

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



Short Plat Administrative Staff Report

Project Name: Love and Freedom

File Number, Type: SS0003-24 - Short Plat

Request: The applicant is requesting to subdivide one (1) 21.00-acre property into two (2) lots ranging in size from 10.00 and 10.40-acres.

Legal Description: 6-58N-1W LAZY BEE LOT 2 LESS PLAT OF CINDY AND THE WILDMAN 1970 HOLIDAY 12 X 66 MH* 1976 BENDIX 14 X 66 MH*

Location: The property is zoned Agricultural/Forestry 10. The project is located off Nettleingham Road in Section 6, Township 58 North, Range 01 West, Boise-Meridian.

Parcel Number(s): RP04441000002AA

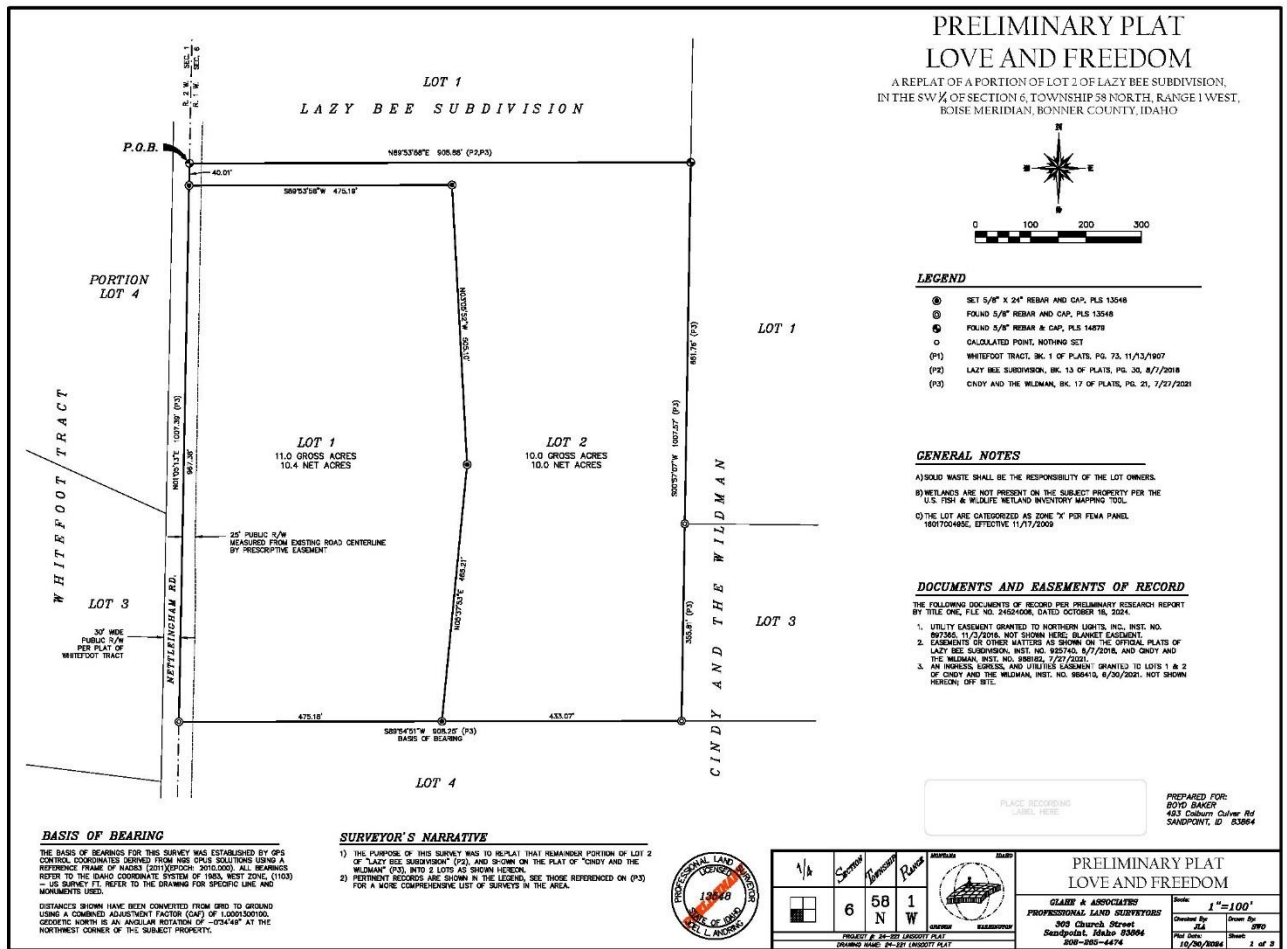
Parcel Size: Approximately 21.00-Acres

**Applicant/
Landowner:** Lonny Boyd Baker
[REDACTED]
Sandpoint, ID 83864

**Project
Representative:** Joel Andring, Glahe & Associates
303 Church Street
Sandpoint, ID 83864

Application filed: November 7, 2024

Notice provided: Mail: December 19, 2024
Published in newspaper: December 19, 2024



Project Summary:

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.

Applicable Laws:

BCRC 12-268	Application Process, General Provisions
BCRC 12-411	Density and Dimensional Standards: Agricultural/Forestry District
BCRC 12-610	Applicability/ Qualifications
BCRC 12-611	Definitions
BCRC 12-620	Design Standards: General
BCRC 12-621	Design Standards: Lot Design
BCRC 12-623	Design Standards: Services and Utilities
BCRC 12-624	Design Standards: Roads and Access
BCRC 12-626	Design Standards: Environmental Features
BCRC 12-640	Subdivisions, Processing of Subdivision Applications, General
BCRC 12-641	Subdivisions, Pre-application review
BCRC 12-642	Preliminary Plat, Contents of Application
BCRC 12-644	Improvement Plan Required, Contents
BCRC 12-645	Standards for review of Applications for Preliminary Plat of all Subdivisions
BCRC 12-646	Final Plat, Contents
BCRC 12-647	Endorsements to be shown on Final Plat
BCRC 12-648	Procedure for Final Plat Review and Approval
BCRC 12-649	Digital Submission of Final Plat
BCRC 12-650	Application/ Contents of Preliminary Plats for Short Plat Procedure
BCRC 12-651	Short Plat, Procedure for approval of Preliminary Plat
BCRC 12-652	Short Plat, Contents of Final Plat, Procedure for Approval of Final Plat
BCRC 12-7.2	Grading, Storm water Management and Erosion Control
BCRC 12-7.3	Wetlands
BCRC 12-7.4	Wildlife
BCRC 12-7.5	Flood Damage Prevention
BCRC 12-7.6	Hillsides

Background:

A. Site data:

- Current Use: Residential
- Status: Platted lot per Lazy Bee Subdivision
- Size: Approximately 21.00-acres
- Zone: Agricultural/Forestry 10
- Land Use: Ag/Forest Land (10-20+-acres)

B. Access:

- The site has direct access to Nettleingham Road, a Bonner County owned and maintained public right-of-way.

