

# Bonner County Planning Department

*"Protecting property rights and enhancing property value"*

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## Bonner County Board of Commissioners Staff Report for February 19, 2026

<b>Project Name:</b>	Yoman Bluffs
<b>File Number, Type:</b>	<b>S0003-25, Subdivision and PUD0001-25</b>
<b>Request:</b>	The applicants are requesting a large scale residential Planned Unit Development with 23 proposed residential lots with three (3) common area tracts on Recreation zoned parcel approximately 38.27 acres.
<b>Legal Description:</b>	10-59N-4W GOVERNMENT LOT 1 LESS TAX 2,3,6,25, & 52 PLATS
<b>Location:</b>	The subject property is located off Sherwood Beach Drive, Coolin, Idaho.
<b>Parcel Numbers:</b>	RP59N04W102400A
<b>Parcel Size:</b>	Approximately 38.27 acres
<b>Applicant and Property Owner:</b>	Yomanone LLC, c/o Cory Yost and John Mandere 13964 Noth Ohio Rathdrum, Idaho 83858
<b>Project Representative:</b>	B. Scott Brown James A. Sewell & Associates, LLC 1319 N Division Ave Sandpoint, ID 83864
<b>Application filed:</b>	June 4, 2025
<b>Notice provided:</b>	Mail: January 13, 2026 Site Posting: January 20, 2026 Published in newspaper: January 13, 2026
<b>Appendices:</b>	Appendix A- Agency Noticing Appendix B- Agency Comment Appendix C- Zoning Commission Recommendation

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## **Applicable Laws:**

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

BCRC 12-2.2	Conditional Use Permits
BCRC 12-2.5	Planned Unit Developments
BCRC 12-328	Recreation District
BCRC 12-332	Residential Use Table
BCRC 12-4.1	Density and Dimensional Standards
BCRC 12-4.2	Performance standards for all uses
BCRC 12-4.3	Parking standards
BCRC 12-4.4	Sign standards
BCRC 12-4.5	Design standards
BCRC 12-4.6	Landscaping and screening standards
BCRC 12-6.2	Subdivisions: Design Standards
BCRC 12-633	Standards and Guidelines for All Conservation Subdivisions
BCRC 12-711	Shoreline setbacks
BCRC 12-713	Impervious surface standards near the water
BCRC 12-714	Shoreline vegetative buffer
BCRC 12-7.2	Grading, storm water management and erosion control
BCRC 12-7.3	Wetlands
BCRC 12-7.4	Wildlife
BCRC 12-7.5	Flood Damage Prevention
BCRC 12-7.6	Hillsides

# YOMAN BLUFFS P.U.D.

GVT. LOT 1, S.10, T.59N., R.4W., B.M., BONNER CO., ID.



## Project Summary:

The applicants are requesting a large-scale residential Planned Unit Development on Recreation zoned parcel amounting to a total area of approximately 38.27 acres. The project is located off Sherwood Beach Road, a Bonner County owned and maintained road in Section 10, Township 59 North, Range 4 West, Boise-Meridian.

The request for this Planned Unit Development proposes to create or envisions the following:

- Twenty-three (23) residential lots, ranging from 1.11 acres to 2.13 acres in size
- Common Open Space - Tract 1 (1.26 acres) to be used as a sewer easement per Instrument #614394. Tract 2 ( $\pm$ 1.37 acres) for common open space. Tract 3 ( $\pm$ 3.38 acres) for common open space.

The development is proposed to be served by individual septic systems and a proposed community HOA owned water system - The developer will install a sewer main adjacent to lots for future use once the Coolin Sewer District lifts their moratorium.

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## **Site/ Project Background:**

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### **A. Site data:**

- The subject parcel is currently vacant.
- Site exists as an unplatted parcel of land
- Area of the subject property is approximately 38.27 acres.
- Site is zoned Recreation.
- Site has a land use designation of Resort Community.

### **B. Access:**

- Subject site is accessed off of Sherwood Beach Road, a Bonner County owned and maintained public right-of-way.
- The project proposes to maintain internal accesses to the site through private roads
  - Yoman Drive and Bluffs Drive.

### **C. Environmental factors:**

- Site contains mapped natural slopes of 0- $\geq$ 30% grade. (USGS)
- Site does not contain mapped wetlands. (USFWS)
- Soil:
  - Description: Bonner silt loam, cool, 0 to 4 percent slopes
  - Type: Consociation
  - Classification: All areas are prime farmland
  - Drainage: Well Drained
- The site does not contain or is adjacent to any mapped lakes, rivers or steams or other bodies of water.(NHD)
- Parcel is within SFHA Zone X per FIRM Panel Number 16017C0430F Effective Date 7/7/2014. No further floodplain review is required on this proposal.
- Site does not contain any mapped critical wildlife areas as identified by any local, state or federal agencies.

### **D. Services:**

- Water: The development is intended to be served by a proposed community water system owned by the HOA.
- Sewage: The development is intended to be served by individual septic system; the parcel is within the service area of Coolin Sewer District.
- Fire: The site is located with Coolin-Cavanaugh Bay Fire District.
- Power: The site is to be served by Northern Lights, Inc.
- School District: The site is located within West Bonner School District #83.
- Ambulance District: The site is located within Bonner County Ambulance District.

### **E. Comprehensive Plan, Zoning and Current Land Use**

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<b>Compass</b>	<b>Comp Plan</b>	<b>Zoning</b>	<b>Current Use &amp; Density</b>
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Site	Resort Community	Recreation	Vacant- 38.27
North	Resort Community	Recreation	Vacant- 6.40 and 6.84 acres
East	Rural Residential	Rural-5	Vacant- part of the 275 acres south
South	Rural Residential	Rural-5	Vacant- part of the 275 acres east
West	Resort Community	Recreation	Residential/ lots- ranging size .012 acres to 0.25 acres

## **Agency and Public Comments:**

Agencies and taxing districts were notified of this application on January 13, 2026. A full list of the public agencies can be found in the attached Appendix A. Agency comments can be found in the attached Appendix B.

### **The following agencies commented:**

- Idaho Department of Water Resources
- Idaho Department of Lands
- Idaho Department of Fish and Game
- Bonner County Road and Bridge Department
- Idaho Department of Environmental Quality

### **The following agencies replied with "no comments":**

- Idaho Transportation Department
- Kootenai Ponderay Sewer District
- TC Energy

### **All other agencies did not reply.**

### **Public comment:**

As of the date of this staff report, public comments were received on the request.

