



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - File ZC0005-25 Agency Review

1 message

DEQ Comments <deqcomments@deq.idaho.gov>

Thu, Oct 9, 2025 at 2:14 PM

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

Good Afternoon,

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

Thank you,

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

www.deq.idaho.gov

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

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

Sent: Tuesday, September 23, 2025 9:14 AM

To: Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Amber Burgess <clerk@ebsewerdistrict.com>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Avista Copr - Jay West <jay.west@avistacorp.com>; Avista Corp - Peggy George <peggy.george@avistacorp.com>; Becky Meyer <becky.meyer@lposd.org>; Bill Berg <billb@bbsewer.org>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <DIRECTOR@bonnercountyhistory.org>; Bonner County Solid Waste <solidwaste@bonnercountyid.gov>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Carrol Stejer <CASTEJER@gmail.com>; Chief Debbie Carpenter <chief@spiritleakefire.com>; City of Clark Fork <city@clarkforkidaho.org>; City of Dover <cityclerk@cityofdoveridaho.org>; City of East Hope Franck <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; City of Kootenai <cityclerk@cityofkootenai.org>; City of Oldtown <cityofoldtown@hotmail.com>; City of Priest River <layers@priestriver-id.gov>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spiritleakeid.gov; Clark Fork Fire Department <firedept@clarkforkidaho.org>; Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>; Coolin-Cavanaugh Bay Fire Protection District <coolinfirechief@gmail.com>; Craig Hill <craighill@hillsresort.com>; D1Permits <D1Permits@itd.idaho.gov>; dbrown@idl.idaho.gov; Dan Scholz <dan.scholz@nli.coop>; Dave Schuck <dave.schuck@bonnercountyid.gov>;

Dean Davis <deandavis@sd83.org>; East Bonner Library <Amanda@ebonnerlibrary.org>; East Priest Lake Fire District <eastpriestlakefd@gmail.com>; Erik Sjoquist <esjoquist@idl.idaho.gov>; Federal Aviation Administration <Heather.pate@faa.gov>; Frankie Dunn <frankiejdunn@hotmail.com>; Fritz Broschet <outletbaysewer@gmail.com>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Dan Everhart <Dan.Everhart@ishs.idaho.gov>; DEQ Comments <deqcomments@deq.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; Robert Beachler <robert.beachler@itd.idaho.gov>; ITD - Stacy Simkins <stacy.simkins@itd.idaho.gov>; Jack Schenck <Jack.schenck@vyvebb.com>; Jamie Brown <jamiieb@inlandpower.com>; Janice Best <janicesb@televar.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Jason Kimberling <jason.kimberling@itd.idaho.gov>; Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Jessie Roe <BWSD637@gmail.com>; joekren@sd83.org; Jordan Brooks <coolinsewer@gmail.com>; Karen Quenell <kquenell@northsidefire.org>; Kayleigh Miller <klmiller@ponderay.org>; kbsd sewer <kbsdpl@hotmail.com>; Ken Flint <ken_flint@tcenergy.com>; Kenny Huston <kenny.huston@oer.idaho.gov>; Kim Hoodenpyle <kjh5345@gmail.com>; Kim Spacek <kimspacek@sd83.org>; Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>; Laclede Water District <info@lacedewaterdistrict.org>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; Bates, Luke <Luke.Bates@idwr.idaho.gov>; Matt Diel <matt.diel@lposd.org>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>; Midas Water <midaswatercorp@gmail.com>; Mike Ahmer <mahmer@idl.idaho.gov>; Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>; Navy - Glynis Casey <glynis.casey@navy.mil>; North of the Narrows Fire District <northofthenarrowsfire@gmail.com>; Northern Info <northerninfo@idwr.idaho.gov>; Northern Lights <kristin.mettke@nli.coop>; Northern Lights - Clint Brewing <clint.brewington@nli.coop>; Northside Water and Syringa Heights Water Association <allwater49@outlook.com>; Oden Water Association - Carla Poelstra <odenwater@gmail.com>; Pend Oreille Hospital District <kim.kichenmaster@bonnergeneral.org>; PHD <EHApplications@phd1.idaho.gov>; Priest Lake Public Library District <plplibrary@hotmail.com>; Richard Hash <Rich.hash2022@gmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Ryan Zandhuisen <rzandhuisen@idl.idaho.gov>; Sagle Valley Water and Sewer District <saglewatersewer@gmail.com>; Sagle Valley Water & Sewer District <markc@smartplugs.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; Sam Ross <sam.ross@nli.coop>; Sarah Gilmore <sgilmore@sandpointidaho.gov>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; SCHWEITZER FIRE DISTRICT <SchweitzerFireDistrict@gmail.com>; Selkirk Association of Realtors <danielle@selkirkaor.com>; Selkirk Recreation District <elgar@whoi.edu>; Sheryl Austin <granitereeder@gmail.com>; SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Steve Elgar <selgar@mac.com>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Symone.legg@itd.idaho.gov; TC Energy / TransCanada <US_crossings@tcenergy.com>; Teresa Decker <Huckleberryhoa@gmail.com>; Teresa Decker <huckbayutilities01@gmail.com>; Teresa Zamora <utilities@stoneridgeidaho.com>; Theresa Wheat <theresa@kootenai.org>; Tim Ventress <chventresswplvfd@hotmail.com>; Timberlake Fire District <Kwright@timberlakefire.com>; Tom Renzi <epifdchief@gmail.com>; US Fish & Wildlife Services <fw1idahoconsultationrequests@fws.gov>; meagan <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>

Cc: Alexander Feyen <alexander.feyen@bonnercountyid.gov>

Subject: Bonner County Planning - File ZC0005-25 Agency Review

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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.