C. Environmental Factors:

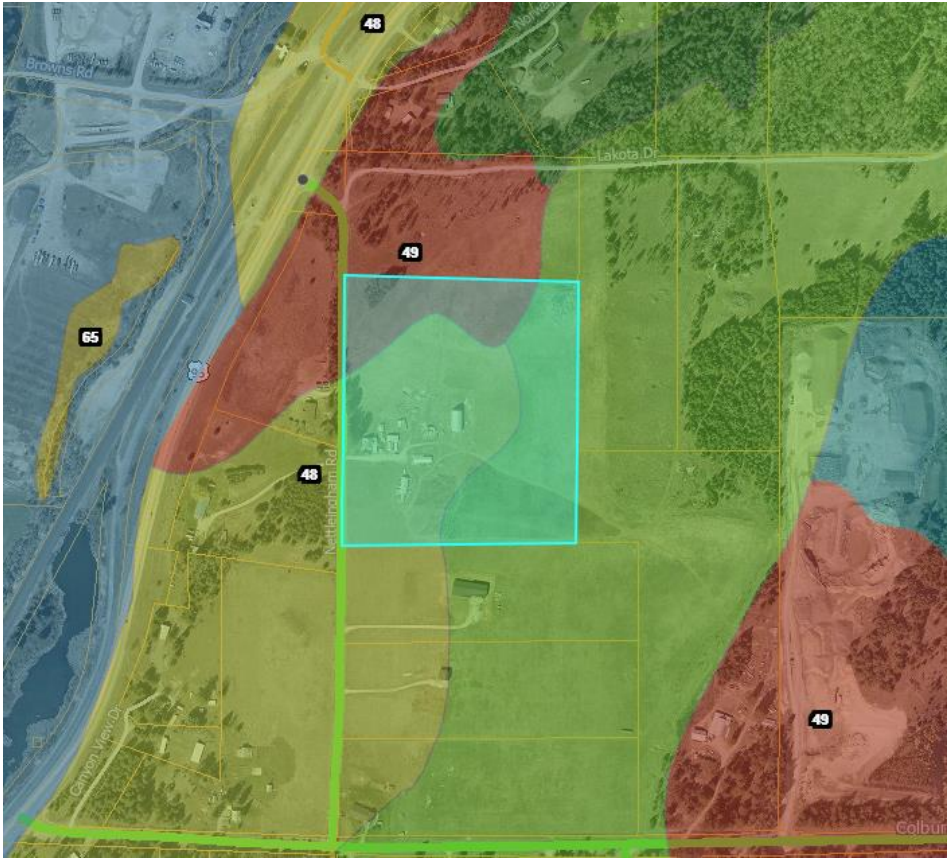
- Site contains very minimal slopes between 15%-30% and over 30%. (United States Geological Survey)
- Site does not contain mapped wetlands. (United States Fish and Wildlife Services)
- Site does not contain frontage to a mapped lake, pond, stream, river or waterbody. (National Hydrography Dataset, United States Geological Survey)
- Site contains the following types of soil. (Natural Resources Conservation Service, United States Department of Agriculture)
 - Selle fine sandy loam, 0 to 8 percent (All areas are prime farmland)
 - Selle-Elmira complex, 0-20 percent (Farmland of statewide importance)
 - Mission silt loam, 2 to 12 percent (Farmland of statewide importance, if drained)
- The site is within SFHA Zone X per FIRM Panel Number 16017C0495E, Effective Date 11/18/2009.
- No critical wildlife habitat areas identified by any local, state or federal agencies on site.



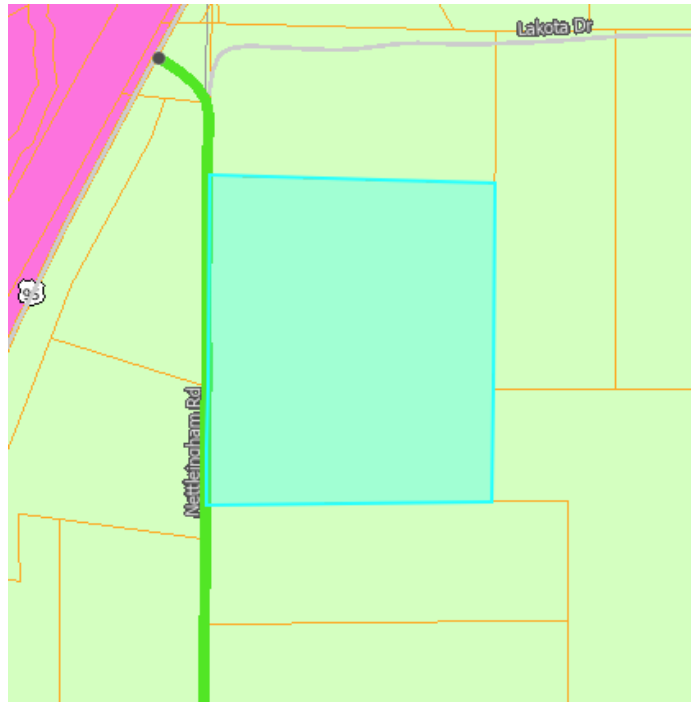
Slopes



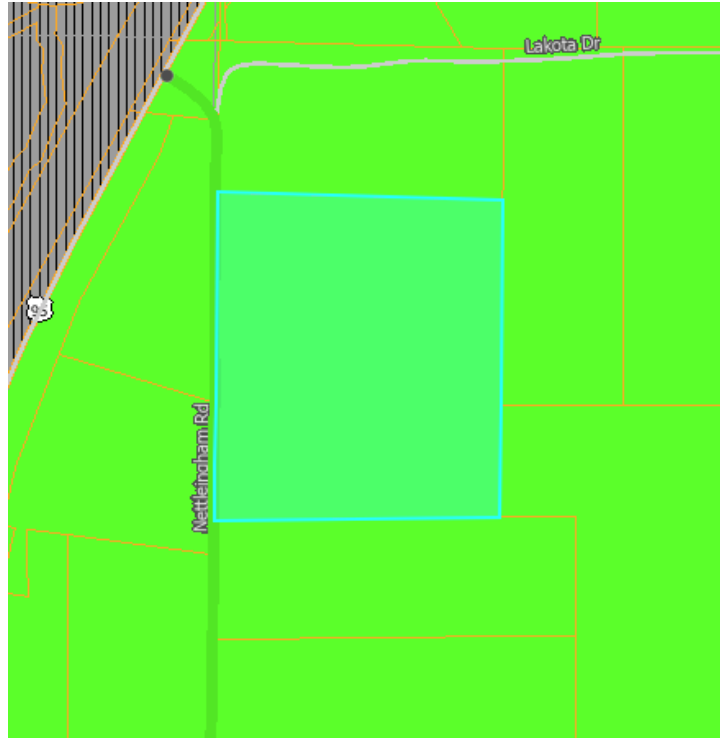
Soils



Zoning



Land Use Designation



D. Services:

- Water: Individual Well
- Sewage: Individual Well
- Fire: Northside Fire District
- Power: Northern Lights Inc
- School District: Lake Pend Oreille School District #84
- Ambulance District: Bonner County Ambulance District

Staff Review and Analysis

BCRC	STANDARD FOR	REQUIRED	CONFORMANCE		
			Yes	No	N/A
12-2.6	Application Process				
12-268	Application Process, General Provisions	Fees, Determination of Application Completion, Agency Review, ACI Notification, Priority Applications, Written Decision.	☒	☐	☐
12-4.1	Density and Dimensional Standards				
12-411	Min. Lot Size	Min. permitted lot size of 10-acres.	☒	☐	☐
12-6.2	Design Standards				
12-620	General	Easements, constraints, reserved land areas	☒	☐	☐

BCRC	STANDARD FOR	REQUIRED	CONFORMANCE		
			Yes	No	N/A
		to be shown and marked on the plats.			
12-621	Lot Design	Depth to width ratio of not more than 4.2:1 (lots more than 300 feet wide)	☒	☐	☐
12-622	Submerged Lands	Submerged lands not to be counted towards density calculations.	☐	☐	☒
12-623.A	Urban services	For lots less than 1 acres in size, urban services required.	☐	☐	☒
12-623.B	Water supply	Well Logs Demonstrate Adequate Water Availability	☐	☐	☒
12-623.C	Sewage disposal	Sanitary Restriction Lift Will Be Applied	☐	☒	☐
12-623.D	Fire Plan/Fire risk Assessment/ Fire Mitigation	Fire Risk Assessment, Fire Mitigation and Fire Suppression. See Conditions of Approval	☒	☐	☐
12-624.A	Road name	Unique road names for new roads.	☐	☐	☒
12-624.B	Road standards		☒	☐	☐
12-624.C	Legal access	Legal access to each proposed lot.	☒	☐	☐
12-624.D	Public road frontage	For lots less than 5 acres in size, direct frontage and direct access to public roads required.	☒	☐	☐
12-625.A	Trails and Parks	Bonner County Trails Plan	☐	☐	☒
12-625.B	Trails and Parks	Public Access, Parks and Facilities	☐	☐	☒
12-626.A	Natural Hazards	Subdivision to be designed around identified natural hazards.	☒	☐	☐
12-626.B	Conformance with BCRC 12-7	Conformance with environmental standards.	☒	☐	☐
12-6.4	Preliminary Plat Procedures				
12-640	Processing Applications		☒	☐	☐
12-641	Pre-application Review		☒	☐	☐
12-642.A	Application Content	Application Form	☒	☐	☐
12-642.B	Application Content	Preliminary Plat prepared by Idaho licensed surveyor, showing parcels to be created.	☒	☐	☐
12-642.B.1	Plat Content	Subdivision name, geographic grid, north arrow, and vicinity map, vicinity road pattern.	☒	☐	☐

