

Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

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Email: planning@bonnercountyid.gov - Web site: www.bonnercountyid.gov



Bonner County Board of Commissioners Staff Report for November 17, 2025

Project Name: **S0001-25 Deerfield**

**File Number,
Type:** **S0001-25, Subdivision**

Request: The applicant is requesting to subdivide and plat an approximately 32.67-acre parcel into twenty-four (24) residential lots ranging from approximately one (1) to three (3) acres each and one stormwater tract. The property is zoned Suburban. The subject property is located off Baldy Mountain Rd in Section 16, Township 57 North, Range 2 West, Boise Meridian, Bonner County Idaho. This project is located in the Syringa Heights Water District and Northside Fire District service areas, and the Area of Impact for the City of Sandpoint.

Legal Description: 16-57N-2W E2SW LESS TRACTS

Location: The subject property is just outside of the City of Sandpoint on Baldy Mountain Rd.

Parcel Number: RP57N02W164952A

Parcel Size: Approximately 32.67 acres of unplatted land

**Applicant/
Landowner:** Deerfield, LLC
615 Lakeview Blvd
Sandpoint, ID 83864

**Project
Representative:** Dan Tadic, HMH Engineering
476864 Highway 95, Suite 3
Ponderay, ID 83852

Application filed: February 4, 2025

Notice provided: Mail: October 25, 2025
Site Posting: November 3, 2025
Published in newspaper: October 25, 2025

Appendices: **Appendix A: Notice of Public Hearing Record of Mailing**
Appendix B: Agency Comments
Appendix C: Depth-to-Width Spreadsheet
Appendix D: Zoning Commission Recommendation Letter

**SITUATE IN THE E1/2 OF THE SW1/4 OF SECTION 16
TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN
BONNER COUNTY, IDAHO**

1. SEE TRACT FOR LINE AND CORNER TABLE
2. THE LOTS WITHIN THIS LINE AND CORNER TABLE APPROVAL OF THE BONNER COUNTY PLANNING DEPARTMENT & BONNER COUNTY PLANNING COMMISSION.
3. THE NUMBER AND TYPE OF DWELLINGS PERMITTED WITHIN THIS PLAT SHALL BE IN ACCORDANCE WITH DAHO STATE CODE AND BONNER COUNTY PLANNING CODE.
4. THIS TRACT IS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
5. WATER SOURCE TRACT IS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
6. ALL LOT LINES COMMUNAL TO PUBLIC RIGHTS OF WAY HAVE A 10.0' PUBLIC UTILITY AND STORM WATER EASEMENT ADJACENT TO RIGHT-OF-WAY WITH SAID LOTS.
7. THERE SHALL BE NO FLOOD HAZARD OR FLOOD ZONE "A" PER FIRM PLAN, 801701201 SE, WITH AN EFFECTIVE DATE OF 1/19/2009.
8. THE TRACTS SHOWN ON THIS MAP ARE DESIGNATED TO BE USED AS PRIVATELY OWNED PUBLISHED ROUNDS COUNTRY STANGARDS. THEY HAVE NOT BEEN CONSTRUCTED TO COUNTY STANDARDS FOR COUNTRY HOMES DEVELOPMENT. THESE ROUNDS SHALL BE MAINTAINED AT THE DISCRETION OF THE HOMEOWNERS ASSOCIATION.
9. PURSUANT TO DAHO CODE §6.34(2)(D) PER PIPELINE AND HAZARDOUS MATERIALS SAFETY ADMINISTRATIONS NATIONAL PIPELINE MARKING SYSTEM A GAS TRANSMISSION PIPELINE CROSSING THE PIPELINE DISTRICT ROAD, 1.0667 DEG. OF THE NORTHWEST CORNER OF THIS PLAT.
10. THIS PLAT IS SUBJECT TO THE TERMS, CONDITIONS AND PROVISIONS AS OUTLINED IN THE

THIS PLAT WAS ESTABLISHED BY GPS CONTROL COORDINATES DERIVED FROM NGS OPUS SOLUTIONS USING A REFERENCE FRAME OF NAD83 (2011) EPOCH: 2010.000. ALL BEARINGS REFER TO THE IDAHO COORDINATE SYSTEM OF 1993, WEST ZONE, (1103) US SURVEY TIE. REFER TO THE DRAWING FOR SPECIFIC LINE AND MONUMENT'S SET. DISTANCES SHOWN HAVE BEEN CONVERTED FROM GRID TO GROUND USING A COMBINED ADJUSTMENT FACTOR (ICAF) OF 1.0001189201.

THIS PLAT WAS PREPARED AT THE REQUEST OF DEERFIELD LLC TO ESTABLISH THE BOUNDARY DESCRIBED IN (R1) AND ESTABLISH LOTS AS SHOWN ON THIS PLAT.

- DOUBLE CENTER QUARTER

BONNER COUNTY REFERENCES:

(R3) RECORD OF SURVEY INSTRUMENT NO. 942527 RECORDED BY MARK DUFFNER, PLS 9803, 2019.
 (R4) RECORD OF SURVEY INSTRUMENT NO. 563766 RECORDED BY GEORGE MARSHALL, PLS 7046, 2003.
 (R5) RECORD OF SURVEY INSTRUMENT NO. 562958 RECORDED BY GEORGE MARSHALL, PLS 7046, 2020.
 (R6) RECORD OF SURVEY INSTRUMENT NO. 385249 RECORDED BY DAVID EVANS, PLS 5087, 1998.
 (R7) RECORD OF SURVEY INSTRUMENT NO. 347149 RECORDED BY ROBERT BRISTOL, PLS 862, 1998

	FOUND ALUMINUM CAP MONUMENT AS DESCRIBED	SUBJECT PROPERTY BOUNDARY
+	FOUND 5/8" REBAR, "BRISTOL PL 3882" OR AS DESCRIBED	INTERIOR LOT/LYNN LINES
+	FOUND IRON PIPE, AS DESCRIBED	ADJACENT PROPERTY BOUNDARY
+	FOUND 1/2" REBAR, AS DESCRIBED	SECTION LINE (BLM SOLUTION)
+	FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP	SECTION LINE (RS) SOLUTION
+	SET 5/8"x24" REBAR WITH YELLOW PLASTIC CAP	SECTION LINE
+	SET 1/2"x24" REBAR WITH YELLOW PLASTIC CAP	RIGHT OF WAY LINE
+	STAMPED "NILES PL 328887" OR AS DESCRIBED	ROAD CENTRALINE
+	STAMPED "EMT PL 320887" OR AS DESCRIBED	
+	SET ALUMINUM CAP ON 5/8"x24" REBAR	
+	CALCULATED POINT, NOTHING FOUND OR SET	

HMH
engineering
476884 Highway 95, Suite 3
Ponderay, ID 83852
(208) 635-5825



**SITUATE IN THE E1/2 OF THE SW1/4 OF SECTION 16
TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN
BONNER COUNTY, IDAHO**

FOUND ALUMINUM CAP MONUMENT, AS DESCRIBED
FOUND 5/8" REBAR, AS DESCRIBED
FOUND 1/2" REBAR, AS DESCRIBED
FOUND 1/2" REBAR, AS DESCRIBED
SET 5/8"x24" REBAR WITH YELLOW PLASTIC CAP
STAMPED "INLCS PLS 20889"
SET 1/2"x24" REBAR WITH YELLOW PLASTIC CAP
STAMPED "INLCS PLS 20889"
SET 1/2"x24" REBAR WITH YELLOW PLASTIC CAP
STAMPED "ESMT PLS 20889"
SET ALUMINUM CAP ON 5/8"x24" REBAR
CALCULATED POINT. NOTHING FOUND OR SET
SUBJECT PROPERTY BOUNDARY

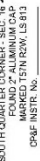
Line Table		
Line #	Length	Direction
L10	14.78	N85°03'.40"W
L11	83.24	S07°28'50"W
L12	48.15	N89°33'.10"W
L13	117.84	N1°56'12"W
L14	45.00	S89°03'.40"E
L15	55.00	N07°28'50"E
L16	15.24	N85°03'.40"W
L17	84.78	S07°28'50"W

Dave #	Radius	Delta	Clear Length	Clear Bearing
C1	57.68	50.00'	54.54	MS2638.3TC
C2	78.54	50.00'	70.71	MS2925.0TC
C3	23.07	20.00	21.81	MS2878.7TC
C4	33.02	20.00	30.00'	MS3268.5TC
C5	125.66	80.00'	28.28	MS4236.5TC
C6	31.61	20.00	113.14	MS4535.0TC
C7	31.23	20.00	80.00'24"	MS4741.48TC
C8	47.36	30.00	80.00'750"	MS4932.51TC
C9	14.57	20.00	41.94'10"	MS6132.35TC
C10	16.88	19.99	25.97'390"	MS3265.77TC
C11	65.88	30.00	8.44	

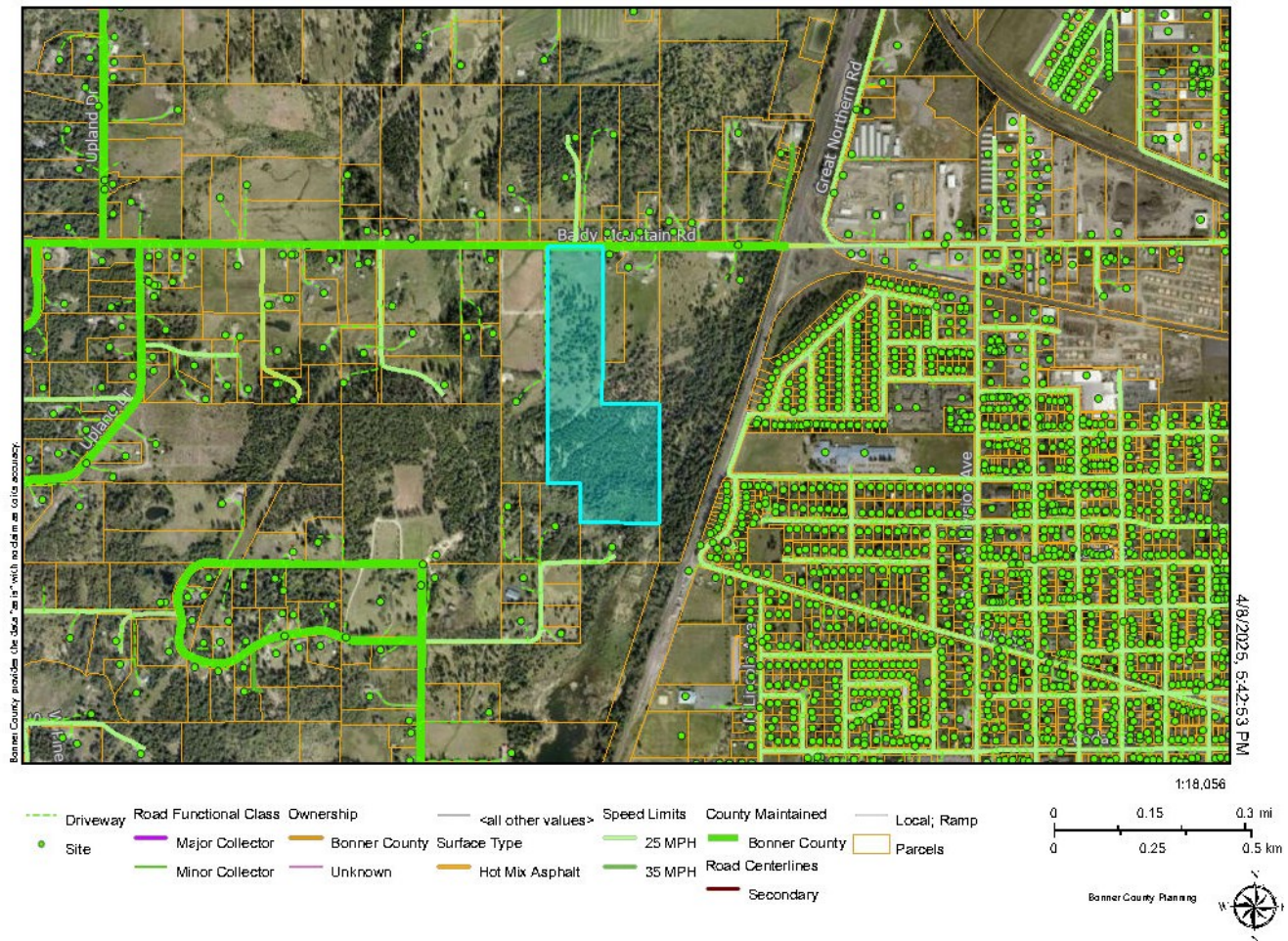


PN:D24013

HMH
engineering



S0001-25 Deerfield - Aerial



Project Summary:

The applicant is requesting to subdivide and plat an approximately 32.67-acre parcel into twenty-four (24) residential lots ranging from approximately one (1) to three (3) acres each and one stormwater tract. The property is zoned Suburban. The subject property is located off Baldy Mountain Rd in Section 16, Township 57 North, Range 2 West, Boise Meridian, Bonner County Idaho. This project is located in the Syringa Heights Water District and Northside Fire District service areas, and the Area of Impact for the City of Sandpoint.

The site has frontage on and is accessed via Baldy Mountain Rd, a paved county-owned and maintained road. Access will be provided through the subdivision via the planned Deerfield Drive.

Deerfield Drive is proposed to be a county-owned, privately maintained right-of-way with a paved surface. The right-of-way width is planned to be 60' and the travel width of the proposed road is planned to be 24'. The road grade is planned to be 2.10% at its steepest point.

The site is adjacent to the City of Sandpoint. With the exception of a located within the City of Sandpoint to the east, the entire site is surrounded by Suburban-zoned land.

Applicable Laws:

The following sections of BCRC, Title 12, apply to this project:

BCRC 12-268	Application Process, General Provisions
BCRC 12-412	Density and Dimensional Standards: Suburban, Commercial, Industrial, Rural Service Center, Recreation and Alpine Village Zones
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 12-643	Subdivisions, Procedure for processing Preliminary Plats
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 on Final Plat
BCRC 12-7.1	Shorelines
BCRC 12-7.2	Grading, Storm water Management and Erosion Control
BCRC 12-7.3	Wetlands
BCRC 12-7.4	Wildlife
BCRC 12-7.6	Hillsides
BCRC Title 14	Flood Damage Prevention

Background:

A. Site Data:

- Use: The property currently exists as vacant land.
- Platted/ Unplatted: The site is unplatted.
- Size: Approximately 32.67 acres
- Zone: Suburban
- Land Use: Suburban Growth Area

B. Access:

- The site has frontage on and is accessed via Baldy Mountain Rd, a paved county-owned and county-maintained road. Access will be provided through the subdivision via the planned Deerfield Drive.

- Deerfield Drive will be a privately maintained public road with a paved surface. The right-of-way width is planned to be 60' and the travel width of the proposed road is planned to be 24'. The road grade is planned to be 2.10% at its steepest point.

The site is adjacent to the City of Sandpoint. With the exception of a lot located within the City of Sandpoint to the east, the entire site is surrounded by Suburban-zoned land.

C. Environmental Factors:

- The site generally slopes from the north to the south with the highest point being in the northeast corner of the property. The southernmost portion of the site is the steepest with a slope of approximately 24-43% on the HOA open space/stormwater lot.
- This steep embankment slopes downward from the flatter buildable upland areas to Syringa Creek which borders the southern portion of the site.
- Several natural drainages cut through the site and drain generally from the northeast to southwest.
- The upland portions of the site have a moderate slope ranging from approximately 1% 8% slopes. There are no other substantial geologic or topographic feature on the site.
- The site contains mapped wetlands. Syringa Creek borders the southernmost property line and a wetland delineation has been conducted.
- Several natural seasonal drainages cut through the site and drain generally from the northeast to southwest.
- The southern-most portion of the site is within Special Flood Hazard Zone 'A'. A Letter of Map Revision is in process to remove this area from the SFHA or to positively identify a defined Base Flood Elevation for the site. The rest of the site is not within a Special Flood Hazard Area.
- The mapped soil type on the site is Mission Silt Loam.
- No critical wildlife habitat has been mapped on or within the vicinity of the subject property.

D. Services:

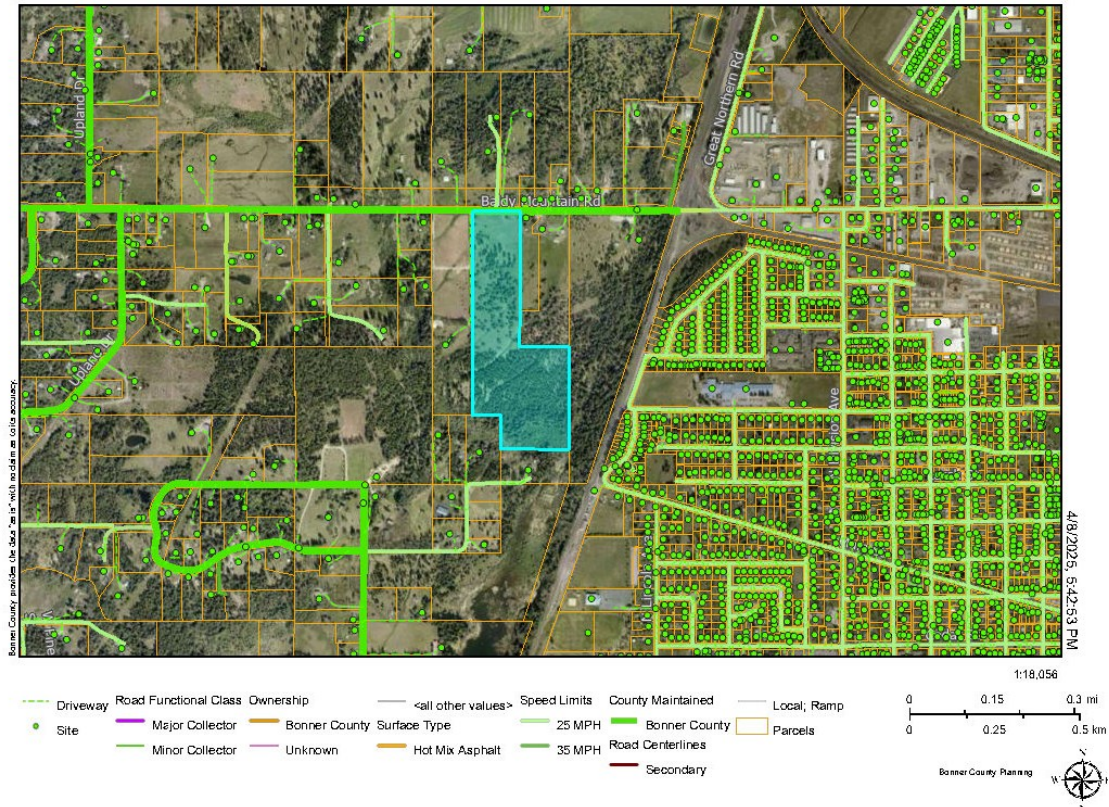
- Water: A will-serve letter from Syringa Heights Water District has been submitted to this file.
- Sewer: Individual septic systems are planned
- Power: Avista (per application).
- Fire: Northside Fire District
- Solid waste: Solid waste disposal is to be the responsibility of the individual lot owners, per the submitted plat.
- School District: Lake Pend Oreille School District #84
- Ambulance District: Bonner County Ambulance District
- Hospital District: Pend Oreille Hospital District