Dylan Young

Bonner County Planning Department

Hearing Coordinator

208-265-1458

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Ellisport Bay Sewer District
PO Box 455
Hope, ID 83836

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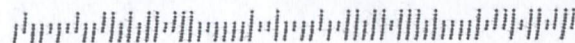
Bonner County Planning Dept
1500 Highway 2, Suite 208
Sandpoint, ID 83864

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AUG 20 2025

Bonner County
Planning Department

83864-170958



ELLISPORT BAY SEWER DISTRICT

August 12, 2025

Bonner County Planning Department
1500 Highway 2, Suite 208
Sandpoint, Idaho 83864

Re: Dormar Land Management, LLLP - Community Sewer Options, RE: File #ZC0005-25

Bonner County Planning Director Jake Gabell:

This letter is to confirm that preliminary discussions between the Ellisport Bay Sewer District (EBSD) Board and Mr. Darius L. Ruen, P.E. of Ruen-Yeager & Associates, Inc representing Dormar Land Management, LLLP have taken place.

We understand that Dormar Land Management, LLLP (Dormar) has submitted a zone change application to Bonner County for their property on the Hope Peninsula. Our discussions with Dormar included options to provide a community sewer system for their property and options to expand the EBSD system to adequately serve additional users on the Hope Peninsula. Preliminary discussions identified three options to provide a community sewer system serving the Dormar owned property.

- Option I that was discussed included Dormar developing a Private Sewer Company that would provide on-site collection, treatment, and land application in the same manner as described in the 2018 Wastewater Facility Plan prepared for Ellisport Bay Sewer District (EBSD).
- Option II discussed was to have Dormar annex its property into EBSD and participate in sewer line extensions, treatment system upgrades, and land application expansion of the current EBSD facility.
- Option III was presented where the Dormar Private Sewer Company would provide a community sewer system to serve their land and would work with the EBSD to determine the financial feasibility of providing sewer service to existing subdivided lots located within the EBSD boundaries that are currently served with septic tanks and drainfields. EBSD has been unsuccessful in our attempts to provide sewer to these existing lots located within our District boundaries.

Ellisport Bay Sewer District and Dormar Land Management, LLLP both support the stated intent of the 2018 Facilities Plan: "to minimize the overall effect wastewater collection, treatment, and reuse practices have on the local environment, including the surface water quality in Lake Pend

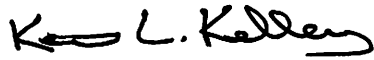
August 12, 2025

Page 2

Oreille (LPO). Specifically, the Board seeks to eventually eliminate all on-site septic treatment systems from the Hope Peninsula (presumed to be major no-point source nutrient contributors to LPO near-shore waters) and enhance the treatment capability of the entire system.”

Sincerely,

ELLISPORT BAY SEWER DISTRICT

A handwritten signature in black ink, appearing to read "Ken L. Kelley". The signature is fluid and cursive, with a long horizontal stroke at the end.

Ken Kelley
Chairman



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - File ZC0005-25 Agency Review

1 message

Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>

Thu, Oct 16, 2025 at 9:36 AM

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

Hi Dylan,

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

Thank you for the opportunity to review and comment,

Merritt Horsmon

Regional Technical Assistance Manager

Panhandle Region

2885 W. Kathleen Ave.

Coeur d'Alene, ID 83815

208.769.1414 office

208.251.4509 mobile

merritt.horsmon@idfg.idaho.gov**From:** Bonner County Planning Department <planning@bonnercountyid.gov>**Sent:** Tuesday, September 23, 2025 9:14 AM**To:** Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Amber Burgess <clerk@ebsewerdistrict.com>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Avista Copr - Jay West <jay.west@avistacorp.com>; Avista Corp - Peggy George <peggy.george@avistacorp.com>; Becky Meyer <becky.meyer@lposd.org>; Bill Berg <billb@bbsewer.org>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <DIRECTOR@bonnercountyhistory.org>; Bonner County Solid Waste <solidwaste@bonnercountyid.gov>;

Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Carrol Stejer <CASTEJER@gmail.com>; 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 Kootenai <cityclerk@cityofkootenai.org>; City of Oldtown <cityofoldtown@hotmail.com>; City of Priest River <layers@priestriver-id.gov>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spiritlakeid.gov; Clark Fork Fire Department <firedept@clarkforkidaho.org>; Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>; Coolin-Cavanaugh Bay Fire Protection District <coolinfirechief@gmail.com>; Craig Hill <craighill@hillsresort.com>; D1Permits <D1Permits@itd.idaho.gov>; dbrown@idl.idaho.gov; Dan Scholz <dan.scholz@nli.coop>; Dave Schuck <dave.schuck@bonnercountyid.gov>; Dean Davis <deandavis@sd83.org>; East Bonner Library <Amanda@ebonnerlibrary.org>; East Priest Lake Fire District <eastpriestlakefd@gmail.com>; Erik Sjoquist <esjoquist@idl.idaho.gov>; Federal Aviation Administration <Heather.pate@faa.gov>; Frankie Dunn <frankiejduhn@hotmail.com>; Fritz Broschet <outletbaysewer@gmail.com>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Dan Everhart <Dan.Everhart@ishs.idaho.gov>; DEQ Comments <deqcomments@deq.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; Robert Beachler <robert.beachler@itd.idaho.gov>; ITD - Stacy Simkins <stacy.simkins@itd.idaho.gov>; Jack Schenck <Jack.schenck@vyvebb.com>; Jamie Brown <jamieb@inlandpower.com>; Janice Best <janicesb@televar.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Jason Kimberling <jason.kimberling@itd.idaho.gov>; Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Jessie Roe <BWSD637@gmail.com>; joekren@sd83.org; Jordan Brooks <coolinsewer@gmail.com>; Karen Quenell <kquenell@northsidefire.org>; KayLeigh Miller <klmiller@ponderay.org>; kbsd sewer <kbsdpl@hotmail.com>; Ken Flint <ken_flint@tcenergy.com>; Kenny Huston <kenny.huston@oer.idaho.gov>; Kim Hoodenpyle <kjh5345@gmail.com>; Kim Spacek <kimspacek@sd83.org>; Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>; Laclede Water District <info@lacedewaterdistrict.org>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; Bates, Luke <Luke.Bates@idwr.idaho.gov>; Matt Diel <matt.diel@lposd.org>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>; Midas Water <midaswatercorp@gmail.com>; Mike Ahmer <mahmer@idl.idaho.gov>; Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>; Navy - Glynis Casey <glynis.casey@navy.mil>; North of the Narrows Fire District <northofthenarrowsfire@gmail.com>; Northern Info <northerninfo@idwr.idaho.gov>; Northern Lights <kristin.mettke@nli.coop>; Northern Lights - Clint Brewing <clint.brewington@nli.coop>; Northside Water and Syringa Heights Water Association <allwater49@outlook.com>; Oden Water Association - Carla Poelstra <odenwater@gmail.com>; Pend Oreille Hospital District <kim.kichenmaster@bonnergeneral.org>; PHD <EHApplications@phd1.idaho.gov>; Priest Lake Public Library District <plplibrary@hotmail.com>; Richard Hash <Rich.hash2022@gmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Ryan Zandhuisen <rzandhuisen@idl.idaho.gov>; Sagle Valley Water and Sewer District <saglewatersewer@gmail.com>; Sagle Valley Water & Sewer District <markc@smartplugs.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; Sam Ross <sam.ross@nli.coop>; Sarah Gilmore <sgilmore@sandpointidaho.gov>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; SCHWEITZER FIRE DISTRICT <SchweitzerFireDistrict@gmail.com>; Selkirk Association of Realtors <danielle@selkirkaor.com>; Selkirk Recreation District <elgar@whoi.edu>; Sheryl Austin <granitereeder@gmail.com>; SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Steve Elgar <selgar@mac.com>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Symone.legg@itd.idaho.gov; TC Energy / TransCanada <US_crossings@tcenergy.com>; Teresa Decker <Huckleberryhoa@gmail.com>; Teresa Decker <huckbayutilities01@gmail.com>; Teresa Zamora <utilities@stoneridgeidaho.com>; Theresa Wheat <theresa@kootenai.org>; Tim Ventress <chventresswplvfd@hotmail.com>; Timberlake Fire District <Kwright@timberlakefire.com>; Tom Renzi <eplfdchief@gmail.com>; US Fish & Wildlife Services <fw1idahoconsultationrequests@fws.gov>; meagan <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>

Cc: Alexander Feyen <alexander.feyen@bonnercountyid.gov>

Subject: Bonner County Planning - File ZC0005-25 Agency Review

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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.

Dylan Young

Bonner County Planning Department

Hearing Coordinator

208-265-1458

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

Build smarter. Apply online.



Dylan Young <dylan.young@bonnercountyid.gov>

Bonner County Planning - File ZC0005-25 Agency Review

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

Tue, Sep 23, 2025 at 11:19 AM

To: Bonner County Planning Department <planning@bonnercountyid.gov>, "byron.ruen@ruendrilling.com"

<byron.ruen@ruendrilling.com>, "tvogel@ruenyeager.com" <tvogel@ruenyeager.com>, "cmarley@ruenyeager.com"

<cmarley@ruenyeager.com>

Cc: "Sturgis, Daniel" <Daniel.Sturgis@idwr.idaho.gov>, "Richman, Michelle" <Michelle.Richman@idwr.idaho.gov>, Kevan McClarty <kevan.mcclarty@idwr.idaho.gov>

REF: ZC0005-25

TO: Dylan Young – Bonner County Planning Department Hearing Coordinator

Byron and Kelly Ruen – Applicant/Landowner

Ruen-Yeager & Associates, Inc. C/O Tess Vogel or Clare Marley – Applicants Representative

Good morning,

Idaho Department of Water Resources (IDWR) – Northern Regional Office thanks Bonner County for the opportunity to comment on ZC0005-25.

The proposed project development sites two courses of action to serve water to the new development:

1. If the project obtains a "will serve" from either a) the Kullyspell Estates Water Assn Inc, which holds Domestic water right 96-8632 and/or b) Kullyspell Estates Property Owners Assn, which holds Municipal water right 96-8982 **the respective water service provider is required to obtain new water rights via the application-permit-license allocation process prior to diversion of water** which enlarges their respective active water right(s). It's reasonable any project development shall enlarge the Annual Diversion Volume authorized by either Right 96-8982 or 96-8632 for the beneficial uses they are currently authorized to divert water for.
2. If the project pursues their own water delivery service for the community water system, **IDWR requires an approved water right permit prior to the diversion of water from any State of Idaho public water(s): ground water (well) source OR surface water (lake system) source.** I recommend the project developer contact IDWR to initiate water right filing processes.
3. Any diversion of public water (ground water OR surface water) which exceeds exempt status beneficial use authorized by **Idaho Code §42-111** is required to obtain an approved water permit prior to the diversion of public water(s).