BCRC	STANDARD FOR	REQUIRED	CONFORMANCE		
			Yes	No	N/A
12-642.B.2	Plat Content	Boundary line of tract to be subdivided, intersection property lines, abutting roads, names and addresses of adjoining owners shown in their respective places of ownership on the plat.	☒	☐	☐
12-642.B.3	Plat Content	Location, dimensions, and area of proposed lots. Lot numbering.	☒	☐	☐
12-642.B.4	Plat Content	Location, dimensions and tentative names of proposed streets and roads.	☒	☐	☐
12-642.B.5	Plat Content	Sufficient contours to show the shape of the land and extending at least one hundred feet beyond the subdivision limits.	☒	☐	☐
12-642.B.6	Plat Content	Location of water courses, floodplains per FIRMs with BFEs.	☐	☐	☒
12-642.B.7	Plat Content	Existing wells, springs, wetland boundaries, wetland delineations, drainage channels, overhead and underground utility lines, structures, sanitary sewers, and culverts within the tract.	☐	☐	☒
12-642.B.8	Plat Content	Proposed method of water supply, sewage, and solid waste disposal.	☒	☐	☐
12-642.B.9	Plat Content	All easements of record, including sufficient data to identify conveyance.	☒	☐	☐
12-642.B.10	Plat Content	Purpose indication for parcels reserved for public dedication or common use of property owners.	☐	☐	☒
12-642.B.11	Plat Content	Statement for intended use of parcels.	☒	☐	☐
12-642.C.1	Application Fee		☒	☐	☐
12-642.C.2	Road Design and Profile	Preliminary road design and profile prepared, stamped and signed by Idaho licensed engineer.	☐	☐	☒
12-644.A	Improvements Plan	Plans to be prepared by a registered civil engineer. Two copies to be provided.	☐	☐	☒
12-644.B	Improvements Plan	County Engineer Inspections.	☐	☐	☒
12-644.C	Surety Agreement	In lieu of completing all improvements, the subdivider shall enter into a surety agreement with the Board.	☐	☐	☒

BCRC	STANDARD FOR	REQUIRED	CONFORMANCE		
			Yes	No	N/A
12-645.A	Prelim. Plat Review Standard	In accord with purposes of Title 12 and the applicable Zoning District. <i>See Findings of Facts and Conclusions of Law.</i>	☒	☐	☐
12-645.B	Prelim. Plat Review Standard	Site is physically suitable for proposed development. <i>See Findings of Facts and Conclusions of Law.</i>	☒	☐	☐
12-645.C	Prelim. Plat Review Standard	No adverse impact to natural resources. If any, to be mitigated as Conditions of Approval. <i>See Findings of Facts and Conclusions of Law.</i>	☒	☐	☐
12-645.D	Prelim. Plat Review Standard	Adequate services to serve the proposed subdivision. <i>See Findings of Facts and Conclusions of Law.</i>	☒	☐	☐
12-645.E	Prelim. Plat Review Standard	Proposed subdivision to not expose future residents or public at large to be exposed to health or safety. <i>See Findings of Facts and Conclusions of Law.</i>	☒	☐	☐
12-645.F	Prelim. Plat Review Standard	Provision for coordinated access with the county system of roads. Proposed transportation to adequately and safely serve the future residents. <i>See Findings of Facts and Conclusions of Law.</i>	☒	☐	☐
12-645.G	Prelim. Plat Review Standard	Compliance with Title 12, Subchapter 6.2. <i>See Findings of Facts and Conclusions of Law.</i>	☒	☐	☐
12-646.A	Final Plat, Contents	Subdivision Name	☒	☐	☐
12-646.B	Final Plat, Contents	Names of Subdivider and the engineer or surveyor.	☒	☐	☐
12-646.C	Final Plat, Contents	Initial point and description thereof, with location to be indicated on the plat.	☒	☐	☐
12-646.D	Final Plat, Contents	Street lines of all existing or recorded streets, principal property lines, patent lines, Township or Section lines, status of adjoining property.	☒	☐	☐
12-646.E	Final Plat, Contents	Accurate location, description and filing of all monuments in accordance with Idaho Code.	☒	☐	☐

BCRC	STANDARD FOR	REQUIRED	CONFORMANCE		
			Yes	No	N/A
12-646.F	Final Plat, Contents	Length and Bearings of all lots, streets, alleys and easements as laid out, lengths, curves, radii and tangent bearings.	☒	☐	☐
12-646.G	Final Plat, Contents	Lot numbering, Block numbering and Road Naming	☒	☐	☐
12-646.H	Final Plat, Contents	Accurate outline of property dedicated for public use with purpose indicated.	☒	☐	☐
12-646.I	Final Plat, Contents	Private Restrictions, if any.	☒	☐	☐
12-646.J	Final Plat, Contents	North point, graphic scale and date.	☒	☐	☐
12-646.K	Final Plat, Contents	Certificate of licensed engineer or surveyor of the State.	☒	☐	☐
12-646.L	Final Plat, Contents	Location of all watercourses, BFEs, elevation from FIRMs, approximate areas subject to inundation of storm water overflow.	☒	☐	☐
12-646.M	Final Plat, Contents	Wetland boundaries and any proposed easements or easements of record for utilities within the tract.	☐	☒	☒
12-647.A	Final Plat Endorsements	Owner's Certificate See Conditions of Approval.	☒	☐	☐
12-647.B	Final Plat Endorsements	Place for Planning Director's Approval See Conditions of Approval.	☒	☐	☐
12-647.C	Final Plat Endorsements	Place for County Surveyor's Approval See Conditions of Approval.	☒	☐	☐
12-647.D	Final Plat Endorsements	Place for Panhandle Health District Approval or Sanitary Restriction as allowed by I.C. 50-1326. See Conditions of Approval.	☒	☐	☐
12-647.E	Final Plat Endorsements	Place for Board Approval See Conditions of Approval.	☒	☐	☐
12-647.F	Final Plat Endorsements	Place for County Treasurer's Approval See Conditions of Approval.	☒	☐	☐
12-647.G	Final Plat Endorsements	Place for Recorder's Signature. See Conditions of Approval.	☒	☐	☐
12-647.H	Final Plat Endorsements	Place for City Approval in within an Area of City Impact.	☐	☐	☒
12-647.I	Final Plat Endorsements	Place for Lienholder's Approval.	☐	☐	☒
12-648	Procedure for Final Plat Review	Not applicable at this stage of the project. See Conditions of Approval.	☐	☐	☒

BCRC	STANDARD FOR	REQUIRED	CONFORMANCE		
			Yes	No	N/A
	and Approval				
12-649	Digital Submission of Final Plat	Not applicable at this stage of the project. See Conditions of Approval.	☐	☐	☒
12-6.5	Short Plats, Procedures				
12-650.A	Purpose		☒	☐	☐
12-650.B	Application	Short Plat application items	☒	☐	☐
12-650.C	Permit Required	Eligibility for Short Plat	☒	☐	☐
12-650.D	Plat Contents				
12-651	Procedure for Prelim. Short Plat Approval	Application to be filed as per BCRC 12-268, Agency Routing, Public Noticing, ACI Noticing, Comment Period, Staff Report Issuance, Written Decision, Preliminary Plat Validity, Administrative Decision Appeal. See Conditions of Approval.	☒	☐	☐
12-652	Procedure for Final Short Plat Approval	Final short plat content to be processed as per BCRC 12-646 and BCRC 12-648.	☒	☐	☐
12-7.2	Grading, Stormwater Management And Erosion Control				
12-720.1	Purpose		☒	☐	☐
12-720.2	Applicability	Activities to which Subchapter 12-7.2 is applicable.	☐	☐	☒
12-720.3. J	Non-applicability	Activities to which Subchapter 12-7.2 is not applicable.	☒	☐	☐
12-722.1	Procedure for New Subdivisions	See Conditions of Approval.	☒	☐	☐
12-724.4	Optional Preliminary	For preliminary plats, an optional preliminary grading/storm water management and erosion control plan may be submitted at the time of the application.	☒	☐	☐
12-7.3	Wetlands				
12-730	Purpose	There are no wetlands located on the property.	☐	☐	☒
12-731	Wetland Reconnaissance	There are no wetlands located on the property.	☐	☐	☒
12-732	Wetland Delineation	There are no wetlands located on the property.	☐	☐	☒
12-733	Wetland Buffer	There are no wetlands located on the	☐	☐	☒

BCRC	STANDARD FOR	REQUIRED	CONFORMANCE		
			Yes	No	N/A
	and Setbacks	property.			
12-7.4	Wildlife				
12-740	Purpose		☒	☐	☐
12-741	Standards for New Subdivisions		☐	☐	☒
12-7.5	Flood Damage Prevention				
	Conformance with BCRC Title 14.		☐	☐	☒
12-7.6	Hillsides				
12-760	Purpose		☐	☐	☒
12-761	Conceptual Engineering Plan		☐	☐	☒
12-762	Geotechnical Analysis		☐	☐	☒

Staff concluded this project **is** consistent with Bonner County Revised Code based upon the contents of this staff report, including the Standards Review, Findings of Facts, Conditions of Approval and Conclusions of Law herein.