## **Planned Unit Development P.U.D. Review:**

### **BCRC TITLE 12, SUBCHAPTER 2.5 PLANNED UNIT DEVELOPMENTS**

- **BCRC 12-250, Purpose:**

This subchapter includes provisions that allow flexibility in how development and uses can be configured and phased on a site.

- **BCRC 12-250.1, Districts permitting Planned Unit Developments:**

The subject property is zoned Recreation; Planned Unit Developments are permitted in all zoning districts.

- **BCRC 12-251(E), Planned Unit Development Classification and Minimums:**

A "large scale residential" PUD consisting of only residential and accessory uses and having more than six (6) dwelling units.

**Staff:** The applicant is requesting a large scale residential Planned Unit Development consisting of only residential and accessory uses permitted in the Recreation zoning district.

- **BCRC 12-252, Uses permitted within Planned Unit Developments:**

Permitted uses shall be the same as those within the base zone district.

**Staff:**

Residential units are permitted in the Recreation District. The request for this Planned Unit Development proposes to create or envisions the following:

- Twenty-three (23) residential lots, ranging from 1.11 acres to 2.07 acres in size. The PUD is designed to be residential lots. The common areas will include walking trails, a picnic area with a gazebo and a 12,000 sq.ft. storage building.
- Three tracts have been identified on the face of the plat as common areas. All three will have blanket utility easements. Tracts 1 & 2 are subject to ingress and egress for all lots. All three tracts will be owned and maintained by the HOA.

- **BCRC 12-253.1, Planned Unit Development Application Requirements:**

Application for a PUD shall be made with the Bonner County Planning Department. In addition to the basic information requirements and application forms provided by the department, a completed application shall include the following:

- A report showing how the proposed PUD complies with the conditional use standards of section [12-223](#) of this chapter.
- Environmental analysis, which shall address the impacts of the development on the various physical features of the land, including wetlands, wildlife habitat, vegetation, floodplain and floodways, cultural resources, water quality and other natural resources.
- A "large scale" PUD which is contemplated to be completed or under construction within two (2) years after approval, shall include the proposed use or uses, housing densities and arrangements, parking facilities, preliminary subdivision plan (if applicable), common areas, open spaces and a transportation network for vehicular and pedestrian circulation
- A trip generation and distribution letter.

**Staff:** The application for the proposed "large scale residential" Planned Unit Development was made to the Planning Department. In addition to the basic information requirements, the application included the following:

- An environmental analysis.
- A preliminary development plan along with the proposed preliminary plat.
- A trip generation letter.

- **12-223: CONDITIONAL USE PERMITS, STANDARDS FOR REVIEW OF APPLICATIONS, PROCEDURES:**

The Zoning Commission or Hearing Examiner, except as otherwise provided in this title, is charged with conducting at least one public hearing on the conditional use permit application, at which time interested persons shall have an opportunity to be heard. The Zoning Commission or Hearing Examiner shall review the particular facts and circumstances of each proposal submitted. To grant a conditional use permit, the Zoning Commission or Hearing Examiner must find that the proposal is not in conflict with the policies of the comprehensive plan, as found in the adopted Implementation Component, and that the proposed use will neither create a hazard nor be dangerous to persons on or adjacent to the property.

**Staff:** A public hearing was held on December 18, 2025 by the Zoning Commission. A recommendation was made by the commission. The commission voted to recommend approval.

- **BCRC 12-253.2, Pre-application Meeting:**

**Staff:** The applicant met with the Planning Department prior to submission of an application and the project was discussed accordingly.

- **BCRC 12-253.3, Concurrent processing of Planned Unit Development and Subdivision Application:**

When a PUD includes a subdivision, the processing of the subdivision application shall take place concurrently with the PUD application.

**Staff:** The project proposes the creation of residential lots and common area tracts through the process of platting. The preliminary plat has been submitted for concurrent review with this Planned Unit Development application.

- **BCRC 12-254(B), Large-scale PUD, General Provisions:**

Development plans submitted as part of an approved "large scale" PUD shall be in substantial compliance with the approved conceptual land use plan. Any significant change affecting the original approval of the plan shall require a public hearing. A change in density or a more intensive use of the same area constitutes a significant change.

**Staff:** The subdivision plan for the project has been submitted for concurrent review with the conceptual land use plan of the Planned Unit Development. The development plans for the large-scale PUD are in substantial compliance with the conceptual plan of the Planned Unit Development. Any significant change affecting the original approval of the plan shall require a public hearing. **See Conditions of Approval.**

- **BCRC 12-255, Procedure for Approval of Planned Unit Developments:**

The procedures of subchapter 2.2 of this chapter for approval of conditional use permits apply to consideration and approval of planned unit developments.

**Staff:** The project is being reviewed for compliance with BCRC Title 12, Subchapter 2.2 for approval of Conditional Use Permits for consideration and approval of this project. See analysis below.

- **BCRC 12-256, Design Standards for Planned Unit Developments:**

- **BCRC 12-256.A, Common Open Space:** Common Open Space: At least ten percent (10%) of the gross land area of a residential PUD shall be reserved as common open space, exclusive of streets, parking areas, and utility easements and other improvements which would detract from the function of the "common open space"

**Staff:** The project proposes reserving approximately 6.31 acres of property as common open space that consists of three (3) separate tracts, to be owned and maintained by the HOA. This dedication of common open space is approximately 16.4% of the total acreage of the parent parcel.

- **BCRC 12-256.B, Owners' Association:**

A PUD shall include a homeowners' association and/or corporate ownership, which shall be responsible for the development, use and permanent maintenance of all common activities and facilities.

**Staff:** The preliminary plat Note #8 indicates that Tracts 1, 2 and 3 are to be owned and maintained by the HOA. **See Conditions of Approval.**

- **BCRC 12-256.C, Covenants, Articles of Incorporation:**

Articles of incorporation for the homeowners' association or corporate entity governing the PUD shall be recorded with the final plat of any PUD subdivision or final development plans. The covenants, conditions and restrictions shall be sufficient to enforce development requirements and responsibilities of the homeowners' association and/or ownership.

