

Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

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Bonner County Zoning Commission Staff Report for June 26, 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: May 27, 2025
Site Posting: June 17, 2025
Published in newspaper: May 27, 2025

Appendices: **Appendix A: Notice of Public Hearing Record of Mailing**
Appendix B: Agency Comments
Appendix C: Land Use Decision Making Worksheet
Appendix D: Depth-to-Width Spreadsheet

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



THIS PLAT WAS ESTABLISHED BY GPS CONTROL COORDINATES DERIVED FROM NGS ORPUS SOLUTIONS USING A REFERENCE FRAME OF NAD83 (2011)EPOCH: 2010.600) ALL BEARINGS REFER TO THE IDAHO COORDINATE SYSTEM OF 1983, WEST ZONE, (1103) - US SURVEY FT. REFER TO THE DRAWING FOR SPECIFIC LINE AND MONUMENTS WITHIN THE DISTANCES SHOWN HAVE BEEN CONVERTED FROM GRID TO GROUND USING A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.0001168201.

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.
DORIS E. CENTER, CHARTER

[illegible]

(R1) WEST CLAIM DEED SUBDIVISION, NO. 47637, RECORDED 3/29/2021

(R2) RECORD OF SURVEY INSTRUMENT NO. 563576, RECORDED DEC. 4, 1979 UNDER INSTRUMENT NO. 32090 IN BOOK 1 OF PLATS AT PAGE 152.

(R3) RECORD OF SURVEY INSTRUMENT NO. 563576 RECORDED BY MARK OUFERNER, PLS 9605, 2019.

(R4) RECORD OF SURVEY INSTRUMENT NO. 543766 RECORDED BY GEORGE MARSHALL, PLS 7046, 2000.

(R5) RECORD OF SURVEY INSTRUMENT NO. 562938 RECORDED BY GEORGE MARSHALL, PLS 7046, 2000.

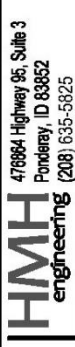
(R6) RECORD OF SURVEY INSTRUMENT NO. 362148 RECORDED BY ROBERT ARISTON, PLS 8462, 1986.

	FOUND ALUMINUM CAP MONUMENT, AS DESCRIBED	SUBJECT PROPERTY BOUNDARY	INTERIOR LOT/BLK LINES	ADJACENT PROPERTY BOUNDARY
●	FOUND "SIP" REBAR, "BRISTOL PLS 21892" OR AS DESCRIBED	_____	_____	_____
●	FOUND IRON PIPE, AS DESCRIBED	_____	_____	_____
●	FOUND "12" REBAR, AS DESCRIBED	_____	_____	SECTION LINE (BLM SOLUTION)
●	FOUND "12" REBAR, AS DESCRIBED	_____	_____	SECTION LINE (R3) SOLUTION
●	SET "SIP-24" REBAR WITH YELLOW PLASTIC CAP STAMPED "NILES PLS 210887"	_____	R/W	RIGHT OF WAY LINE
●	SET "11/24-24" REBAR WITH YELLOW PLASTIC CAP STAMPED "NILES PLS 210887" OR AS DESCRIBED	_____	R/W	ROAD CENTERLINE
□	SET "SIP-24" REBAR WITH YELLOW PLASTIC CAP STAMPED "ESMT PLS 210887" OR AS DESCRIBED	_____		
□	SET "SIP-24" REBAR WITH YELLOW PLASTIC CAP STAMPED "ESMT PLS 210887" OR AS DESCRIBED	_____		
▲	SET ALUMINUM CAP ON SIP-24" REBAR	_____		
▲	CALCULATED POINT, NOTHING FOUND OR SET	_____		

