



Janna Brown <janna.brown@bonnercountyid.gov>


[EXT SENDER] SS0003-24 LOVE AND FREEDOM PHD LTR

1 message

Denis Twohig <dtwohig@phd1.idaho.gov>

Fri, Dec 27, 2024 at 11:43 AM

To: "PLANNING@BONNERCOUNTYID.GOV" <PLANNING@bonnercountyid.gov>



Public Health
Prevent. Promote. Protect.
Panhandle Health District

Denis Twohig | Technical Records Specialist 1

[2101 W Pine St. Sandpoint, ID 83864](#)

P: 208.265.6384

E: ehapplications@phd1.idaho.gov

W: Panhandlehealthdistrict.org

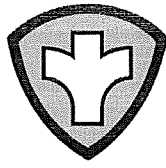
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**SS0003-24-LOVE AND FREEDOM.pdf**
198K



Public Health
Prevent. Promote. Protect.

Panhandle Health District

Panhandle Health District

Healthy People in Healthy Communities

December 27, 2024

Bonner County Planning Department

1500 Highway 2

Sandpoint, ID 83864

RE: SS0003-24 – Love and Freedom

Bonner County Planning Department,

Panhandle Health District is neutral regarding the proposed short plat, but would like to remind the applicant that if the County is requiring Panhandle Health District's signature/approval of the lifting of Sanitary Restrictions, that they will need to submit a Subdivision/Land Development Application and have the properties evaluated for potentially suitable septic. The property has not been assessed at this time.

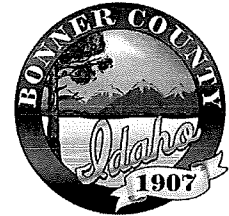
Thank you,

Timothy French, REHS

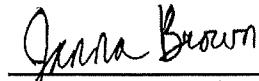
Panhandle Health District

Sandpoint – Bonner County
2101 W. Pine St.
Sandpoint, ID 83864
208.263.5159

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**.



Janna 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.

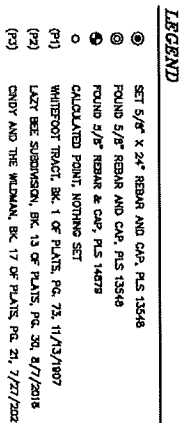
Please review the application relative to your agency's area of expertise and include any recommended conditions of approval and supporting code sections by **January 20, 2025**. If your agency requires any additional information from the applicant, please advise the planning department in writing allowing 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 _____
Name Date

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

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



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
1801703D485L EFFECTIVE 11/17/2009

THE FOLLOWING DOCUMENTS OF RECORDED PRELIMINARY RESEARCH REPORT
BY TITLE AND FILE NO. 2452-1006, DATED SEPTEMBER 18, 2024:

1. UTILITY EASEMENT GRANTED TO NORTHERN LIGHTS, INC., INST. NO. 9864-0, 6/20/2021.
2. LOT 12, 202020, OF STEVEN S. KESKONEN & THE OTHERS, PLATS OF LOT 8 BE SUBDIVISION, INST. NO. 9851-0, 9/7/2016, AND CANDY AND THE WIDMAM, INST. NO. 98612, 7/27/2021.
3. AN INGRESS, EGRESS, AND UTILITIES EASEMENT GRANTED TO LOTS 1 & 2, 202020, OF STEVEN S. KESKONEN & THE OTHERS, PLATS OF LOT 8 BE SUBDIVISION, INST. NO. 9864-0, 6/20/2021, NOT SHOWN HEREON, OFF SITE.

PRELIMINARY PLAT LOVE AND FREEDOM

<div style="display: flex; justify-content: space-between;"> <div> <p>1/k</p> <p>6</p> <p>N</p> <p>W</p> </div> <div> <p>Section</p> <p>58</p> <p>N</p> <p>W</p> </div> <div> <p>Block</p> <p>1</p> <p>W</p> </div> </div>		
<p>OWNER: 2-2521 LAKOSITY PLAT</p> <p>OWNER: 2-2521 LAKOSITY PLAT</p> <p>OWNER: 2-2521 LAKOSITY PLAT</p>		<p>OWNER: 2-2521 LAKOSITY PLAT</p> <p>OWNER: 2-2521 LAKOSITY PLAT</p> <p>OWNER: 2-2521 LAKOSITY PLAT</p>

CLARK & ASSOCIATES

PROFESSIONAL LAND SURVEYORS

304 Church Street

Sanquapin, Idaho 83864

208-555-4476

PRELIMINARY PLAT

LOVE AND FREEDOM

<p>Scale: $I'' = 100'$</p>	
<p>Created By: _____</p>	<p>Drawn By: _____</p>
<p>10/20/2024</p>	<p>Sheet: _____</p>
<p>1 of 2</p>	



DISTANCES SHOWN HAVE BEEN CONVERTED FROM DEED TO GROUND DISTANCES USING AN ADJUSTMENT FACTOR (CAF) OF 1.000120X100.00. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0.5344° AT THE NORTHWEST CORNER OF THE SUBJECT PROPERTY.

- 1) THE PURPOSE OF THIS SURVEY WAS TO REPEAT THAT REMAINDER PORTION OF LOT 2 OF "LAZY BEE SUBDIVISION" (P2) AND SHOWING ON THE PLAT OF "CANDY AND THE WILDMAID" (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.