**Staff:** **See Conditions of Approval.**

- **BCRC 12-256.D, Development Density:**

The unit density of a PUD containing residential uses (dwelling units/acre) shall not exceed the density of the zone district in which it is located, except for density bonuses.

**Staff:** The area of the subject site is approximately 38.27 acres, and the development is proposed to be served by community water system with individual septic systems. BCRC 12-412 allows a minimum lot size of one (1) acre in Recreation District where lots are served by urban water only. The

applicant has proposed 23 residential lots. The applicant is proposing a lower density count by 8 residential units.

No density bonuses are requested as part of this project.

- **BCRC 12-256.E, Public Amenities:**

**Staff:** No density bonuses are requested on this project.

- **BCRC 12-256.F, Requirements for Public Amenities:**

**Staff:** No density bonuses are requested on this project.

- **BCRC 12-256.G, Design Standards:**

Minimum development standards set forth in this title may be increased or decreased sufficient to accomplish design objectives in the utilization of natural or created amenities (i.e., topographic features, seasonal recreational uses, etc.), provided the development meets the intent of the standards. PUD subdivisions shall comply with the conservation subdivision provisions of section **BCRC 12-633** of this title.

- **BCRC 12-633(B):** Development Standards: Development standards in chapter 4 of this title for the applicable zoning district shall apply to all lots in a conservation subdivision, except where otherwise noted in this chapter.

**Staff:** As part of this project, the applicant is requesting deviations to the development standards for this project:

- **BCRC 12-412: Street Setbacks:**

**Staff:** The minimum required street setback is 25 feet, and the property line setback is 5 feet for Recreation zoned properties per BCRC 12-412. The applicant is proposing a street setback of 5 feet on lots 1,2,3,4,5,6 and 7. This will allow lot owners to construct garages close to the road to lessen building height.

- **BCRC 12-633(C):** Design Standards: Conservation subdivisions are subject to subchapter 6.2 of this title, design standards, except where otherwise noted

## **Subchapter 6.2 Design Standards**

- **BCRC 12-621 Lot and Parcel Design:**

**Staff:** The applicant is requesting a deviation to lot and parcel design. BCRC 12-621(A)(B) requires that:

- A. 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).

**Staff:** The request from the depth to width standards is to maintain a reasonable road profile grade and to ensure rights-of-way do not run perpendicular or parallel to property lines. The request is for lots 6,7,8,9,10,19,20,21,22 and 23. The depth to width ratio request ranges from 3.4:1 to 4.4:1. The depth to width shall not exceed 4.4:1.

- B. 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.

**Staff:** The request from angle of intersection is to maintain a reasonable road profile grade and proposed roadways do not run perpendicular or parallel to property lines. The request is for lots 1,2, and 22.

- **BCRC 12-622: Submerged Land:**

Lands below the applicable natural or ordinary water mark, or the applicable artificial high-water mark, of any lake, river, stream, channel or other body of public water shall not be counted in the calculations for determining the maximum density for a subdivision.

**Staff:** The proposal does not contain any submerged lands.

- **BCRC 12-623(B)(3): Service and Utilities:**

Lots to be served by a new public drinking water system: Division of Environmental quality written approval of an engineering report prepared by an Idaho licensed professional engineer demonstrating that an adequate water supply is available to meet the estimated demand for water from the lots in the proposed subdivision.

**Staff:** Lots are proposed to be served by new community water system. The applicant provided a letter prepared by an Idaho registered professional geologist that an adequate water supply is available to the estimated demand for water from the lots in the proposed subdivision. A full report prepared by an Idaho professional engineer will be required prior to final plat. **See Conditions of Approval.**

- **BCRC 12-624(A)(B): Roads and Access:**

- 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.

**Staff:** No deviation to this standard is being requested.

B. Road networks shall be designed and constructed to private road standards set forth in appendix A of this title, except as otherwise noted herein. Road networks shall be designed to provide for a continuous transportation system to adjacent properties, where topographical conditions warrant.

**Staff:** The request from the private road standards in appendix A is to allow the construction of an easement that will be 50-foot wide, where a 60-foot-wide right of way is required. Per the applicant, the reason for this request is that this "will enhance the ability to operate as a private, inclusive development offering common area amenities to the residents only."

This request also includes a deviation to the width of the roadway width and travelway width surface per BCRC 12-624 appendix A to be 24 feet wide.

C. Legal access shall be provided to each proposed lot, which shall be developed for ingress and egress, providing for ready access meeting the standards in subsection B of this section.

**Staff:** Each proposed lot on the face of the plat indicates that all lots will have a legal ingress/ egress access.

D. All proposed lots less than five (5) acres gross shall have direct frontage on, and direct access to, a public right of way. Cluster lots less than five (5) acres gross in a conservation subdivision within the rural, agricultural/forestry and forestry districts are exempt from this requirement. 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. Such road may be maintained privately or by a public highway agency. Exceptions to the direct frontage and access requirements to allow for private frontage or interior roads may be granted in the commercial, industrial, or rural service center districts provided such access meets the applicable private road standards of this title.

**Staff:** The applicant is requesting a deviation to this standard. This will allow access and dedication of the roads to the HOA. The lots are all less than five (5) acres and will have direct access to Yoman Drive and Bluffs Drive, which are proposed to be privately owned and maintained.

- **BCRC 12-626(A)(B): Environmental Features:**

A. The subdivision shall be designed around identified natural hazards (highly erosive soils on steep slopes, landslide areas, rock falls, areas of subsidence, floodplains) to protect building sites and roads from damage from such hazards.

**Staff:** The applicant has designed the subdivision around natural features that are found on the parcel. Deviations have been requested to other portions of the code to accommodate for these features.

- B. The subdivision shall meet the requirements of chapter 7, "Environmental Standards", of this title.

**Staff:** A review of Chapter 7 Environmental Standards of title 12 is included in this staff report below in the preliminary plat review of this request.

- **BCRC 12-256.H, Buffering, Clustering:**

Residential PUDs shall provide for the clustering of dwelling units. Clustered lots shall be accessed by interior road systems. To the maximum extent possible, cluster lots shall be located so that common open space provides a buffer between the cluster lots and adjacent properties and/or right of way.