E. Comprehensive Plan, Zoning and Current Land Use

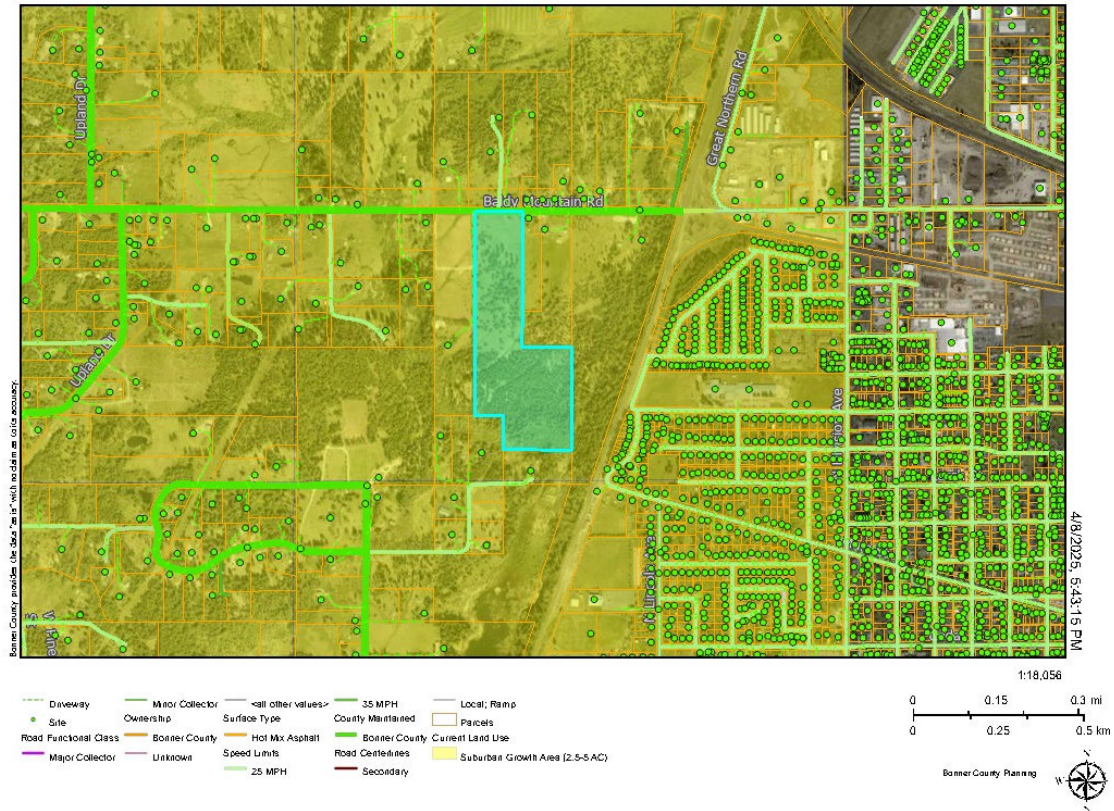
Compass	Land Use	Zoning	Current Use & Density
Site	Suburban Growth Area	Suburban (S)	Residential

North	Suburban Growth Area	Suburban (S)	Residential
East	Suburban Growth Area	Suburban (S) & City of Sandpoint	Residential
South	Suburban Growth Area	Suburban (S)	Residential
West	Suburban Growth Area	Suburban (S)	Residential

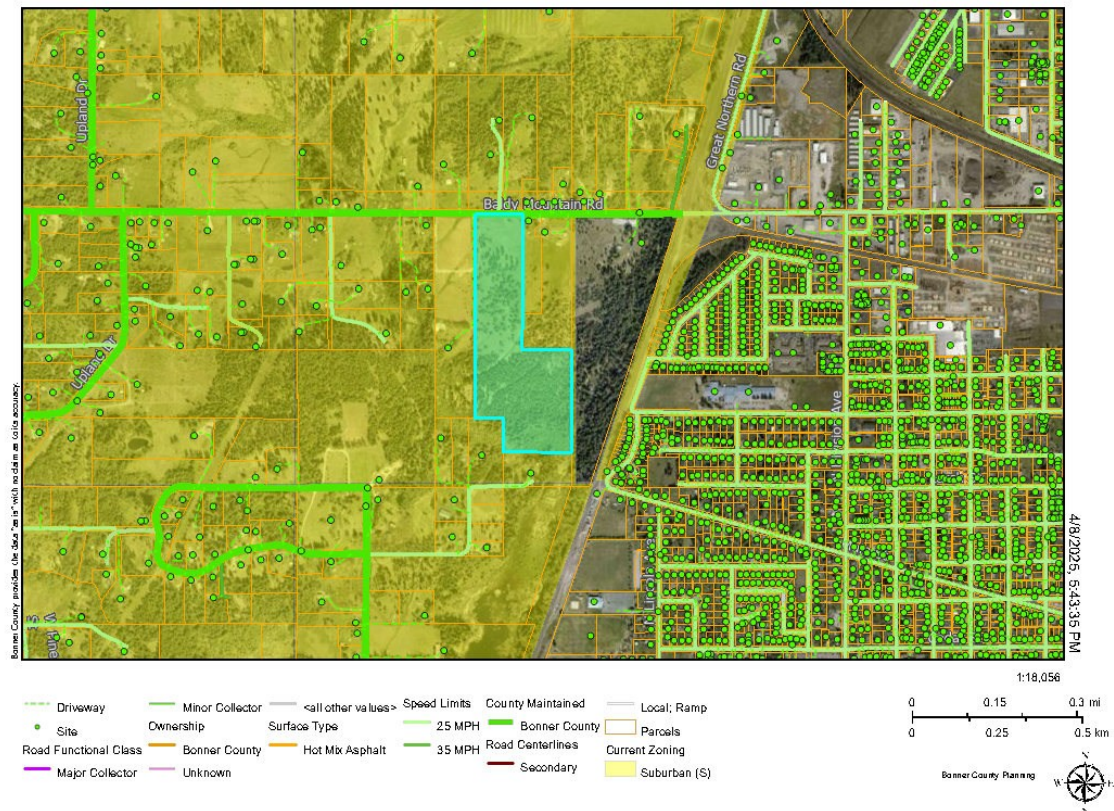
S0001-25 Deerfield - Aerial



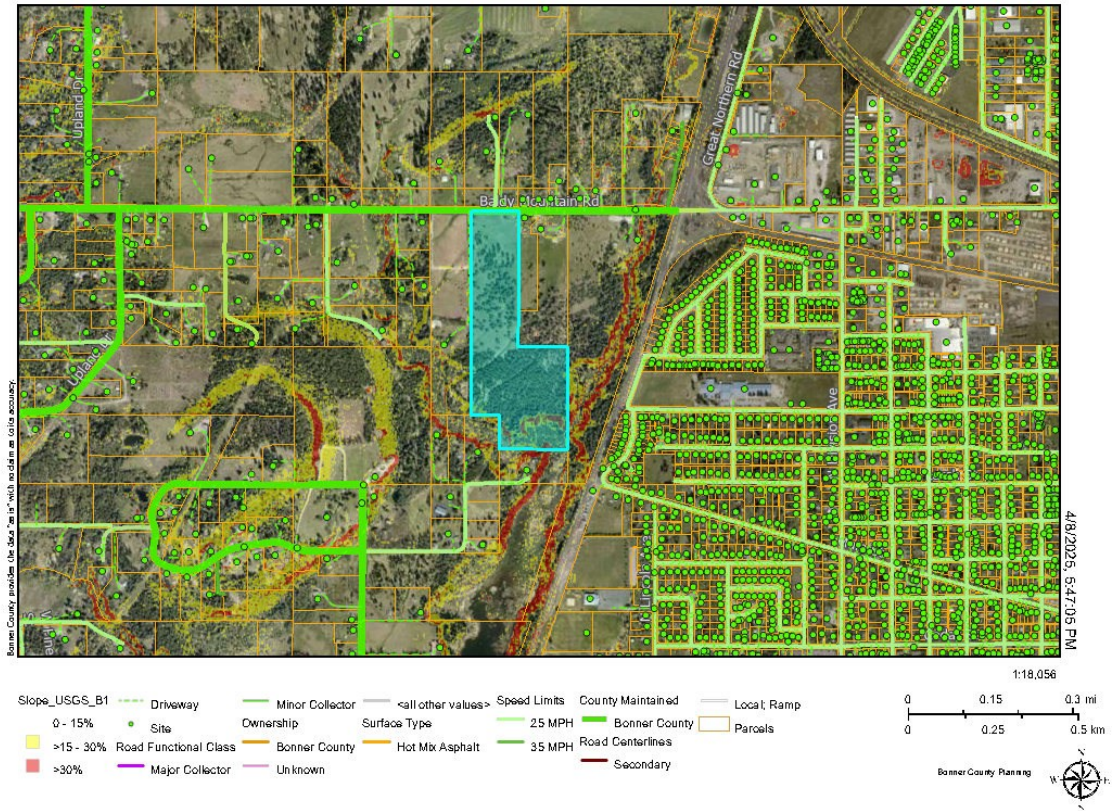
S0001-25 Deerfield - SGA Land Use



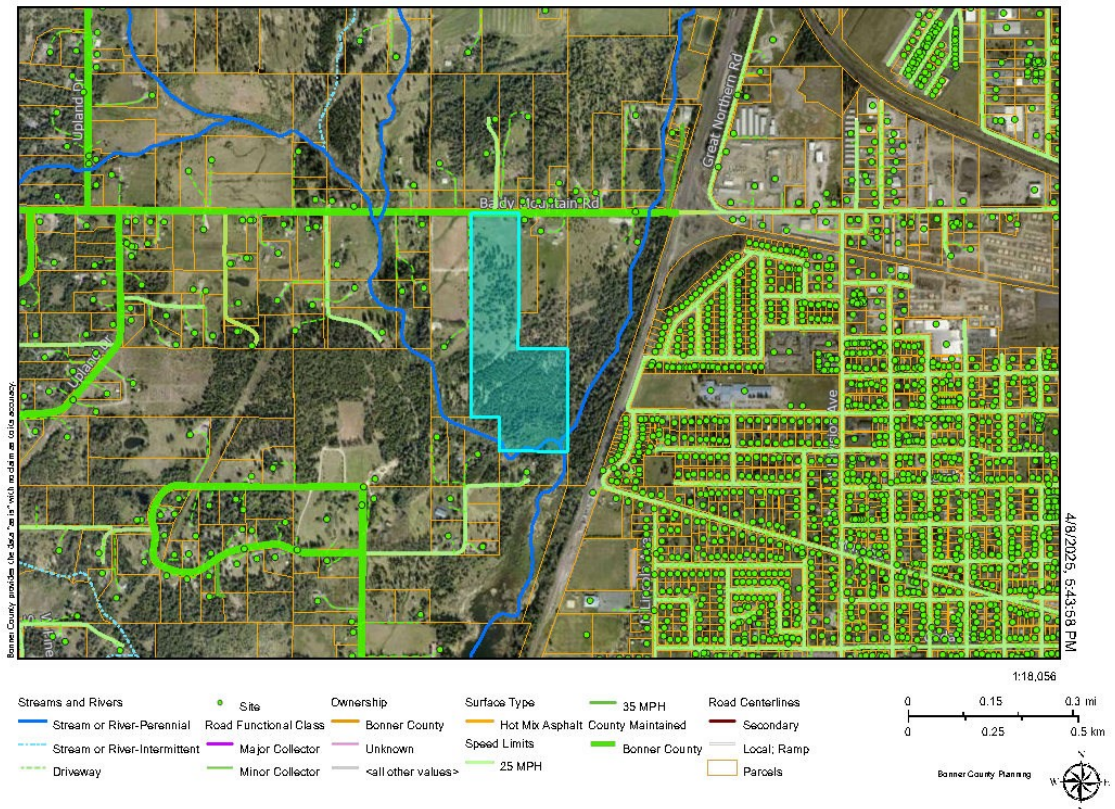
S0001-25 Deerfield - Suburban Zoning



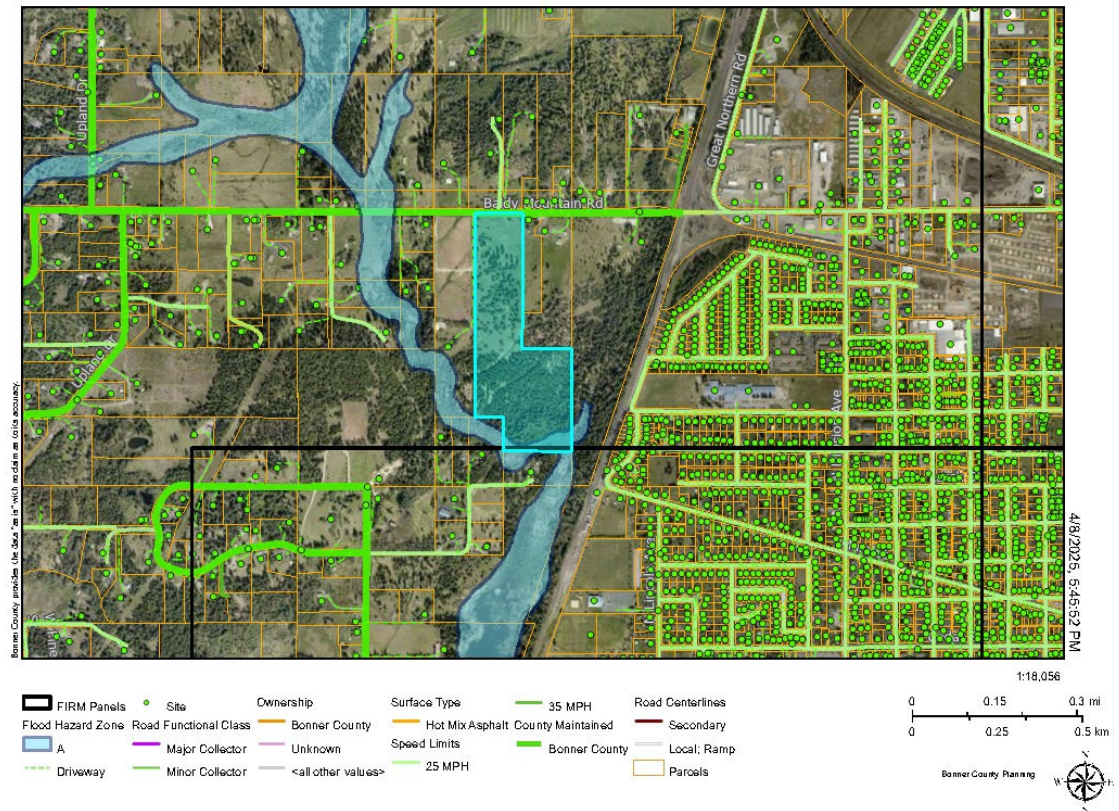
S0001-25 Deerfield - Slopes



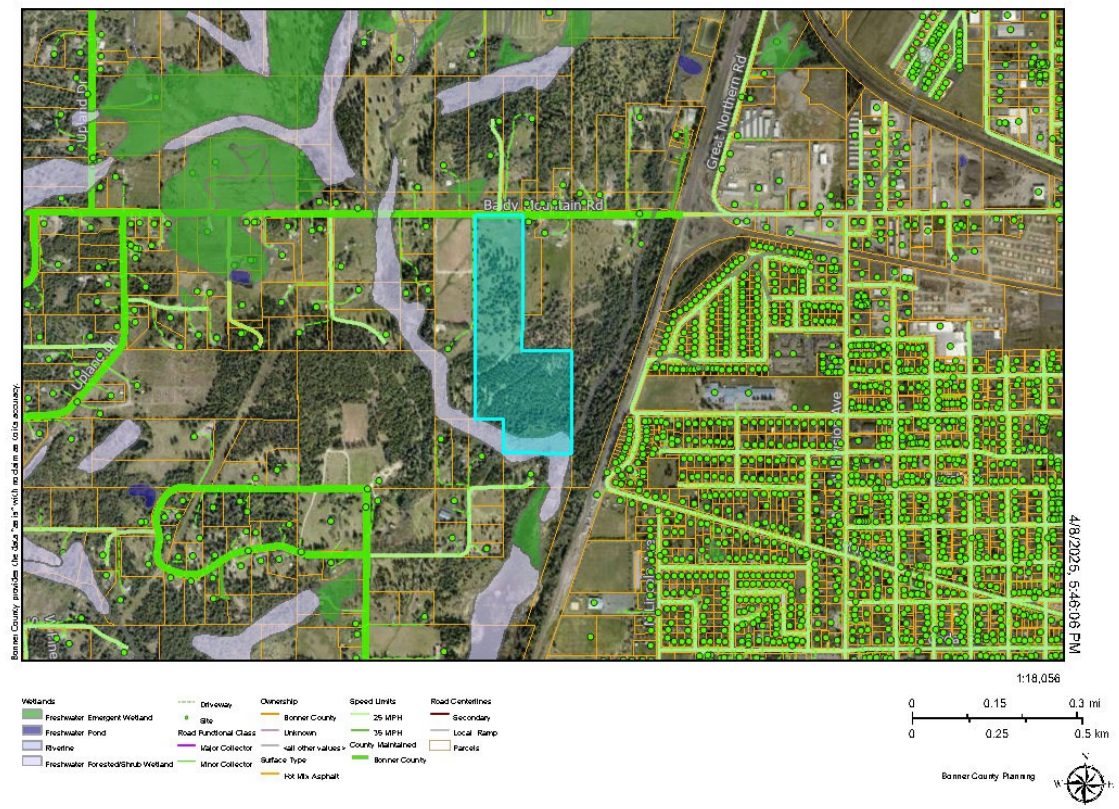
S0001-25 Deerfield - Hydrology



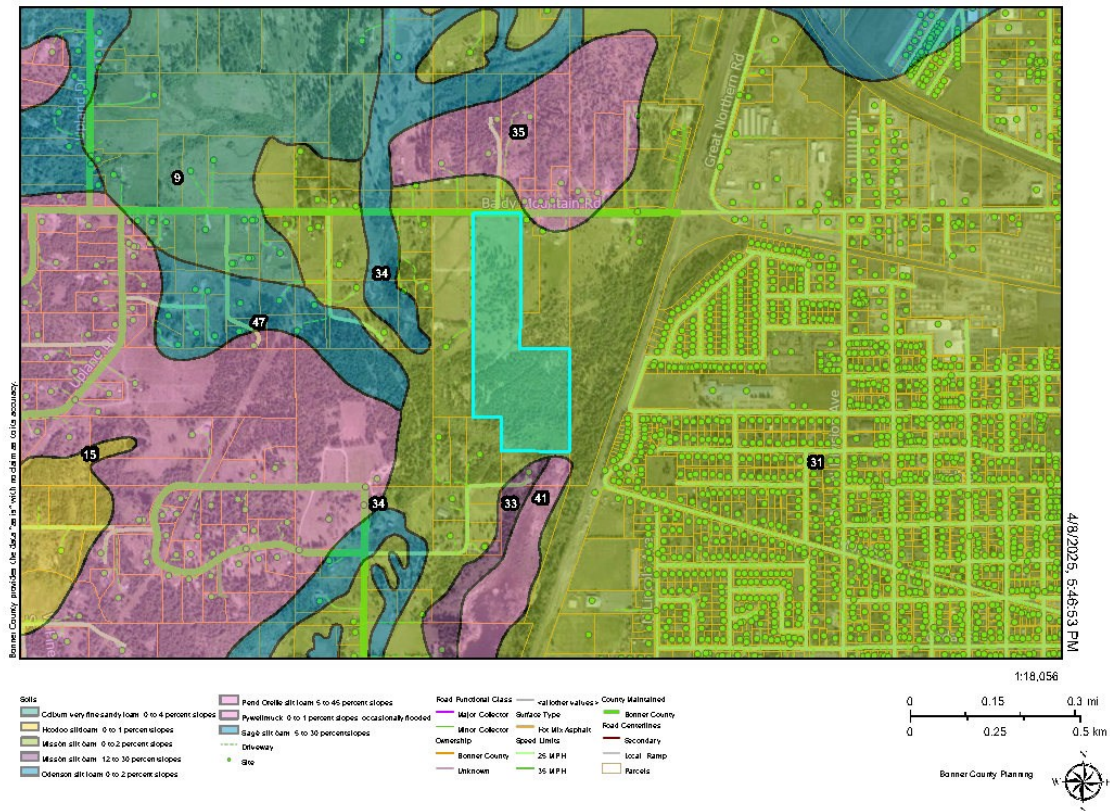
S0001-25 Deerfield - Floodplain



S0001-25 Deerfield - Wetlands



S0001-25 Deerfield - Soils (Mission silt loam)



Agency and Public Comments:

The application was noticed to the City of Sandpoint for comment on April 17, 2025 and to agencies for comment on May 27, 2025, July 8, 2025 & July 25, 2025

The following agencies replied with comments:

Idaho Department of Environmental Quality – 10/28/2025
 Idaho Department of Water Resources – 10/28/2025
 Panhandle Health District – 5/2/2025 & 6/18/2025
 Northside Fire via Selkirk Fire Rescue, & EMS – 6/3/2025
 Bonner County Road & Bridge – 5/12/2025 & 6/3/2025
 City of Sandpoint – 5/12/2025

The following agencies provided “no comment” replies:

TC Energy – 11/7/2025
 Idaho Transportation Department – 5/5/2025, 5/28/2025, 5/29/2025 & 10/30/2025
 Bonner County Historical Society – 5/6/2025
 Idaho Department of Environmental Quality – 5/8/2025, 6/18/2025, & 8/7/2025
 Kootenai-Ponderay Sewer District – 10/29/2025

No other agencies responded as of the date this report was published.