Based on the information provided in the project application and supporting documents, IDWR requires water right permit compliance be satisfied prior to water system diversion(s) associated with the project's development. I encourage the Applicant contact IDWR to pursue water right filings if applicable and/or their designated water service provider contact IDWR to ensure compliance toward any water right filing

requirements early in the planning process, as new Application for Permit – to – Permit approval processing can take upward of 120 days upon receipt of a complete application for permit with corresponding filing fees.

Best Regards,



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

Sent: Tuesday, September 23, 2025 9:14 AM

To: Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Amber Burgess <clerk@ebsewerdistrict.com>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Avista Copr - Jay West <jay.west@avistacorp.com>; Avista Corp - Peggy George <peggy.george@avistacorp.com>; Becky Meyer <becky.meyer@lposd.org>; Bill Berg <billb@bbsewer.org>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <DIRECTOR@bonnercountyhistory.org>; Bonner County Solid Waste <solidwaste@bonnercountyid.gov>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Carrol Stejer <CASTEJER@gmail.com>; Chief Debbie Carpenter <chief@spiritleakefire.com>; City of Clark Fork <city@clarkforkidaho.org>; City of Dover <cityclerk@cityofdoveridaho.org>; City of East Hope Franck <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; City of Kootenai <cityclerk@cityofkootenai.org>; City of Oldtown <cityofoldtown@hotmail.com>; City of Priest River <layers@priestriver-id.gov>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spiritleakeid.gov; Clark Fork Fire Department <firedept@clarkforkidaho.org>; Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>; Coolin-Cavanaugh Bay Fire Protection District <coolinfirechief@gmail.com>; Craig Hill <craighill@hillsresort.com>; D1Permits <D1Permits@itd.idaho.gov>; dbrown@idl.idaho.gov; Dan Scholz <dan.scholz@nli.coop>; Dave Schuck <dave.schuck@bonnercountyid.gov>; Dean Davis <deandavis@sd83.org>; East Bonner Library <Amanda@ebonnerlibrary.org>; East Priest Lake Fire District <eastpriestlakefd@gmail.com>; Erik Sjoquist <esjoquist@idl.idaho.gov>; Federal Aviation Administration <Heather.pate@faa.gov>; Frankie Dunn <frankiejdunn@hotmail.com>; Fritz Broschet <outletbaysewer@gmail.com>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Dan Everhart <Dan.Everhart@ishs.idaho.gov>; DEQ Comments <deqcomments@deq.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; Robert Beachler <robert.beachler@itd.idaho.gov>; ITD - Stacy Simkins <stacy.simkins@itd.idaho.gov>; Jack Schenck <Jack.schenck@vyvebb.com>; Jamie Brown <jamieb@inlandpower.com>; Janice Best <janicesb@televar.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Jason Kimberling

<jason.kimberling@itd.idaho.gov>; Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Jessie Roe <BWSD637@gmail.com>; joekren@sd83.org; Jordan Brooks <coolinsewer@gmail.com>; Karen Quenell <kquenell@northsidefire.org>; KayLeigh Miller <klmiller@ponderay.org>; kbsd sewer <kbsdpl@hotmail.com>; Ken Flint <ken_flint@tcenergy.com>; Kenny Huston <kenny.huston@oer.idaho.gov>; Kim Hoodenpyle <kjh5345@gmail.com>; Kim Spacek <kimspacek@sd83.org>; Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>; Laclede Water District <info@lacedewaterdistrict.org>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; Bates, Luke <Luke.Bates@idwr.idaho.gov>; Matt Diel <matt.diel@lposd.org>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>; Midas Water <midaswatercorp@gmail.com>; Mike Ahmer <mahmer@idl.idaho.gov>; Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>; Navy - Glynis Casey <glynis.casey@navy.mil>; North of the Narrows Fire District <northofthenarrowsfire@gmail.com>; Northern Info <northerninfo@idwr.idaho.gov>; Northern Lights <kristin.mettke@nli.coop>; Northern Lights - Clint Brewing <clint.brewington@nli.coop>; Northside Water and Syringa Heights Water Association <allwater49@outlook.com>; Oden Water Association - Carla Poelstra <odenwater@gmail.com>; Pend Oreille Hospital District <kim.kichenmaster@bonnergeneral.org>; PHD <EHApplications@phd1.idaho.gov>; Priest Lake Public Library District <plplibrary@hotmail.com>; Richard Hash <Rich.hash2022@gmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Ryan Zandhuisen <rzandhuisen@idl.idaho.gov>; Sagle Valley Water and Sewer District <saglewatersewer@gmail.com>; Sagle Valley Water & Sewer District <markc@smartplugs.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; Sam Ross <sam.ross@nli.coop>; Sarah Gilmore <sgilmore@sandpointidaho.gov>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; SCHWEITZER FIRE DISTRICT <SchweitzerFireDistrict@gmail.com>; Selkirk Association of Realtors <danielle@selkirkaor.com>; Selkirk Recreation District <elgar@whoi.edu>; Sheryl Austin <granitereeder@gmail.com>; SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Steve Elgar <selgar@mac.com>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Symone.legg@itd.idaho.gov; TC Energy / TransCanada <US_crossings@tcenergy.com>; Teresa Decker <Huckleberryhoa@gmail.com>; Teresa Decker <huckbayutilities01@gmail.com>; Teresa Zamora <utilities@stoneridgeidaho.com>; Theresa Wheat <theresa@kootenai.org>; Tim Ventress <chventresswplvfd@hotmail.com>; Timberlake Fire District <Kwright@timberlakefire.com>; Tom Renzi <eplfdchief@gmail.com>; US Fish & Wildlife Services <fw1idahoconsultationrequests@fws.gov>; meagan <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>