**Staff:** The proposal will have an interior roads system that allows legal access to each lot. A common area vegetative buffer easement is proposed that encompasses the entire PUD. **See conditions of Approval.**

- **BCRC 12-258(A):** Expiration and extension of Planned Unit Development Approval:

Preliminary Subdivision PUD: Conditional use approval for a preliminary subdivision PUD shall expire two (2) years from the date of approval if the final plat has not been approved and recorded.

**Staff:** **See Conditions of Approval**

- **BCRC 12-258(D): Extension:**

An extension of time request not to exceed two (2) years may be granted by the board of county commissioners. The request shall be made in writing prior to the expiration date and shall state the reasons why the extension is needed and how the developer intends to progress with the project. If it is found that the intent of the PUD approval is merely for speculation purposes, the extension shall not be granted.

**Staff:** **See Conditions of Approval**

## **BCRC TITLE 12, CHAPTER 7 ENVIRONMENTAL STANDARDS**

- **BCRC 12-7.1 Shorelines**

Section BCRC 12-713.A.2 of the code states that the maximum "impervious surface", as defined in section 12-809 of this title, within "shore land" areas, as defined in section 12-819 of this title, which are defined as those lands extending landward for

two hundred feet (200') in all directions as measured on a horizontal plane from any shoreline, shall be thirty five percent (35%). Developments may exceed these requirements by up to fifty percent (50%), provided all structures are not located closer than seventy-five feet (75') from the shoreline. For example, the maximum percentage of impervious area may be increased from thirty five percent (35%) of the shore land area to fifty-two and one-half percent (52.5%) of the shore land area, provided all structures are not closer than seventy-five feet (75') from the shoreline.

**Staff:** Tract 1 is within 200' of the shoreline. The applicant has not proposed any structures on this tract. The tract is shown to be a common area and has a recorded sewer easement, Instrument #614394.

### **BCRC 12-7.2, Grading, Stormwater management and erosion control**

**Staff:** The applicant submitted a stormwater management and erosion control plan prepared by James A. Sewell and Associates, LLC on May 2, 2025. The plan is currently being reviewed by Bonner County in compliance with BCRC 12-722.2. The applicant will be required to comply with all applicable requirements of this section of the Bonner County Revised Code. **See Conditions of Approval.**

- **BCRC 12-7.3, Wetlands:** The purpose of this subchapter is to provide measures to protect and maintain wetlands.

**Staff:** The requirements of this chapter do not apply to this project. Site does not contain any mapped wetlands.

- **BCRC 12-7.4, Wildlife:** The purpose of this subchapter is to provide measures to protect and maintain wildlife and fisheries habitat.

**Staff:** Site does not contain any critical wildlife mapped areas as identified by any local, state or federal agencies. The nearest mapped critical wildlife habitat is Priest Lake which is approximately  $\pm 200$  feet away. Idaho Fish & Game indicated wildlife is in the area but not on the proposed site.

- **BCRC 12-7.5, Flood Damage Prevention**

**Staff:** The project is not within a floodway or flood hazard zone. The closest flood hazard zone is  $\pm 200$  feet away. The mapped zone is Priest Lake.

- **BCRC 12-7.6, Hillsides**

The purpose of this subchapter is to protect the community from the loss of lives and property and to reduce public and private financial losses due to slope slippage.

**Staff:** Within the current project site, some proposed lots have areas of mapped slopes  $\geq 30\%$  grade. In such cases, a geotechnical analysis shall be required for proposed building sites, roads, driveways or other development. Geotechnical analysis shall be stamped and signed by an Idaho licensed civil or geological engineer having sufficient education and experience to prove competence 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 geology and hydrology, shall summarize the data upon which conclusions are based, and shall propose mitigation measures. [See Conditions of Approval.](#)

### **Subdivision Review:**

<b>BCRC Code</b>	<b>Standard for</b>	<b>Required</b>	<b>Provided</b>
12-268	Application Process, General Provisions	Agency Routing	Public agencies were notified of this application on January 13, 2026
12-610.B	Conformance with BCRC Title 12	<p>Minimum Lot Size required is 12,000 sf. for Recreation District where all urban services are available.</p> <p>Minimum Lot Size required is 20,000 square feet for Recreation District where only urban sewer is available.</p> <p>Minimum Lot Size required is 1 acre for Recreation District where only urban water is available.</p> <p>Minimum Lot Size required is 2.5 acre for Suburban District where no urban services are available.</p>	<p>The subdivision is proposed to be served by individual septic system for sewer services and community water system owned by the HOA for water services.</p> <p>The Coolin Sewer is currently in a moratorium. The applicant is proposing to install a sewer main line adjacent to lots for future connection to Coolin Sewer District when the district lifts the moratorium.</p> <p>The site is also proposed to be served by Northern Light Inc. and located within the Coolin Cavanaugh Bay Fire District.</p> <p><a href="#">See Conditions of Approval.</a></p>
12-620	General	Easements, constraints, reserved land areas to be shown and marked on the plats.	<p>Utility easements have been shown on the face of the preliminary plat and listed in the "subject to" section.</p> <p><a href="#">See Conditions of Approval.</a></p>
12-621	Lot Design	Depth to width ratio of not more than 3.2:1 for lots less than 300 feet wide; and not more than 4.2:1 for lots more than 300 feet wide. Angle of intersections with fronting road between 85 – 95 degrees for lots with less than 100 feet width.	<p>The applicant has requested a depth-to-width ratio deviation for lots 6,7,8,9,10,19,20,21,22 and 23. The D/W ratio request ranges from 3.4:1 to 4.4:1. All other lots are meeting the 3.2:1 requirement.</p> <p><a href="#">See Conditions of Approval.</a></p>
12-622	Submerged Lands	Submerged lands not to be counted towards density calculations.	The subject parcel does not contain any submerged lands.