Public comments have been received on this application. These have been added to the record and forwarded to the decision-making body for review.

Standards Review:

BCRC Code	Standard for	Required	Provided
12-268	Application Process, General Provisions	Agency Routing	The application was routed to the City of Sandpoint for comment on April 17, 2025 and to agencies for comment on May 27, 2025 & July 8, 2025 & July 25, 2025.
12-412	Density and Dimensional Standards: Suburban Zone	Minimum Lot Size required is one (1) acre for the Suburban (S) District where urban water service is provided.	Proposed lot sizes are adequate; the lots in this subdivision are proposed to be served by individual septic systems and Syringa Heights Water District. The proposal is consistent with the Suburban Zone as outlined at BCRC 12-324.
12-610.B	Conformance with BCRC Title 12	Minimum Lot Size required is one (1) acre for the Suburban (S) District where urban water service is provided.	The lots in this subdivision are proposed to be served by individual septic systems and Syringa Heights Water District. Per BCRC 12-412, all proposed lots shall include a sanitary restriction lift on the final plat. This must be included on the face of the final plat for this subdivision. This sanitary restriction lift must include a space for the signature of an appropriate representative of the Panhandle Health District. The Zoning Commission acknowledged septic concerns raised in public testimony and deferred to the judgement of subject-matter experts on this issue, consistent with the proposed conditions of approval. The site is proposed to be served by Avista (per the application) and is located within Northside Fire District.
12-620	General	Easements, constraints, reserved land areas to be shown and marked on the plats.	Proposal complies. Application deemed complete by staff. Plat is stamped by a licensed Idaho surveyor. See Conditions of Approval.

12-621	Lot Design	All proposed lots or parcels which are three hundred feet (300') or less in width shall maintain a depth to width ratio of not greater than three point two to one (3.2:1); and lots which are more than three hundred feet (300') in width shall maintain a depth to width ratio of not greater than four point two to one (4.2:1). All proposed lots or parcels one hundred feet (100') or less in width shall be designed so that the angle of intersection of the side lot lines with the fronting road is between eighty-five (85) and ninety-five degrees (95°), for a distance of not less than fifty feet (50') from the point of intersection. Submerged lands are not to be included when determining the depth to width calculation.	The depth to width ratio of the lots in the proposed subdivision are all under the required ratios. The proposed sizes of those lots with submerged lands in the proposed plat are much larger than the one-acre minimum. Submerged lands are not being counted towards minimum lot size requirements. See attached appendices.
12-622	Submerged Lands	Submerged lands not to be counted towards density calculations.	The proposed sizes of those lots with submerged lands in the proposed plat are much larger than the one-acre minimum. Submerged lands are not being counted towards minimum lot size requirements.
12-623.A	Urban services	Urban water is required for lots under 2.5 acres but equal to or greater than 1 acre.	The lots in this subdivision are proposed to be served by individual septic systems and Syringa Heights Water District. Per BCRC 12-412, all proposed lots shall include a sanitary restriction lift on the final plat. This must be included on the face of the final plat for this subdivision. This sanitary restriction lift must include a space for the signature of an appropriate representative of the Panhandle Health District. The Zoning Commission acknowledged septic concerns raised in public testimony and

			deferred to the judgement of subject-matter experts on this issue, consistent with the proposed conditions of approval. The site is proposed to be served by Avista (per the application) and is located within Northside Fire District.
12-623.B	Water supply	Lots to be served by Syringa Heights Water District.	The lots in this subdivision are proposed to be served by individual septic systems and Syringa Heights Water District. Per BCRC 12-412, all proposed lots shall include a sanitary restriction lift on the final plat. This must be included on the face of the final plat for this subdivision. This sanitary restriction lift must include a space for the signature of an appropriate representative of the Panhandle Health District. The Zoning Commission acknowledged septic concerns raised in public testimony and deferred to the judgement of subject-matter experts on this issue, consistent with the proposed conditions of approval. See Conditions of Approval.
12-623.C	Sewage disposal	Sewage disposal method is proposed to be individual septic systems.	Per BCRC 12-412, all proposed lots shall include a sanitary restriction lift on the final plat. This must be included on the face of the final plat for this subdivision. This sanitary restriction lift must include a space for the signature of an appropriate representative of the Panhandle Health District. The Zoning Commission acknowledged septic concerns raised in public testimony and deferred to the judgement of subject-matter experts on this issue, consistent with the proposed conditions of approval. See Conditions of Approval.
12-623.D	Fire Plan/Fire risk assessment	Assessment of fire risk Fire protection plan Defensible space plan	A note will be placed on the final plat to address fire hazard and defensible space issues.

			The Zoning Commission acknowledged fire safety concerns raised in public testimony and deferred to the judgement of subject-matter experts on this issue, consistent with the proposed conditions of approval. See Conditions of Approval.
12-624.A	Road name	Unique road names for new roads.	The road serving this proposed subdivision will be a new road named Deerfield Drive. See Conditions of Approval.
12-624.B	Road standards	Road to be designed to meet private road standards of BCRC Title 12, Appendix A.	The project proposes no private roads within the subdivision. These standards are not applicable.
12-624.C	Legal access	Legal access to each proposed lot	All lots are proposed to have direct frontage and access on roads proposed to be dedicated to the public. Project complies. See Conditions of Approval.
12-624.D	Public road frontage	For lots less than 5 acres in size, direct frontage and direct access to public roads required.	Project complies. All roads proposed within the subdivision shall be dedicated to the public. See Conditions of Approval.
12-625	Trails and Parks	Bonner County Trails Plan Public Access, Parks and Facilities	Not Applicable. An approved county trails plan does not exist.
12-626.A	Natural Hazards	Subdivision to be designed around identified natural hazards	This proposal is being designed around existing natural hazards. The southernmost portion of the site is the steepest with a slope of approximately 24-43% on the HOA open space/stormwater lot. The site is not located within designated floodway. A portion of this site is located within Flood Zone A per FIRM Panel Number 16017C0715E, Effective Date 11/18/2009. A LOMC/LOMR is pending on the parcel to either remove the site from the Special Flood Hazard Area or to determine a base flood elevation for the site. If the site is not removed from the SFHA through the LOMC/LOMR process a Floodplain Development Permit approval

			will be required for the subdivision to demonstrate compliance with BCRC Title 14, including but not limited to BCRC 14-501.L-O. The Zoning Commission acknowledged septic concerns raised in public testimony and deferred to the judgement of subject-matter experts on this issue, consistent with the proposed conditions of approval. The Zoning Commission acknowledged fire safety concerns raised in public testimony and deferred to the judgement of subject-matter experts on this issue, consistent with the proposed conditions of approval. The Zoning Commission acknowledged stormwater management and water runoff concerns raised in public testimony and deferred to the judgement of subject-matter experts on this issue, consistent with the proposed conditions of approval. See Conditions of Approval.
12-626.B	Conformance with BCRC 12-7	Conformance with environmental standards.	The project has been reviewed to meet the requirements of Title 12, Chapter 7. See below.
12-642.A	Application Content	Application form	Proposal complies. Application deemed complete by staff. Plat is stamped by a licensed Idaho surveyor.
12-642.B	Application Content	Preliminary Plat, prepared by Idaho licensed surveyor, showing parcels to be created.	Proposal complies. Application deemed complete by staff. Plat is stamped by a licensed Idaho surveyor.
12-642.B.1	Plat Content	Subdivision name, geographic grid, north arrow, and vicinity map, vicinity road pattern.	Proposal complies. Application deemed complete by staff. Plat is stamped by a licensed Idaho surveyor.
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	Not all adjoining owners are shown in their respective places of ownership on the plat. See Conditions of Approval.

		respective places of ownership on the plat.	
12-642.B.3	Plat Content	Location, dimensions and area of proposed lots. Lot numbering.	Proposal complies. Application deemed complete by staff. Plat is stamped by a licensed Idaho surveyor.
12-642.B.4	Plat Content	Location, dimensions and tentative names of proposed streets and roads.	Proposal complies. Application deemed complete by staff. Plat is stamped by a licensed Idaho surveyor.
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.	No land contours appear to be shown. See Conditions of Approval.
12-642.B.6	Plat Content	Location of water courses, floodplains per FIRMs with BFEs.	A portion of this site is located within Flood Zone A per FIRM Panel Number 16017C0715E, Effective Date 11/18/2009. A LOMC/LOMR is pending on the parcel to either remove the site from the Special Flood Hazard Area or to determine a base flood elevation for the site. If the site is not removed from the SFHA through the LOMC/LOMR process a Floodplain Development Permit approval will be required for the subdivision to demonstrate compliance with BCRC Title 14, including but not limited to BCRC 14-501.L-O. See Conditions of Approval.
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.	Project complies. Plat was prepared and stamped by a professional surveyor.
12-642.B.8	Plat Content	Proposed method of water supply, sewage and solid waste disposal.	Project complies. Proposed method of water supply, sewage and solid waste disposal are all addressed on the face of the plat. The Zoning Commission acknowledged septic concerns raised in public testimony and deferred to the judgement of subject-matter experts on this

			issue, consistent with the proposed conditions of approval. The Zoning Commission acknowledged stormwater management and water runoff concerns raised in public testimony and deferred to the judgement of subject-matter experts on this issue, consistent with the proposed conditions of approval.
12-642.B.9	Plat Content	All easements of record, including sufficient data to identify conveyance.	Project complies. Plat was prepared and stamped by a professional surveyor.
12-642.B.10	Plat Content	Purpose indication for parcels reserved for public dedication or common use of property owners.	Purpose indication for parcels reserved for public dedication or common use of property owners is given on the face of the plat.
12-642.B.11	Plat Content	Statement for intended use of lots.	Proposal complies. Purpose stated on the face of the plat.
12-642.C.2	Road design and profile	Preliminary road design and profile prepared, stamped and signed by Idaho licensed engineer.	Preliminary road design plans, prepared by HMH Engineering in February and March 2025, were submitted as part of the application. The plans have been reviewed by Bonner County Road and Bridge Department per the department's memos dated March 4 and March 14, 2025. The applicant shall meet all conditions listed in these memos in addition to any further modifications of these conditions required by the Bonner County Road and Bridge Department upon further review of the project or based on the site conditions. See Conditions of Approval.
12-643.A	Application filed	In accord with 12-268	Proposal complies. Application deemed complete.
12-643.B	Public hearing	In accord with 12-268	Proposal complies. Public hearings will be held. The public hearing with the Bonner County Zoning Commission was held June 26, 2025.
12-643.I	Validity of Preliminary Plat	The preliminary plat shall be valid for a period not to exceed two (2) years from the date of approval.	Proposal shall comply. See Conditions of Approval.

12-644	Improvements Plan	Plan to be prepared by a registered civil engineer. Two copies to be provided.	This is a requirement of the final plat and not the preliminary plat. The Zoning Commission acknowledged septic concerns raised in public testimony and deferred to the judgement of subject-matter experts on this issue, consistent with the proposed conditions of approval. The Zoning Commission acknowledged fire safety concerns raised in public testimony and deferred to the judgement of subject-matter experts on this issue, consistent with the proposed conditions of approval. The Zoning Commission acknowledged stormwater management and water runoff concerns raised in public testimony and deferred to the judgement of subject-matter experts on this issue, consistent with the proposed conditions of approval. See Conditions of Approval.
12-645	Standards for Review		Approval of this proposal is recommended, subject to conditions; see Findings of Fact, Conclusions of Law, and recommended conditions in S0001-25 Zoning Commission Preliminary Plat Approval Recommendation Letter, dated July 2, 2025.
12-646	Final Plat, Contents		Not applicable at this stage of the project. See Conditions of Approval.
12-647	Endorsements on Final Plat		Not applicable at this stage of the project. The subdivider submitted a professional wetland & stream delineation dated September 20, 2024 at the time of the submission of the subdivision application in accordance with this section of the Bonner County Revised Code.

			See Conditions of Approval.
12-7.1	Shorelines		Subdivisions are not disallowed on lands containing shorelines. Per BCRC 12-714.B, shoreline vegetation buffer management areas shall be delineated on the final plat of the subdivision. Applicants for shore land subdivisions may be required to plant vegetation as provided in appendix B of this title in shoreline vegetation buffer management areas prior to final plat approval. Exceptions may be made for areas that contain no cultivatable soil, such as pebble beach areas or rock outcroppings. All future development in the proposed subdivision must comply with all shoreline rules in force in Bonner County at the time of development application submittal. See Conditions of Approval.
12-7.2	Grading, Stormwater Management and Erosion Control	Applicability: All new subdivisions subject to the provisions of chapter 6 of this title, as amended, and all new planned unit developments subject to the provisions of chapter 2, subchapter 2.5 of this title, as amended, except as provided for in subsection 12-720.3.J of this subchapter.	The applicant submitted a stormwater management and erosion control plan, dated February 3, 2025, prepared by an Idaho licensed engineer, Justin M. Shaw. The plans have been reviewed by the Bonner County Engineering Department per review memos dated March 4 and March 14, 2025. The Zoning Commission acknowledged stormwater management and water runoff concerns raised in public testimony and deferred to the judgement of subject-matter experts on this issue, consistent with the proposed conditions of approval. See Conditions of Approval.
12-7.3	Wetlands	Wetland Delineation, Wetland Buffer and Setbacks.	The subdivider submitted a professional wetland & stream delineation dated September 20, 2024 at the time of the submission of the subdivision application in accordance with this section of the Bonner

			County Revised Code. Project complies.
12-7.4	Wildlife		No local, state or federal agency has identified presence of any critical wildlife habitats on the site.
12-7.6	Hillsides	Geotechnical Survey Requirement	This proposal is being designed around existing natural hazards. The southernmost portion of the site is the steepest with a slope of approximately 24-43% on the HOA open space/stormwater lot. See Conditions of Approval.
BCRC Title 14	Flood Damage Prevention	Development to occur as per BCRC, Title 14.	A portion of this site is located within Flood Zone A per FIRM Panel Number 16017C0715E, Effective Date 11/18/2009. A LOMC/LOMR is pending on the parcel to either remove the site from the Special Flood Hazard Area or to determine a base flood elevation for the site. If the site is not removed from the SFHA through the LOMC/LOMR process a Floodplain Development Permit approval will be required for the subdivision to demonstrate compliance with BCRC Title 14, including but not limited to BCRC 14-501.L-O. See Conditions of Approval.

Comprehensive Plan Analysis:

Property Rights

Policies:

1. Bonner County should follow the attorney general's checklist, proscribed at Idaho Code §67-8003 and provided in the "Property Rights" component of the county's comprehensive plan, for all land use decisions.
2. For all land use decisions, findings of fact and conclusions of law should be adopted that reflect the justifications for exactions, conditions and restrictions and should confirm that a taking of private property has not occurred.
3. The property rights of the applicant, adjoining and nearby landowners and future generations should be considered, as well as the short-term and long-term consequences of decisions.

4. Bonner County should review all rezoning requests (down-zoning and up-zoning) pursuant to the Idaho State Code, Title 67, Chapter 65 – Local Land Use Planning Act. The approval of conditional rezoning or denial of a request for rezoning may be subject to the regulatory taking analysis provided for by Idaho Code Section 67-8003.

Staff: The application was routed to neighbors 300' from the property line, informing neighbors of the proposed subdivision proposal. All public and agency comments received have been added to the record. This proposal has been reviewed for compliance with Bonner County Revised Code and findings of fact will be adopted with the decision of this project. This proposal does not appear to be in conflict with the policies of this component.

Population

Policies:

1. Population projections should be analyzed regularly to determine if changes need to be made to the Comprehensive Plan goals, objectives and policies and/or the Zoning Ordinance to ensure that the public and community needs are being met through land use decisions.
2. Population forecasts and census data should be used to evaluate housing and school needs, and impacts to the transportation system and other county services.
3. Bonner County should cooperate with its incorporated cities and neighboring counties to address growth challenges within the ACI areas and coordinate planning efforts whenever possible.

Staff: Bonner County has received the results of the 2020 census. The data indicates the demand for housing and jobs will continue to trend upward in both the unincorporated and incorporated areas of Bonner County. Additional and growing demand for housing in the county is likely. This proposal does not appear to be in conflict with the policies of this component.

School Facilities & Transportation

Policies:

1. Current data regarding school capacity and transportation issues as provided by the School Districts will be included in the assessment of all land use proposals.
2. Bonner County should examine the impacts of land use proposals to the school system and should seek mitigation from developers such as providing facilities, safety features, fees or other measures as permitted by Idaho Code, to address the impact of the proposals.

Staff: The Lake Pend Oreille School District #84 and Lake Pend Oreille School Transportation that serves the site were notified of the proposed subdivision. Lake Pend Oreille School District #84 did not comment how this proposal would or would not adversely impact the district's ability to provide adequate school services and

facilities for new and existing students. The Transportation department did not provide a comment. This project does not appear to be in conflict with the policies of this component. No comments were received from either agency.

Economic Development

Policies:

1. Small scale cottage businesses and home occupations should be allowed in all areas of the county. Reasonable conditions on such uses should be set to minimize adverse impacts to the neighborhood based on factors including, but not limited to, hours of operation and traffic volume generated by the business.
2. Develop land use regulations to allow Bonner County's agricultural heritage to be maintained by enabling local food production, distribution, congregation, and retail sales. Examples include community gardens, school gardens, farm related education programs, farmers or public markets, and other small-scale, collaborative initiatives.
3. Develop standards for commercial and industrial development that are appropriate for the surrounding community, including: appropriate site sizes, use types, buffering and design standards that encourage both attractive and efficient function, while protecting the environment.
4. Review and update land use regulations for employee housing to support the goal of enabling this use in proximity to commercial, industrial and agricultural uses.

Staff: The housing likely to be built if this subdivision is approved will be in close proximity to the commercial and industrial uses in and around the cities of Sandpoint, Ponderay, and Kootenai. This project does not appear to be in conflict with the policies of this component.

Land Use

Policies:

1. Commercial and industrial uses, in areas identified in the Comprehensive plan suitable for such development, should be unconditionally permitted. Evaluation of suitability should be based on availability of urban services, adequate access to hard surfaced publicly maintained roads and other factors that may impact the surrounding community.
2. Commercial and industrial uses may be conditionally permitted in areas not identified for such uses in the Comprehensive Plan if a critical review of the proposed use determines that with appropriate conditions the use will not adversely impact the surrounding area.

Staff: This proposal is in the suburban zone and within the Area of Impact for the City of Sandpoint. This is an area planned and zoned for the type of growth proposed. This project does not appear to be in conflict with the policies of this component.

Natural Resources

Policies:

1. Watershed standards should be employed in land use codes to protect water quality.
2. Best management practices for waterway setbacks should be instituted to reduce erosion and sedimentation into waterways.
3. Development standards should be designed to encourage clustered development resulting in the preservation of open space and wildlife habitat.
4. Bonner County should recognize its critical wildlife habitat and create development standards to protect these areas and mitigate development impacts to these habitats.
5. Protect water quality by creating standards for development in close proximity to shorelines.
6. Productive farmland, timberland and mining lands should be identified and protected from adverse effects of adjoining developments.

Staff: Agencies such Idaho Department of Water Resources, Idaho Department of Environmental Quality and Idaho Department of Fish & Game were noticed in the course of reviewing this application.