Cc: Alexander Feyen <alexander.feyen@bonnercountyid.gov>

Subject: Bonner County Planning - File ZC0005-25 Agency Review

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

[Quoted text hidden]

[Quoted text hidden]

 **Bates_ Luke.vcf**
2K



Janna Brown <janna.brown@bonnercountyid.gov>

File ZC0005-25- DOMAR – Rural 10 to Recreation

1 message

Chris Shaver <Chris.Shaver@ishs.idaho.gov>

Wed, Oct 15, 2025 at 9:55 AM

To: "janna.brown@bonnercountyid.gov" <janna.brown@bonnercountyid.gov>

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

Thank you for the opportunity to comment on the proposed zone change. Our office has reviewed the project location and its potential concerns for cultural resources and have concluded that archaeological resources may be encountered, and we recommend an archaeological survey prior to any ground disturbing activities. Please see the attached letter from our office. Should you have any additional questions or concerns, please let our office know at your earliest convenience.

Sincerely,

Chris

**Christopher L. Shaver**

Compliance Archaeologist

State Historic Preservation Office

(208) 488-7467

HISTORY.IDAHO.GOV

*Preserving the past, enriching the future.*Explore a [membership](#) with the Historical Society!**File ZC0005-25 - DOMAR Zone Change.pdf**

233K



IDAHO STATE
**HISTORICAL
SOCIETY**

15 October 2025

Bonner County Planning Department
1500 Highway 2, Suite 208
Sandpoint, Idaho 83864

**Re: File ZC0005-25- DOMAR – Rural 10 to Recreation
SHPO Review No.: 2025-1134**

Dear Bonner County Planning Department:

Thank you for consulting with our office on the above-referenced project. The State Historic Preservation Office is providing the following comments to the Bonner County Planning Department regarding potential effects to archaeological and historic built environment resources within the proposed project footprint or its immediate vicinity.

On 23 September 2025, our office received notification of the project application with a request for agency review. The historic property review was initiated in response to a request for a zone change from Rural-10 to Recreation on ±1153 acres. The property is zoned Rural-10 and is located within Sections 13, 18, 19, and 24, Township 56 North, Range 1 and 2 East, Boise-Meridian. Our office consulted historic aerial images and maps in addition to the Idaho Cultural Resources Information System in an effort to identify cultural resources in the area. The project location is within the East Pend Oreille Lake Rock Art District (10BR1192), and the projected footprint of the zone change includes at least three known archaeological resources (10BR546, 10BR562, and 10BR770). Furthermore, this area is known to be a heightened concern to the Kalispel Tribe of Indians and they should be consulted regarding the effects of any potential development. Due to the known archaeological resources in the project area and the potential for additional resources not currently documented, our office strongly recommends an archaeological inventory be conducted to identify any cultural resources to fully understand the potential for adversely affecting resources within the 1153-acre parcel. This survey should be conducted by an individual or firm meeting the Secretary of the Interior's Professional Qualifications for archaeology.

A list of qualified professionals who meet the requirements for archaeologist can be found on our website at https://history.idaho.gov/wp-content/uploads/Idaho_HP_Consultants_List.pdf. Inclusion on this list should not be viewed as an endorsement or recommendation by the State Historic Preservation Office. More information and guidance about conducting archaeological inventories within Idaho can be found at our website at <https://history.idaho.gov/shpo/idaho-shpo-guidance/>.

In the event that previously unidentified archaeological material is inadvertently encountered during the implementation of this project, work If you have any questions, or the scope of the project changes, please contact me at chris.shaver@ishs.idaho.gov or (208) 488-7467.

Sincerely,

**Christopher L. Shaver
Compliance Archaeologist
Idaho State Historic Preservation Office**



Brad Little
Governor of Idaho

Janet Gallimore
Executive Director
State Historic
Preservation Officer

Administration:
2205 Old Penitentiary Rd.
Boise, Idaho 83712
208.334.2682
Fax: 208.334.2774

Idaho State Museum:
610 Julia Davis Dr.
Boise, Idaho 83702
208.334.2120

**Idaho State Archives
and State Records
Center:**
2205 Old Penitentiary Rd.
Boise, Idaho 83712
208.334.2620

**State Historic
Preservation Office:**
210 Main St.
Boise, Idaho 83702
208.334.3861

**Old Idaho Penitentiary
and Historic Sites:**
2445 Old Penitentiary Rd.
Boise, Idaho 83712
208.334.2844

HISTORY.IDAHO.GOV



Janna Brown <janna.brown@bonnercountyid.gov>

File ZC0005-25 Domar Zone Change

1 message

'Colleen Johnson' via Mail-Planning <planning@bonnercountyid.gov>
Reply-To: Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>
To: Bonner County Planning <planning@bonnercountyid.gov>

Tue, Sep 23, 2025 at 10:41 AM

Good Morning:

Attached is the District's response to the above-named file.

NOTICE OF CHANGE IN HOURS: THE OFFICE WILL BE CLOSED ON FRIDAYS. WE WILL BE OPEN NORMAL HOURS MONDAY THRU THURSDAY.