Agency and Public Comments

Agencies and Taxing Districts were notified of this request on December 19, 2024. A full list of the agencies notified can be found in Annex A. Agency Comments can be found in Annex B.

The following agencies replied:

Bonner County Road and Bridge Department
Idaho Transportation Department
Northern Lights, Inc.
Panhandle Health District

The following agencies replied (No Comment):

Bottle Bay Water and Sewer
Idaho Department of Environmental Quality
Idaho Department of Fish and Game
Idaho Transportation Department (12.23.24)
TC Energy

No other agencies replied.

Public Comments:

No public comments were received for this file.

Findings of Facts:

1. The site consists of approximately 21.00-acres of land.
2. The site has access to Nettleingham Road, owned and maintained by Bonner County. Bonner County Road & Bridge Department has requested a 5 foot dedication to Nettleingham Road to create a 60-foot right-of-way, to be consistent with the standard of local access roads.
3. Site does contain mapped slopes of 0-30% or greater. (United States Geological Survey)
4. Site does not contain mapped wetlands. (United States Fish and Wildlife Services)
5. Site does not contain frontage to a mapped waterbody. (National Hydrography Dataset, United States Geological Survey)
6. Site contains the following types of soils. (Natural Resource Conservation Service, United States Department of Agriculture)
 - a. Selle fine sandy loam, 0 to 8 percent (All areas are prime farmland)
 - b. Selle-Elmira complex, 0-20 percent (Farmland of statewide importance)

- c. Mission silt loam, 2 to 12 percent (Farmland of statewide importance, if drained)
7. The site is within SFHA Zone X per FIRM Panel Number 16017C0495E, Effective Date 11/18/2009.
8. The proposed lots will be served by individual wells and individual septic systems. The site is located within Northside Fire District, Lake Pend Oreille School District #84, and Bonner County Ambulance District.
9. The proposed preliminary plat has been evaluated as per the applicable Bonner County Revised Code standards, subject to Conditions of Approval. See staff review above and the conditions of approval below.

Conclusions of Law:

Based upon the findings of fact, the following conclusions of law are adopted:

- Conclusion 1:** The proposed subdivision **is** in accord with the purposes of this Title and of the zoning district in which it is located.
- Conclusion 2:** The site **is** physically suitable for the proposed development.
- Conclusion 3:** The design of the proposed subdivision **will not** adversely impact Bonner County's natural resources, as identified in the comprehensive plan. Any adverse impacts or potential for impacts shall be mitigated as a condition of approval.
- Conclusion 4:** The public and private services, including but not limited to water, sewer services, solid waste, fire protection, emergency services, and school facilities and transportation, which will serve the proposed subdivision **are** adequate for the needs of future residents or users.
- Conclusion 5:** The proposed subdivision **will not** cause circumstances to exist that will cause future residents or the public at large to be exposed to hazards to health or safety.
- Conclusion 6:** The design of the proposed subdivision or related improvements **will** provide for coordinated access with the county system of roads and with adjacent properties and **will not** impede the use of public easements for access to, or through the proposed subdivision. The proposed transportation system **is** designed to adequately and safely serve the future residents or users without adversely impacting the existing transportation system by reducing the quality or level of service or creating hazards or congestion.
- Conclusion 7:** The proposed subdivision **is** designed to comply with the design criteria for subdivisions set forth in Subchapter 6.2 of this chapter.

Conclusion 8: The proposed subdivision **is** in accord with the Bonner County Comprehensive Plan.

Conditions of Approval:

1. Per BCRC 12-623 (D): D. All proposed lots shall be designed by the applicant to provide a fire protection plan for the proposed lots to provide, at a minimum, an assessment of fire risk and plans to reduce the risk, and provisions for defensible space, where material capable of allowing a fire to spread unchecked will be treated, cleared or modified to slow the rate and intensity of an advancing wildfire and to create an area for fire suppression operations to occur, and for at least one of the following:
 1. Prior to final plat, an approved water and fire hydrant system capable of providing one thousand (1,000) gallons per minute for a minimum of two (2) hours where a community water system exists or is proposed as part of the development and is capable of delivering the pressurized water supply necessary for delivering fire flows as prescribed by the international fire code, as adopted by the state fire marshal, and such later editions as may be so published and adopted by the state fire marshal, or as amended, modified or superseded, and incorporated herein by reference with a copy on file with the office of the clerk of the board of county commissioners, and hereinafter referred to as IFC.
 2. A note on the final subdivision plat stating: "At the time of building location permit or building permit, the lot owner shall install a minimum two thousand (2,000) gallon water storage system, meeting IFC standards". Refill on demand is not required to meet IFC standards.
 3. A note on the final subdivision plat stating: "The installation of an approved IFC residential fire suppression sprinkler system is required in all newly constructed residences".
 4. Prior to final plat, a manmade or natural water source with a dry hydrant capable of delivering adequate water supply as prescribed by IFC.
 5. A note on the final subdivision plat stating: "At the time of building permit or building location permit, the lot owner shall install an approved fire suppression method to the satisfaction of Bonner County"
2. Per BCRC 12-646, BCRC 12-647 and BCRC 12-648, a final plat shall be submitted in accordance with these sections of the Bonner County Revised Code after the approval of the preliminary plat.
3. Per BCRC 12-648 (A), the applicant shall submit final plat check fees, current preliminary title report and one blueprint copy of the proposed final plat. Instead of submitting one blueprint copy, the applicant may submit a pdf copy of the final blueline plat.
4. Per BCRC 12-648 (B), the final plat must conform to the final plat requirements of Idaho Code Section 50-1304 and BCRC 12-647.
5. Per BCRC 12-649, a digital copy of the final plat shall be submitted to the Planning Department. The digital copy submission shall not substitute for any contents of the final plat listed above.

6. Per BCRC 12-651 (G), the preliminary short plat shall be valid for a period not to exceed two (2) calendar years from the date of approval. At any time prior to the expiration date of the preliminary short plat, an applicant may make a written request to the planning director for an extension of the preliminary short plat for a period up to two (2) years, finding that conditions or applicable regulations have not changed so substantially as to warrant reconsideration of the proposed subdivision with respect to the public health, safety, and general welfare. The planning director may recommend such request for extension at any regular business meeting of the board of commissioners. The extension request must be approved or denied prior to the expiration date of the preliminary short plat.

Staff Recommendation for Action: Approval with Conditions

The applicant, or interested parties, have 10 days from the date of the issuance of this report to provide written comment in response to the staff report.

The Planning Director shall make an administrative decision to approve, approve with modifications, continue, deny or recommend a public hearing on the file following the closing of the ten-day response period on **February 6, 2025**.

Planner's Initials: AF	Date: January 27, 2024
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Annex A – Record of Mailing for Notice of Public Hearing

RECORD OF MAILING

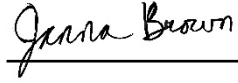
Page 1 of 1

File No.: SS0003-24

Record of Mailing Approved By:



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



Janna Brown, Administrative Assistant III

Assessor - Email	Avista Utilities - Email
Bay Drive Recreation District - Email	Bayview Water & Sewer - Email
Bonner County Airport Manager - Email	BONNER COUNTY DAILY BEE - U.S. Mail
Bonner County EMS - Email	Bonner County Floodplain Review - Email
Bonner County Road & Bridge - Email	Bonner County Sheriff - Email
Bottle Bay Water & Sewer District - Email	City of Clark Fork - Email
City of Dover - Email	City of East Hope - Email
City of Hope - Email	City of Kootenai - Email
City of Oldtown - Email	City of Ponderay - Email
City of Priest River - Email	City of Sandpoint - Email
City of Spirit Lake - Email	Coolin Sewer District - Email
Coolin-Cavanaugh Bay Fire District - Email	Drainage District #7 - Email
East Bonner Library - Email	East Priest Lake Fire District - Email
Ellisport Bay Sewer - Email	Garfield Bay Water & Sewer District - Email
GEM STATE MINER - U.S. Mail	Granite Reeder Water & Sewer District - Email
Idaho Department of Environmental Quality (DEQ) - Email	Idaho Department of Fish & Game - Email
Idaho Department of Lands - CDA - U.S. Mail	Idaho Department of Lands - Coolin - Email
Idaho Department of Lands - Navigable Waters & Mining - Email	Idaho Department of Lands - Sandpoint - Email
Idaho Department of Water Resources - IDWR - Email	Idaho Transportation Department (Aeronautics) - U.S. Mail
Idaho Transportation Department- District I - Email	Independent Highway District - Email
Kalispel Bay Sewer & Water - U.S. Mail	Kootenai-Ponderay Sewer District - Email
KPBX-FM 91 SPOKANE PUBLIC RADIO - U.S. Mail	KSPT-KPND-KIBR RADIO - U.S. Mail
Laclede Water District - Email	Lake Pend Oreille School District, #84 (Admin Office) - Email
Lake Pend Oreille School District, #84 (Transportation) - Email	Lakeland Joint School District, #272 - Email
Little Blacktail Ranch Water Association - U.S. Mail	North of the Narrows Fire District - Email
Northern Lights, Inc. - Email	Northland/Vyve Cable Television - Email
Northside Fire District - Email	Outlet Bay Sewer District - Email
Panhandle Health District - Email	Pend Oreille Hospital District - Email
Priest Lake Public Library District - Email	Priest Lake Translator District - Email
Sagle Valley Water & Sewer - Email	Sam Owen Fire District - Email
Schweitzer Fire District - Email	SELKIRK ASSOCIATION OF REALTORS - U.S. Mail
Selkirk Fire, Rescue & EMS - Email	Selkirk Recreation District -Email
Southside Water & Sewer District - Email	Spirit Lake Fire District - Email
Spokesman-Review - U.S. Mail	State Historical Society - Email
Swan Shores Sewer District - U.S. Mail	Syringa Heights Water Association - Email
Tamarack Village Water & Sewer - U.S. Mail	Timber Lake Fire District - Email
Trestle Creek Sewer District - Email	U.S. Army Corps of Engineers - Email
U.S. Fish & Wildlife Service - Email	U.S. Forest Service - U.S. Mail
West Bonner County Cemetery District - Email	West Bonner County School District, #83 - Email
West Bonner Library - Email	West Bonner Water & Sewer District - Email
West Pend Oreille Fire District - Email	West Priest Lake Fire District - Email

Annex B - Agency Comments



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	<u>William M Berg, Bottle Bay Sewer Dist</u>	<u>1/8/2025</u>
	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

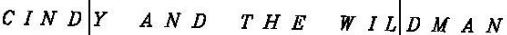


- ③ SET 5/8" X 24" REBAR AND CAP, PLS 13546
- ③ FOUND 5/8" REBAR AND CAP, PLS 13546
- ③ FOUND 5/8" REBAR AND CAP, PLS 14678
- CALCULATED POINT, NOTHING SET
- (P1) WHITECOT TRACT, BK. 1 OF PLATS, PG. 73, 11/3/2/1907
- (P2) L&T BEE SUBDIVISION, BK. 13 OF PLATS, PG. 30, 8/7/2018
- (P3) CINOY AND THE WILKMAN, 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 MAPPING TOOL.
C) THE LOT ARE CATEGORIZED AS ZONE 'X' PER FEMA PANEL 1601703A495E, EFFECTIVE 11/17/2009

THE FOLLOWING DOCUMENTS OR RECORDS BEA PRELIMINARY RESEARCH REPORT BY TITLE ONE, FILE NO. 2452-006, DATED OCTOBER 18, 2024:

1. UTILITY EASEMENT GRANTED TO NORTHERN LIGHTS, INC., INST. NO. 89/365, 11/2/2016, NOT SHOWN HERE, BLOCK 16, LOT 1, PLATS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818



SURVEYOR'S NARRATIVE

1) THE PURPOSE OF THIS SURVEY WAS TO RE-PLAT THAT REMAINDER PORTION OF LOT 7 OF "LAZEE BEE SUBDIVISION" (?)2), AND SHOWN ON THE PLAT OF "CONDY AND THE WILDAW" (?)3), INTO 2 LOTS AS SHOWN HEREON.

2) PERMANENT RECORDS ARE SHOWN IN THE LEGEND, SEE THOSE REFERENCED ON (?)3) FOR A MORE COMPREHENSIVE LIST OF SURVEYS IN THE AREA.



PRELIMINARY PLAT LOVE AND FREEDOM		SECTION 1 58 N 1 W 6 1/4 Section Township Range		APPROXIMATE LAND
CLARK & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandwich, Rhode Island 02894 508-386-4474				APPROXIMATE LAND
Scale: 1"=100' Drawn By: JLA Drawn By: SBY Field Notes: 1 of 3 10/30/2004		RETRACTED & RE-OPENED RETRACTED & RE-OPENED RETRACTED & RE-OPENED		



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@priestid.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 <jhdbishop@gmail.com>, ITD - Robert Beachler <robert.beachler@itd.idaho.gov>, ITD - Stacy Simkins <stacy.simkins@itd.idaho.gov>, Jack Schenck <Jack.schenck@vyyebb.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 <joeekren@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 Fire 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



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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.

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NO COMMENT _____
Name Date

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

SEC. 1
R. 2
T. 6

LAZY BEE SUBDIVISION

P.O.B.

N89°53'56"E 905.86' (P2,P3)

40.01'

S89°53'56"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

20' PUBLIC R/W
EXISTING ROAD CENTRELINE
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°53'51"W 508.25' (P3)

473.18'

LOT 4

433.07'

S00°57'07"W 1007.57' (P3)

355.81' (P3)

651.78' (P3)

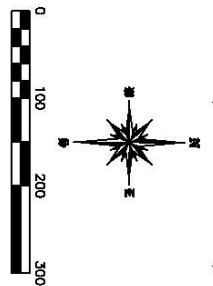
CINDY AND THE WILDMAN

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, 8/17/2016
- (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 HEREON 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) (EPOCH: 2010.000). ALL BEARINGS ARE GIVEN AS TRUE BEARINGS. THE BEARING OF THE LINE FROM THE SURVEY POINT TO THE CORNER OF THE PLAT OF LAZY BEE SUBDIVISION, INST. NO. 865740, 8/7/2016, IS USED AS THE BASIS OF BEARING FOR THE PLAT OF LAZY BEE SUBDIVISION, INST. NO. 865740, 8/7/2016.

SURVEYOR'S NARRATIVE

- 1) THE PURPOSE OF THIS SURVEY WAS TO REPLAT THAT REMAINING 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 HEREON, SEE THOSE REFERENCED ON (P3) FOR A MORE COMPREHENSIVE LIST OF SURVEYS IN THE AREA.



1/4	Survey	6	58	1	W	N
PROJECT & 34-221 LINDSEY PLAT						
DRAWING MADE BY: 34-221 LINDSEY PLAT						
PRELIMINARY PLAT						
LOVE AND FREEDOM						
CLARE & ASSOCIATES						
PROFESSIONAL LAND SURVEYORS						
303 Church Street						
Sandpoint, Idaho 83864						
208-865-4474						
Scale: 1"=100'						
Drawing by: 10/20/2024						
Sheet: 1 of 2						



Janna Brown <janna.brown@bonnercountyid.gov>

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

1 message

DEQ Comments <deqcomments@deq.idaho.gov>

Thu, Dec 19, 2024 at 2:40 PM

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

Good Afternoon,

Thank you for providing the opportunity to comment. DEQ has no environmental impact comments for the project listed above at this stage of development.

Thank you,

Idaho Department of Environmental Quality
2110 Ironwood Parkway, Coeur d'Alene, Idaho 83814
Office Line: 208.769.1422

www.deq.idaho.gov

Our mission: To protect human health and the quality of Idaho's air, land, and water.