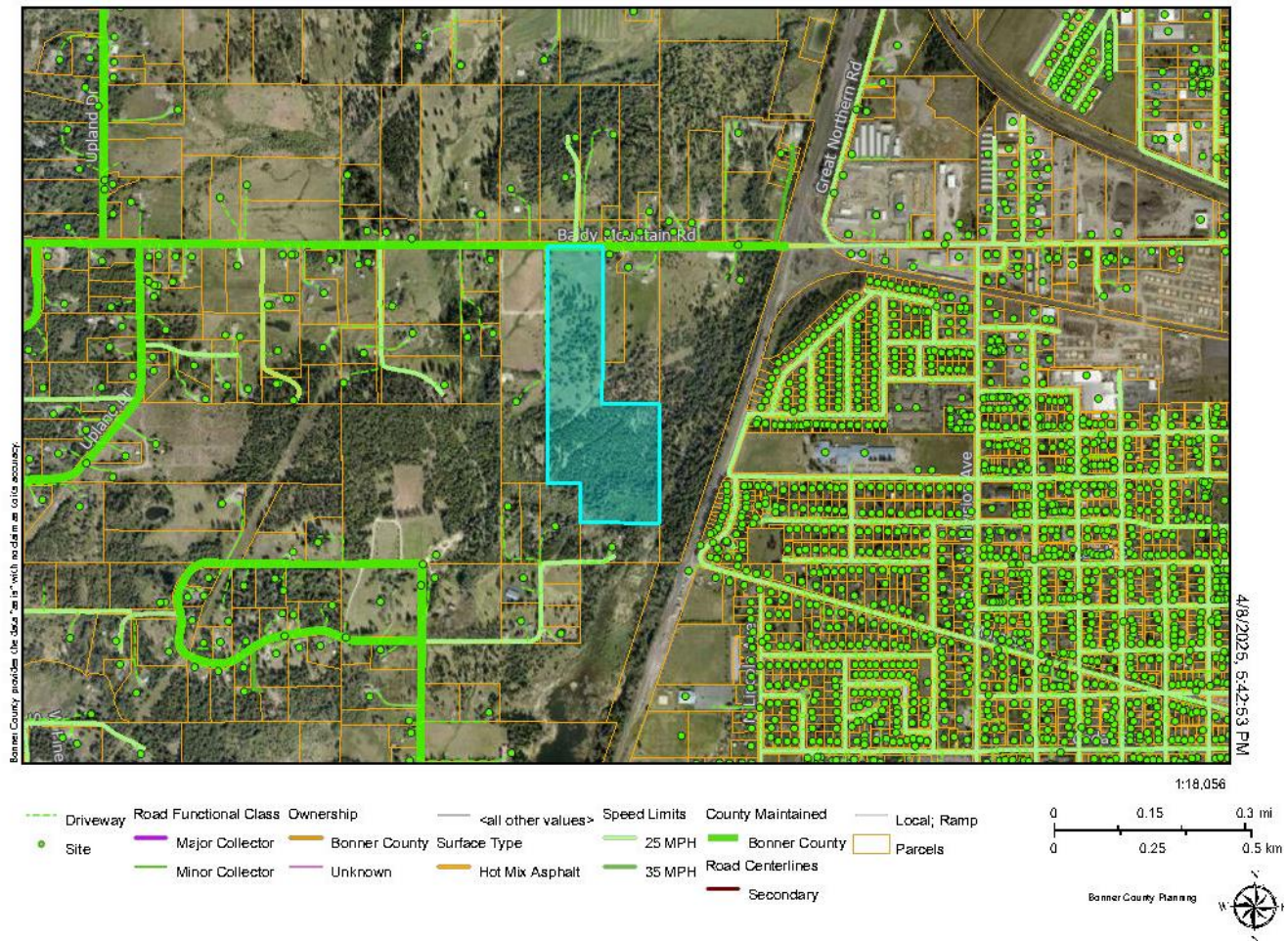


HMH
engineering

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



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 will 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.

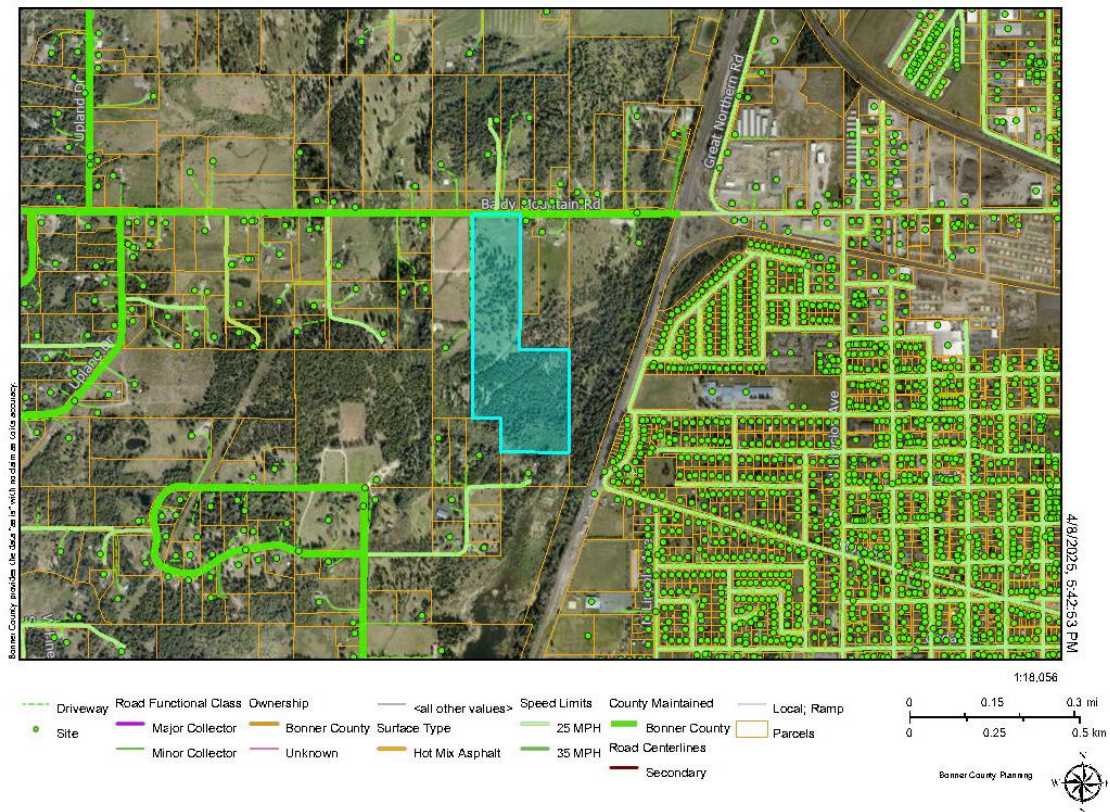
D. Services:

- 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). Comment was received from Northern Lights, Inc. indicating that Northern Lights and not Avista provides power to this site.
- 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

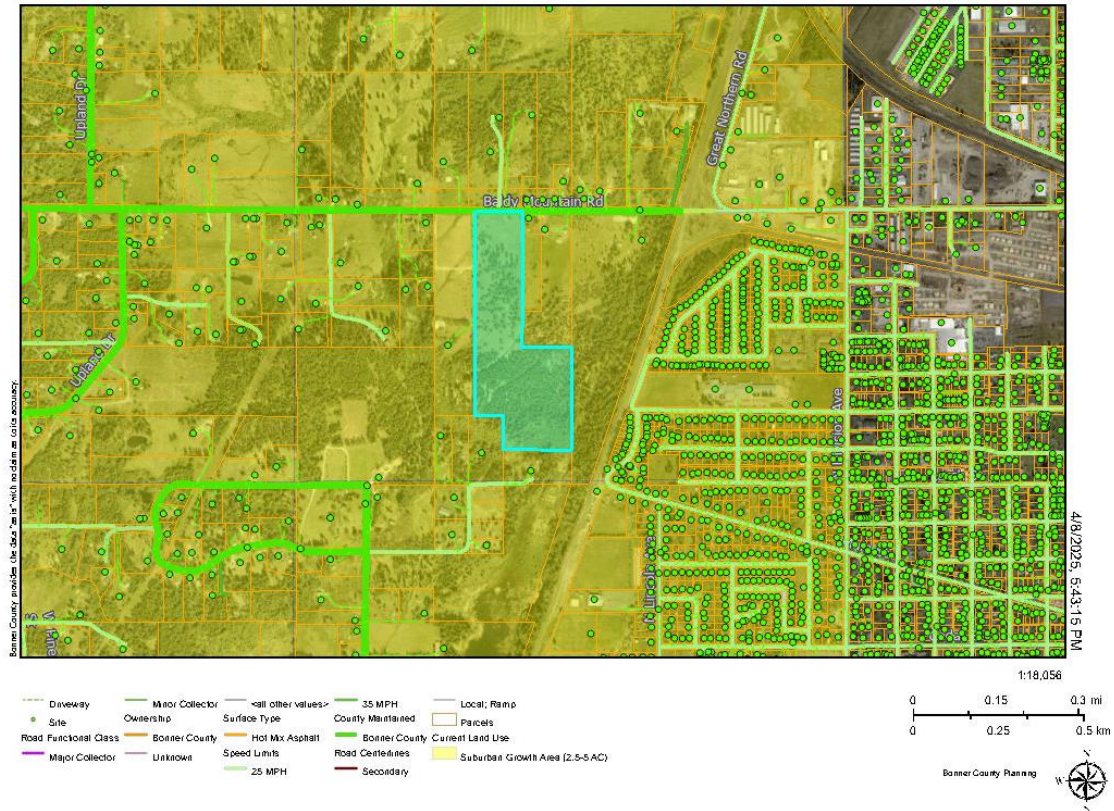
E. Comprehensive Plan, Zoning and Current Land Use