The Suburban Growth Area land use designation is located on the edges of the incorporated cities or higher density developed communities or areas. Access to primary transportation routes and a system of hard-surfaced roads are expected.

The Suburban zoning district is established to promote the development of residential uses located on the edges of the incorporated cities or other developed communities or areas, where urban sewer and water services are either available or have the potential to become available in the near future by reason of their inclusion in service districts, city service areas, or are adjacent to those areas or areas of city impact. Access to primary transportation routes and a system of hard surfaced roads are expected. The purpose can be accomplished by providing for single-family detached dwelling units and other compatible housing forms, with a variety of densities in locations appropriate for urban densities.

There does not appear to be any evidence in the record that this use will hinder agricultural or residential uses.

The proposed subdivision will be served by an existing water system. The proposed subdivision is on the western edge of the City of Sandpoint.

This project does not appear to be in conflict with the policies of this component.

Hazardous Areas**Policies:**

1. Watershed standards should be employed in land use codes to protect water quality.
2. Best management practices for waterway setbacks should be instituted to reduce erosion and sedimentation into waterways.
3. Development standards should be designed to encourage clustered development resulting in the preservation of open space and wildlife habitat.
4. Bonner County should recognize its critical wildlife habitat and create development standards to protect these areas and mitigate development impacts to these habitats.
5. Protect water quality by creating standards for development in close proximity to shorelines.
6. Productive farmland, timberland and mining lands should be identified and protected from adverse effects of adjoining developments.

Staff: Per BCRC 12-7.2, the applicant submitted a stormwater management and erosion control plan, dated February 3, 2025, prepared by an Idaho licensed engineer, Justin M. Shaw. The plans have been reviewed by the Bonner County Engineering Department per review memos dated March 4 and March 14, 2025. The plan shall be updated and re-submitted to Bonner County to meet the conditions as noted in the aforementioned review memos. The project shall further comply with any subsequent modifications of these conditions by the Bonner County Engineering Department upon further review of the project or based on the site conditions.

A portion of this site is located within Flood Zone A per FIRM Panel Number 16017C0715E, Effective Date 11/18/2009. A LOMC/LOMR is pending on the parcel to either remove the site from the Special Flood Hazard Area or to determine a base flood elevation for the site. If the site is not removed from the SFHA through the LOMC/LOMR process a Floodplain Development Permit approval will be required for the subdivision to demonstrate compliance with BCRC Title 14, including but not limited to BCRC 14-501.L-O.

Per BCRC 12-714.B, shoreline vegetation buffer management areas shall be delineated on the final plat of the subdivision. Applicants for shore land subdivisions may be required to plant vegetation as provided in appendix B of this title in shoreline vegetation buffer management areas prior to final plat approval. Exceptions may be made for areas that contain no cultivatable soil, such as pebble beach areas or rock outcroppings.

All future development in the proposed subdivision must comply with all shoreline rules in force in Bonner County at the time of development application submittal.

Per BCRC 12-762, a geotechnical analysis shall be required for proposed building sites, roads, driveways or other development, where the natural slope equals or exceeds thirty percent (30%). The geotechnical analysis shall be stamped and signed by an Idaho licensed civil or geological engineer having sufficient education and experience to prove competency in the field of geotechnical engineering. The geotechnical analysis shall be submitted prior to construction and shall explain the geologic and hydrologic features of the area, shall

evaluate the suitability of the site for intended uses, shall identify potential problems relating to the geology and hydrology, shall summarize the data upon which conclusions are based, and shall propose mitigation measures.

All state environmental agencies were routed for this review. The property is provided with emergency services. This project does not appear to be in conflict with the policies of this component.

Public Services, Facilities & Utilities

Policies:

1. Encourage high-density development to take place within the boundaries of existing sewer and water areas.
2. Bonner County should seek comment from existing service providers on their ability to serve future developments without adversely impacting the ability of the utility providers to serve current users.
3. Bonner County should provide adequate facilities for responsible disposal of solid waste to protect the health and welfare of the public as well as the County's natural resources.

Staff: The property is provided with water from Syringa Heights Water District. Individual septic systems are planned for each proposed lot. Power is provided by Avista (per application). Fire protection is provided by Northside Fire District and law enforcement by the Bonner County Sheriff. Solid waste disposal is to be the responsibility of the individual lot owners, per the submitted plat. The site is within Lake Pend Oreille School District #84, Bonner County Ambulance District and Pend Oreille Hospital District. These agencies were routed for comment and none responded with any concern that would prevent preliminary approval of this subdivision plat.

This project does not appear to be in conflict with the policies of this component.

Transportation

Policies:

1. A long-term transportation system plan should be developed and regularly updated to ensure reasonable levels of service can be maintained in the future, and that needs for future road extensions or transportation corridors are identified as early as possible.
2. Development in areas that are not served by county standard roads or where transportation is inadequate should be discouraged.
3. Bike and pedestrian trails should be considered in development proposals to connect the communities with existing and planned bike and walking paths wherever possible.

Staff: The site has frontage on and is accessed via Baldy Mountain Rd, a paved county-owned and county-maintained road. Access will be provided through the subdivision via the planned Deerfield Drive.

Deerfield Drive will be a privately maintained public road with a paved surface. The right-of-way width is planned to be 60' and the travel width of the proposed road is planned to be 24'. The road grade is planned to be 2.10% at its steepest point.

This project does not appear to be in conflict with the policies of this component.

Recreation

Policies:

1. Bonner County is encouraged to develop a waterways and park access program to preserve and develop access to public recreational lands and waterways. The program should include retaining access parcels that may be acquired from tax sales or private donations.
2. A plan for a system of green belts and pathways (bike and pedestrian) should be considered as areas develop, so that a connected system can be developed and preserved.
3. Under no circumstances, will Bonner County require access easements on private property as a condition of development. This policy does not preclude providing voluntary incentives to developers in return for access easements.

Staff: This is not a proposal for any new recreational site or facility. This project does not appear to be in conflict with the policies of this component.

Special Areas or Sites

Policies:

1. A generalized map of the known pre-historic and historic sites should be developed so that future developments are aware of special areas of concern and are connected with the historical society and Native American tribes for appropriate preservation and protection.
2. Bonner County should implement road side development standards for recognized scenic byways to protect the view sheds.
3. Special areas should be recognized and addressed when development is proposed in these areas.

Staff: The proposal does not appear to be in conflict with the policies of this component.

Housing

Policies:

1. Encourage development of a variety of housing options including mobile home parks, tiny home communities and recreational vehicle parks located in areas that are compatible with their density.
2. Work with municipalities and private parties to find solutions for all types of housing projects and developments.
3. Clustering of housing in developments to save on infrastructure and transportation costs should be encouraged through mechanisms such as density bonuses.
4. Bonner County recognizes opportunities should be made for assisted living and group shelters.
5. Enable workforce housing in direct proximity to agricultural, commercial and industrial uses.

Staff: The housing that is likely to be built if this subdivision is approved will be in close proximity to the commercial and industrial uses in and around the cities of Sandpoint, Ponderay, and Kootenai. This project does not appear to be in conflict with the policies of this component.

Community Design

Policies:

1. To promote and preserve the natural features and rural atmosphere of the community, the county should enact development standards that address development within scenic byways and design standards that account for waterfront setbacks, wildlife corridors, commercial and industrial landscaping, requirements for reduced lighting, cluster development, rural rather than urban setback standards and other design objectives aimed at preserving the rural, natural character of the community.
2. Allow unique and flexible design standards such that new development within older neighborhoods and historic settlements is compatible with those unique neighborhoods.
3. Allow particularized design standards to address waterfront and mountaintop developments which may differ from standard design objectives.

Staff: A suburban neighborhood would not normally be expected to offer scenic byways within its bounds. Waterfront setbacks will be applied per code to any development proposed within the plat. No critical wildlife corridors were identified during the agency comment process. This is not a commercial or industrial development.

The housing that is likely to be built if this subdivision is approved will be in close proximity to the commercial and industrial uses in and around the cities of Sandpoint, Ponderay, and Kootenai. This project does not appear to be in conflict with the policies of this component.

Agriculture

Policies:

1. Residential uses should continue being permitted in Agricultural zoning districts.
2. Protect agricultural uses and activities from land use conflicts or interference created by residential, commercial or industrial development.
3. Land use regulations should support home occupations, cottage industries and farm-based family businesses on agricultural parcels. Examples include farm stands and other agri-business pursuits.
4. Bonner County acknowledges the provisions of Idaho State’s Right to Farm Act. Those shall be considered in the land use decisions.

Staff: This project will be on suburban zoned land therefore should be expected to interfere with agricultural uses in other zoning districts. This project does not appear to be in conflict with the policies of this component.

Staff Analysis:

Planner’s Initials: JRJ Date: November 10, 2025

Note: The final decision rests with the governing body after the completion of the public hearing and consideration of all relevant oral and written testimony and evidence.

Recommendation by the Governing Body:

BOARD OF COUNTY COMMISSIONERS

MOTION TO APPROVE:

I move to approve this project, FILE S0001-25, Deerfield Subdivision, requesting the creation of 24 residential lots and one stormwater tract on an approximately 32.67-acre property zoned Suburban and located in Section 16, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Bonner County, Idaho, finding that it is in accord with the Bonner County Revised Code as enumerated in the following conclusions of law:

Conclusion 1: The proposed subdivision **is** in accord with the purposes of Title 12 and of the Suburban zoning district.

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 not** in conflict with the policies of the Bonner County Comprehensive Plan.

The recommendation is based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at this hearing. I further move to adopt the reasoned statement as discussed in deliberation at this hearing and the analysis as set forth in the Staff Report (or as amended during this hearing) and direct planning staff to draft the reasoned statement to reflect this motion as set forth in Idaho Code section 67-6535, have the Chair sign, and transmit to all interested parties. This action does not result in a taking of private property.

MOTION TO DENY:

I move to deny this project, FILE S0001-25, Deerfield Subdivision, requesting the creation of 24 residential lots and one stormwater tract on an approximately 32.67-acre property zoned Suburban and located in Section 16, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Bonner County, Idaho, based upon the following conclusions:

Conclusion 1: The proposed subdivision **is/ is not** in accord with the purposes of Title 12 and of the Suburban zoning district.

Conclusion 2: The site **is/ is not** physically suitable for the proposed development.

Conclusion 3: The design of the proposed subdivision **will not/ will** 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/ are not** adequate for the needs of future residents or users.

Conclusion 5: The proposed subdivision **will not/ will** 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/ will not** provide for coordinated access with the county system of roads and with adjacent properties and **will not/ will** impede the use of public easements for access to, or through the proposed subdivision. The proposed transportation system **is/ is not** 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/ is not** designed to comply with the design criteria for subdivisions set forth in Subchapter 6.2 of this chapter.

Conclusion 8: The proposed subdivision **is/ is not** in conflict with the policies of the Bonner County Comprehensive Plan.

The recommendation is based upon the evidence submitted up to the time the Staff Report was prepared, and testimony received at this hearing. I further move to adopt the reasoned statement as discussed in deliberation at this hearing and the analysis as set forth in the Staff Report (or as amended during this hearing) and direct planning staff to draft the reasoned statement to reflect this motion as set forth in Idaho Code section 67-6535, have the Chair sign, and transmit to all interested parties. This action does not result in a taking of private property.

Proposed Conditions of Approval:

1. Per BCRC 12-412, all proposed lots shall include a sanitary restriction lift on the final plat. This must be included on the face of the final plat for this subdivision. This sanitary restriction lift must include a space for the signature of an appropriate representative of the Panhandle Health District.
2. Per BCRC 12-620, any easements, specific constraints on building placement, other than easements, and land areas reserved, shall be shown and plainly marked on the plats.
3. Per BCRC 12-623.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:
 - a. 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.

- b. 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.
- c. 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".
- d. Prior to final plat, a manmade or natural water source with a dry hydrant capable of delivering adequate water supply as prescribed by IFC.
- e. 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".

The fire protection plan submitted as part of the application states:

The project development team has been in discussions with the Northside Fire District regarding fire flow requirements for the Deerfield subdivision. It is our understanding that the development will need to meet the fire-flow requirements of the International Fire Code (IFC), Appendix B. Since the Syringa Heights Water District is not capable of delivering fire flows as prescribed by the IFC, a fire suppression water storage tank is planned for the subdivision. A separate tract has been established within the subdivision for this purpose and is identified on the preliminary plat.

Initial site development will be limited to tree removal, clearing and grubbing and grading for Deerfield Drive and the associated stormwater facilities. Future individual building location permits will identify and create defensible space around future home sites as may be required by the fire district.

In addition to this, the project shall meet at least one of the sub-conditions as noted in points "a" through "e" above.

- 4. Per BCRC 12-624.A, all new roads created for subdivisions shall be designated by unique road names, unless such roads are determined to be and are designed to be extensions of existing roads. Upon further review of the project, the proposed road names will be verified for compliance with this requirement. Road names will require a modification if not found to be in compliance with this requirement.
- 5. There does not appear to be evidence in the record that the road name "Deerfield Drive" has been appropriately reserved by the applicant. This road name shall be reserved and evidence to this effect shall be submitted to the planning department prior to scheduling for final plat.

6. Not all adjoining owners are shown in their respective places of ownership on the plat. This information shall be corrected and submitted to this file prior to scheduling for final plat.
- ~~7. The application submitted for this proposal indicates that power will be provided by Avista. Comments received on this file indicate that power will be provided by Northern Lights, Inc. The applicant shall clarify what agency will provide power for this proposed subdivision. This information shall be corrected and submitted to this file prior to scheduling for final plat. Clarification on this issue was achieved at the public hearing with the Bonner County Zoning Commission held on June 26, 2025. Staff recommends this condition be struck based on this.~~
8. Not all contours to show the shape of the land extending at least one hundred feet beyond the subdivision limits appear to be shown on the plat. This information shall be corrected and submitted to this file prior to scheduling for final plat.
9. Per BCRC 12-624.D, all proposed lots less than five (5) gross acres shall have direct frontage on, and direct access to, a public right of way. Right of way offered for dedication in any zoning district shall be developed with a road constructed to the standards set forth in title 2 of this code or as approved by the Bonner County engineer/Bonner County Road & Bridge.

Preliminary road design plans, prepared by HMH Engineering in February and March 2025, were submitted as part of the application. The plans have been reviewed by Bonner County Road and Bridge Department per the department's memos dated March 4 and March 14, 2025. The applicant shall meet all conditions listed in these memos in addition to any further modifications of these conditions required by the Bonner County Road and Bridge Department upon further review of the project or based on the site conditions.

The application for the project has been reviewed by Idaho Transportation Department. Replies dated 5/28/2025, 5/28/2025, 5/29/2025 were received. All were "no comment" replies.

10. Per BCRC 12-643.I, the preliminary plat shall be valid for a period not to exceed two (2) years from the date of approval. At any time prior to the expiration date of the preliminary plat, an applicant may make a written request to the planning director for a single extension of the preliminary plat for a period up to two (2) years. The board may consider such request for extension at any regular business meeting. The extension request must be approved or denied prior to the expiration date of the preliminary plat.
11. Per BCRC 12-644, after the preliminary plat is approved, the subdivider shall have an improvement plan for the subdivision prepared by a registered civil engineer. Two (2) copies of the improvement plan shall be filed with the county engineer. This plan shall include the following:
 - a. The subdivision name and number, geographic grid (township, range and tier, section number and location within the section), north arrow, date and scale no smaller than one hundred feet to the inch (1" = 100').

- b. The plan and profile of all proposed roads showing final grades and cross sections of roads in accord with the requirements contained in title 2 of this code.
 - c. The plan and profile of proposed sanitary and stormwater systems with grades and sizes indicated. Drain calculations may be required.
 - d. A grading plan, showing stormwater drainage for each lot.
 - e. Any other improvements such as curbs, gutters, sidewalks, bridges, lift stations, fire hydrants, street lighting, etc., as required, and in accord with the requirements contained in title 2 of this code.
12. After the approval of the improvement plans has been obtained from Bonner County, the subdivider may begin construction of improvements on site as approved, subject to all conditions of approval herein. After the completion of the improvements on site, the applicant's engineer shall submit inspection reports of the built improvements to the County for review.
- Per BCRC 12-644.B, the county engineer, or his representative, shall check inspection reports of the applicant's engineer and shall perform a final inspection and additional inspections (if called for). Construction and inspection of road improvements shall be completed in accord with the requirements contained in Title 2 of the Bonner County Revised Code or Appendix A of Title 12 of the Bonner County Revised Code.
13. No water courses are shown on the submitted plat. The final plat shall be amended to show the location of water courses and floodplains per FIRMs with BFEs per 12-646.L.
14. Per BCRC 12-644.C, in lieu of completing all improvements as required before final plat recording, the subdivider shall enter into a surety agreement with the board agreeing to complete the improvements in accordance with surety agreement conditions and preliminary and final plat approvals. A cash deposit, certificate of deposit, corporate surety bond written by an insurance company licensed in Idaho having a rating from AM Best & Company of "A" or better, letter of credit issued and backed by a federal or state chartered bank, is required equivalent to one hundred fifty percent (150%) of the project engineer's estimated cost of construction of the improvements for the purpose of guaranteeing completion of the work and repair of any defects in improvements which occur within one year of the first acceptance of the completed work by the board. Sureties guaranteeing the work and repair of any defects in improvements which occur within one year after first acceptance of the completed work by the board may be reduced by the board by one-half (1/2) for that one year. The surety agreement 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 surety agreement, the subdivider may make a written request to the planning director for a single extension of the surety agreement for a period up to two (2) years. The board may consider such request for extension at any regular business meeting. The extension request must be approved or denied by the board prior to the expiration date of the surety agreement.

15. Per BCRC 12-646, BCRC 12-647 and BCRC 12-648, the final plat shall conform to these sections of the Bonner County Revised Code.
16. Per BCRC 12-7.2, the applicant submitted a stormwater management and erosion control plan, dated February 3, 2025, prepared by an Idaho licensed engineer, Justin M. Shaw. The plans have been reviewed by the Bonner County Engineering Department per review memos dated March 4 and March 14, 2025. The plan shall be updated and re-submitted to Bonner County to meet the conditions as noted in the aforementioned review memos. The project shall further comply with any subsequent modifications of these conditions by the Bonner County Engineering Department upon further review of the project or based on the site conditions.
17. A portion of this site is located within Flood Zone A per FIRM Panel Number 16017C0715E, Effective Date 11/18/2009. A LOMC/LOMR is pending on the parcel to either remove the site from the Special Flood Hazard Area or to determine a base flood elevation for the site. If the site is not removed from the SFHA through the LOMC/LOMR process then an FDP (Floodplain Development Permit) approval will be required for the subdivision to demonstrate compliance with BCRC Title 14, including but not limited to BCRC 14-501.L-O. If an FDP is required for this project, this permit shall be issued (but not approved) prior to scheduling for final plat.
18. If an FDP (Floodplain Development Permit) is required for this project, applicant is informed that the subdivision standards of BCRC Title 14, including BCRC 14-501, will apply to this project. Applicant is strongly encouraged to review BCRC 14-501 if this has not already been done.
- ~~19. If an FDP (Floodplain Development Permit) is required for this project, this FDP cannot be approved prior to the completion and inspection of all infrastructure called for in the final plat approval. Condition #19 is recommended to be struck per staff and Zoning Commission recommendation as it was found to be unnecessary; see recommended conditions in S0001-25 Zoning Commission Preliminary Plat Approval Recommendation Letter, dated July 2, 2025.~~
20. Per BCRC 12-714.B, shoreline vegetation buffer management areas shall be delineated on the final plat of the subdivision. Applicants for shore land subdivisions may be required to plant vegetation as provided in appendix B of this title in shoreline vegetation buffer management areas prior to final plat approval. Exceptions may be made for areas that contain no cultivatable soil, such as pebble beach areas or rock outcroppings.
21. All future development in the proposed subdivision must comply with all shoreline rules in force in Bonner County at the time of development application submittal.
22. Per BCRC 12-762, a geotechnical analysis shall be required for proposed building sites, roads, driveways or other development, where the natural slope equals or exceeds thirty percent (30%). The geotechnical analysis shall be stamped and signed by an Idaho licensed civil or geological engineer having sufficient education and experience to prove competency in the field of geotechnical engineering. The geotechnical analysis shall be submitted prior to construction and shall explain the geologic and hydrologic features of the area, shall evaluate the suitability of the site

for intended uses, shall identify potential problems relating to the geology and hydrology, shall summarize the data upon which conclusions are based, and shall propose mitigation measures.

