid.gov>, Jason Kimberling <jason.kimberling@td.idaho.gov>, Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>, Jessie Roe <BWSD637@gmail.com>, Joe Kren <joekren@sd83.org>, Jordan Brooks <coolinsewer@gmail.com>, Kayleigh Miller <klmiller@ponderay.org>, kbsd sewer <kbsdpl@hotmail.com>, Kenny Huston <kenny.huston@oer.idaho.gov>, Kim Hoodenpyle <kjh5345@gmail.com>, Kimberly Hobson <Kimberly.Hobson@td.idaho.gov>, Laclec Water District <info@laclecdewaterdistrict.org>, Lakeland Joint School District #272 <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 Schacht <firedept@clarkforkidaho.org>, Natural 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 Lights <kristin.metke@nli.coop>, Northern Lights - Clint Brewing <clint.brewington@nli.coop>, Northside Water and Syringa Heights Water Association <allwater49@outlook.com>, Oden Water Association - Carla Poels <odenwater@gmail.com>, Pend Oreille Hospital District <kim.kichenmaster@bonnergeneral.org>, PHD <EHapplications@phd1.idaho.gov>, Priest Lake Public Library District <plplibrary@hotmail.com>, Richard Hash <Rich.hash2022@gmail.com>, Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>, Ryan Zandhuisen <rzzandhuisen@idl.idaho.gov>, Sagle Valley Water and Sewer District <saglewatersewer@gmail.com>, Sagle Valley Water & Sewer District <marko@smartplugs.com>, Sam Owen f Rescue Sam Owen Fire Rescue <safd@wow-tel.net>, Sam Ross <sam.ross@nli.coop>, sandpointairport@gmail.com <sandpointairport@gmail.com>, Sarah Gilmore <sgilmore@sandpointidaho.gov>, School District 84 Transportation - James Koehler <james.koehler@posd.org>, Selkirk Association of Realtors <danielle@selkirkar.com>, Selkirk Recreation District <elgar@whoi.edu>, Sheryl Austin <granitereeder@gmail.com>, SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>, Southside Water and Sewer <southsidedewaterandsewer@swsvidaho.org>, Spencer Newton <firedistrict@msn.com>, Steve Elgar <selgar@mac.com>, Superintendent School Dist 84 <kelly.fisher@lposd.org>, Symone Legg@td.idaho.gov <Symone.legg@td.idaho.gov>, TC Energy / TransCanada <US_crossings@tcenergy.com>, Teresa Decker <huckberryhca@gmail.com>, Teresa Decker <huckbayutilities01@gmail.com>, Teresa Zamora <utilities@stoneridgeidaho.com>, Theresa Wheat <theresa@kootenai.org>, Tim Ventress <chiventresswplvfd@hotmail.com>, Timberlake Fire District <Kwright@timberlakefire.com>, Tom Renzi <epfldchief@gmail.com>, US Fish & Wildlife Services <fwlidahoconsultationrequests@fws.gov>, West Bonner Library <meagan@westbonnerlibrary.org>, West Pend Oreille Fire District <wpofd1@gmail.com>
Cc: Alexander Feyen <alexander.feyen@bonnercountyid.gov>, Jacob Gabell <jake.gabell@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

Notice of Agency Review SS0003-24.pdf
515K

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 **December 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 _____
Name Date

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

AREPLAT OF A PORTION OF LOT 2 OF LAZY BEE SUBDIVISION,
IN THE SW $\frac{1}{4}$ OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 1 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

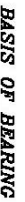


- ③ SET 5/8" X 24" REBAR AND CAP, PLS 13546
- ③ FOUND 5/8" REBAR AND CAP, PLS 13546
- ③ FOUND 5/8" REBAR AND CAP, PLS 14678
- CALCULATED POINT, NOTHING SET
- (P1) WHITECOT TRACT, BK. 1 OF PLATS, PG. 73, 11/3/2/1907
- (P2) L&Z BEE SUBDIVISION, BK. 13 OF PLATS, PG. 30, 8/7/2018
- (P3) CINOY AND THE WILKMAN, BK. 17 OF PLATS, PG. 21, 1/27/2021

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 ZONING MAPING TOOL.
C) THE LOT ARE CATEGORIZED AS ZONE 'X' PER FEMA PANEL 1601703A495E, EFFECTIVE 11/17/2009

THE FOLLOWING DOCUMENTS OF RECORD PER PRELIMINARY RESEARCH REPORT BY TITLE ONE, FILE NO. 24524006, DATED OCTOBER 18, 2024.

1. UTILITY ESSENTIAL GRANTED TO NORTHERN LIGHTS, INC. INST. NO. 897336, 11/3/2018, NOT SHOWN HERE. BLANK ESSENTIAL PLANTS OF ESSENTIALS OR OTHER VARIETIES AS SHOWN ON THE OFFICIAL PLANTS OF LAST REE SUBMISSION. INST. NO. 925740, 8/7/2018, AND CNOY AND THE WILDMAN, INST. NO. 898182, 7/27/2021.
2. AN INGRESS, EGRESS, AND UTILITIES ESSENTIAL GRANTED TO LOTS 1 & 2 OF CNOY AND THE WILDMAN, INST. NO. 988410, 6/30/2021, NOT SHOWN HEREON. OFF SITE.



1) THE PURPOSE OF THIS SURVEY WAS TO REVEAL THAT REMAINDER PORTION OF LOT 2 OF "LAZY BEE SUBDIVISION" (P2), AND SHOWN ON THE PLAT OF "CINDY AND THE WILDMAN" (P3), INTO 2 LOTS AS SHOWN HEREON.

2) PERTINENT RECORDS ARE SHOWN IN THE LEGEND, SEE THOSE REFERENCED ON (P3) FOR A MORE COMPREHENSIVE LIST OF SURVEYS IN THE AREA.



		PRELIMINARY PLAT LOVE AND FREEDOM		PROJECT NO.	LAND
CLARK & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-886-4474		Scale: $I''=100'$ Drawn By: _____ Date: <u>11/1</u> Check By: <u>SMB</u> Sheet: <u>1 of 3</u> <u>10/20/2004</u>			
		Section <i>Thompson</i> River		ACRES 58.1 N W	
		6		PROJECT & SECT. LOCATION MAP	
DRAWING NAME: 20-21-1082021-FRAT					