From: Bonner County Planning <planning@bonnercountyid.gov>**Sent:** Thursday, December 19, 2024 10:00 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 <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>; Bell, Chace <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@priestriver-id.gov>; City of Sandpoint Planning <cityplanning@sandpointidaho.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@itd.idaho.gov>; dbrown@idl.idaho.gov; Dan McCracken <Dan.McCracken@deq.idaho.gov>; Dan Scholz <dan.scholz@nli.coop>; Dean Davis <deandavis@sd83.org>; Kristie May <Kristie.May@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 <Frankiejduhn@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>; Dan Everhart <Dan.Everhart@ishs.idaho.gov>; DEQ Comments <deqcomments@deq.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; Robert Beachler <robert.beachler@itd.idaho.gov>; ITD - Stacy 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 <jason.kimberling@itd.idaho.gov>; Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Jessie Roe <BWSD637@gmail.com>; 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@itd.idaho.gov>; Laclede Water District <info@lactedewaterdistrict.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.mettke@nli.coop>; Northern Lights - Clint Brewing <clint.brewington@nli.coop>; Northside Water and Syringa Heights Water Association <allwater49@outlook.com>; Oden Water Association - Carla Poelstra <odenwater@gmail.com>; Pend Oreille Hospital District <kim.kichenmaster@bonnergeneral.org>; PHD <EApplications@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 <rzandhuisen@idl.idaho.gov>; Sagle Valley Water and Sewer District <saglewatersewer@gmail.com>; Sagle Valley Water & Sewer District <markc@smartplugs.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; Sam Ross <sam.ross@nli.coop>; sandpointairport@gmail.com; Sarah Gilmore <sgilmore@sandpointidaho.gov>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; Selkirk Association of Realtors <danielle@selkirkaor.com>; Selkirk Recreation District <elgar@whoi.edu>; Sheryl Austin <granitereeder@gmail.com>; SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Spencer Newton <firedistrict@msn.com>; Steve Elgar <selgar@mac.com>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Symone.legg@itd.idaho.gov; TC Energy / TransCanada <US_crossings@tcenergy.com>; Teresa Decker <Huckleberryhoa@gmail.com>; Teresa Decker <huckbayutilities01@gmail.com>; Teresa Zamora <utilities@stoneridgeidaho.com>; Theresa Wheat <theresa@kootenai.org>; Tim Ventress <chventresswplvfd@hotmail.com>; Timberlake Fire District <Kwright@timberlakefire.com>; Tom Renzi <epfldchief@gmail.com>; US Fish & Wildlife Services <fw1idahoconsultationrequests@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>
Subject: Bonner County Planning - SS0003-24 Agency Review -

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

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



Janna Brown <janna.brown@bonnercountyid.gov>

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

1 message

Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>
To: Bonner County Planning <planning@bonnercountyid.gov>

Wed, Jan 8, 2025 at 9:30 AM

Hi Janna,

The Idaho Department of Fish and Game does not have any comments to submit for this application.

Thank you for the opportunity to review and comment,

Merritt Horsmon

Regional Technical Assistance Manager

Panhandle Region

2885 W. Kathleen Ave.

[Coeur d'Alene, ID 83815](#)

208.769.1414 office

208.251.4509 mobile

merritt.horsmon@idfg.idaho.gov**From:** Bonner County Planning <planning@bonnercountyid.gov>**Sent:** Thursday, December 19, 2024 10:00 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 <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>; Bell, Chace <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@priestriver-id.gov>; City of Sandpoint Planning <cityplanning@sandpointidaho.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@itd.idaho.gov>;

dbrown@idl.idaho.gov; Dan McCracken <Dan.McCracken@deq.idaho.gov>; Dan Scholz <dan.scholz@nli.coop>; Dean Davis <deandavis@sd83.org>; Kristie May <Kristie.May@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 <Frankiejdudd@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>; Dan Everhart <Dan.Everhart@ishs.idaho.gov>; DEQ Comments <deqcomments@deq.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; Robert Beachler <robert.beachler@itd.idaho.gov>; ITD - Stacy 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 <jason.kimberling@itd.idaho.gov>; Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Jessie Roe <BWSD637@gmail.com>; joekren@sd83.org; Jordan Brooks <coolinsewer@gmail.com>; Kayleigh Miller <kmliller@ponderay.org>; kbsd sewer <kbsdpl@hotmail.com>; Kenny Huston <kenny.huston@oer.idaho.gov>; Kim Hoodenpyle <kjh5345@gmail.com>; Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>; Laclede Water District <info@lacledewaterdistrict.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.mettke@nli.coop>; Northern Lights - Clint Brewing <clint.brewington@nli.coop>; Northside Water and Syringa Heights Water Association <allwater49@outlook.com>; Oden Water Association - Carla Poelstra <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 <rzandhuisen@idl.idaho.gov>; Sagle Valley Water and Sewer District <saglewatersewer@gmail.com>; Sagle Valley Water & Sewer District <markc@smartplugs.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; Sam Ross <sam.ross@nli.coop>; sandpointairport@gmail.com; Sarah Gilmore <sgilmore@sandpointidaho.gov>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; Selkirk Association of Realtors <danielle@selkirkraor.com>; Selkirk Recreation District <elgar@whoi.edu>; Sheryl Austin <granitereeder@gmail.com>; SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Spencer Newton <firedistrict@msn.com>; Steve Elgar <selgar@mac.com>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Symone.legg@itd.idaho.gov; TC Energy / TransCanada <US_crossings@tcenergy.com>; Teresa Decker <Huckleberryhoa@gmail.com>; Teresa Decker <huckbayutilities01@gmail.com>; Teresa Zamora <utilities@stoneridgeidaho.com>; Theresa Wheat <theresa@kootenai.org>; Tim Ventress <chventresswplvfd@hotmail.com>; Timberlake Fire District <Kwright@timberlakefire.com>; Tom Renzi <epldchief@gmail.com>; US Fish & Wildlife Services <fw1idahoconsultationrequests@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>
Subject: Bonner County Planning - SS0003-24 Agency Review -

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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

1/8/25, 12:44 PM

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

208-265-1458 ext - 1252



Janna Brown <janna.brown@bonnercountyid.gov>

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

1 message

Robert Beachler <Robert.Beachler@itd.idaho.gov>
To: Bonner County Planning <planning@bonnercountyid.gov>

Mon, Dec 23, 2024 at 9:47 AM

No Comment from the Idaho Transportation Department regarding SS0003-24.

Robert Beachler

District 1 Planning Program Manager

Idaho Transportation Department

600 W. Prairie Ave

Coeur d'Alene, ID 83815

robert.beachler@itd.idaho.gov

(208) 772-1216

Office Hours M-TH 6-4:30

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 <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@spiritleakefire.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@priestriver-id.gov>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spiritleakeid.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@itd.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

<Frankiejduhn@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 <ihdclerk@gmail.com>; Robert Beachler <Robert.Beachler@itd.idaho.gov>; Stacy 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 <Jason.Kimberling@itd.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@itd.idaho.gov>; Laclede Water District <info@lacedewaterdistrict.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.mettke@nli.coop>; Northern Lights - Clint Brewing <clint.brewington@nli.coop>; Northside Water and Syringa Heights Water Association <allwater49@outlook.com>; Oden Water Association - Carla Poelstra <odenwater@gmail.com>; Pend Oreille Hospital District <kim.kichenmaster@bonnergeneral.org>; PHD <EApplications@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 <rzandhuisen@idl.idaho.gov>; Sagle Valley Water and Sewer District <saglewatersewer@gmail.com>; Sagle Valley Water & Sewer District <markc@smartplugs.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; Sam Ross <sam.ross@nli.coop>; sandpointairport@gmail.com; Sarah Gilmore <sgilmore@sandpointidaho.gov>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; Selkirk Association of Realtors <danielle@selkirkaor.com>; Selkirk Recreation District <elgar@whoi.edu>; Sheryl Austin <granitereeder@gmail.com>; SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Spencer Newton <firedistrict@msn.com>; Steve Elgar <selgar@mac.com>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Symone Legg <Symone.Legg@itd.idaho.gov>; TC Energy / TransCanada <US_crossings@tcenergy.com>; Teresa Decker <Huckleberryhoa@gmail.com>; Teresa Decker <huckbayutilities01@gmail.com>; Teresa Zamora <utilities@stoneridgeidaho.com>; Theresa Wheat <theresa@kootenai.org>; Tim Ventress <chventresswplvfd@hotmail.com>; Timberlake Fire District <Kwright@timberlakefire.com>; Tom Renzi <epfldchief@gmail.com>; US Fish & Wildlife Services <fw1idahoconsultationrequests@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>

Subject: Re: Bonner County Planning - SS0003-24 Agency Review -

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Good Morning,

Please see the updated notice.