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

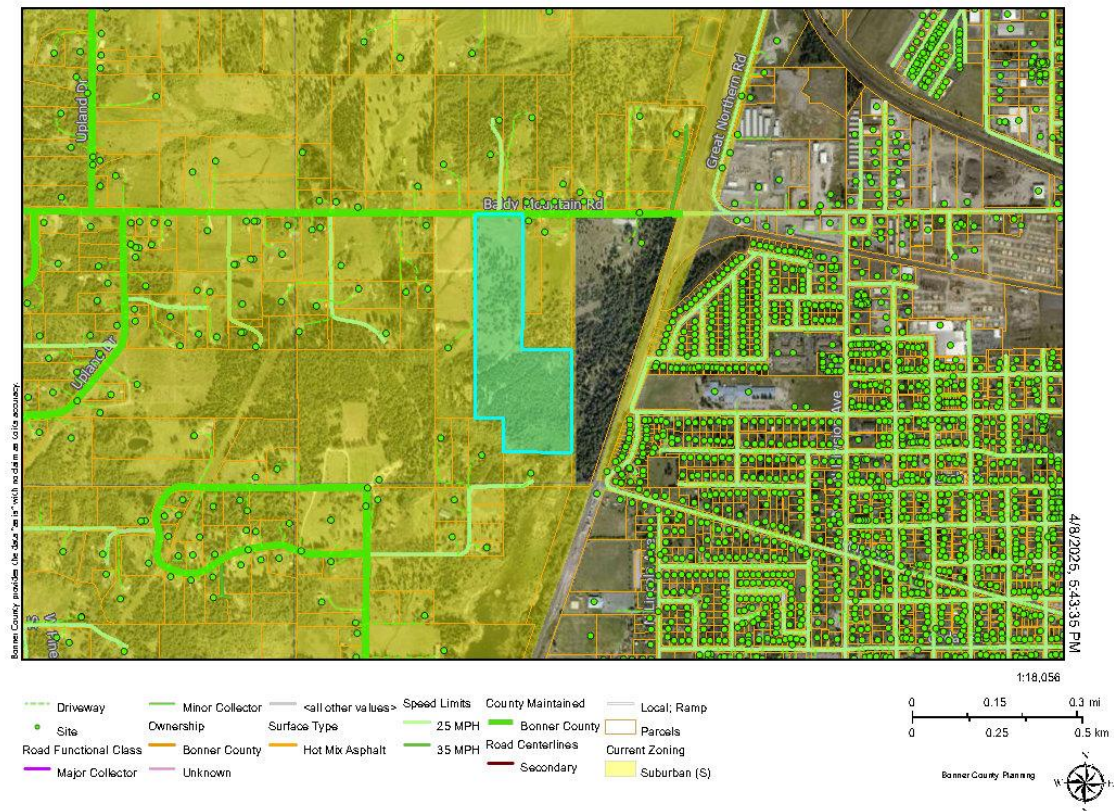
S0001-25 Deerfield - Aerial



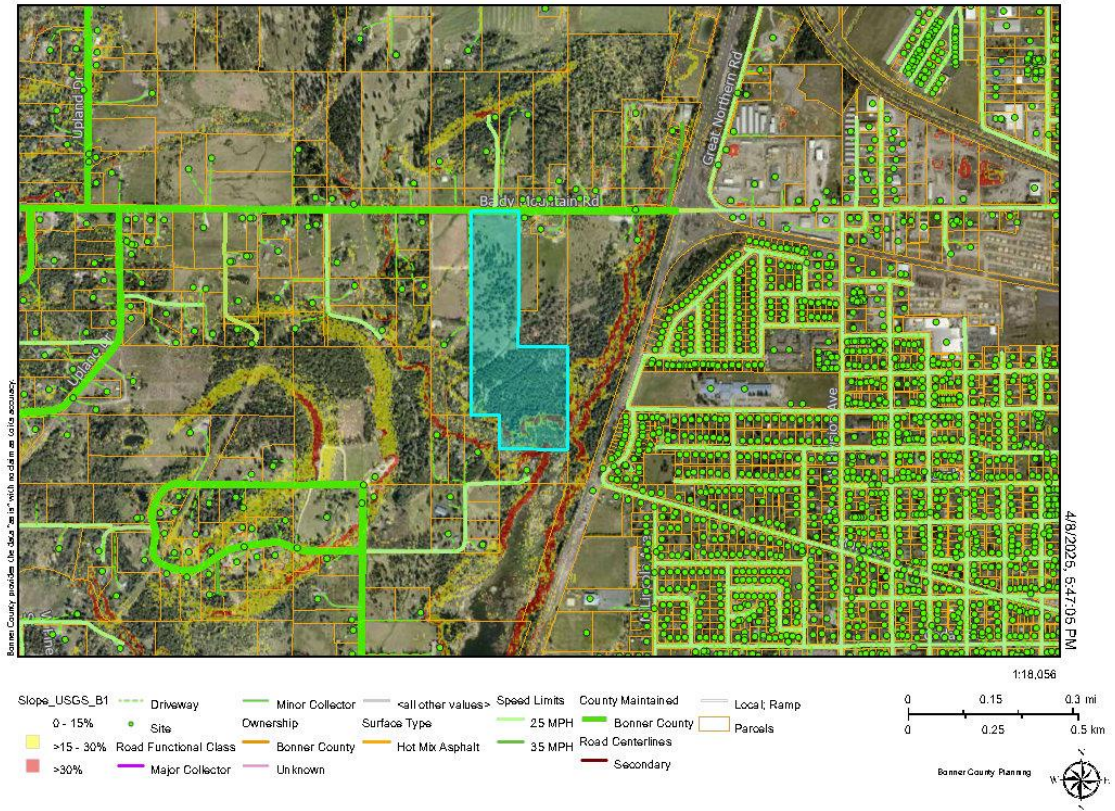
S0001-25 Deerfield - SGA Land Use



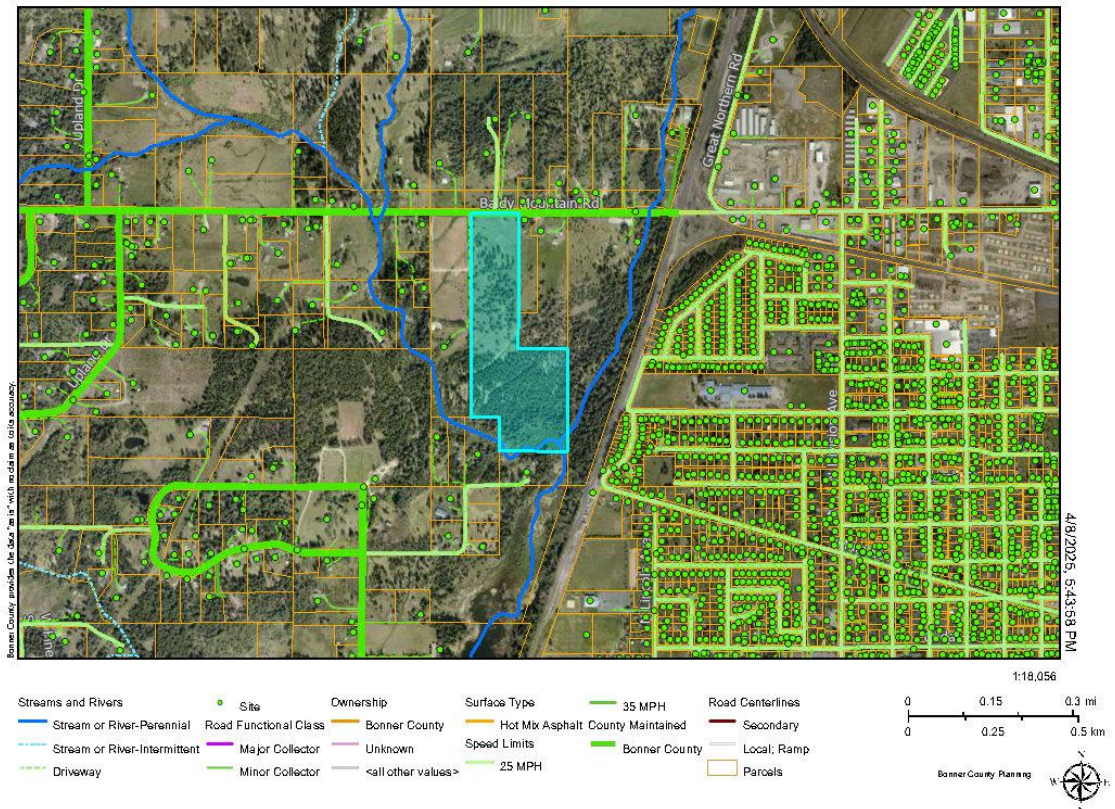