Colleen Johnson

Business Office Manager

Kootenai-Ponderay Sewer District

208-263-0229 Fax – 208-265-5326 Mobile: 208-304-5820

511 Whiskey Jack Road Sandpoint, Idaho 83864

P.O. Box 562, Kootenai, ID 83840

“Dance with Life”



 **25_09_BC_ZC0005_25_DomarZoneChnge.pdf**
97K



NOTICE OF PUBLIC HEARING

I hereby certify that a true and correct copy of this "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this **23rd** day of **September 2025**.

Dylan Young

Dylan Young, Hearing Coordinator

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Tuesday, September 23, 2025**.

NOTICE IS HEREBY GIVEN that the Bonner County Zoning Commission will hold a public hearing at **5:30 pm on Thursday October 23, 2025** in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following request:

File ZC0005-25- DOMAR – Rural 10 to Recreation

The applicants are requesting a zone change from Rural-10 to Recreation on ±1153 acres. The property is zoned Rural-10. The project is located off Peninsula Road and Hope School Road in Section 13,18,19 and 24 Township 56 North, Range 1 and 2 East, Boise-Meridian. The project site is within the service area of Sam Owen Fire District.

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

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

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

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

NO COMMENT

Name

Kootenai-Ponderay Sewer District
Alt of District Boundaries

Date

9/23/25



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] FILE ZC0005-25-DOMAR-RURAL 10 TO RECREATION

1 message

Denis Twohig <dtwohig@phd1.idaho.gov>

Wed, Oct 8, 2025 at 9:19 AM

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

**Public Health**
Prevent. Promote. Protect.
Panhandle Health District**Denis Twohig** | Technical Records Specialist 1

2101 W Pine St. Sandpoint, ID 83864

P: 208.265.6384

E: ehapplications@phd1.idaho.govW: Panhandlehealthdistrict.org**IMPORTANT:** The information contained in this email may be privileged, confidential or otherwise protected from disclosure.

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

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

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

**FILE ZC0005-25-DOMAR-RURAL 10 TO RECREATION.pdf**

129K



Panhandle Health District

Healthy People in Healthy Communities

Public Health

Prevent. Promote. Protect.

Panhandle Health District

October 8, 2025

Bonner County Planning Department
1500 Highway 2, Suite 208
Sandpoint, ID 83864

Re: File ZC0005-25 – DOMAR – Rural 10 to Recreation

Bonner County Planning Department,

The Panhandle Health District (PHD) would like to comment that the proposed wastewater and drinking water systems have not been reviewed by PHD or by Idaho DEQ, and the plans and documents submitted with the application are from 2018 and were produced for planning purposes only. PHD is unaware of a currently planned expansion to Ellisport Sewer District, and there are no current applications on file with PHD for a proposed community water or sewer system for the subject parcels.

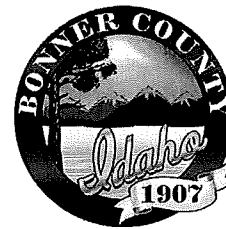
If the applicants do desire to utilize individual subsurface sewage disposal, community, or shared wastewater disposal systems, an application and field work with PHD will need to be completed and approved prior to any wastewater generation occurs.

Thank you,

Tim French, REHS

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

NOTICE OF PUBLIC HEARING



I hereby certify that a true and correct copy of this "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this **23rd** day of **September 2025**.

Dylan Young

Dylan Young, Hearing Coordinator

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File ZC0005-25- DOMAR – Rural 10 to Recreation

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

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

NO COMMENT _____

Name

Date

*SEE ATTACHED COMMENTS
10/8/25*

*P.H.D.
T.K.*

**Sam Owen Fire District
17 Old Sam Owen Road
PO Box 344
Hope, ID 83836**

Bonner County Planning Department
1500 Highway 2, Suite 208
Sandpoint, ID 83854

RECEIVED

OCT 14 2025

**Bonner County
Planning Department**

October 14, 2025

Re: File ZC0005-25-DOMAR-Rural 10 to Recreation

There are two crucial issues regarding access to the property being requested for a zone change from Rural 10 to Recreation. This property lies on the southern and eastern portion of Sam Owen Peninsula, bounded by Denton Slough on the east, Lake Pend Oreille on the south, and various private properties on the west.

The first issue is access to the property itself.

On the east side there is access on Hope School Road, which turns into Dormar Road. Hope School Road is adjacent to Hope Elementary school and passes within feet of the school buildings, buses, and parking lots. Having a major access road next to the elementary school is cause for concern for student/child safety.

On the west side of the property there is access off E. David Thompson Road. Getting to the property this way requires driving from Highway 200 on Peninsula Road to its intersection with E. David Thompson. Peninsula Road is narrow, twisty, has no centerline or fog lines, and can be congested in the summer season. This route would not provide reliable prompt access for emergency vehicles.

There is another potential access to the property off Peninsula Road near Island View Resort. This potential access is undeveloped.

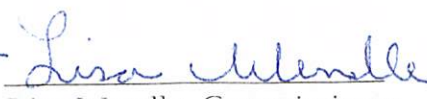
The second access issue concerns access to and from Sam Owen Peninsula as a whole.

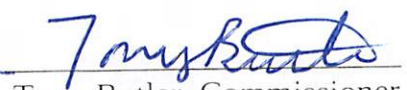
The only access to, or exit from, the Peninsula is at the intersection of Peninsula Road and Highway 200. There is no other way to or from an area that sees a large amount of summer traffic and significant traffic year around from permanent residents. This bottleneck has the potential to cause an evacuation disaster in the event of a wildfire on the Peninsula, a heavily wooded area. The potential for disaster increases as the population density increases. It is foreseeable that a zone change from Rural 10 to Recreation may lead to a significant increase in population density.