The complete file is available for review in the Planning Department, 1500 Highway 2, Suite #208, Sandpoint, ID. Staff reports are available online before the hearing at www.bonnercountyid.gov. Bonner County Revised Code (BCRC) is available at the Planning Department or online.

Appendix A: Notice of Public Hearing, Record of Mailing

NOTICE OF PUBLIC HEARING



I hereby certify that a true and correct copy of this "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this 25th day of **October 2025**.

Dylan Young

Dylan Young, Hearing Coordinator

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Saturday, October 25, 2025**.

NOTICE IS HEREBY GIVEN that the Bonner County Commissioners will hold a public hearing at **10:00 am on Monday, November 17, 2025** in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following request:

File S0001-25 – Subdivision Preliminary Plat – Deerfield

The applicant is requesting to subdivide and plat an approximately 32.67-acre parcel into twenty-four (24) residential lots ranging from approximately one (1) to three (3) acres each and one stormwater tract. The property is zoned Suburban. The subject property is located off Baldy Mountain Road in Section 16, Township 57 North, Range 2 West, Boise Meridian. The project is located within the Syringa Heights Water District and Northside Fire District service areas, and the Area of Impact for the City of Sandpoint. The Zoning Commission, at the June 26, 2025 public hearing recommended approval of this project to the Board of County Commissioners. At the September 9, 2025 hearing, the Board of County Commissioners denied this project. The applicant requested the Board reconsider their decision on September 25, 2025.

For details regarding this application, Zoom teleconference, or YouTube livestream, visit the Planning Department web site at www.bonnercountyid.gov/departments/Planning. Staff reports are available online or may be viewed at the planning department approximately a week before the scheduled hearing.

Written statements must be submitted to the planning department record no later than seven (7) days prior to the public hearing. Written statements not exceeding one standard letter sized, single spaced page may be submitted at the public hearing. Statements can be sent to the Bonner County Planning Department at 1500 Highway 2, Suite 208, Sandpoint, Idaho 83864; faxed to 866-537-4935 or e-mailed to planning@bonnercountyid.gov. The referenced start time stated above reflects the beginning of the hearing. Specific file start time and hearing duration vary.

During the hearing for this application, the public will be given an opportunity to provide testimony and/or evidence regarding how the proposal does or does not comply with the applicable approval criteria of the Bonner County Revised Code. At the close of the public hearing, the governing body will make a decision on the application that may include, but is not limited to, approval, denial, remand, or continuance of the public hearing. Any person needing special accommodations to participate in the public hearing should contact the Bonner County Planning Department at (208) 265-1458 at least 48 hours prior to the scheduled hearing.

If you have no comment or response, you may indicate below and return this form to the Planning Department.

NO COMMENT _____

Name

Date

RECORD OF MAILING

Page 1 of 1

File No.: S0001-25

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 24th day of **October 2025**.



Dylan Young, Hearing Coordinator

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
Blisport 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

Record of Mailing
Property Owners within 300 Feet

Page 1 of 1

File Number: S0001-25

Record of Mailing Approved By: _____

I hereby certify that a true and correct copy of the "Notice of Agency Review" was digitally transmitted or mailed (postage prepaid) on this 24th day of October 2025.



Dylan Young, Hearing Coordinator

PIN	Name	Address	City	State	ZIP
RP57N02W164800A	Miller, Thomas & Susan Living Trust	10204 Baldy Mountain Rd	Sandpoint	ID	83864
RP57N02W166951A	O'hara, Amy & John	301 Pinecrest Ln	Sandpoint	ID	83864-7285
RP57N02W164202A	Hermansen, Doris Elaine	4101 Mesa Meadows Ct	Castle Rock	CO	80109-3581
RP57N02W164952A	Deerfield Llc	615 Lakeview Blvd	Sandpoint	ID	83864-1120
RP57N02W164351A	Anderson Trust, Anderson, Marilyn, Trustee	Po Box 2932	Hayden	ID	83835
RPS00000167950A	City Of Sandpoint	Po Box 760	Sagle	ID	83860-0760
RP57N02W167001A	Lapham, Joseph G Jr	299 Pinecrest Ln	Sandpoint	ID	83864
RP57N02W164901A	Morris, Dave & Marley, Denise M	10256 Baldy Mtn Rd	Sandpoint	ID	83864
RP57N02W164402A	Stitsel, Lester M & Eberle, Krista M	10401 Baldy Mtn Rd	Sandpoint	ID	83864
RP57N02W165001A	Kaul, Travis & Kim M	10376 Baldy Mtn Rd	Sandpoint	ID	83864-7935
RP57N02W164671A	Webb, La Velle G	10287 Baldy Mtn Rd	Sandpoint	ID	83864
RP57N02W164352A	Anderson Trust & Anderson, Marilyn Trustee	Po Box 2932	Hayden	ID	83835
RP57N02W166911A	O'hara, Amy & John	301 Pinecrest Ln	Sandpoint	ID	83864-7285
RP57N02W164251A	Chaplin, John P & Marilyn Kay	Po Box 2630	Sandpoint	ID	83864-0919
RP57N02W167101A	Rowland, Thomas J	363 Pinecrest Ln	Sandpoint	ID	83864
RP57N02W164201A	Hermansen, Doris Elaine	4101 Mesa Meadows Ct	Castle Rock	CO	80109-3581
RP57N02W164252A	Chaplin, John P & Marilyn Kay	Po Box 2630	Sandpoint	ID	83864-0919
RP57N02W164672A	Webb, La Velle G	10287 Baldy Mtn Rd	Sandpoint	ID	83864
RP57N02W164401A	Stitsel, Lester M & Eberle, Krista M	10401 Baldy Mtn Rd	Sandpoint	ID	83864
	Schickedanz, Gerhard	217 Cedar ST #320	Sandpoint	ID	83864
	Deerfield Llc	615 Lakeview Blvd	Sandpoint	ID	83864
	Tadic, Dan	3882 N Schreiber Way, Suite 104	Coeur D Alen	ID	83815

Appendix B: Agency Comments



Public Health
Prevent. Promote. Protect.
Panhandle Health District

Panhandle Health District

Healthy People in Healthy Communities

Environmental Health
2101 W. Pine St.
Sandpoint ID 83864
Phone: 208-265-6384
Fax: 208-265-8550
www.phd1.idaho.gov

May 2, 2025

198 Floyds Road
Sagle Idaho 83860

RE: UPDATED – Syringa Estates, #24-09-08209

To All Concerned:

The residential subdivision known as *Syringa Estates* consisting of 25 lots on 33 acres located in Township 57 North, Range 02 West, Section 16 within Bonner County in the State of Idaho has been reviewed by Panhandle Health District (PHD). PHD will grant final plat approval when the following conditions are satisfied:

- Update PHD application with current subdivision name and any other information that may have changed since application submittal, i.e. number of lots. **(Incomplete)**
- PHD must receive a letter from the Department of Environmental Quality (DEQ) or a Qualified Licensed Professional Engineer (QLPE) stating water and sewer services for *Syringa Estates* meet the State of Idaho Standards. **(Incomplete, see 3.11 & 3.12 in the Idaho State Land SOP)**
- PHD must receive a letter from *Syringa Water* stating they have the capacity and willingness to supply water/sewer to all 25 lots in the *Syringa Estates*. **(Complete)**
- Test holes must be dug and approved drainfield sites must be located for all lots within the subdivision. **(Complete)**
- The water source must be stated on the plat as part of the owner's certificate block as required by Idaho Code §50-1334. **(Incomplete)**
- PHD will provide the applicable language for the Sanitary Restriction/Certificate of Approval as required by Idaho Code §50-1326 to §50-1329. This must be placed on the face of the plat. **(Contact PHD)**
- All shallow injection wells (drywells) must be registered with PHD and corresponding fees paid. **(None proposed)**
- Copies of the plat including signature page(s) must be supplied to PHD. **(Incomplete)**
- All fees pertinent to PHD's subdivision review process must be paid. **(Complete)**

If the above conditions are satisfied PHD will lift the sanitary restrictions when the final plat/mylar is signed. Please note that plat approval does not guarantee these lots are buildable. If you have any questions or require additional information please call Panhandle Health District.

PHD recommends that the suitable drainfield sites are located on the face of the plat. It is the owners responsibility to protect and preserve the approved drainfield and replacement areas at all times.

Sincerely,

Amanda J Cerise
Registered Environmental Health Specialist

cc: Bonner County Planning Department - planning@bonnercountyid.gov
DEQ - croplansubmittal@deq.idaho.gov
Syrina Water District - drinkard.s@gmail.com
Dan Tadic - dtadic@hnh-llc.com



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - S0001-25 Agency Review - Short Plat - River Estates

1 message

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

Mon, May 5, 2025 at 3:12 PM

No Comment from the Idaho Transportation Department.

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: Wednesday, April 30, 2025 11:13 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@avista.com>; Becky Meyer <becky.meyer@posd.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 <C.Johnson@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

<https://mail.google.com/mail/u/0/?ik=de5c07150b&view=pt&search=all&permthid=thread-ar7474903743336006895%7Cmsg-f1831320322460101761...> 1/3

5/6/25, 9:07 AM

Bonner County Mail - [EXT SENDER] Re: Bonner County Planning - S0001-25 Agency Review - Short Plat - River Estates



Janna Brown <janna.brown@bonnercountyd.gov>

[EXT SENDER] Re: Bonner County Planning - S0001-25 Agency Review - Short Plat - River Estates

1 message

Bonner County History Museum <hannah@bonnercountyhistory.org>
To: Bonner County Planning <planning@bonnercountyd.gov>

No comment
Hannah Combs
Bonner County Historical Society

On Wed, Apr 30, 2025 at 11:13 AM Bonner County Planning <planning@bonnercountyd.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

<https://mail.google.com/mail/u/0/?ik=de5c07150b&view=pt&search=all&permthid=thread-arr7474903743336006895%7Cmsg-f:1831384502426750524...> 1/1



Jason Johnson <jason.johnson@bonnercountyid.gov>

Fwd: [EXT SENDER] RE: Bonner County Planning - S0001-25 Agency Review - Short Plat - River Estates

Katie Hansen <katie.hansen@bonnercountyid.gov>

Thu, May 8, 2025 at 2:09 PM

To: Jason Johnson <jason.johnson@bonnercountyid.gov>, Bonner County Planning <planning@bonnercountyid.gov>

Thank you,

Katie Hansen

Compliance/Permit Manager
Bonner County Planning Department
1500 Hwy 2, Suite 208
Sandpoint, ID 83864
Phone: 208.265.1458
Cell: 208.946.3238

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

From: **DEQ Comments** <deqcomments@deq.idaho.gov>

Date: Thu, May 8, 2025 at 2:02 PM

Subject: [EXT SENDER] RE: Bonner County Planning - S0001-25 Agency Review - Short Plat - River Estates

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.

5/12/25, 9:23 AM

Bonner County Mail - Re: Bonner County Planning - S0001-25 Agency Review - Short Plat - River Estates



Janna Brown <janna.brown@bonnercountynyld.gov>

Re: Bonner County Planning - S0001-25 Agency Review - Short Plat - River Estates

1 message

Matt Mulder <matt.mulder@bonnercountynyld.gov>

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

The Road & Bridge Department has the following comment:

On the plat, show Peninsula Rd as a County maintained public road, show the right-of-way width (appears to be 60ft), and add a note regarding how the ROW was established (instrument #

-Matt Mulder, PE

Staff Engineer

Bonner County Road & Bridge

208-255-5681 ext. 1

On Wed, Apr 30, 2025 at 11:13 AM Bonner County Planning <planning@bonnercountynyld.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

<https://mail.google.com/mail/u/0/?ik=de5c07150b&view=pt&search=all&permthid=thread-arr7474903743336006895%7Cmsg-f:1831669862160180466...> 1/1



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Deerfield Subdivision - S0001-25

1 message

Bill Dean <bdean@sandpointidaho.gov>

Mon, May 12, 2025 at 4:36 PM

To: Jake Gabell <jake.gabell@bonnercountyid.gov>, Jason Welker <jwelker@sandpointidaho.gov>

Cc: Alexander Feyen <alexander.feyen@bonnercountyid.gov>, Janna Brown <janna.berard@bonnercountyid.gov>, Jason Johnson <jason.johnson@bonnercountyid.gov>

Hi Jake, thanks again for routing the Deerfield application to us for review/comment. Our City Council addressed this at last Wednesday's CC mtg and below is the excerpt from the DRAFT minutes which will go to CC next week for approval. Our staff report is [here](#):

Citing a conflict as the applicant to Bonner County for this development, Councilor Howarth recused himself from this matter and left the dais.

City Planner Bill Dean reviewed his staff report and packet materials with the Council and, along with Mayor Grimm and Mr. Jones, fielded questions. Council approved the comments from the City to Bonner County regarding the Deerfield Subdivision Application, as composed by City staff, with the following amendments:

- a. Include a suggestion for a right-of-way dedication on the corners of Lots 9 and 10 in Block 1 for future connectivity to the south and/or west.
- b. Include a suggestion that any access point included in this development onto the property owned by the City of Sandpoint to the east of this development be constructed from public right-of-way stubbed to the City property.

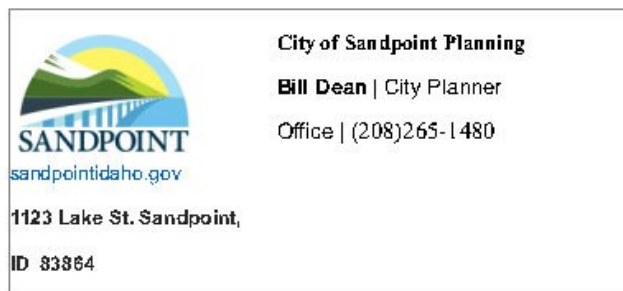
Motion made by Councilor Schreiber, Seconded by Councilor Duquette.

Voting Yea: Councilor Ruehle, Councilor Aispuro, Councilor Dick, Councilor Schreiber, Councilor Duquette

Abstaining: Councilor Howarth

The minutes will be posted next week after CC approval. Do you need anything else from us? We're happy to further discuss. We'd appreciate you sharing our City Council's requests, as described above and in the linked staff report with the Commissioners.

Thanks, Bill





Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - S0001-25 Agency Review - Long Plat - Deerfield

1 message

Symone Legg <Symone.Legg@itd.idaho.gov>
 To: Bonner County Planning <planning@bonnercountyid.gov>
 Cc: Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>

Wed, May 28, 2025 at 3:09 PM

ITD Permits has no comment.

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 - Thursday 6AM- 4:30PM

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

Sent: Wednesday, May 28, 2025 11:51 AM

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@avista.com>; Avista Corp - Peggy George <peggy.george@avista.com>; Becky Meyer <becky.meyer@lpsd.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@cityofdoverydaho.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>; 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 <Frankiedunn@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 <deq.comments@deq.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; Robert Beachler <Robert.Beachler@itd.idaho.gov>; Stacy Simkins <StacySimkins@itd.idaho.gov>; Jack Schenck <Jack.schenck@vyvebb.com>; Jamie Brown <jamieb@inlandpower.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 <kmiller@ponderay.org>; kbsd sewer <kbsdpl@hotmail.com>; Ken Flint <ken_flint@tcenergy.com>; Kenny Huston

<https://mail.google.com/mail/u/0/?ik=de5c07150b&view=pt&search=all&permthid=thread-ar:2232653612954573523%7Cmsg-f:1833403891865079902...> 1/2



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - S0001-25 Agency Review - Long Plat - Deerfield

1 message

D1Permits <D1Permits@itd.idaho.gov>
 To: Bonner County Planning <planning@bonnercountyid.gov>

Wed, May 28, 2025 at 2:40 PM

ITD has no comment.

Have a nice day!



Kimberly Hobson

Project Coordinator

Innovation Steward

District 1

Work: 208.772.8079

Email: kimberly.hobson@itd.idaho.gov

Website: itd.idaho.gov

Work schedule: M-W-Th-F 6AM- 4:30 PM

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

Sent: Wednesday, May 28, 2025 11:51 AM

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@avista.com>; Avista Corp - Peggy George <peggy.george@avista.com>; Becky Meyer <becky.meyer@lpsd.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@cityofdoverydaho.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>; 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

<https://mail.google.com/mail/u/0/?ik=de5c07150b&view=pt&search=all&permthid=thread-ar:2232653612954573523%7Cmsg-f:1833402040837557110...> 1/3



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - S0001-25 Agency Review - Long Plat - Deerfield

1 message

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

Thu, May 29, 2025 at 6:39 AM

No Comment from the Idaho Transportation Department.

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: Wednesday, May 28, 2025 11:51 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@avista.com>; Becky Meyer <becky.meyer@posd.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 <C.Johnson@kootenaiponderaysewerdistrict.org>; 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

<https://mail.google.com/mail/u/0/?ik=de5c07150b&view=pt&search=all&permthid=thread-ar:2232653612954573523%7Cmsg-f:1833462376529771498...> 1/3



Jason Johnson <jason.johnson@bonnercountyid.gov>

Fwd: Bonner County Planning - S0001-25 Agency Review - Long Plat - Deerfield

1 message

Jenna Brown <jenna.brown@bonnercountyid.gov>
To: Jason Johnson <jason.johnson@bonnercountyid.gov>

Tue, Jun 3, 2025 at 1:25 PM

Thank you,
Jenna Brown, Administrative Assistant III
Bonner County Planning Department
208-265-1458 ext. 1252

Forwarded message

From: Matt Mulder <matt.mulder@bonnercountyid.gov>
Date: Tue, Jun 3, 2025 at 1:08 PM
Subject: Fwd: Bonner County Planning - S0001-25 Agency Review - Long Plat - Deerfield
To: Matt Mulder <matt.mulder@bonnercountyid.gov>
Cc: Jason Topp <jason.topp@bonnercountyid.gov>, Dan Tadic <dadtad@bncntrid.com>

Raining,

The Bonner County Road & Bridge Department has the following comments regarding the Deerfield Subdivision:

1. The Applicant's Engineer has been coordinating the roadway designs and dedication of additional public right of way with the R&B Department early in the project development, and as a result there are few comments needed regarding the roadway plans. The roads as designed meet or exceed the standard requirements for a privately maintained public road. Local Access Road A, with more than 200 ADT (Average Daily Traffic) and is approved for construction as presented.
2. After reviewing the Trip Generation & Distribution Letter, it is my opinion that no additional traffic impact study is required. Baldy Mountain Rd is a County maintained road with hard surfacing and a 35mph speed limit and is more than capable of supporting the increased traffic loads generated by the subdivision. The speeds, sight distances, and traffic volumes do not warrant turn lanes.
3. A road approach encroachment permit will need to be applied for in order to construct the new connection to Baldy Mountain Road. As driveways are added later, residential encroachment permits for each new driveway will be required. Corner lots will be required to access off of Deerfield Drive.
4. There is a note regarding maintenance of the roads in the Owners Certificate as being by the HOA per CC&R's. Add additional language making it clear that "the roads being constructed do not meet the standards for County maintenance and will be ineligible for future consideration of County maintenance."