S0001-25 Deerfield - Suburban Zoning



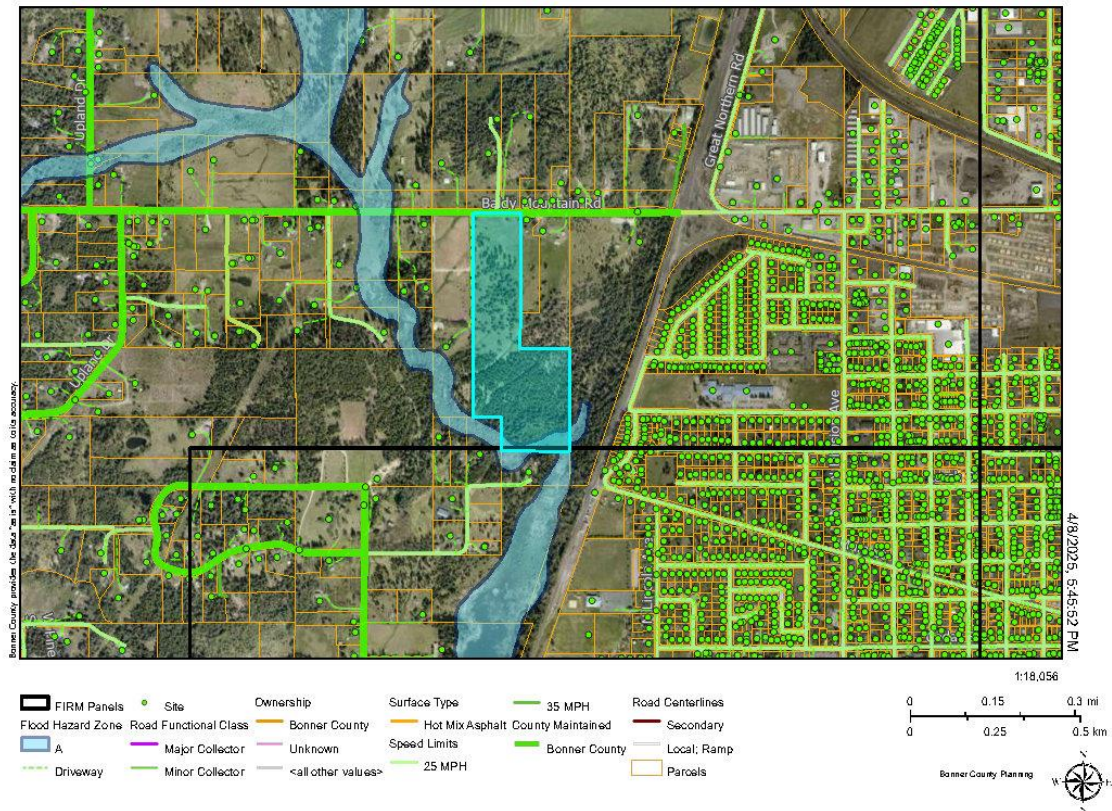
S0001-25 Deerfield - Slopes



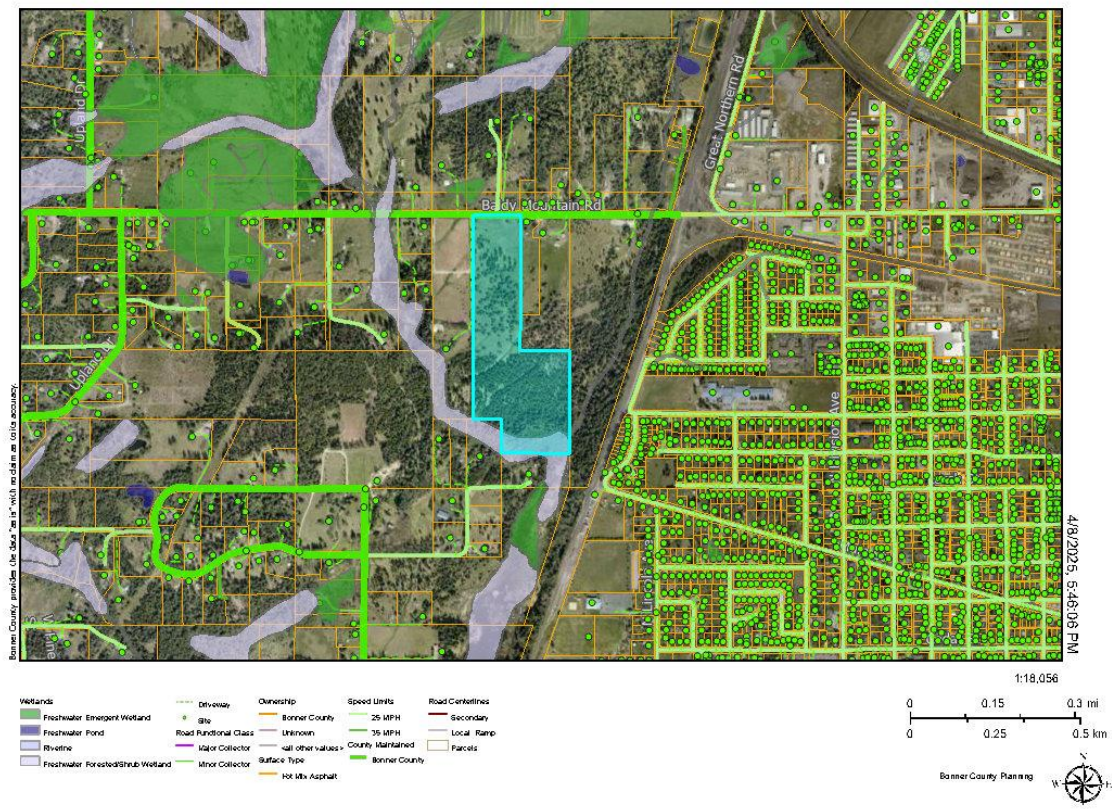
S0001-25 Deerfield - Hydrology



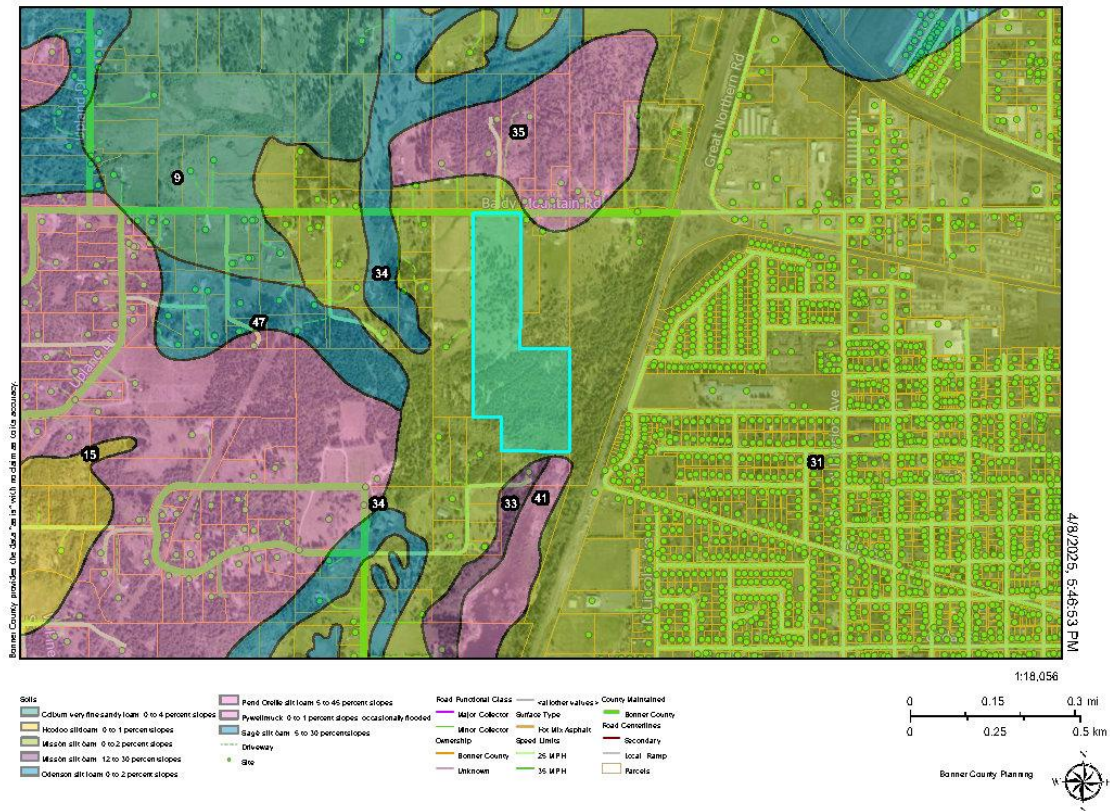
S0001-25 Deerfield - Floodplain



S0001-25 Deerfield - Wetlands



S0001-25 Deerfield - Soils (Mission silt loam)



Agency and Public Comments:

The application was routed to the City of Sandpoint for comment on April 17, 2025 and to agencies for comment on May 27, 2025.