Until the access and egress issues are addressed and remedied, Sam Owen Fire District recommends that the zone change be denied.

SAM OWEN FIRE DISTRICT


Terry Jensen, Commissioner


Lisa Wendle, Commissioner


Tony Butler, Commissioner



Janna Brown <janna.brown@bonnercountyid.gov>

Re: [EXTERNAL] Bonner County Planning - File ZC0005-25 Agency Review

1 message

'Ken Flint' via Mail-Planning <planning@bonnercountyid.gov>

Tue, Sep 23, 2025 at 12:44 PM

Reply-To: Ken Flint <ken_flint@tcenergy.com>

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

Cc: US Crossings <us_crossings@tcenergy.com>

No Comment from TC Energy. Project is not near ROW.

Ken Flint

From: US Crossings <us_crossings@tcenergy.com>

Sent: Tuesday, September 23, 2025 10:47 AM

To: Ken Flint <ken_flint@tcenergy.com>

Subject: FW: [EXTERNAL] Bonner County Planning - File ZC0005-25 Agency Review

FYI

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

Sent: Tuesday, September 23, 2025 11:14 AM

To: Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Amber Burgess <clerk@ebsewerdistrict.com>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Avista Copr - Jay West <jay.west@avistacorp.com>; Avista Corp - Peggy George <peggy.george@avistacorp.com>; Becky Meyer <becky.meyer@lpsd.org>; Bill Berg <billb@bbsewer.org>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <DIRECTOR@bonnercountyhistory.org>; Bonner County Solid Waste <solidwaste@bonnercountyid.gov>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Carrol Stejer <CASTEJER@gmail.com>; Chief Debbie Carpenter <chief@spirittlakefire.com>; City of Clark Fork <city@clarkforkidaho.org>; City of Dover <cityclerk@cityofdoverydaho.org>; City of East Hope Franck <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; City of Kootenai <cityclerk@cityofkootenai.org>; City of Oldtown <cityofoldtown@hotmail.com>; City of Priest River <layers@priestriver-id.gov>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spirittlakeid.gov; Clark Fork Fire Department <firedept@clarkforkidaho.org>; 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 Scholz <dan.scholz@nli.coop>; Dave Schuck <dave.schuck@bonnercountyid.gov>; Dean Davis <deandavis@sd83.org>; East Bonner Library <Amanda@ebonnerlibrary.org>; East Priest Lake Fire District <eastpriestlakefd@gmail.com>; Erik Sjoquist <esjoquist@idl.idaho.gov>; Federal Aviation Administration <Heather.pate@faa.gov>; Frankie Dunn <frankiejduhn@hotmail.com>; Fritz Broschet <outletbaysewer@gmail.com>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; ID State Historical Society - Dan Everhart <dan.everhart@ishs.idaho.gov>; Idaho Department of Environmental Quality <deqcomments@deq.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; ITD - Robert Beachler <robert.beachler@itd.idaho.gov>; ITD - Stacy Simkins <stacy.simkins@itd.idaho.gov>; Jack Schenck <Jack.schenck@vyvebb.com>; Jamie Brown <jamieb@inlandpower.com>; Janice Best <janicesb@televar.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Jason Kimberling

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Cc: Alexander Feyen <alexander.feyen@bonnercountyid.gov>

Subject: [EXTERNAL] Bonner County Planning - File ZC0005-25 Agency Review

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Dylan Young

Bonner County Planning Department

Hearing Coordinator

208-265-1458

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Daniel Britt <daniel.britt@bonnercountyid.gov>

Fwd: Bonner County Planning - File ZC0005-25 Agency Review

1 message

Matt Mulder <matt.mulder@bonnercountyid.gov>

Tue, Oct 7, 2025 at 8:01 AM

To: Mail-Planning <planning@bonnercountyid.gov>

Cc: Daniel Britt <daniel.britt@bonnercountyid.gov>, Jason Topp <jason.topp@bonnercountyid.gov>

The Bonner County Road & Bridge Department has the following comments regarding this zone change of 1150 acres.

The proposed zone change will not have any immediate impacts on the Road & Bridge Department, but could have incredible long term impacts. Peninsula Road and Hope School Road are County maintained roads which are NOT capable of handling the increased traffic that could ultimately be generated by the change in zoning density. Based on the maximum density which would be permitted in this recreational zoning with services available, there could be lots as small as 12,000 sq ft, which would equate to over 4100 potential lots. Each lot which is developed into a single family home adds an average of 9.7 vehicle trips per day based on the Bonner County Road Standards Manual planning figures, which would generate a *staggering* 39,770 vehicle trips at maximum buildout. The Applicant needs to submit a Trip Generation and Distribution Letter for this planning action. Certainly, traffic impact studies would be warranted.

A typical County arterial road with straight stretches and ample passing opportunities and a 45mph speed limit can reasonably accommodate approximately 16,000 cars per day (~8000 per lane) at a reasonable level of service. The existing roads are far from meeting that ideal metric, and the actual capacity of Peninsula Rd and Hope School Road would be somewhat less. Even State Highway 200 is incapable of accommodating that potential long term increase in traffic. The proposed potential increase to the number of lots within this area would cause the roads to exceed capacity and be in a state of perpetual congestion at maximum buildout. Many of these issues could be addressed during the future subdivision processes, where more exact traffic counts and proposed new local access road configurations can be determined, but systemic improvement of the system would be appropriate during a large scale re-zone instead of attempting to piecemeal improvements for each small development that comes later, resulting in no meaningful improvements to the road and ROW in the long term. Impact fees are not yet required by Bonner County, but could be used to save towards the future needs that each new development contributes.