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

Forwarded message

From: Bonner County Planning <planning@bonnercountyid.gov>
Date: Wed, May 28, 2025 at 11:51 AM
Subject: Bonner County Planning - S0001-25 Agency Review - Long Plat - Deerfield
To: Alan Binkmeier <alan.binkmeier@bonnercountyid.gov>, Amber Burgess <deh@bsewewidistat.com>, Army Corps of Engineers <CEHWW-RD-CDA@usace.army.mil>, Arva Corp - Jay West <jay.west@arvadacorp.com>, Arva Corp - Peggy George <peggy.george@arvadacorp.com>, Betty Meyer <betty.meyer@bncntrid.gov>, Bill Berg <bill.berg@bncntrid.gov>, Bonner County Assessors <assessing@bonnercountyid.gov>, BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <DIRECTOR@bonnercountyhistorical.org>, Benna Gaiou <Benna.Gaiou@bonnercountyid.gov>, Bryan Quasie <bquasie@landuseconsulting@gmail.com>, Chase Bell <chase.bell@bncntrid.gov>, Chief Debbie Carpenter <chief@spartakelie.com>, City of Clark Fork <cityofclarkforkidaho.org>, City of Dover <cityofdovertidaho.org>, City of East Hope Fianok <easthope.city@gmail.com>, City of Hope <cityofhopeidaho@gmail.com>, City of Odawa <cityofodawaidaho@gmail.com>, City of Priest River <cityofpriestriveridaho.org>, City of Sandpoint Planning <cityofsandpointplanningidaho.org>, City of Shoshone <cityofshoshoneidaho.org>, Colleen Johnson <Colleen@kootenaiandwaterseweridaho.org>, Coon-Cavanaugh Bay Fire Protection District <cooncavanaughbayfireprotectiondistrict@gmail.com>, Craig Hill <craig.hill@bncntrid.gov>, DTPermits <DTPermits@bncntrid.gov>, Dan Brown <dan.brown@bncntrid.gov>, Dan McCracken <Dan.McCracken@bncntrid.gov>, Dan Schatz <dan.schatz@bncntrid.gov>, Dean Davis <deandavis@bncntrid.gov>, DEQ- Kirste McEnroe <kirste.mcenroe@bncntrid.gov>, East Bonner Library <elibrary@bonnercountyid.gov>, East Priest Lake Fire District <eastpriestlakefireidaho.org>, East Shoshone <eastshoshoneidaho.org>, Federal Aviation Administration <faa@faa.gov>, Fianne Dunn <fianne.dunn@hotmail.com>, Fritz Biosch <fritz.biosch@bncntrid.gov>, Garfield Bay Water and Sewer District Clerk <garfieldbaywaterseweridaho.org>, Gavin Givens <gavins@bncntrid.gov>, Harrison Merritt <merritt.harrison@bncntrid.gov>, ID State Historical Society - Dan Everhart <dan.everhart@bncntrid.gov>, Idaho Department of Environmental Quality <deq@idaho.gov>, Independent Hwy Dist - Julie Bishop <julie.bishop@idaho.gov>, ITD - Robert Becher <robert.becher@idaho.gov>, ITD - Stacy Simons <stacy.simons@idaho.gov>, Jack Schenck <jack.schenck@bncntrid.gov>, Jamie Brown <jamie.brown@bncntrid.gov>, Janice Best <janice.best@bncntrid.gov>, Jason Johnson <jason.johnson@bonnercountyid.gov>, Jason Kimbeling <jason.kimbeling@bncntrid.gov>, Jeff Lindsey <jlindsey@bncntrid.gov>, Jesse Roe <BMS0637@bncntrid.gov>, Joe Kien <joe.kien@bncntrid.gov>, Jordan Brooks <jordan.brooks@bncntrid.gov>, Kayleigh Miller <kayleigh.miller@bncntrid.gov>, Lard Sewer <lardsewer@bncntrid.gov>, Ken Flint <ken.flint@bncntrid.gov>, Kenny Huston <kenny.huston@bncntrid.gov>, Kim Hoaden <kim.hoaden@bncntrid.gov>, Kim Spores <kim.spores@bncntrid.gov>, Kimberly Hobson <kimberly.hobson@bncntrid.gov>, Ladewate Water District <ladewatewaterdistrictidaho.org>, Lateland Joint School District #272 <ladelandjointdistrict272idaho.org>, Lisa Rosa <lisa.rosa@bncntrid.gov>, Matt Drel <matt.drel@bncntrid.gov>, Mader Water <maderwater@bncntrid.gov>, Mike Ahmer <mike.ahmer@bncntrid.gov>, Mike Schacht <mike.schacht@bncntrid.gov>, Natural Resource Conservation Service - Greg Becker <greg.becker@idaho.gov>, Navy - Glynis Casey <glyniscasey@navy.mil>, North of the Narrows Fire District <northofthenarrowsfireidaho.org>, Northern Lights <northernlights@bncntrid.gov>, Northern Lights - Greg Biewing <greg.biewing@bncntrid.gov>, Northside Water and Sewer Association <northsidewaterandsewerassociationidaho.org>, Oden Water Association - Carol Postrina <carol.postrina@bncntrid.gov>, Pend Oreille Hospital District <pendoreillehospitaldistrictidaho.org>, PHD <phd@bncntrid.gov>, Priest Lake Public Library District <priestlakepubliclibrarydistrictidaho.org>, Richard Nash <rich.nash@bncntrid.gov>, Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>, Ryan Zandhansen <ryan.zandhansen@bncntrid.gov>, Sagie Valley Water and Sewer District <sagievalleywaterandsewerdistrictidaho.org>, Sam Owen Fire Rescue <samowenfirerescueidaho.org>, Sam Rosa <sam.rosa@bncntrid.gov>, Sandpoint Park <sandpointparkidaho.org>, Sarah Gilmore <sarah.gilmore@bncntrid.gov>, School District 84 - Transportation - James Koetter <james.koetter@bncntrid.gov>, SCHWETZER FIRE DISTRICT <schwetzfireidaho.org>, Selkirk Association of Realtors <selkirkassociationofrealtorsidaho.org>, Selkirk Recreation District <selkirkrecreationdistrictidaho.org>, Sheryl Austin <sheryl.austin@bncntrid.gov>, Sourdough Point Owners Association <sourdoughpointownersassociationidaho.org>, Southside Water and Sewer <southsidewaterandseweridaho.org>, Steve Elgin <steve.elgin@bncntrid.gov>, Superintendent School Dist 84 <superintendent@bncntrid.gov>, Symone Jegg <symone.jegg@bncntrid.gov>, TC Energy / TransCanada <us_operations@tcenergy.com>, Teresa Decker <teresa.decker@bncntrid.gov>, Teresa Zambra <teresa.zambra@bncntrid.gov>, Theresa Wheat <theresa.wheat@bncntrid.gov>, Tim Ventress <tim.ventress@bncntrid.gov>, Timberline Fire

<https://mail.google.com/mail/u/0/?ik=5d6de2c21&view=pt&search=all&permthid=thread-f:1833391388703684186%7Cmsg-f:1833940937934039670&siml=msg-f:1833940937934039670&mb=1>

1/2



NORTHSIDE FIRE DISTRICT

P.O. Box 181
Ponderay, Idaho 83852
Phone: 208-265-4114

June 3, 2025

Bonner County Planning Department

RE: Public Hearing – File S0001-25
Deerfield Subdivision, RP57N02W164952A

To Whom It May Concern:

The Northside Fire District is aware of the Deerfield subdivision and plans for development off Baldy Mountain Rd. For the last few months, the developer and his representatives have been working with fire district staff on meeting all the requirements of the District as well as the International Fire Code (IFC). They have been very communicative and great to work with.

We worked with them to meet the intent of the IFC regarding fire flow and water storage. We reached an agreement, and I provided an IFC variance, that will allow for a single large tank for water storage; an option that will allow for easier access to water in the event of an incident in or around the community.

We continue to be concerned about the amount of development in Bonner County, while at the same time not addressing infrastructure. It must be noted that we do not have the adequate fire resources to protect this subdivision, or other areas of the County, from a major fire event. Knowing that, the voters recently spoke and decided they did not support enhanced fire protection. With that in mind we respectfully ask the County to proceed cautiously into the future and consider methods that will allow for responsible growth in the wildland urban interface.

Should you have any questions, please feel free to reach out.

Sincerely,



Jeff Armstrong, Fire Chief

cc. file, Board of Commissioners



Jason Johnson <jason.johnson@bonnercountyid.gov>

Re: [EXT SENDER] RE: Deerfield Subdivision - S0001-25

1 message

Jake Gabell <jake.gabell@bonnercountyid.gov>

Tue, May 13, 2025 at 12:30 PM

To: Bill Dean <bdean@sandpointidaho.gov>

Cc: Jason Welker <jwelker@sandpointidaho.gov>, Alexander Feyen <alexander.feyen@bonnercountyid.gov>, Janna Brown <janna.berard@bonnercountyid.gov>, Jason Johnson <jason.johnson@bonnercountyid.gov>

Hey Bill,

I don't believe we need anything else from you at this time. We will consider this email and the attached staff report as the City's comment on the file. We are still within the comment period, so if the City wants to provide any additional information or details, feel free to send them over before the hearing.

Thanks,

Jake Gabell, Director

Bonner County Planning Department

1500 Highway 2, Suite 208

Sandpoint, ID 83864

Phone: 208-265-1458

On Mon, May 12, 2025 at 4:36 PM Bill Dean <bdean@sandpointidaho.gov> wrote:

Hi Jake, thanks again for routing the Deerfield application to us for review/comment. Our City Council addressed this at last Wednesday's CC mtg and below is the excerpt from the DRAFT minutes which will go to CC next week for approval. Our staff report is [here](#):

Citing a conflict as the applicant to Bonner County for this development, Councilor Howarth recused himself from this matter and left the dais.

City Planner Bill Dean reviewed his staff report and packet materials with the Council and, along with Mayor Grimm and Mr. Jones, fielded questions. Council approved the comments from the City to Bonner County regarding the Deerfield Subdivision Application, as composed by City staff, with the following amendments:

- a. Include a suggestion for a right-of-way dedication on the corners of Lots 9 and 10 in Block 1 for future connectivity to the south and/or west.
- b. Include a suggestion that any access point included in this development onto the property owned by the City of Sandpoint to the east of this development be constructed from public right-of-way stubbed to the City property.

Motion made by Councilor Schreiber, Seconded by Councilor Duquette.

Voting Yea: Councilor Ruehle, Councilor Aispuro, Councilor Dick, Councilor Schreiber, Councilor Duquette

Abstaining: Councilor Howarth

The minutes will be posted next week after CC approval. Do you need anything else from us? We're happy to further discuss. We'd appreciate you sharing our City Council's requests, as described above and in the linked staff report with the Commissioners.

Thanks, Bill

<https://mail.google.com/mail/u/0/?ik=5d6cde2c21&view=pt&search=all&permthid=thread-f:1829692296009329331%7Cmsg-f:1832034939402823312&...> 1/3

Z



Panhandle Health District

Healthy People in Healthy Communities

June 18, 2025

Bonner County Planning Dept.

1500 Highway 2, Suite 208

Sandpoint, ID 83864

Re: File S0001-25 – Long Plat – Deerfield

Dear Bonner County Planning -

This letter is intended as follow-up comments to the attached letter/comments Panhandle Health District (PHD) sent on May 2, 2025. As of today's date, PHD does not have adequate information to verify whether sanitary restrictions may be lifted on all 24 proposed 'buildable' lots associated with this plat.

While the soils and overall site conditions were found to be generally adequate for complex alternative septic systems (per PHD Preliminary Soil Analysis dated 11/27/24), PHD must receive a detailed site plan indicating all proposed septic system locations and distances to all features of concern; including all temporary, intermittent and permanent surface water (existing & proposed, and both man-made and naturally existing).

The applicant must demonstrate that the sanitary services proposed for each lot will fit within the property lines as proposed, or within dedicated legal easements on neighboring parcels. Any depressions or drainages that hold surface water for 2 months or more require the setback for intermittent or permanent surface water, and this applies to both man-made or natural depressions that hold water. The Idaho Subsurface Sewage Disposal Rules IDAPA 58.01.03.003.39 define surface water as: *Surface Water - Intermittent, Permanent, Temporary. a. Any waters of the State which flow or are contained in natural or man-made depressions in the earth's surface. This includes, but is not limited to, lakes, streams, canals, and ditches. b. An intermittent surface water exists continuously for a period of more than two (2) months but not more than six (6) months a year. c. A permanent surface water exists continuously for a period of more than six (6) months a year. d. A temporary surface water exists continuously for a period of less than two (2) months a year.*

Each proposed 'buildable' lot must be verified to have adequate space for both a Primary & Replacement Septic system. It is important to note that the site has clay soils, which means the septic systems will be very large. For example, if someone wants one dwelling with 4 bedrooms (300gpd), they would need 1,500sqft of area for their primary drainfield, and another 1500sqft for their future replacement field, for a total of 3,000sqft. All lots will require extremely careful planning to ensure setbacks can be met to all waterlines, all surface water, property lines, dwellings, etc.

PHD has requested a detailed site plan from the project engineer so we can verify the details of the proposed sanitary services in relation to the rest of the project plans. PHD may need to conduct additional field work to verify the proposed septic locations will be adequate and compliant with IDAPA 58.01.03. PHD also needs all necessary reviews and approvals for the proposed water system infrastructure.

If you have any questions regarding this information, please contact our office or email me at kkolberg@phd1.idaho.gov.

Regards,

Kathryn Kolberg, Environmental Health Program Manager

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

www.PanhandleHealthDistrict.org

6/23/25, 2:03 PM

Bonner County Mail - [EXT SENDER] RE: Bonner County Planning - S0001-25 Agency Review - Long Plat - Deerfield



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - S0001-25 Agency Review - Long Plat - Deerfield

1 message

DEQ Comments <deqcomments@deq.idaho.gov>
To: Bonner County Planning <planning@bonnercountyid.gov>

Wed, Jun 18, 2025 at 3:11 PM

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: Wednesday, May 28, 2025 11:51 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@lpsd.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, Chace <Chace.Bell@idwr.idaho.gov>; Chief Debbie Carpenter <chief@spirittlakefire.com>; City of Clark Fork <city@clarkforkidaho.org>; City of Dover <cityclerk@cityofdoveryidaho.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>; 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>; Jamie Brown <jamieb@inlandpower.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>; Ken Flint

<https://mail.google.com/mail/u/0/?ik=de5c07150b&view=pt&search=all&permthid=thread-ar:2232653612954573523%7Cmsg-f:1835306514553908852...> 1/2



Dylan Young <dylan.young@bonnercountyid.gov>

Bonner County Planning - File S0001-25 Agency Review

DEQ Comments <deqcomments@deq.idaho.gov>
To: Bonner County Planning Department <planning@bonnercountyid.gov>

Thu, Aug 7, 2025 at 3:13 PM

Drinking Water

The subject project must comply with Idaho Rules for Public Drinking Water Systems (IDAPA 58.01.08) meeting engineering standards for the required main extensions, as per the attached May 13, 2025, letter: "Approved for Construction – Deerfield – Water Plans & Syring Heights Water District". For questions, please contact Idaho Department of Environmental Quality (DEQ) engineering staff in Coeur d'Alene to discuss these requirements ahead of the project development, (208) 769-1422.

Please note the will serve letter for the subject project is updated, per Syringa Heights Water District on March 25, 2025. This letter is attached.

Wastewater

The application states wastewater will be disposed of through individual drainfields. If it is determined that individual drainfields are not feasible due to surface water on site, and a community system is sought, DEQ may be involved in the review of the wastewater system at the request of Panhandle Health District (PHD). If the cumulative design flow from all wastewater generating facilities on the property exceeds 2,500 gallons per day (gpd), the wastewater system will be considered a public wastewater system and must meet the applicable rules defined in IDAPA 58.01.16 and IDAPA 58.01.03. If DEQ is requested to review the project, and the project exceeds 2,500 gpd, DEQ will require the applicant to submit a preliminary engineering report (PER) prepared by an Idaho-licensed professional engineer, a demonstration of technical, financial, and managerial capacity, engineered plans and specifications, and results from a nutrient-pathogen evaluation, prior to DEQ recommending approval to PHD.

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- Anna Moody for drinking water.
- Shawn Sweetapple for air quality.
- Kevin Aardahl for remediation or RCRA.
- Robert Steed for surface water and setback requirements.

Thank you-

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

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

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

Sent: Tuesday, July 29, 2025 8:42 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@avista.corp.com>; Becky Meyer <becky.meyer@posd.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, 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 Kootenai <cityclerk@cityofkootenai.org>; 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>; 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>; Dave Schuck <dave.schuck@bonnercountyid.gov>; 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>; Dan Everhart <Dan.Everhart@ishs.idaho.gov>; DEQ Comments <deqcomments@deq.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdcclerk@gmail.com>; Robert Beachler <robert.beachler@itd.idaho.gov>; ITD - Stacy Simkins <stacy.simkins@itd.idaho.gov>; Jack Schenck <Jack.schenck@vyvebb.com>; Jamie Brown <jamieb@inlandpower.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>; Karen Quenell <kquenell@northsidefire.org>; Kayleigh Miller <klmiller@ponderay.org>; kbsd sewer <kbsdpl@hotmail.com>; Ken Flint <ken_flint@tcenergy.com>; Kenny Huston <kenny.huston@oer.idaho.gov>; Kim Hoodenpyle <kjh5345@gmail.com>; Kim Spacek <kimspacek@sd83.org>; Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>; Ladede Water District <info@ladedewaterdistrict.org>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; Matt Diel <matt.diel@posd.org>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>; 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 <rzanhuisen@idl.idaho.gov>; Sagle Valley Water & Sewer District <markc@smartplugs.com>; Sagle Valley Water and Sewer District <saglewatersewer@gmail.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; Sam Ross <sam.ross@nli.coop>; Sarah Gilmore <sgilmore@sandpointidaho.gov>; School District 84 Transportation - James

Koehler <james.koehler@lposd.org>; SCHWEITZER FIRE DISTRICT <SchweitzerFireDistrict@gmail.com>; 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>; 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>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>
Subject: Bonner County Planning - File S0001-25 Agency Review

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[Quoted text hidden]

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2 attachments



ID1090136 Syringa Heights Water - Deerfield Subdivision - Will Serve Letter - 02-25-2025.PDF
832K



ID1090136 Syringa Heights Water - Deerfield Water Plans - Plans and Specifications - DEQ Approval - P&S
58287 - 05-13-2025.PDF
158K

Sandra Hartzell

From: Chris Westerman
Sent: Thursday, March 27, 2025 01:46 PM
To: CRO Plan Submittal
Cc: Katy Baker-Casile; Anna Moody
Subject: FW: Deerfield Subdivision
Attachments: 250325 Deerfield to IDEQ.pdf

Forwarding

-- Chris

From: Tim Blankenship <blankentim@gmail.com>
Sent: Thursday, March 27, 2025 12:18 PM
To: Dan Tadic <dtadic@hnh-llc.com>; Chris Westerman <Chris.Westerman@deq.idaho.gov>; Katy Baker-Casile <Katy.Baker-Casile@deq.idaho.gov>
Subject: Deerfield Subdivision

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.

See attached will serve letter.

--

Cheers!

Tim Blankenship
blankentim@gmail.com



March 25, 2025

Idaho Department of Environmental Quality
2110 Ironwood Parkway
Coeur d'Alene, Idaho 83814

RE: Water Service for the Proposed Deerfield Subdivision

The above referenced property is within the Syringa Heights Water District. The District has the capacity and the desire to service the proposed 24 lot subdivision. The subdivision also includes a water service connection for filling a fire suppression reservoir and a connection for irrigating a small roadway island area near the entrance to the subdivision. There are 26 total service connections proposed.

As agreed, the developer will reserve the 26 service connections by paying for a portion of the New User Facility Fee (NUFF) for each service connection in advance. Upon receipt of \$91,000 (\$3,500 x 26) the district will reserve said connections. The balance of the New User Facility Fee, based on the NUFF at the time of connection, is required no later than at the time of request for building permit, or in the case of the reservoir and irrigation services, at the time of meter installation.

After all the requirements of the District have been met, including but not limited to, District approval of final construction plans, application for service, completion of all water main construction including inspection and testing, and payment of balance of individual NUFFs, the District will provide service to the property.