Thank you,

Janna Brown, Administrative Assistant III

Bonner County Planning Department

208-265-1458 ext - 1252

On 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



Janna Brown <janna.brown@bonnercountyid.gov>

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

1 message

Symone Legg <Symone.Legg@itd.idaho.gov>

Mon, Dec 23, 2024 at 10:02 AM

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

Cc: Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>, Robert Beachler <Robert.Beachler@itd.idaho.gov>, Stacy Simkins <Stacy.Simkins@itd.idaho.gov>

Good morning,

Given that both Nettleingham Rd and Colburn Culver Rd are public roads and that main access to the properties are from Colburn Culver Rd which has a turn lane, D1 Permits has no objection to this minor subdivision at this time. However, future subdivisions increasing traffic to these two approaches on SH-95 may trigger a traffic impact study, including possible highway improvements.

Thank you,

Symone Legg | Project Coordinator**Idaho Transportation Department** | D1 Traffic/Permits

Ext: 208.772.8073 Dept: 208.772.1297

Email: symone.legg@itd.idaho.gov | itd.idaho.gov*Enhancing quality of life through transportation*

Work schedule: Monday - Friday 7AM- 4PM

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 <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@priestriver-id.gov>; City of Sandpoint Planning <cityplanning@sandpointidaho.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@itd.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 <Frankiejduhn@hotmail.com>; Fritz Broschet <outletbaysewer@gmail.com>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Horsmon,Meritt

<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 <ihdclerk@gmail.com>; Robert Beachler <Robert.Beachler@itd.idaho.gov>; Stacy 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 <Jason.Kimberling@itd.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@itd.idaho.gov>; Laclede Water District <info@lactedewaterdistrict.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.mettke@nli.coop>; Northern Lights - Clint Brewing <clint.brewington@nli.coop>; Northside Water and Syringa Heights Water Association <allwater49@outlook.com>; Oden Water Association - Carla Poelstra <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 <rzandhuisen@idl.idaho.gov>; Sagle Valley Water and Sewer District <saglewatersewer@gmail.com>; Sagle Valley Water & Sewer District <markc@smartplugs.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; Sam Ross <sam.ross@nli.coop>; sandpointairport@gmail.com; Sarah Gilmore <sgilmore@sandpointidaho.gov>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; Selkirk Association of Realtors <danielle@selkirkaor.com>; Selkirk Recreation District <elgar@whoi.edu>; Sheryl Austin <granitereeder@gmail.com>; SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Spencer Newton <firedistrict@msn.com>; Steve Elgar <selgar@mac.com>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Symone Legg <Symone.Legg@itd.idaho.gov>; TC Energy / TransCanada <US_crossings@tcenergy.com>; Teresa Decker <Huckleberryhoa@gmail.com>; Teresa Decker <huckbayutilities01@gmail.com>; Teresa Zamora <utilities@stoneridgeidaho.com>; Theresa Wheat <theresa@kootenai.org>; Tim Ventress <chventresswplvfd@hotmail.com>; Timberlake Fire District <Kwright@timberlakefire.com>; Tom Renzi <eplfdchief@gmail.com>; US Fish & Wildlife Services <fw1idahoconsultationrequests@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>
Subject: Re: Bonner County Planning - SS0003-24 Agency Review -

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Good Morning,

Please see the updated notice.

Thank you,

Janna Brown, Administrative Assistant III

Bonner County Planning Department

208-265-1458 ext - 1252

On 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



Janna Brown <janna.brown@bonnercountyid.gov>

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

1 message

'Sam Ross' via Mail-Planning <planning@bonnercountyid.gov>

Reply-To: Sam Ross <sam.ross@nli.coop>

To: Bonner County Planning <planning@bonnercountyid.gov>, Dan Scholz <Dan.Scholz@nli.coop>, Kristin Burge <kristin.burge@nli.coop>

Janna,

NLI is not opposed to the preliminary plat, Love and Freedom, Project No. SS0003-24.

NLI owns and maintains a single-phase overhead and underground powerline along Nettleingham Rd on the west side of proposed lot 1 and the 40ft tag end of Lot 2. Proposed Lot 1 currently has 2 electrical services that feed the residences addressed at 217 and 219 Nettleingham Rd.



At the landowner's expense, NLI can extend the underground line east from Nettleingham Rd to Lot 2 along the north boundary of the proposed lot.

See attached preliminary plat with NLI notes for a depiction of this route. This is one of several options.

The future owner of Lot 2 is encouraged to apply for a new service at <https://www.nli.coop/programs-and-services/construction/>

**New Construction – NLI: Northern Lights, Inc.**

New Construction Application. Complete this application if your property does not have an existing electric service. The application can be completed online but it must be printed, signed and returned to the Northern Lights Office with a copy of the deed to the property, a \$750 application and engineering fee, and a site plan.

www.nli.coop

Please let me know if you have any questions--sincerely,

Samuel Ross

Engineering Assistant I
Northern Lights, INC.
Email: Sam.ross@nli.coop
Office: 208.255.7183
Cell: 208.946.7787

NWPPA Certified Staking Technician

 The power of local service SINCE 1935    	ADDRESSES  HEADQUARTERS 421 Chevy St Sagle, ID 83860  MAILING ADDRESS PO Box 269 Sagle, ID 83860	PHONE NUMBERS  MAIN OFFICE (208) 263-5141  TOLL-FREE (800) 326-9594	REPORT AN OUTAGE  OUTAGE HOTLINE (866) 665-4837 CALL BEFORE YOU DIG  Know what's below. Call before you dig.
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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>; Av George <peggy.george@avistacorp.com>; Becky Meyer <becky.meyer@lposd.org>; Bill Berg <billb@bbsewer.org>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; DIRECTOR@bonnercountyhistory.org; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Chace Bell <chace.bell@idwr.idaho.gov>; 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@gr.idaho.gov>; Priest River <layers@priestriver-id.gov>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spiritlakeid.gov <cityclerk@spiritlakeid.gov>; Colleen Johns Nelson <connien@inlandpower.com>; Coolin-Cavanaugh Bay Fire Protection District <coolinfirechief@gmail.com>; Craig Hill <craighill@hillsresort.com>; D1Permits <D1Permits@bonnercountyid.gov>; 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>; Lake Fire District <eastpriestlakefd@gmail.com>; Erik Sjoquist <esjoquist@idl.idaho.gov>; Federal Aviation Administration <Heather.pate@faa.gov>; Frankie Dunn <Frankiejdunn@bonnercountyid.gov>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>; Idaho Department of Environmental Quality <deqcomments@deq.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; ITD Simkins <stacy.simkins@itd.idaho.gov>; Jack Schenck <Jack.schenck@vvyvebb.com>; Janice Best <janicesb@televar.com>; Jason Johnson <jason.johnson@bonnercountyid.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@bonnercountyid.gov>; Kenna Huston <kenny.huston@oer.idaho.gov>; Kim Hoodenpyle <kjh5345@gmail.com>; Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>; Laclede Water District <info@lacledewaterdist.com>; 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>; 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>; Clint Brewington <clint.brewington@nli.coop>; Northside Water and Syringa Heights Water Association <allwater49@outlook.com>; Oden Water Association - Carla Poelstra <odenwater@gmail.com>; PHD <EHApplications@phd1.idaho.gov>; Priest Lake Public Library District <plplibrary@hotmail.com>; Richard Hash <Rich.hash2022@gmail.com>; Road 8 Zandhuisen <rzandhuisen@idl.idaho.gov>; Sagle Valley Water and Sewer District <saglewatersewer@gmail.com>; Sagle Valley Water & Sewer District <markc@smartplugs.com>; Sam Ross <sam.ross@nli.coop>; sandpointairport@gmail.com <sandpointairport@gmail.com>; Sarah Gilmore <sgilmore@sandpointidaho.gov>; School District 84 Transportation & Real Estate <danielle@selkirkraor.com>; Selkirk Recreation District <elgar@whoi.edu>; Sheryl Austin <granitereeder@gmail.com>; SOURDOUGH POINT OWNERS ASSOCIATION <southsidewaterandsewer@swsdidaho.org>; Spencer Newton <firedistrict@msn.com>; Steve Elgar <selgar@mac.com>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Energy / TransCanada <US_crossings@tcenergy.com>; Teresa Decker <Huckleberryhoa@gmail.com>; Teresa Decker <huckbayutilities01@gmail.com>; Teresa Zamora <utilities@bonnercountyid.gov>; Tim Ventress <chventresswplvfd@hotmail.com>; Timberlake Fire District <Kwright@timberlakefire.com>; Tom Renzi <epfldchief@gmail.com>; US Fish & Wildlife Services <fw1id@bonnercountyid.gov>; meagan@westbonnerlibrary.org; West Pend Oreille Fire District <wpofd1@gmail.com>