ROW Request:

Section 6.5 of the Bonner County Roads Standards Manual identifies the common widths for new road right of ways (ROW) as 60ft for local access roads and 60 to 80ft for collector roads. Peninsula Rd is classified as a minor collector road and the existing variable width ROW is generally 60 to 80ft wide. However, the requirements also stipulate that ROW also must accommodate all cuts and fills necessary for the roadway. Due to the steep sloped terrain along Peninsula Rd, wider ROW would be necessary to accommodate cuts and fills for future roadway expansions which would be needed to accommodate this traffic. Road & Bridge requests that an additional 40 ft of right-of-way be dedicated along Peninsula Rd frontage (20ft additional on each side of the existing boundaries) to allow for the future expansions which will be necessary to accommodate the incredible traffic loads.

Similarly, Hope School Rd exists as a 50ft prescriptive easement ROW currently, which is less than our standard required width. We request a dedication of ROW to bring this road to 80ft of deeded ROW to allow it to meet the collector road standards into the future.

There are potential future impacts to our department's maintenance activities as additional lots are made into new homes, such as the amount of sand required during winter operations. As traffic increases, so too does the amount of man hours, equipment time plowing and sanding, and quantity of sand needed to continue providing at our current level of service. To a degree, each new home also adds more property tax funds which could be allocated to road maintenance, as well as increased consumption of gas providing income in the form of gas taxes to the state which are disbursed to our department.

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

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

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

Date: Tue, Sep 23, 2025 at 9:14 AM

Subject: Bonner County Planning - File ZC0005-25 Agency Review

To: Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>, Amber Burgess <clerk@ebsewerdistrict.com>, Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>, Avista Copr - Jay West <jay.west@avistacorp.com>, Avista Corp - Peggy George <peggy.george@avistacorp.com>, Becky Meyer <becky.meyer@lposd.org>, Bill Berg <billb@bbsewer.org>, Bonner County Assessors <assessorsgroup@bonnercountyid.gov>, BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <DIRECTOR@bonnercountyhistory.org>, Bonner County Solid Waste <solidwaste@bonnercountyid.gov>, Brenna Garro <Brenna.Garro@oer.idaho.gov>, Bryan Quayle <quaylelanduseconsulting@gmail.com>, Carrol Stejer <CASTEJER@gmail.com>, Chief Debbie Carpenter <chief@spirittlakefire.com>, City of Clark Fork <city@clarkforkidaho.org>, City of Dover <cityclerk@cityofdoveridaho.org>, City of East Hope Franck <easthope.city@gmail.com>, City of Hope <hopecityclerk@gmail.com>, City of Kootenai <cityclerk@cityofkootenai.org>, City of Oldtown <cityofoldtown@hotmail.com>, City of Priest River <layers@priestriver-id.gov>, City of Sandpoint Planning <cityplanning@sandpointidaho.gov>, cityclerk@spirittlakeid.gov <cityclerk@spirittlakeid.gov>, Clark Fork Fire Department <firedept@clarkforkidaho.org>, 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 Scholz <dan.scholz@nli.coop>, Dave Schuck <dave.schuck@bonnercountyid.gov>, Dean Davis <deandavis@sd83.org>, East Bonner Library <Amanda@ebonnerlibrary.org>, East Priest Lake Fire District <eastpriestlakefd@gmail.com>, Erik Sjoquist <esjoquist@idl.idaho.gov>, Federal Aviation Administration <Heather.pate@faa.gov>, Frankie Dunn <frankiejduhn@hotmail.com>, Fritz Broschet <outletbaysewer@gmail.com>, Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>, Gavin Gilcrease <ggilcrease@sandpointidaho.gov>, ID State Historical Society - Dan Everhart <dan.everhart@ishs.idaho.gov>, Idaho Department of Environmental Quality <deqcomments@deq.idaho.gov>, Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>, ITD - Robert Beachler <robert.beachler@itd.idaho.gov>, ITD - Stacy Simkins <stacy.simkins@itd.idaho.gov>, Jack Schenck <Jack.schenck@vyvebb.com>, Jamie Brown <jamieb@inlandpower.com>, Janice Best <janicesb@televar.com>, Jason Johnson <jason.johnson@bonnercountyid.gov>, Jason Kimberling <jason.kimberling@itd.idaho.gov>, Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>, Jessie Roe <BWSD637@gmail.com>, Joe Kren <joekren@sd83.org>, Jordan Brooks <coolinsewer@gmail.com>, Karen Quenell <kquenell@northsidefire.org>, KayLeigh Miller <kmliller@ponderay.org>, kbsd sewer <kbsdpl@hotmail.com>, Ken Flint <ken_flint@tcenergy.com>, Kenny Huston <kenny.huston@oer.idaho.gov>, Kim Hoodenpyle <kjh5345@gmail.com>, Kim Spacek <kimspacek@sd83.org>, Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>, Laclede Water District <info@lactedewaterdistrict.org>, Lakeland Joint School District #272 <cpursley@lakeland272.org>, Lisa Rosa <hr@ebonnerlibrary.org>, Luke Bates <luke.bates@idwr.idaho.gov>, Matt Diel <matt.diel@lposd.org>, Merritt Horsmon <merritt.horsmon@idfg.idaho.gov>, Midas Water <midaswatercorp@gmail.com>, Mike Ahmer <mahmer@idl.idaho.gov>, Natural Resource Conservation Service - 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Cc: Alexander Feyen <alexander.feyen@bonnercountyid.gov>

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Dylan Young
Bonner County Planning Department
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