Sincerely,

Tim C. Blankenship, P.E.
Chairman
Syringa Heights Water District

CC: Dan Tadic- dtadic@hnh-llc.com; Chris Westerman- Chris.Westerman@deq.idaho.gov; Katy Baker-Casile- Katy.Baker-Casile@deq.idaho.gov>;



May 13, 2025

Rick Howarth
Deerfield, LLC
615 Lakeview BLVD
Sandpoint, ID 83864
Rick.a.howarth@icloud.com

Subject: Approved for Construction – Deerfield – Water Plans & Syring Heights Water District

Dear Mr. Howarth:

The Idaho Department of Environmental Quality (DEQ) received plans and specifications entitled Deerfield – Water Plans submitted to DEQ on April 14, 2025. The plans and specifications were sealed and signed by Daniel Tadic, PE on April 14, 2025. The project generally includes the abandonment of an existing four (4) inch water main and the construction of a six (6) inch water main to serve new connections. DEQ has reviewed the plans and specifications for general conformance with DEQ Rules¹ and determined it to be approved for construction subject to the following conditions:

I. Standard Conditions:

- A. All conditions of this letter must be met. The standard conditions on the DEQ approval stamp are part of this approval. Supporting reports or documents received during review are considered to be a part of the approved document.
- B. DEQ's construction approval expires after one calendar year from the date of this letter. For construction to proceed beyond this date, an extension request or new plans and specifications must be submitted to DEQ for review and approval before construction may proceed.
- C. Any material deviations from the approved plans and specifications must be reviewed and approved by DEQ before construction.
- D. The owner is required to maintain one copy of the approved plans and specifications and this DEQ approval letter on-site during construction at all times. As project owner, you must ensure that the contractor, construction inspector, and certifying engineer are aware of the approval conditions.
- E. Construction must be inspected by an Idaho-licensed Professional Engineer, or designee, to the extent required to confirm material compliance with approved plans. An Idaho-licensed Professional Engineer representing the system must submit record drawings, or a statement of material compliance, to DEQ within 30 days after construction completion.
- F. New water mains are required to be pressure tested and disinfected in accordance with AWWA Standards (IDAPA 58.01.08.542 and Section 548). Please have the pressure test and microbiological results submitted to this office prior to or concurrent with the record drawing submittal.
- G. This approval pertains only to water and sewer infrastructure and does not relieve the owner, engineer, or the contractor of the responsibility to comply with all current applicable federal, state, and local laws, rules, regulations, or ordinances.

¹ IDAPA 58.01.08 – Idaho Rules for Public Drinking Water Systems

Deerfield, LLC

II. Sanitary Restrictions:

- A. DEQ recommends the release of sanitary restrictions for the parcels being served by this project. DEQ recommends that Public Health utilize the Certificate of Approval on the plat.

CERTIFICATE OF APPROVAL

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on the Department of Environmental Quality (DEQ) approval of the design plans and specifications and the conditions imposed on the developer for continued satisfaction of the sanitary restrictions. Buyer is cautioned that at the time of this approval, no drinking water or sewer/septic facilities were constructed. Building construction can be allowed with appropriate building permits if drinking water or sewer facilities have since been constructed or if the developer is simultaneously constructing those facilities. If the developer fails to construct facilities or meet the other conditions of DEQ, then sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval, and no construction of any building or shelter requiring drinking water or sewer/septic facilities shall be allowed.

III. Project-Specific Conditions:

- A. If the project is anticipated to disturb at least one acre of land, or is part of a larger project that disturbs one acre or more of land, the project must obtain coverage under the Idaho Pollution Discharge Elimination System (IPDES) Construction General Permit. Stormwater events that occur during construction should be managed according to the site specific Stormwater Pollution Prevention Plan, and other requirements of the General Permit. To submit a Notice of Intent for permit coverage under the Construction General Permit, apply online at <http://www2.deq.idaho.gov/water/IPDES/>.

If you have any questions or comments, contact me at (208) 666-4634 or kevin.ohm@deq.idaho.gov.

Regards,



Kevin Ohm, EI
Water Quality Engineer

Encl: DEQ Stamped Approved Plans and Specifications

- c: Dan Tadic, PE, HMM Engineering, dtadic@hmm-llc.com
Katy Baker-Casile, PE, DEQ, Katy.Baker-Casile@deq.idaho.gov
Jeremy Kirk, IDOPL, jeremy.kirk@dopl.idaho.gov
Jason Peppin, PHD, jhapplications@phd1.idaho.gov
EDMS: ID1090136: 2025AGD2637 (P&S 58287)



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - File S0001-25 Agency Review

1 message

DEQ Comments <deqcomments@deq.idaho.gov>

Tue, Oct 28, 2025 at 9:40 AM

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

Drinking Water

The subject project must comply with Idaho Rules for Public Drinking Water Systems (IDAPA 58.01.08) meeting engineering standards for the required main extensions, as per the attached May 13, 2025, letter: "Approved for Construction – Deerfield – Water Plans & Syring Heights Water District". For questions, please contact Idaho Department of Environmental Quality (DEQ) engineering staff in Coeur d'Alene to discuss these requirements ahead of the project development, (208) 769-1422.

Please note the will serve letter for the subject project is updated, per Syringa Heights Water District on March 25, 2025. This letter is attached.

Wastewater

The application states wastewater will be disposed of through individual drainfields. If it is determined that individual drainfields are not feasible due to surface water on site, and a community system is sought, DEQ may be involved in the review of the wastewater system at the request of Panhandle Health District (PHD). If the cumulative design flow from all wastewater generating facilities on the property exceeds 2,500 gallons per day (gpd), the wastewater system will be considered a public wastewater system and must meet the applicable rules defined in IDAPA 58.01.16 and IDAPA 58.01.03. If DEQ is requested to review the project, and the project exceeds 2,500 gpd, DEQ will require the applicant to submit a preliminary engineering report (PER) prepared by an Idaho-licensed professional engineer, a demonstration of technical, financial, and managerial capacity, engineered plans and specifications, and results from a nutrient-pathogen evaluation, prior to DEQ recommending approval to PHD.

If you have any questions about the comments this project has received please contact:

- Katy Baker-Casile for engineering and wastewater.
- Anna Moody for drinking water.
- Shawn Sweetapple for air quality.
- Kevin Aardahl for remediation or RCRA.
- Robert Steed for surface water and setback requirements.

Thank you-

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

<https://mail.google.com/mail/u/0/?ik=de5c07150b&view=pt&search=all&permthid=thread-f1847066089974612957%7Cmsg-f1847244519063841125&...> 1/4



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: [EXT SENDER] RE: Bonner County Planning - File S0001-25 Agency Review

1 message

DEQ Comments <deqcomments@deq.idaho.gov>
To: Bonner County Planning <planning@bonnercountyid.gov>

Tue, Oct 28, 2025 at 11:25 AM

If you have any questions about the comments this project has received please contact:

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- Shawn Sweetapple for air quality.
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Thank you-

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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: Tuesday, October 28, 2025 10:43 AM
To: DEQ Comments <deqcomments@deq.idaho.gov>
Cc: Bonner County Planning Department <planning@bonnercountyid.gov>
Subject: Re: [EXT SENDER] RE: Bonner County Planning - File S0001-25 Agency Review

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Good Morning,

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<https://mail.google.com/mail/u/0/?ik=de5c07150b&view=pt&search=all&permthid=thread-f:1847066089974612957%7Cmsg-f:1847251108870092489&...> 1/7

Janna Brown, Administrative Assistant III

Bonner County Planning Department

208-265-1458 ext - 1252

Now Live: Apply for Your Building Location Permit Online!

We're making building easier! You can now apply for your **Building Location Permit** quickly and securely through our **new citizen online portal**, available 24/7 from the comfort of your home or office. You can also apply on one of the kiosks provided in the Planning Department office, located in the County Administrative Building, Suite 208.

Fast & easy application process

Track your permit status in real time

Upload documents directly

Visit <https://bonnercountyid-energovweb.tylerhost.net/apps/selfservice#/home> to get started today!

Online Application Guide

Effective July 1, 2025, all Building Location Permits must be applied for through the online citizen portal and we will no longer be accepting applications sent via email or printed paper applications. Have questions? Call 208-265-1458, our team is ready to help.

Build smarter. Apply online.

On Tue, Oct 28, 2025 at 9:40 AM DEQ Comments <deqcomments@deq.idaho.gov> wrote:

Drinking Water

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<https://mail.google.com/mail/u/0/?ik=de5c07150b&view=pt&search=all&permthid=thread-f1847066089974612957%7Cmsg-f1847251108870092489&...> 2/7

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- Anna Moody for drinking water.
- Shawn Sweetapple for air quality.
- Kevin Aardahl for remediation or RCRA.
- Robert Steed for surface water and setback requirements.

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 Department <planning@bonnercountyid.gov>

Sent: Friday, October 24, 2025 2:08 PM

To: Jack Schenck <Jack.schenck@vyvebb.com>; Midas Water <midaswatercorp@gmail.com>; kbsd sewer <kbsdpl@hotmail.com>; Priest Lake Public Library District <plplibrary@hotmail.com>; Kim Spacek <kimspacek@sd83.org>; City of Kootenai <cityclerk@cityofkootenai.org>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; City of Hope <hopecityclerk@gmail.com>; Navy - Glynis Casey <glynis.casey@navy.mil>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; Dave Schuck <dave.schuck@bonnercountyid.gov>; Teresa Decker <huckbayutilities01@gmail.com>; Dan Scholz <dan.scholz@nli.coop>; SCHWEITZER FIRE DISTRICT <SchweitzerFireDistrict@gmail.com>; Tim Ventress <chventresswplvfd@hotmail.com>; Jessie Roe <BWSD637@gmail.com>; City of Oldtown <cityofoldtown@hotmail.com>; Bates, Luke <Luke.Bates@idwr.idaho.gov>; DEQ Comments <deqcomments@deq.idaho.gov>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; Timberlake Fire District <Kwright@timberlakefire.com>; Tom Renzi <ep1fdchief@gmail.com>; ITD - Stacy Simkins <stacy.simkins@itd.idaho.gov>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Symone.legg@itd.idaho.gov; North of the Narrows Fire District <northofthenarrowsfire@gmail.com>; dbrown@idl.idaho.gov; meagan <meagan@westbonnerlibrary.org>; Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Fritz Broschet <outletbaysewer@gmail.com>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Sagle Valley Water and Sewer District <saglewatersewer@gmail.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; East Bonner Library <Amanda@ebonnerlibrary.org>; Jordan Brooks <coolinsewer@gmail.com>; TC Energy / TransCanada <US_crossings@tcenergy.com>; US Fish & Wildlife Services <fw1idahoconsultationrequests@fws.gov>; City of Priest River <clayers@priestriver-id.gov>; Northside Water and Syringa Heights Water Association <allwater49@outlook.com>; Kim Hoodenpyle <kjh5345@gmail.com>; Oden Water Association - Carla Poelstra <odenwater@gmail.com>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <DIRECTOR@bonnercountyhistory.org>; Dean Davis <deandavis@sd83.org>; City of Clark Fork <city@clarkforkidaho.org>; Sarah Gilmore <sgilmore@sandpointidaho.gov>; KayLeigh Miller

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Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - File S0001-25 Agency Review

1 message

Bates, Luke <Luke.Bates@idwr.idaho.gov>

Tue, Oct 28, 2025 at 11:45 AM

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

REF: S0001-25

TO: Dylan Young – Bonner County Planning Department Hearing Coordinator

Good morning,

Idaho Department of Water Resources (IDWR) – Northern Regional Office has **no conditions of approval related to the proposed development**. The development contemplates water services provided by Syringa Heights Water District, which covers the water right requirements as a municipal provider under the City of Sandpoint.

Thank you for the opportunity to comment,

**From:** Bonner County Planning Department <planning@bonnercountyid.gov>**Sent:** Friday, October 24, 2025 2:08 PM

To: Jack Schenck <Jack.schenck@vyvebb.com>; Midas Water <midaswatercorp@gmail.com>; kbsd sewer <kbsdpl@hotmail.com>; Priest Lake Public Library District <plplibrary@hotmail.com>; Kim Spacek <kimspacek@sd83.org>; City of Kootenai <cityclerk@cityofkootenai.org>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; City of Hope <hopecityclerk@gmail.com>; Navy - Glynis Casey <glynis.casey@navy.mil>; School District 84 Transportation - James Koehler <james.koehler@posd.org>; Dave Schuck <dave.schuck@bonnercountyid.gov>; Teresa Decker <huckbayutilities01@gmail.com>; Dan Scholz <dan.scholz@nli.coop>; SCHWEITZER FIRE DISTRICT <SchweitzerFireDistrict@gmail.com>; Tim Ventress <chventresswplvfd@hotmail.com>; Jessie Roe <BWSD637@gmail.com>; City of Oldtown <cityofoldtown@hotmail.com>; Bates, Luke <Luke.Bates@idwr.idaho.gov>; DEQ Comments <deq.comments@deq.idaho.gov>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; Timberlake Fire District <Kwright@timberlakefire.com>; Tom Renzi <epifdchief@gmail.com>; ITD - Stacy Simkins <stacy.simkins@itd.idaho.gov>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Symone.legg@itd.idaho.gov; North of the Narrows Fire District <northofthenarrowsfire@gmail.com>; dbrown@idl.idaho.gov; meagan <meagan@westbonnerlibrary.org>;

<https://mail.google.com/mail/u/0/?ik=de5c07150b&view=pt&search=all&permthid=thread-f1847066089974612957%7Cmsg-f1847252350445134562...>

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Appendix C: Depth-to-Width Spreadsheet

S0001-25 - Depth-to-Width Measurements						
Methodology and requirements per BCRC 12-621 & 12-812						
	Depth in Ft	Area in Ft ²	Width in Ft	Required D/W Ratio	Actual D/W Ratio	Compliant?
Block 1, Lot 1	295	43,560	147.66102	3.2:1	2.00	Y
Block 1, Lot 2	295	43,560	147.66102	3.2:1	2.00	Y
Block 1, Lot 3	295	43,560	147.66102	3.2:1	2.00	Y
Block 1, Lot 4	295	43,560	147.66102	3.2:1	2.00	Y
Block 1, Lot 5	295	43,560	147.66102	3.2:1	2.00	Y
Block 1, Lot 6	295	43,560	147.66102	3.2:1	2.00	Y
Block 1, Lot 7	295	43,560	147.66102	3.2:1	2.00	Y
Block 1, Lot 8	295	43,560	147.66102	3.2:1	2.00	Y
Block 1, Lot 9	335	45,575	136.04478	4.2:1	2.46	Y
Block 1, Lot 10	501	122,480	244.47106	4.2:1	2.05	Y
Block 1, Lot 11	355	44,916	126.52394	4.2:1	2.81	Y
Block 1, Lot 12	295	43,560	147.66102	3.2:1	2.00	Y
Block 1, Lot 13	295	43,560	147.66102	3.2:1	2.00	Y
Stormwater Tract	447	97,256	217.81859	4.2:1	2.05	Y
	Depth in Ft	Area in Ft ²	Width in Ft	Required D/W Ratio	Actual D/W Ratio	
Block 2, Lot 1	295	43,560	147.66102	3.2:1	2.00	Y
Block 2, Lot 2	295	43,560	147.66102	3.2:1	2.00	Y
Block 2, Lot 3	295	43,560	147.66102	3.2:1	2.00	Y
Block 2, Lot 4	295	43,560	147.66102	3.2:1	2.00	Y
Block 2, Lot 5	295	43,560	147.66102	3.2:1	2.00	Y
Block 2, Lot 6	295	43,560	147.66102	3.2:1	2.00	Y
Block 2, Lot 7	295	43,560	147.66102	3.2:1	2.00	Y
Block 2, Lot 8	295	43,560	147.66102	3.2:1	2.00	Y
Block 2, Lot 9	372	43,561	117.09946	4.2:1	3.18	Y
Block 2, Lot 10	302	45,539	150.79139	4.2:1	2.00	Y
Block 2, Lot 11	326	52,265	160.56836	4.2:1	2.03	Y

Appendix D: Zoning Commission Recommendation Letter



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

July 2, 2025

Deerfield LLC, c/o Dan Tadic
3882 N Schreiber Way
Suite 104
Coeur D Alene, ID 83815

Subj: File S0001-25 – Subdivision – Deerfield Subdivision

Encl: (1) File S0001-25 Zoning Commission Preliminary Plat Approval
Recommendation

Dear Applicant,

The Bonner County Zoning Commission at the June 26, 2025 hearing
Recommended approval of the above-referenced application with conditions.

The Bonner County Zoning Commission recommended approval to the Board of County Commissioners of project FILE S0001-25, Deerfield Subdivision, requesting to subdivide and plat an approximately 32.67-acre parcel into twenty-four (24) residential lots ranging from approximately one (1) to three (3) acres each and one stormwater tract. The property is zoned Suburban. The subject property is located off Baldy Mountain Rd in Section 16, Township 57 North, Range 2 West, Boise Meridian, Bonner County Idaho. The Bonner County Zoning Commission found that this proposal is in accord with Bonner County Revised Code and the Comprehensive Plan as enumerated in the following conclusions of law:

Conclusions of law:

Conclusion 1: The proposed subdivision **is** in accord with the purposes of Title 12 and of the Suburban zoning district.

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 not** in conflict with the policies of the Bonner County Comprehensive Plan.

The recommendation is based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at this hearing. I further move to adopt the reasoned statement as discussed in deliberation at this hearing and the analysis as set forth in the Staff Report (or as amended during this hearing), amending to strike Condition 19, which read: *"If an FDP (Floodplain Development Permit) is required for this project, this FDP cannot be approved prior to the completion and inspection of all infrastructure called for in the final plat approval;"* and direct planning staff to draft the reasoned statement to reflect this motion as set forth in Idaho Code section 67-6535, have the Chair sign, and transmit to all interested parties. This action does not result in a taking of private property.