12-623.A	Urban services	For lots less than 1 acre in size, urban services required.	All proposed lots are larger than one (1) acre. The lots range in size from 1.11 to 2.13 acres.
12-623.B	Water supply	Lots to be served by a new public drinking water system: Division of environmental quality written approval of an engineering report prepared by an Idaho licensed professional engineer demonstrating that an adequate water supply is available to meet the estimated demand for water from the lots in the proposed subdivision.	The applicant has proposed a new community drinking water system. A report prepared by Thomas Mullen, a Idaho licensed professional geologist on November 18, 2025, indicates that the new system can meet the demand for water based on well driller reports, water right report, topographic and geologic maps, soil survey. "In the event of low producing well, storage may be needed." <b>See Conditions of Approval.</b>
12-623.C	Sewage disposal	Sewage disposal method for all building sites, as approved by the Panhandle health district and/or the state of Idaho, may be provided.	The applicant has proposed individual septic systems for each lot. The proposal is within the Coolin Sewer District, however currently the district has a moratorium in place. The applicant has proposed installing a main sewer line for lot owners to connect to the district when the moratorium is lifted.  The applicant submitted a preliminary soil analysis dated November 7, 2025, from Panhandle Health District, stating the twelve (12) test holes were examined throughout the parcel. The site appears suitable for a standard septic system on each lot. <b>See Conditions of Approval.</b>
12-623.D	Fire Plan/Fire risk assessment	Assessment of fire risk Fire protection plan Defensible space plan	A fire risk assessment has been submitted as part of this application. The assessment indicates that this proposal has a moderate risk for fire hazard. As required per BCRC 12-623.D the applicant will need to indicate a method of fire suppression prior to final plat. Additionally, the applicant has received a will serve letter from the Coolin-Cavanaugh Bay Fire

			District. <a href="#">See Conditions of Approval.</a>
12-624.A	Road name	Unique road names for new roads.	Yoman Drive and Bluffs Drive are both names that are not currently being used in the county road system. These street names will need to be accepted by Bonner County GIS prior to final plat. <a href="#">See Conditions of Approval.</a>
12-624.B	Road standards	Road to be designed to meet private road standards of BCRC Title 12, Appendix A.	The applicant has proposed a deviation to the private road standards. A 50' wide easement is being requested, where a 60' wide right-of-way is required. As part of this request the applicant has submitted a road design plan to meet International Fire Code standards. This request will need to be approved by Bonner County Engineering Department. <a href="#">See conditions of approval.</a>
12-624.C	Legal access	Legal access to each proposed lot	The preliminary plat indicates all proposed lots have access for ingress/ egress. A recorded easement will need to be shown in the "subject to the following" portion of the final plat. <a href="#">See conditions of approval.</a>
12-624.D	Public road frontage	For lots less than 5 acres in size, direct frontage and direct access to public roads required.	The applicant has requested a deviation that all interior roads within the P.U.D/subdivision be a 50' wide private easements. As shown on the preliminary plat all lots will have frontage on the easements. <a href="#">See Conditions of Approval.</a>
12-625	Trails and Parks	Bonner County Trails Plan Public Access, Parks and Facilities	Bonner County currently does not have an adopted recreational trails plan. This project is not adjacent to any public access points of ingress/ egress.
12-626.A	Natural Hazards	Subdivision to be designed around identified natural hazards	The P.U.D/ subdivision has been designed around natural features found on the site like the steep slopes. Due to these

			conditions the applicant has requested deviation to the street setback for seven (7) lots (lot 1-7). Depth to width ratio requirements for ten (10) lots (lot 6-10, 20-23). Angle of intersection for three (3) lots (lot 1-2, 22), road design. <b>See Conditions of Approval.</b>
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	The applicant submitted the required application for a subdivision.
12-642.B	Application Content	Preliminary Plat, prepared by Idaho licensed surveyor, showing parcels to be created.	An Idaho licensed surveyor prepared the preliminary plat.
12-642.B.1	Plat Content	Subdivision name, geographic grid, north arrow, and vicinity map, vicinity road pattern.	These elements are all included on the face of the submitted preliminary plat.
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.	These elements are all included on the face of the submitted preliminary plat.
12-642.B.3	Plat Content	Location, dimensions and area of proposed lots. Lot numbering.	The surveyor has systematically numbered each lot with dimensions and locations.
12-642.B.4	Plat Content	Location, dimensions and tentative names of proposed streets and roads.	The plat exhibits two (2) 50' easements. The street names are proposed to be Yoman Drive and Bluffs Drive. <b>See Conditions of Approval.</b>
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.	The plat shows the contour lines extending to neighboring properties.
12-642.B.6	Plat Content	Location of water courses, floodplains per FIRMs with BFEs.	Parcel is within SFHA Zone X per FIRM Panel Number 16017C0430F Effective Date

			7/7/2014. No further floodplain review is required on this proposal.
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.	The parcel does not contain any mapped wetlands.
12-642.B.8	Plat Content	Proposed method of water supply, sewage and solid waste disposal.	The Owners' Certificate indicates that water is to be supplied by a community water system, sewage disposal to be individual septic systems. A sanitary restriction will be placed on the face of the plat. Solid waste disposal has not been proposed on the preliminary plat.  <a href="#">See Conditions of Approval.</a>
12-642.B.9	Plat Content	All easements of record, including sufficient data to identify conveyance.	Prior to final plat a recorded easement shall be indicated in the "subject to the following" providing an easement for ingress/egress for all lots. All recorded easements are found on in the "subject to the following" section of the preliminary plat.
12-642.B.10	Plat Content	Purpose indication for parcels reserved for public dedication or common use of property owners.	Note 4 indicates that Yoman Drive and Bluffs Drive are privately-owned and privately maintained. Note 8 on the plat indicates the dedication of Tracts 1, 2 and 3 for common area and owned by the HOA.  <a href="#">See Conditions of Approval.</a>
12-642.B.11	Plat Content	Statement for intended use of parcels.	The Owners' Certificate indicates that the property is to be divided to create lots.  <a href="#">See Conditions of Approval.</a>
12-642.C.2	Road design and profile	Preliminary road design and profile prepared, stamped and signed by Idaho licensed engineer.	A preliminary road design and profile plan, prepared by James A Sewell and Associates LLC, and dated May 2, 2025. A deviation has been requested to allow the road system to be as