The following agencies replied with comments:

Selkirk Fire Rescue, & EMS – 6/3/2025
 Bonner County Road & Bridge – 6/3/2025
 Northern Lights, Inc. – 5/5/2025
 Bonner County Road & Bridge – 5/12/2025
 City of Sandpoint – 5/12/2025

The following agencies provided “no comment” replies:

Idaho Transportation Department – 5/5/2025, 5/28/2025, 5/29/2025
 Bonner County Historical Society – 5/6/2025
 Idaho Department of Environmental Quality – 5/8/2025

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.
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.	The lots in this subdivision are proposed to be served by individual septic systems and Syringa Heights Water 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.	<p>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.</p> <p>The site is proposed to be served by Avista (per the application) or Northern Lights (per comment) and is located within Northside Fire District.</p>
12-620	General	Easements, constraints, reserved land areas to be shown and marked on the plats.	<p>Proposal complies. Application deemed complete by staff. Plat is stamped by a licensed Idaho surveyor.</p> <p>See Conditions of Approval.</p>
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).	<p>The depth to width ratio of the lots in the proposed subdivision are all under the required ratios.</p> <p>See attached appendices.</p>

		<p>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 (95°), for a distance of not less than fifty feet (50') from the point of intersection.</p> <p>Submerged lands are not to be included when determining the depth to width calculation.</p>	
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.	<p>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.</p> <p>The site is proposed to be served by Avista (per the application) or Northern Lights (per comment) and is located within Northside Fire District.</p>
12-623.B	Water supply	Lots to be served by Syringa Heights Water District.	<p>The lots in this subdivision are proposed to be served by individual septic systems and Syringa Heights Water District.</p> <p>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</p>

			appropriate representative of the Panhandle Health District. 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. 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. 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

			<p>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.</p> <p>See Conditions of Approval.</p>
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 of ownership on the plat.	<p>Not all adjoining owners are shown in their respective places of ownership on the plat.</p> <p>See Conditions of Approval.</p>
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	No land contours appear to be shown.

		extending at least one hundred feet beyond the subdivision limits.	See Conditions of Approval.
12-642.B.6	Plat Content	Location of water courses, floodplains per FIRMs with BFEs.	<p>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.</p> <p>See Conditions of Approval.</p>
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.
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 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

			<p>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.</p> <p>See Conditions of Approval.</p>
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		<p>Proposal shall comply.</p> <p>See Conditions of Approval.</p>
12-644	Improvements Plan	Plan to be prepared by a registered civil engineer. Two copies to be provided.	<p>See Conditions of Approval.</p> <p>This is requirement of final and not the preliminary plat.</p>
12-645	Standards for Review		See Conclusions of Law.
12-646	Final Plat, Contents		<p>Not applicable at this stage of the project.</p> <p>See Conditions of Approval.</p>
12-647	Endorsements on Final Plat		<p>Not applicable at this stage of the project.</p> <p>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.</p> <p>See Conditions of Approval.</p>
12-7.1	Shorelines		<p>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</p>

			<p>plat approval. Exceptions may be made for areas that contain no cultivatable soil, such as pebble beach areas or rock outcroppings.</p> <p>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.</p> <p>See Conditions of Approval.</p>
12-7.2	Grading, Stormwater Management and Erosion Control	<p>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.</p>	<p>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.</p> <p>See Conditions of Approval.</p>
12-7.3	Wetlands	<p>Wetland Delineation, Wetland Buffer and Setbacks.</p>	<p>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.</p>
12-7.4	Wildlife		<p>No local, state or federal agency has identified presence of any critical wildlife habitats on the site.</p>
12-7.6	Hillsides	<p>Geotechnical Survey Requirement</p>	<p>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.</p> <p>See Conditions of Approval.</p>
BCRC Title 14	Flood Damage Prevention	<p>Development to occur as per BCRC, Title 14.</p>	<p>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</p>

			<p>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.</p> <p>See Conditions of Approval.</p>
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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), though comment was received from Northern Lights, Inc. indicating

that Northern Lights and not Avista provides power to this site. 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: June 18, 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:

ZONING COMMISSION

RECOMMENDATION TO APPROVE:

I recommend approval of this project to the Board of Commissioners, 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.

RECOMMENDATION TO DENY:

I recommend denial of this project to the Board of Commissioners, 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.
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.

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

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 27th day of May 2025.



Janna Brown, Administrative Assistant III

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

Appendix B: Agency Comments

5/5/25, 4:02 PM

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



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@iposd.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@spiritlakefire.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>; Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>; Connie Nelson <connien@inlandpower.com>; Coolin-Cavanaugh Bay Fire Protection District <coolinfirechief@gmail.com>; Craig Hill <craighill@hillsresort.com>; D1Permits <D1Permits@itd.idaho.gov>; Dan Brown <dbrown@idl.idaho.gov>; Dan McCracken <Dan.McCracken@deq.idaho.gov>; Dan Scholz <dan.scholz@nli.coop>; Dean Davis <deandavis@sd83.org>; DEQ - Kristie McEnroe <kristie.mcenroe@deq.idaho.gov>; East Bonner Library <Amanda@ebonnerlibrary.org>; East Priest Lake Fire District <eastpriestlakefd@gmail.com>; Erik Sjoquist <esjoquist@idl.idaho.gov>; Federal Aviation Administration <Heather.pate@faa.gov>; Frankie Dunn

<https://mail.google.com/mail/u/0/?ik=de5c07150b&view=pt&search=all&permthid=thread-ar7474903743336006895%7Cmsg-f:1831320322460101761...> 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-a:r7474903743336006895%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-a:r7474903743336006895%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.