Findings of Facts:

BCRC Code	Standard for	Required	Provided
12-268	Application Process, General Provisions	Agency Routing	The application was routed to the City of Sandpoint for comment on April 17, 2025 and to agencies for comment on May 27, 2025.
12-412	Density and Dimensional Standards:	Minimum Lot Size required is one (1) acre for the Suburban (S) District where urban	The lots in this subdivision are proposed to be served by individual septic systems and Syringa Heights Water

	Suburban Zone	water service is provided.	District.
12-610.B	Conformance with BCRC Title 12	Minimum Lot Size required is one (1) acre for the Suburban (S) District where urban water service is provided.	The lots in this subdivision are proposed to be served by individual septic systems and Syringa Heights Water District. Per BCRC 12-412, all proposed lots shall include a sanitary restriction lift on the final plat. This must be included on the face of the final plat for this subdivision. This sanitary restriction lift must include a space for the signature of an appropriate representative of the Panhandle Health District. The commission acknowledged septic concerns raised in public testimony and deferred to the judgement of subject-matter experts on this issue, consistent with the proposed conditions of approval. The site is proposed to be served by Avista (per the application) or Northern Lights (per comment) and is located within Northside Fire District. The commission acknowledged fire safety concerns raised in public testimony and deferred to the judgement of subject-matter experts on this issue, consistent with the proposed conditions of approval.
12-620	General	Easements, constraints, reserved land areas to be shown and marked on the plats.	Proposal complies. Application deemed complete by staff. Plat is stamped by a licensed Idaho surveyor. See Conditions of Approval.
12-621	Lot Design	All proposed lots or parcels which are three hundred feet (300') or less in width shall maintain a depth to width ratio of not greater than three point two to one (3.2:1); and lots which are more than three	The depth to width ratio of the lots in the proposed subdivision are all under the required ratios. See attached appendices.

		hundred feet (300') in width shall maintain a depth to width ratio of not greater than four point two to one (4.2:1). All proposed lots or parcels one hundred feet (100') or less in width shall be designed so that the angle of intersection of the side lot lines with the fronting road is between eighty-five (85) and ninety-five degrees (95°), for a distance of not less than fifty feet (50') from the point of intersection. Submerged lands are not to be included when determining the depth to width calculation.	
12-622	Submerged Lands	Submerged lands not to be counted towards density calculations.	Sizes of lots with submerged lands in the proposed plat are far in excess of the one-acre minimum. Submerged lands are not being counted towards minimum lot size requirements.
12-623.A	Urban services	Urban water is required for lots under 2.5 acres but equal to or greater than 1 acre.	The lots in this subdivision are proposed to be served by individual septic systems and Syringa Heights Water District. Per BCRC 12-412, all proposed lots shall include a sanitary restriction lift on the final plat. This must be included on the face of the final plat for this subdivision. This sanitary restriction lift must include a space for the signature of an appropriate representative of the Panhandle Health District. The commission acknowledged septic concerns raised in public testimony and deferred to the judgement of subject-matter experts on this issue, consistent with the proposed

			conditions of approval. The site is proposed to be served by Avista (per the application) or Northern Lights (per comment) and is located within Northside Fire District.
12-623.B	Water supply	Lots to be served by Syringa Heights Water District.	The lots in this subdivision are proposed to be served by individual septic systems and Syringa Heights Water District. Per BCRC 12-412, all proposed lots shall include a sanitary restriction lift on the final plat. This must be included on the face of the final plat for this subdivision. This sanitary restriction lift must include a space for the signature of an appropriate representative of the Panhandle Health District. The commission acknowledged septic concerns raised in public testimony and deferred to the judgement of subject-matter experts on this issue, consistent with the proposed conditions of approval. See Conditions of Approval.
12-623.C	Sewage disposal	Sewage disposal method is proposed to be individual septic systems.	Per BCRC 12-412, all proposed lots shall include a sanitary restriction lift on the final plat. This must be included on the face of the final plat for this subdivision. This sanitary restriction lift must include a space for the signature of an appropriate representative of the Panhandle Health District. The commission acknowledged septic concerns raised in public testimony and deferred to the judgement of subject-matter experts on this issue, consistent with the proposed conditions of approval. See Conditions of Approval.
12-623.D	Fire Plan/Fire	Assessment of fire risk	A note will be placed on the

	risk assessment	Fire protection plan Defensible space plan	final plat to address fire hazard and defensible space issues. The commission acknowledged fire safety concerns raised in public testimony and deferred to the judgement of subject-matter experts on this issue, consistent with the proposed conditions of approval. See Conditions of Approval.
12-624.A	Road name	Unique road names for new roads.	The road serving this proposed subdivision will be a new road named Deerfield Drive. See Conditions of Approval.
12-624.B	Road standards	Road to be designed to meet private road standards of BCRC Title 12, Appendix A.	The project proposes no private roads within the subdivision. These standards are not applicable.
12-624.C	Legal access	Legal access to each proposed lot	All lots are proposed to have direct frontage and access on roads proposed to be dedicated to the public. Project complies. See Conditions of Approval.
12-624.D	Public road frontage	For lots less than 5 acres in size, direct frontage and direct access to public roads required.	Project complies. All roads proposed within the subdivision shall be dedicated to the public. See Conditions of Approval.
12-625	Trails and Parks	Bonner County Trails Plan Public Access, Parks and Facilities	Not Applicable. An approved county trails plan does not exist.
12-626.A	Natural Hazards	Subdivision to be designed around identified natural hazards	This proposal is being designed around existing natural hazards. The southernmost portion of the site is the steepest with a slope of approximately 24-43% on the HOA open space/stormwater lot. The site is not located within designated floodway. A portion of this site is located within Flood Zone A per FIRM

			Panel Number 16017C0715E, Effective Date 11/18/2009. A LOMC/LOMR is pending on the parcel to either remove the site from the Special Flood Hazard Area or to determine a base flood elevation for the site. If the site is not removed from the SFHA through the LOMC/LOMR process a Floodplain Development Permit approval will be required for the subdivision to demonstrate compliance with BCRC Title 14, including but not limited to BCRC 14-501.L-O. The commission acknowledged fire safety concerns raised in public testimony and deferred to the judgement of subject-matter experts on this issue, consistent with the proposed conditions of approval. See Conditions of Approval.
12-626.B	Conformance with BCRC 12-7	Conformance with environmental standards.	The project has been reviewed to meet the requirements of Title 12, Chapter 7. See below.
12-642.A	Application Content	Application form	Proposal complies. Application deemed complete by staff. Plat is stamped by a licensed Idaho surveyor.
12-642.B	Application Content	Preliminary Plat, prepared by Idaho licensed surveyor, showing parcels to be created.	Proposal complies. Application deemed complete by staff. Plat is stamped by a licensed Idaho surveyor.
12-642.B.1	Plat Content	Subdivision name, geographic grid, north arrow, and vicinity map, vicinity road pattern.	Proposal complies. Application deemed complete by staff. Plat is stamped by a licensed Idaho surveyor.
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	Not all adjoining owners are shown in their respective places of ownership on the plat. See Conditions of Approval.

		of ownership on the plat.	
12-642.B.3	Plat Content	Location, dimensions and area of proposed lots. Lot numbering.	Proposal complies. Application deemed complete by staff. Plat is stamped by a licensed Idaho surveyor.
12-642.B.4	Plat Content	Location, dimensions and tentative names of proposed streets and roads.	Proposal complies. Application deemed complete by staff. Plat is stamped by a licensed Idaho surveyor.
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.	No land contours appear to be shown. See Conditions of Approval.
12-642.B.6	Plat Content	Location of water courses, floodplains per FIRMs with BFEs.	A portion of this site is located within Flood Zone A per FIRM Panel Number 16017C0715E, Effective Date 11/18/2009. A LOMC/LOMR is pending on the parcel to either remove the site from the Special Flood Hazard Area or to determine a base flood elevation for the site. If the site is not removed from the SFHA through the LOMC/LOMR process a Floodplain Development Permit approval will be required for the subdivision to demonstrate compliance with BCRC Title 14, including but not limited to BCRC 14-501.L-O. See Conditions of Approval.
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.	Project complies. Plat was prepared and stamped by a professional surveyor. The commission acknowledged septic concerns raised in public testimony and deferred to the judgement of subject-matter experts on this issue, consistent with the proposed conditions of approval.
12-642.B.8	Plat Content	Proposed method of water supply, sewage and solid waste disposal.	Project complies. Proposed method of water supply, sewage and solid waste

			disposal are all addressed on the face of the plat. The commission acknowledged septic concerns raised in public testimony and deferred to the judgement of subject-matter experts on this issue, consistent with the proposed conditions of approval.
12-642.B.9	Plat Content	All easements of record, including sufficient data to identify conveyance.	Project complies. Plat was prepared and stamped by a professional surveyor.
12-642.B.10	Plat Content	Purpose indication for parcels reserved for public dedication or common use of property owners.	Purpose indication for parcels reserved for public dedication or common use of property owners is given on the face of the plat.
12-642.B.11	Plat Content	Statement for intended use of lots.	Proposal complies. Purpose stated on the face of the plat.
12-642.C.2	Road design and profile	Preliminary road design and profile prepared, stamped and signed by Idaho licensed engineer.	Preliminary road design plans, prepared by HMH Engineering in February and March 2025, were submitted as part of the application. The plans have been reviewed by Bonner County Road and Bridge Department per the department's memos dated March 4 and March 14, 2025. The applicant shall meet all conditions listed in these memos in addition to any further modifications of these conditions required by the Bonner County Road and Bridge Department upon further review of the project or based on the site conditions. See Conditions of Approval.
12-643.A	Application filed	In accord with 12-268	Proposal complies. Application deemed complete.
12-643.B	Public hearing	In accord with 12-268	Proposal complies. Public hearings will be held.
12-643.I	Validity of Preliminary Plat		Proposal shall comply. See Conditions of Approval.
12-644	Improvements	Plan to be prepared by a	See Conditions of Approval.

	Plan	registered civil engineer. Two copies to be provided.	This is requirement of final and not the preliminary plat.
12-645	Standards for Review		See Conclusions of Law.
12-646	Final Plat, Contents		Not applicable at this stage of the project. See Conditions of Approval.
12-647	Endorsements on Final Plat		Not applicable at this stage of the project. The subdivider submitted a professional wetland & stream delineation dated September 20, 2024 at the time of the submission of the subdivision application in accordance with this section of the Bonner County Revised Code. See Conditions of Approval.
12-7.1	Shorelines		Subdivisions are not disallowed on lands containing shorelines. Per BCRC 12-714.B, shoreline vegetation buffer management areas shall be delineated on the final plat of the subdivision. Applicants for shore land subdivisions may be required to plant vegetation as provided in appendix B of this title in shoreline vegetation buffer management areas prior to final plat approval. Exceptions may be made for areas that contain no cultivatable soil, such as pebble beach areas or rock outcroppings. All future development in the proposed subdivision must comply with all shoreline rules in force in Bonner County at the time of development application submittal. See Conditions of Approval.
12-7.2	Grading, Stormwater Management	Applicability: All new subdivisions subject to the provisions of chapter	The applicant submitted a stormwater management and erosion control plan, dated

	and Erosion Control	6 of this title, as amended, and all new planned unit developments subject to the provisions of chapter 2, subchapter 2.5 of this title, as amended, except as provided for in subsection 12-720.3.J of this subchapter.	February 3, 2025, prepared by an Idaho licensed engineer, Justin M. Shaw. The plans have been reviewed by the Bonner County Engineering Department per review memos dated March 4 and March 14, 2025. See Conditions of Approval.
12-7.3	Wetlands	Wetland Delineation, Wetland Buffer and Setbacks.	The subdivider submitted a professional wetland & stream delineation dated September 20, 2024 at the time of the submission of the subdivision application in accordance with this section of the Bonner County Revised Code. Project complies.
12-7.4	Wildlife		No local, state or federal agency has identified presence of any critical wildlife habitats on the site.
12-7.6	Hillsides	Geotechnical Survey Requirement	This proposal is being designed around existing natural hazards. The southernmost portion of the site is the steepest with a slope of approximately 24-43% on the HOA open space/stormwater lot. See Conditions of Approval.
BCRC Title 14	Flood Damage Prevention	Development to occur as per BCRC, Title 14.	A portion of this site is located within Flood Zone A per FIRM Panel Number 16017C0715E, Effective Date 11/18/2009. A LOMC/LOMR is pending on the parcel to either remove the site from the Special Flood Hazard Area or to determine a base flood elevation for the site. If the site is not removed from the SFHA through the LOMC/LOMR process a Floodplain Development Permit approval will be required for the subdivision to demonstrate compliance with BCRC Title 14, including but not limited to BCRC 14-501.L-O.

			See Conditions of Approval.
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Proposed Conditions of Approval:

1. Per BCRC 12-412, all proposed lots shall include a sanitary restriction lift on the final plat. This must be included on the face of the final plat for this subdivision. This sanitary restriction lift must include a space for the signature of an appropriate representative of the Panhandle Health District.
2. Per BCRC 12-620, any easements, specific constraints on building placement, other than easements, and land areas reserved, shall be shown and plainly marked on the plats.
3. Per BCRC 12-623.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:
 - a. 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.
 - b. 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.
 - c. 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".
 - d. Prior to final plat, a manmade or natural water source with a dry hydrant capable of delivering adequate water supply as prescribed by IFC.

- e. 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".

The fire protection plan submitted as part of the application states:

The project development team has been in discussions with the Northside Fire District regarding fire flow requirements for the Deerfield subdivision. It is our understanding that the development will need to meet the fire-flow requirements of the International Fire Code (IFC), Appendix B. Since the Syringa Heights Water District is not capable of delivering fire flows as prescribed by the IFC, a fire suppression water storage tank is planned for the subdivision. A separate tract has been established within the subdivision for this purpose and is identified on the preliminary plat.

Initial site development will be limited to tree removal, clearing and grubbing and grading for Deerfield Drive and the associated stormwater facilities. Future individual building location permits will identify and create defensible space around future home sites as may be required by the fire district.

In addition to this, the project shall meet at least one of the sub-conditions as noted in points "a" through "e" above.

4. Per BCRC 12-624.A, all new roads created for subdivisions shall be designated by unique road names, unless such roads are determined to be and are designed to be extensions of existing roads. Upon further review of the project, the proposed road names will be verified for compliance with this requirement. Road names will require a modification if not found to be in compliance with this requirement.
5. There does not appear to be evidence in the record that the road name "Deerfield Drive" has been appropriately reserved by the applicant. This road name shall be reserved and evidence to this effect shall be submitted to the planning department prior to scheduling for final plat.
6. Not all adjoining owners are shown in their respective places of ownership on the plat. This information shall be corrected and submitted to this file prior to scheduling for final plat.
7. The application submitted for this proposal indicates that power will be provided by Avista. Comments received on this file indicate that power will be provided by Northern Lights, Inc. The applicant shall clarify what agency will provide power for this proposed subdivision. This information shall be corrected and submitted to this file prior to scheduling for final plat.

8. Not all contours to show the shape of the land extending at least one hundred feet beyond the subdivision limits appear to be shown on the plat. This information shall be corrected and submitted to this file prior to scheduling for final plat.
9. Per BCRC 12-624.D, all proposed lots less than five (5) gross acres shall have direct frontage on, and direct access to, a public right of way. Right of way offered for dedication in any zoning district shall be developed with a road constructed to the standards set forth in title 2 of this code or as approved by the Bonner County engineer/Bonner County Road & Bridge.

Preliminary road design plans, prepared by HMM Engineering in February and March 2025, were submitted as part of the application. The plans have been reviewed by Bonner County Road and Bridge Department per the department's memos dated March 4 and March 14, 2025. The applicant shall meet all conditions listed in these memos in addition to any further modifications of these conditions required by the Bonner County Road and Bridge Department upon further review of the project or based on the site conditions.

The application for the project has been reviewed by Idaho Transportation Department. Replies dated 5/28/2025, 5/28/2025, 5/29/2025 were received. All were "no comment" replies.

10. Per BCRC 12-643.I, the preliminary plat shall be valid for a period not to exceed two (2) years from the date of approval. At any time prior to the expiration date of the preliminary plat, an applicant may make a written request to the planning director for a single extension of the preliminary plat for a period up to two (2) years. The board may consider such request for extension at any regular business meeting. The extension request must be approved or denied prior to the expiration date of the preliminary plat.
11. Per BCRC 12-644, after the preliminary plat is approved, the subdivider shall have an improvement plan for the subdivision prepared by a registered civil engineer. Two (2) copies of the improvement plan shall be filed with the county engineer. This plan shall include the following:
 - a. The subdivision name and number, geographic grid (township, range and tier, section number and location within the section), north arrow, date and scale no smaller than one hundred feet to the inch (1" = 100').
 - b. The plan and profile of all proposed roads showing final grades and cross sections of roads in accord with the requirements contained in title 2 of this code.
 - c. The plan and profile of proposed sanitary and stormwater systems with grades and sizes indicated. Drain calculations may be required.

- d. A grading plan, showing stormwater drainage for each lot.
 - e. Any other improvements such as curbs, gutters, sidewalks, bridges, lift stations, fire hydrants, street lighting, etc., as required, and in accord with the requirements contained in title 2 of this code.
12. After the approval of the improvement plans has been obtained from Bonner County, the subdivider may begin construction of improvements on site as approved, subject to all conditions of approval herein. After the completion of the improvements on site, the applicant's engineer shall submit inspection reports of the built improvements to the County for review.
- Per BCRC 12-644.B, the county engineer, or his representative, shall check inspection reports of the applicant's engineer and shall perform a final inspection and additional inspections (if called for). Construction and inspection of road improvements shall be completed in accord with the requirements contained in Title 2 of the Bonner County Revised Code or Appendix A of Title 12 of the Bonner County Revised Code.
13. No water courses are shown on the submitted plat. The final plat shall be amended to show the location of water courses and floodplains per FIRMs with BFEs per 12-646.L.
14. Per BCRC 12-644.C, in lieu of completing all improvements as required before final plat recording, the subdivider shall enter into a surety agreement with the board agreeing to complete the improvements in accordance with surety agreement conditions and preliminary and final plat approvals. A cash deposit, certificate of deposit, corporate surety bond written by an insurance company licensed in Idaho having a rating from AM Best & Company of "A" or better, letter of credit issued and backed by a federal or state chartered bank, is required equivalent to one hundred fifty percent (150%) of the project engineer's estimated cost of construction of the improvements for the purpose of guaranteeing completion of the work and repair of any defects in improvements which occur within one year of the first acceptance of the completed work by the board. Sureties guaranteeing the work and repair of any defects in improvements which occur within one year after first acceptance of the completed work by the board may be reduced by the board by one-half (1/2) for that one year. The surety agreement 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 surety agreement, the subdivider may make a written request to the planning director for a single extension of the surety agreement for a period up to two (2) years. The board may consider such request for extension at any regular business meeting. The extension request must be approved or denied by the board prior to the expiration date of the surety agreement.
15. Per BCRC 12-646, BCRC 12-647 and BCRC 12-648, the final plat shall conform to these sections of the Bonner County Revised Code.

16. Per BCRC 12-7.2, the applicant submitted a stormwater management and erosion control plan, dated February 3, 2025, prepared by an Idaho licensed engineer, Justin M. Shaw. The plans have been reviewed by the Bonner County Engineering Department per review memos dated March 4 and March 14, 2025. The plan shall be updated and re-submitted to Bonner County to meet the conditions as noted in the aforementioned review memos. The project shall further comply with any subsequent modifications of these conditions by the Bonner County Engineering Department upon further review of the project or based on the site conditions.
17. A portion of this site is located within Flood Zone A per FIRM Panel Number 16017C0715E, Effective Date 11/18/2009. A LOMC/LOMR is pending on the parcel to either remove the site from the Special Flood Hazard Area or to determine a base flood elevation for the site. If the site is not removed from the SFHA through the LOMC/LOMR process then an FDP (Floodplain Development Permit) approval will be required for the subdivision to demonstrate compliance with BCRC Title 14, including but not limited to BCRC 14-501.L-O. If an FDP is required for this project, this permit shall be issued (but not approved) prior to scheduling for final plat.
18. If an FDP (Floodplain Development Permit) is required for this project, applicant is informed that the subdivision standards of BCRC Title 14, including BCRC 14-501, will apply to this project. Applicant is strongly encouraged to review BCRC 14-501 if this has not already been done.
- ~~19. If an FDP (Floodplain Development Permit) is required for this project, this FDP cannot be approved prior to the completion and inspection of all infrastructure called for in the final plat approval.~~
20. Per BCRC 12-714.B, shoreline vegetation buffer management areas shall be delineated on the final plat of the subdivision. Applicants for shore land subdivisions may be required to plant vegetation as provided in appendix B of this title in shoreline vegetation buffer management areas prior to final plat approval. Exceptions may be made for areas that contain no cultivatable soil, such as pebble beach areas or rock outcroppings.
21. All future development in the proposed subdivision must comply with all shoreline rules in force in Bonner County at the time of development application submittal.
22. Per BCRC 12-762, a geotechnical analysis shall be required for proposed building sites, roads, driveways or other development, where the natural slope equals or exceeds thirty percent (30%). The geotechnical analysis shall be stamped and signed by an Idaho licensed civil or geological engineer having sufficient education and experience to prove competency in the field of geotechnical engineering. The geotechnical analysis shall be submitted prior to construction and shall explain the geologic and hydrologic features of

the area, shall evaluate the suitability of the site for intended uses, shall identify potential problems relating to the geology and hydrology, shall summarize the data upon which conclusions are based, and shall propose mitigation measures.

Bonner County Revised Code, Section 12-262, provides an opportunity for affected persons to appeal Zoning Commission decisions with the Planning Director within 28 days after the final written decision of the Zoning Commission has been issued. Any such appeal must be submitted in accordance with the referenced code section no later than **5:00 p.m., July 29, 2025. AN APPEAL SHALL BE ACCOMPANIED BY A FILING FEE IN ACCORDANCE WITH THE APPROVED FEE SCHEDULE. THE FEES ARE PAYABLE TO THE BONNER COUNTY PLANNING DEPARTMENT.**

NOTE: Following any final decision concerning a site-specific land use request, the applicant has a right to request a regulatory taking analysis pursuant to Section 67-8003, Idaho Code (*Idaho Code §67-6535(3)*).

Please contact the Planning Department if you have any questions.

Sincerely,



Jacob Marble, Chair
Bonner County Zoning Commission

c: Deerfield LLC
Dan Tadic – HMH Engineering, Project Representative
Gerhard Schickedanz

Attachment: Staff report for S0001-25, Deerfield Subdivision