			easement built 50 foot wide to accommodate natural features of the property.
12-643.A	Application filed	In accord with 12-268	The applicant submitted the required application for a subdivision and a P.U.D.
12-643.B	Public hearing	In accord with Subchapter 2.6	A public hearing has been scheduled as required and in accord with subchapter 2.6 of title 12.
12-643.I	Validity of Preliminary Plat		The preliminary plat shall be valid for a period not to exceed two (2) years from the date of approval. <a href="#">See Conditions of Approval.</a>
12-644	Improvements Plan	Plan to be prepared by a registered civil engineer. Two copies to be provided.	In lieu of completing all improvements as required before final plat, the subdivider shall enter into a surety agreement with the board. <a href="#">See Conditions of Approval.</a>
12-645	Standards for Review		<a href="#">See Conclusions of Law.</a>
12-646	Final Plat, Contents		Not applicable at this stage of the project. <a href="#">See Conditions of Approval.</a>
12-647	Endorsements on Final Plat		Not applicable at this stage of the project. <a href="#">See Conditions of Approval.</a>
12-7.1	Shorelines		The subject property does not have any mapped water frontage or contain any water bodies.
12-7.2	Grading, Stormwater Management and Erosion Control	Applicability: All new subdivisions subject to the provisions of chapter 6 of this title, as amended, and all new planned unit developments subject to the provisions of chapter 2, subchapter 2.5 of this title, as amended, except as provided for in subsection 12-720.3.J of this subchapter.	The applicant submitted a stormwater management and erosion control plan, dated May 5, 2025, prepared by James A. Sewell & Associates, LLC and stamped by a Idaho licensed engineer. <a href="#">See Conditions of Approval.</a>

12-7.3	Wetlands	Wetland Delineation, Wetland Buffer and Setbacks.	The property does not contain any mapped wetlands.
12-7.4	Wildlife		<p>Idaho Department of Fish and Game submitted a comment identifying four (4) endangered species in the surrounding area as listed by USFWS.</p> <p>Bull Trout is the only critical wildlife mapped in Bonner County and this proposal is <math>\pm</math> 2 miles away from the mapped area.</p>
12-7.5	Flood Damage Prevention	Development to occur as per BCRC, Title 14.	Parcel is within SFHA Zone X per FIRM Panel Number 16017C0430F Effective Date 7/7/2014. No further floodplain review is required on this proposal.
12-7.6	Hillsides	Geotechnical Survey Requirement	<p>Site does contain mapped slopes of <math>0- \geq 30\%</math> grade.</p> <p>Geotechnical Survey is required on proposed lots that contain slopes <math>\geq 30\%</math> slope, per BCRC 12-762(A)</p>

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### **Comprehensive Plan Analysis:**

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#### **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:** Upholding property rights and complying with Idaho state law the above policies allows the governing body to make informed, fair, and legally sound land use decisions that protect property rights.

## **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:** The 2020 census placed Bonner County's population at 47,110. Bonner County, established in 1907, now has over 100 years of population data. The county grew by fewer than 2,000 people over the first 60 years of its existence. Between 1990 and 2000, Bonner County increased in population by 38.4 percent, but by the 2010 census, the growth slowed to an 11 percent increase over 10 years. From 2010 to 2020 the population grew by 13 percent and the estimated increase from 2020 to 2021 was 3.4 percent or 49,491.

## **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:** West Bonner County School District #83 and School Transportation that serves the properties, were notified of the proposed PUD/ Subdivision. West Bonner County School District did not comment as to how an increase in density and development could impact on the district's ability to provide adequate school services (and facilities) for new and existing students. The Transportation department did not provide a comment. Bonner County currently assesses property taxes; a portion of that revenue goes to the school's general fund. This project does not appear to be in conflict with these policies.

## **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:** Bonner County's land use regulations provide a comprehensive framework that supports small-scale businesses, preserves agricultural heritage, promotes sustainable development, and facilitates the integration of employee housing with commercial, industrial, and agricultural uses. The county's approach balances the needs of diverse land uses while addressing potential impacts on the community and environment, fostering a vibrant and sustainable future for its residents.

## **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:** Bonner County's land use policies for commercial and industrial development reflect a balanced approach that seeks to accommodate growth while preserving the county's rural character and environmental resources. By designating suitable areas for unconditional development and allowing for conditional permitting elsewhere, the county provides flexibility to meet economic needs without compromising community values. Ongoing community engagement ensures that land use decisions continue to align with the aspirations of Bonner County residents.

## **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.
5. Productive farmland, timberland and mining lands should be identified and protected from adverse effects of adjoining developments.

**Staff:** Bonner County has adopted and implemented regulations that protect waterways from pollution, erosion and sedimentation. These measures help to protect the Bull Trout, the only mapped critical wildlife in Bonner County. The proposal is approximately 2 miles away from the mapped Bull Trout habitat.

## **Hazardous Areas**

### **Policies:**

1. Flood mitigation standards should be adopted that meet or exceed the National Flood Insurance Program minimum requirements.
2. Residential, commercial or industrial development within the floodway should be discouraged.
3. Fill within the floodplain should be discouraged.
4. The county's wildland fire, urban/wildland interface policies and plans should be integrated into development standards.
5. Excessive slopes should be identified and development discouraged by providing lower densities within these areas.
6. Multiple points of ingress/egress should be considered for large developments
7. Development should be avoided in avalanche zones.

**Staff:** The subject lot are not located within a mapped floodway or flood hazard zone. The parcel does contain mapped slopes of 0- $\geq$ 30% grade, however according to the Avalanche

Hazards map found in the Hazardous Component (p.7) this area is mapped as low avalanche danger. Furthermore, emergency services are provided to this parcel by the Coolin Cavanaugh Bay Fire District and Bonner County Sheriff's Department.

## **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:** This proposal is for increased density is within a sewer taxing district. Furthermore, the property is afforded emergency services provided by Bonner County EMS, Bonner County Sheriff's Department, and Coolin-Cavanaugh Bay Fire District. These agencies were notified of this proposal.

## **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 parcel is accessed off Sherwood Beach Road, a Bonner County owned and maintained paved right of way. Proposed lots within the PUD will be accessed by private easements and maintained through an HOA. Currently, Bonner County does not have an adopted recreational trails plan for bike and pedestrian access.

## **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:** The lot is not adjacent to public lands or provides access to public lands. Current recreational opportunities for the public that are available in Bonner County are anticipated to remain the same with this request. The proposal 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:** There are protected scenic byways in Bonner County. Bonner County Historical Society did not identify any prehistoric sites or historic sites on this lot. Bonner County has not adopted a map that identifies any historic or pre-historic sites.

## **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 land use designation of Resort Community envisions properties in this designation to be urban-like densities centered around recreational areas developed for winter and water sports and urban services are provided. A public boat launch for Priest Lake Community is approximately a third (1/3) mile way from this proposal.