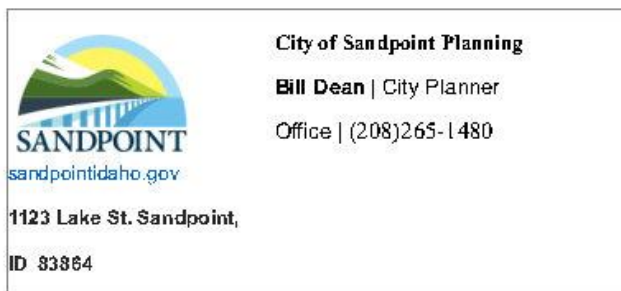
Motion made by Councilor Schreiber, Seconded by Councilor Duquette.

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 <cityofclarkforkidaho.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 <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 <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 <joe.kren@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.corp.com>; Avista Corp - Peggy George <peggy.george@avista.corp.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@cityofdoveridaho.org>; City of East Hope Franck <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; City of Oldtown <cityofoldtown@hotmail.com>; City of Priest River <layers@priestriver-id.gov>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spirittlakeid.gov; Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>; 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@iposd.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

Janna Brown <janna.brown@bonnercountyid.gov>
To: Jason Johnson <jason.johnson@bonnercountyid.gov>

Tue, Jun 3, 2025 at 1:25 PM

Thank you,
Janna 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@bnnh-fc.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 alternatives.
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 <aburgess@sewerdistrict.com>, Army Corps of Engineers <CEHWW-RD-CDA@usace.army.mil>, Arva Corp - Jay West <jay.west@arva.com>, Arva Corp - Peggy Geoghegan <peggy.geoghegan@arva.com>, Becky Meyer <becky.meyer@psd.org>, Bill Berg <bill.berg@bnsf.com>, Bonner County Assessors <assessing@bonnercountyid.gov>, BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <DIRECTOR@bonnercountyhistorical.org>, Benna Gaiou <Benna.Gaiou@coeidaho.gov>, Bryan Quasie <bquasie@landuseconsulting@gmail.com>, Chase Bell <chase.bell@coeidaho.gov>, Chief Debbie Carpenter <chief@spartaletch.com>, City of Clark Fork <cityofclarkforkidaho.org>, City of Dover <cityofdovertidaho.org>, City of East Hope Fianot <easthope.city@gmail.com>, City of Hope <cityofhopeidaho@gmail.com>, City of Odessa <cityofodessatidaho.gov>, City of Sandpoint Planning <cityplanning@sandpointidaho.gov>, cityid@spantaleid.gov <cityid@spantaleid.gov>, Colleen Johnson <Colleen@kootenaiandsewerdistrict.org>, Coeur d'Alene Bay Fire Protection District <coeurdalenew@coeurdalenewidaho.gov>, Craig Hill <craig.hill@bnsf.com>, DIPermits <DIPermits@coeidaho.gov>, Dan Brown <dbrown@coeidaho.gov>, Dan McCracken <Dan.McCracken@coeidaho.gov>, Dan Schatz <dan.schatz@coeidaho.gov>, Dean Davis <deandavis@psd.org>, DEQ- Kirste McEnroe <kirste.mcenroe@coeidaho.gov>, East Bonner Library <elibrary@bonnerlibrary.org>, East Priest Lake Fire District <eastpriestlakeid@gmail.com>, Elk-Sage <elk-sage@psd.org>, Federal Aviation Administration <weather.pate@faa.gov>, Fianthe Dunn <FiantheDunn@hotmail.com>, Fritz Bioschiet <fritzbioschiet@psd.org>, Garfield Bay Water and Sewer District Clerk <garfieldbaywrsd@hotmail.com>, Gavin Glick <gavlick@psd.org>, Harrison Meritt <meritt.harrison@coeidaho.gov>, ID State Historical Society - Dan Everhart <danevertan@shs-idaho.gov>, Idaho Department of Environmental Quality <deq@idaho.gov>, Independent Hwy Dist - Julie Bishop <juliebishop@psd.org>, ITD - Robert Bechter <robert.bechter@idaho.gov>, ITD - Stacy Simons <stacysimons@idaho.gov>, Jack Schenck <jack.schenck@psd.org>, Jamie Brown <jamie@psd.org>, Janice Best <janicebest@psd.org>, Jason Johnson <jason.johnson@bonnercountyid.gov>, Jason Kimbrell <jason.kimbrell@idaho.gov>, Jeff Lindsey <jlindsey@bonnercountyid.gov>, Jesse Roe <BMS0637@gmail.com>, Joe Kien <joe.kien@psd.org>, Jordan Brooks <jordanbrooks@psd.org>, Kayleigh Miller <k.miller@psd.org>, L&S Sewer <l&s@psd.org>, Ken Flint <ken.flint@coeidaho.gov>, Kenny Huston <kennyhuston@coeidaho.gov>, Kim Hoaden <kimhoaden@psd.org>, Kim Spores <kimspores@psd.org>, Kimberly Hobson <kimberlyhobson@idaho.gov>, Ladore Water District <ladorewaterdistrict.org>, Lateland Joint School District #272 <spursley@lateland272.org>, Lisa Rosa <lisa.rosa@coeidaho.gov>, Matt Drel <matt.drel@psd.org>, Mader Water <maderwater@psd.org>, Mike Altner <mikealtner@idaho.gov>, Mike Schacht <mikeschacht@psd.org>, Natural Resource Conservation Service - Greg Becker <greg.becker@idaho.gov>, Navy - Glynis Casey <glyniscasey@navy.mil>, North of the Narrows Fire District <northofthenarrowsfire.org>, Northern Lights <northernlights@psd.org>, Northern Lights - Greg Biewing <greg.biewing@psd.org>, Northside Water and Sewerage Association <nswater@psd.org>, Oden Water Association - Carol Postrina <carolpostrina@psd.org>, Pend Oreille Hospital District <pendoreillehospital.org>, PHD <Phd@psd.org>, Priest Lake Public Library District <plibrary@hotmail.com>, Richard Hahn <rich.hahn@psd.org>, Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>, Ryan Zandhansen <ryan.zandhansen@idaho.gov>, Sagie Valley Water and Sewer District <svwater@psd.org>, Sagie Valley Water & Sewer District <svwater@psd.org>, Sam Owen Fire Rescue <samowenfire.org>, Sam Owen Fire Rescue <samowenfire.org>, Sam Rosa <sam.rosa@psd.org>, Sandpoint Park <sandpointpark@gmail.com>, Sandpoint Park <sandpointpark@gmail.com>, Sarah Gilmore <gilmore@sandpointidaho.gov>, School District 84 - Transportation - James Koehler <jameskoehler@psd.org>, SCHWETZER FIRE DISTRICT <SchwetzFireDistrict@gmail.com>, Selkirk Association of Realtors <selkirkrealtors.com>, Selkirk Recreation District <selkirkrecreation.org>, Sheryl Austin <sheryl.austin@psd.org>, SOURDOUGH POINT OWNERS ASSOCIATION <soudoughpoint@hotmail.com>, Southside Water and Sewer <southsidewaterandsewer@psd.org>, Steve Elgar <steve@psd.org>, Superintendent School Dist 84 <superintendent@psd.org>, Symone Jegg <symonejegg@idaho.gov>, Symone Jegg <symonejegg@idaho.gov>, TC Energy / TransCanada <US_coastguard@tcenergy.com>, Teresa Decker <teresa.decker@psd.org>, Teresa Decker <teresa.decker@psd.org>, Teresa Zamora <terezazamora@psd.org>, Teresa Wheat <teresa.wheat@psd.org>, Tim Ventress <timventress@psd.org>, 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>