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 - 1252

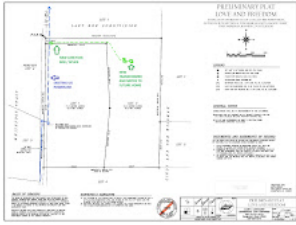
On Thu, Dec 19, 2024 at 10:00 AM Bonner County Planning <planning@bonnercountyid.gov> wrote:

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

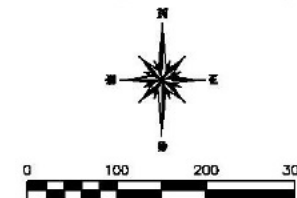
[CAUTION: This email originated from outside of Northern Lights Inc. Do not click links or open attachments unless you recognize the sender and know the content is safe]



love_and_freedom_prelim_NLI_notes.jpg
371K

PRELIMINARY PLAT LOVE AND FREEDOM

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



LEGEND

- ① SET 5/8" X 24" REBAR AND CAP, PLS 13548
- ② FOUND 5/8" REBAR AND CAP, PLS 13548
- ③ FOUND 5/8" REBAR & CAP, PLS 14878
- CALCULATED POINT, NOTHING SET
- (P1) WHITEFOOT TRACT, BK. 1 OF PLATS, PG. 73, 11/13/1907
- (P2) LAZY BEE SUBDIVISION, BK. 13 OF PLATS, PG. 30, 8/7/2018
- (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 1501700495E, EFFECTIVE 11/17/2008

DOCUMENTS AND EASEMENTS OF RECORD

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

- UTILITY EASEMENT GRANTED TO NORTHERN LIGHTS, INC., INST. NO. 897365, 11/3/2018, NOT SHOWN HERE; BLANKET EASEMENT.
- EASEMENTS OR OTHER MATTERS AS SHOWN ON THE OFFICIAL PLATS OF LAZY BEE SUBDIVISION, INST. NO. 925740, 6/7/2016, AND CINDY AND THE WILDMAN, INST. NO. 886182, 7/27/2021.
- AN INGRESS, EGRESS, AND UTILITIES EASEMENT GRANTED TO LOTS 1 & 2 OF CINDY AND THE WILDMAN, INST. NO. 886410, 6/30/2021, NOT SHOWN HEREON; OFF SITE.

PLACE RECORDING
LABEL HERE

PREPARED FOR:
BOYD BAKER
493 Colburn Oliver Rd
SANDPOINT, ID 83864

LOT 1 LAZY BEE SUBDIVISION



BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS CONTROL COORDINATES DERIVED FROM INRS PLUS SOLUTIONS USING A REFERENCE FRAME OF NAD83 (2011) (EPOCH: 2010.000). ALL BEARINGS REFER TO THE IDAHO COORDINATE SYSTEM OF 1983, WEST ZONE, (1103) - US SURVEY FT. REFER TO THE DRAWING FOR SPECIFIC LINE AND MONUMENTS USED.

DISTANCES SHOWN HAVE BEEN CONVERTED FROM GRID TO GROUND USING A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.0001300100. GEODETIC NORTH IS AN ANGULAR ROTATION OF -034'48" AT THE NORTHWEST CORNER OF THE SUBJECT PROPERTY.

SURVEYOR'S NARRATIVE

- THE PURPOSE OF THIS SURVEY WAS TO REPLAT 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.
- PERTINENT RECORDS ARE SHOWN IN THE LEGEND, SEE THOSE REFERENCED ON (P3) FOR A MORE COMPREHENSIVE LIST OF SURVEYS IN THE AREA.



1/4	Section	Township	Range	Meridian	State
6	58	N	1	W	IDAHO
PROJECT # 24-221 LINDSAY PLAT DRAWING NAME: 24-221 LINDSAY PLAT					

PRELIMINARY PLAT LOVE AND FREEDOM

CLARE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
303 Church Street
Sandpoint, Idaho 83864
808-255-4474

Scale: 1"=100'
Checked By: JLA
Drawn By: SWO
Plot Date: 10/30/2024
Sheet: 1 of 3

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

1 message

Denis Twohig <dtwohig@phd1.idaho.gov>
To: "PLANNING@BONNERCOUNTYID.GOV" <PLANNING@bonnercountyid.gov>

Fri, Dec 27, 2024 at 11:43 AM



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

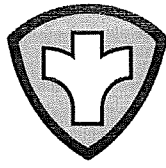
IMPORTANT: The information contained in this email may be privileged, confidential or otherwise protected from disclosure.

All persons are advised that they may face penalties under state and federal law for sharing this information with unauthorized individuals.

If you received this email in error, please reply to the sender that you received this information in error.

Also, please delete this email after replying to the sender.

 **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.

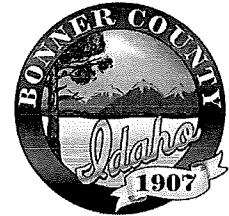
Thank you,

Timothy French, REHS

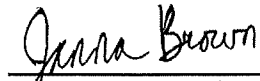
Panhandle Health District

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.

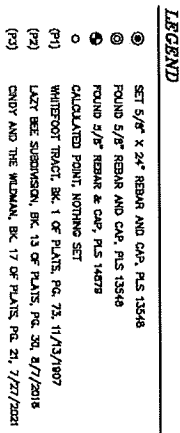
Please review the application relative to your agency's area of expertise and include any recommended conditions of approval and supporting code sections by **January 20, 2025**. If your agency requires any additional information from the applicant, please advise the planning department in writing allowing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

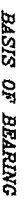
A REPEAT OF A PORTION OF LOT 2 OF LAZY BEE SUBDIVISION,
IN THE SW ¼ OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 1 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



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 180172D045E, EFFECTIVE 11/17/2008

THE FOLLOWING DOCUMENTS OF RECORD PER PRELIMINARY RESEARCH REPORT BY TITLE AND FILE NO. 245260-000, DATED OCTOBER 19, 2024:

1. UTILITY EVIDENCE GRANTED TO NORTHERN LIGHTS, INC. INST. NO. 897245, 11/3/2024, NOT SHOWN HERE. BLAMEST EVIDENT.
2. EVIDENCE OF OTHER MATTERS AS SHOWN ON THE OFFICIAL PLATS OF LAND IN COCONINO COUNTY, INST. NO. 77221/2021, AND CHART AND
3. AN INGRESS, EGRESS, AND UTILITIES EVIDENCE GRANTED TO LOTS 1 & 2 OF CHART AND THE WILDMAN, INST. NO. 984410, 8/20/2021, NOT SHOWN HEREIN. OFF SITE.



1) THE PURPOSE OF THIS SURVEY WAS TO REPEAT THAT REMAINDER PORTION OF LOT 2 OF "LAZY BEE SUBDIVISION" (P2), AND SHOWN ON THE PLAT OF "GRADY AND THE WILDMAN" (P3), INTO 2 LOTS AS SHOWN HEREON. PERTINENT RECORDS ARE SHOWN IN THE LEGEND. SEE THOSE REFERENCED ON (P3) FOR A MORE COMPREHENSIVE LIST OF SURVEYS IN THE AREA.

[illegible]



Janna Brown <janna.brown@bonnercountyid.gov>

FW: [EXTERNAL] Re: Bonner County Planning - SS0003-24 Agency Review -

1 message

'US Crossings' via Mail-Planning <planning@bonnercountyid.gov>
Reply-To: US Crossings <us_crossings@tcenergy.com>
To: "planning@bonnercountyid.gov" <planning@bonnercountyid.gov>

Fri, Dec 20, 2024 at 7:24 AM

Good Morning,

Per the engineer, we are not impacted.

Thanks,

Nancy P. Babcock

Land Analyst, USNG Land Services

us_crossings@tcenergy.com

Desk: 800.562.8931



700 Louisiana St., Suite 14108F

Houston, TX 77002

[TCEnergy.com](https://www.tcenergy.com)

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

Sent: Thursday, December 19, 2024 12:10 PM

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 <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

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Cc: Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Jacob Gabell <jake.gabell@bonnercountyid.gov>
Subject: [EXTERNAL] Re: Bonner County Planning - SS0003-24 Agency Review -

EXTERNAL EMAIL: PROCEED WITH CAUTION.

This e-mail has originated from outside of the organization. Do not respond, click on links or open attachments unless you recognize the sender or know the content is safe. If this email looks suspicious, report it.

Good Morning,

Please see the updated notice.

Thank you,

Janna Brown, Administrative Assistant III

Bonner County Planning Department

208-265-1458 ext - 1252

On 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

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