### **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:** Resort Community designation encourages high density development. This proposal is adjacent to lands that are considered higher density. Bonner County has adopted standards that protect sensitive areas. This request does not appear to be in conflict with these policies.

### **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:** The Resort Community designation does not encourage agriculture pursuits. This request does align with the Resort Community designation to pursue higher density and activities associated with recreational pursuits.

Planner's Initials: **DB** Date: **February 12, 2026**

**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.

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## **MOTION BY THE GOVERNING BODY FOR THE PUD:**

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### **BONNER COUNTY COMMISSIONERS**

**MOTION TO APPROVE:** I, commissioner (*insert name*) move to approve this project FILE PUD0001-25 requesting a large-scale residential Planned Unit Development on an approximately 38.27-acres, Recreation-zoned property located off Sherwood Beach Road in Section 10, Township 59 North, Range 4 West, Boise-Meridian, finding that it is in accord with the Bonner County Comprehensive Plan and Bonner County Revised Code as enumerated in the following conclusions of law:

1. The planned unit development **is** in accord with the Bonner County comprehensive plan.
2. The proposed planned unit development **can** be substantially completed within two (2) years from the date of approval.
3. The streets and thoroughfares proposed **are** suitable and adequate to gather anticipated traffic and will not generate traffic in amounts that will overload the street network outside the planned unit development. Connections to public transportation systems shall also be considered.
4. Any residential development **will** constitute a residential environment of sustained desirability and stability and **will** be in harmony with the character of the surrounding neighborhood and community.
5. Any proposed commercial or industrial development **will** constitute an efficient well organized development, with adequate provisions for access and storage, and it **will not** adversely affect adjacent or surrounding development.
6. The proposed use **will not** create a hazard or **will not** be dangerous to persons on or adjacent to the property.

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

**MOTION TO DENY:** I, commissioner (*insert name*) move to deny this project FILE PUD0001-25 a large-scale residential Planned Unit Development on an approximately 38.27-acres, Recreation-zoned property located off Sherwood Beach Road in Section 10, Township 59 North, Range 4 West, Boise-Meridian, Idaho, based on the following conclusions:

1. The planned unit development **is/ is not** in accord with the Bonner County comprehensive plan.
2. The proposed planned unit development **can/ cannot** be substantially completed within two (2) years from the date of approval.
3. The streets and thoroughfares proposed **are/ are not** suitable and adequate to gather anticipated traffic and will not generate traffic in amounts that will overload the street network outside the planned unit development. Connections to public transportation systems shall also be considered.
4. Any residential development **will/ will not** constitute a residential environment of sustained desirability and stability and **will/ will not** be in harmony with the character of the surrounding neighborhood and community.
5. Any proposed commercial or industrial development **will/ will not** constitute an efficient well organized development, with adequate provisions for access and storage, and it **will not/ will** adversely affect adjacent or surrounding development.
6. The proposed use **will/ will not** create a hazard or **will/ will not** be dangerous to persons on or adjacent to the property.

This decision 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.

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### **Conditions of Approval for PUD:**

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#### **Standard continuing permit conditions. To be met for the life of the use:**

1. Per BCRC 12-254.B, development plans submitted as part of an approved "large scale residential" PUD shall be in substantial compliance with the approved conceptual land use plan. Any significant change affecting the original approval of the plan shall require a public hearing. A change in density or a more intensive use of the same area constitutes a significant change.
2. Per BCRC 12-256.B, a PUD shall include a homeowners' association and/or corporate ownership, which shall be responsible for the development, use and permanent maintenance of all common activities and facilities.

3. BCRC 12-256.H, Buffering, Clustering: A easement shall be recorded for the common area easement as found on the preliminary plat.
4. Per BCRC 12-256.C, Covenants, Articles of Incorporation: Articles of incorporation for the homeowners' association or corporate entity governing the PUD shall be recorded with the final plat of any PUD subdivision or final development plans. The covenants, conditions and restrictions shall be sufficient to enforce development requirements and responsibilities of the homeowners' association and/or ownership.
5. Per BCRC 12-258.A, Preliminary Subdivision PUD: Conditional use approval for a preliminary subdivision PUD shall expire two (2) years from the date of approval if the final plat has not been approved and recorded.
6. Per BCRC 12-258.D, an extension of time request not to exceed two (2) years may be granted by the board of county commissioners. The request shall be made in writing prior to the expiration date and shall state the reasons why the extension is needed and how the developer intends to progress with the project. If it is found that the intent of the PUD approval is merely for speculation purposes, the extension shall not be granted.
7. Per BCRC 12-623.B.3, Lots to be served by a new public drinking water system: Division of environmental quality written approval of an engineering report prepared by an Idaho licensed professional engineer demonstrating that an adequate water supply is available to meet the estimated demand for water from the lots in the proposed subdivision.
8. Per BCRC 12-7.2, the applicant submitted a stormwater management and erosion control plan prepared by James A. Sewell and Associates, LLC on May 2, 2025. The plan is currently being reviewed by Bonner County in compliance with BCRC 12-722.2. The applicant will be required to comply with all applicable requirements of this section of the Bonner County Revised Code.
9. Within the current project, some buildable sites are proposed to be located in areas of slopes of over 30% grade. Per BCRC 12-7.6, in such cases, a geotechnical analysis shall be required for proposed building sites, roads, driveways or other development. 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.
10. Submit a traffic safety study.

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**Motion by the Governing Body for Preliminary Plat:**

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**BONNER COUNTY COMMISSIONERS**

**MOTION TO APPROVE:** I, commissioner (*insert name*) move approve this project FILE S0003-25 requesting a twenty (23) residential lot Subdivision with three (3) tracts on an

approximately 38.27-acres, Recreation-zoned property located off Sherwood Beach Road in Section 10, Township 59 North, Range 4 West, Boise-Meridian, finding that it is in accord with the Bonner County Comprehensive Plan and Bonner County Revised Code as enumerated in the following conclusions of law:

1. The proposed subdivision **is** in accord with the purposes of this Title and of the zoning district in which it is located.
2. The site **is** physically suitable for the proposed development.
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.
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.
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.
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.
7. The proposed subdivision **is** designed to comply with the design criteria for subdivisions set forth in Subchapter 6.2 of this chapter.
8. The proposed subdivision **is not** in conflict with the Bonner County Comprehensive Plan.