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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

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5/5/25, 7:47 AM

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



Janna Brown <janna.brown@bonnercountyd.gov>

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

1 message

'Sam Ross' via Mail-Planning <planning@bonnercountyd.gov>
Reply-To: Sam Ross <sam.ross@nli.coop>
To: Bonner County Planning <planning@bonnercountyd.gov>
Cc: Dan Scholz <Dan.Scholz@nli.coop>, Kristin Burge <kristin.burge@nli.coop>

Good morning, Janna.

NLI is not opposed to the proposed plat, S0001-25 - River Estates.

NLI owns and maintains a single-phase underground distribution powerline along the north edge of Stillmeadow Lane, through the south end of the two proposed lots. NLI provides a metered electrical service to the proposed lot 2 and can provide a metered service to the owner of Lot 1.



The owner of Lot 1 will need to submit a new for a new service application, available at <https://www.nli.coop/programs-and-services/construction/>.

Thank you for the opportunity to review and comment—sincerely,

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

NWPPA Certified Staking Technician

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Appendix C: Land Use Decision Making Worksheet

BCRC Code	Standard for	Required	Provided
12-268	Application Process, General Provisions	Agency Routing	
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.	
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.	
12-620	General	Easements, constraints, reserved land areas to be shown and marked on the plats.	
12-621	Lot Design	<p>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).</p> <p>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.</p> <p>Submerged lands are not to be included when determining the depth to width calculation.</p>	

12-622	Submerged Lands	Submerged lands not to be counted towards density calculations.	
12-623.A	Urban services	Urban water is required for lots under 2.5 acres but equal to or greater than 1 acre.	
12-623.B	Water supply	Lots to be served by Syringa Heights Water District.	
12-623.C	Sewage disposal	Sewage disposal method is proposed to be individual septic systems.	
12-623.D	Fire Plan/Fire risk assessment	Assessment of fire risk Fire protection plan Defensible space plan	
12-624.A	Road name	Unique road names for new roads.	
12-624.B	Road standards	Road to be designed to meet private road standards of BCRC Title 12, Appendix A.	
12-624.C	Legal access	Legal access to each proposed lot	
12-624.D	Public road frontage	For lots less than 5 acres in size, direct frontage and direct access to public roads required.	
12-625	Trails and Parks	Bonner County Trails Plan Public Access, Parks and Facilities	
12-626.A	Natural Hazards	Subdivision to be designed around identified natural hazards	
12-626.B	Conformance with BCRC 12-7	Conformance with environmental standards.	
12-642.A	Application Content	Application form	
12-642.B	Application Content	Preliminary Plat, prepared by Idaho licensed surveyor, showing parcels to be created.	
12-642.B.1	Plat Content	Subdivision name, geographic grid, north arrow, and vicinity map, vicinity road pattern.	

12-642.B.2	Plat Content	Boundary line of tract to be subdivided, intersection property lines, abutting roads, names and addresses of adjoining owners shown in their respective places of ownership on the plat.	
12-642.B.3	Plat Content	Location, dimensions and area of proposed lots. Lot numbering.	
12-642.B.4	Plat Content	Location, dimensions and tentative names of proposed streets and roads.	
12-642.B.5	Plat Content	Sufficient contours to show the shape of the land and extending at least one hundred feet beyond the subdivision limits.	
12-642.B.6	Plat Content	Location of water courses, floodplains per FIRMs with BFEs.	
12-642.B.7	Plat Content	Existing wells, springs, wetland boundaries, wetland delineations, drainage channels, overhead and underground utility lines, structures, sanitary sewers and culverts within the tract.	
12-642.B.8	Plat Content	Proposed method of water supply, sewage and solid waste disposal.	
12-642.B.9	Plat Content	All easements of record, including sufficient data to identify conveyance.	
12-642.B.10	Plat Content	Purpose indication for parcels reserved for public dedication or common use of property owners.	
12-642.B.11	Plat Content	Statement for intended use of lots.	
12-642.C.2	Road design and profile	Preliminary road design and profile prepared, stamped and signed by Idaho licensed engineer.	
12-643.A	Application filed	In accord with 12-268	
12-643.B	Public hearing	In accord with 12-268	

12-643.I	Validity of Preliminary Plat		
12-644	Improvements Plan	Plan to be prepared by a registered civil engineer. Two copies to be provided.	
12-645	Standards for Review		
12-646	Final Plat, Contents		
12-647	Endorsements on Final Plat		
12-7.1	Shorelines		
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.	
12-7.3	Wetlands	Wetland Delineation, Wetland Buffer and Setbacks.	
12-7.4	Wildlife		
BCRC Title 14	Flood Damage Prevention	Development to occur as per BCRC, Title 14.	
12-7.6	Hillsides	Geotechnical Survey Requirement	

Appendix D: 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/WRatio	Actual D/WRatio	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/WRatio	Actual D/WRatio	
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