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

**MOTION TO DENY:** I, commissioner (*insert name*) move, deny this project FILE S0003-25 requesting a twenty (23) residential lot and three (3) tracts Subdivision on an approximately 38.27-acres, Recreation-zoned property located off Sherwood Beach Road in Section 10, Township 59 North, Range 4 West, Boise-Meridian, Idaho, based on the following conclusions:

1. The proposed subdivision **is/ is not** in accord with the purposes of this Title and of the zoning district in which it is located.
2. The site **is/ is not** physically suitable for the proposed development.
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.
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.
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.
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.
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.
8. The proposed subdivision **is/ is not** in conflict with the Bonner County Comprehensive Plan.

This decision 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. The action that could be taken, if any, to obtain the approval of a PUD development plan and /or preliminary plat is to:

- 1) File a new application with the Planning Department and meet the standards required by Bonner County Revised Code; or
- 2) Pursue such remedies as may be applicable at Title 67, Chapter 65, Idaho Code.

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### **Conditions of Approval for Plat:**

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1. Per BCRC 12-258.A, Preliminary Subdivision PUD: Conditional use approval for a preliminary subdivision PUD shall expire two (2) years from the date of approval if the final plat has not been approved and recorded.
2. 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.
3. Per BCRC 12-610.B, Parcels or lots created in conformance with the provisions of this title which are uniquely described on any recorded plat or other legal instrument of conveyance as of the effective date hereof shall retain individual status and eligibility for sale, lease, financing, gift, building, construction or other transfer of ownership, as so described.
4. Per BCRC 12-620 Any easements, specific constraints on building placement, other than easements, and land areas reserved, be shown and plainly marked on the plats.
5. Per BCRC 12-621.A, 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). Only those lots granted a deviation by the decision-making body as found in this staff report and the face of the preliminary plat shall not exceed a depth to width 4.4:1.
6. Per BCRC 12-623.B.3, Lots to be served by a new public drinking water system: Division of environmental quality written approval of an engineering report prepared by an Idaho licensed professional engineer demonstrating that an adequate water supply is available to meet the estimated demand for water from the lots in the proposed subdivision.
7. Per BCRC 12-623.C, A sewage disposal method for all building sites, as approved by the Panhandle health district and/or the state of Idaho, shall be provided prior to final plat. A sanitary restriction shall be placed on the face to the plat.
8. Per BCRC 12-623.D all proposed lots shall be designed by the applicant to provide a fire protection plan. In addition, the applicant shall provide for at least one of the following. See Conditions of Approval.
  - 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".

9. 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. The applicant shall apply for road names and get approval prior to final plat.

10. Per BCRC 12-624.B Road networks shall be designed and constructed to private road standards set forth in appendix A of this title, except as otherwise noted herein. Road networks shall be designed to provide for a continuous transportation system to adjacent properties, where topographical conditions warrant. Easements shall be constructed as proposed to meet the International Fire Code standards at minimum.

11. Per BCRC 12-624.C, the easements shall be recorded and indicated on the final plat.

12. Per BCRC 12-624.D, all lots shall have direct frontage and direct access to the proposed easements indicated on the face of the preliminary plat.

13. Per BCRC 12-626.A, the subdivision shall be designed around identified natural hazards (highly erosive soils on steep slopes, landslide areas, rock falls, areas of subsidence, floodplains) to protect building sites and roads from damage from such hazards. Those lots requesting a deviation from BCRC 12-621.A.B., as found in the staff report, shall be designed as indicated on the preliminary plat.

14. Per BCRC 12-642.B.4, The applicant shall obtain approval for all road names within the PUD/Subdivision.

15. Per BCRC 12-642.B.8, Proposed method of water supply, sewage disposal and solid waste disposal. The applicant shall indicate method of solid waste disposal on the plat prior to final platting.

16. Per BCRC 12-642.B.10., All parcels of land intended to be dedicated for public use or reserved for the use of all property owners with the purpose indicated as indicated on the preliminary plat.
17. Per BCRC 12-642.B.11., A statement setting forth the intended land use of the parcels, i.e., residential, agricultural, commercial, industrial or other appropriate land use classifications. Prior to final plat the applicant shall indicate the use of the lots.
18. 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.
19. 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.
20. Per BCRC 12-7.2, the applicant submitted a stormwater and erosion control plan prepared by James A. Sewell and Associates, LLC on May 5, 2025. The applicant shall make all updates or changes to the submitted plans necessary to comply with BCRC 12-7.2 or other provisions of the code as applicable to stormwater management or erosion control on site.
21. 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, streetlighting, etc., as required, and in accord with the requirements contained in title 2 of this code.

22. 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 this code or appendix A of this title.

23. Submit a traffic safety study.

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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](http://www.bonnercountyid.gov). Bonner County Revised Code (BCRC) is available at the Planning Department or online.

## **Appendix A- Agency Noticing**

## **RECORD OF MAILING**

Page 1 of 1

File Number: File **S0003-25 & PUD0001-25**

Record of Mailing Approved By:       D.Britt      

Hearing Date: **2.19.26**

I hereby certify that a true and correct copy of the "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this **13<sup>th</sup>** day of **January 2026**.



**Jeannie Welter, Systems Technician**

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	Historical Society - Email
Swan Shores Sewer District - U.S. Mail	Syringa Heights Water Association - Email
Tamarack Village Water & Sewer - U.S. Mail	Timber Lake Fire District - Email
Trestle Creek Sewer District - Email	U.S. Army Corps of Engineers - Email
U.S. Fish & Wildlife Service - Email	U.S. Forest Service - U.S. Mail
West Bonner County Cemetery District - Email	West Bonner County School District, #83 - Email
West Bonner Library - Email	West Bonner Water & Sewer District - Email
West Pend Oreille Fire District - Email	West Priest Lake Fire District - Email

**Record of Mailing**  
**Property Owners within 300 Feet**

Page 1 of 2

File Number: File **S0003-25 & PUD0001-25**

Record of Mailing Approved By: D.Britt

Hearing Date: **2.19.26**

I hereby certify that a true and correct copy of the "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this **13<sup>th</sup>** day of **January 2026**.

*Jeannie L Welter*

**Jeannie Welter, Systems Technician**

PIN	Owner	Street	City	State	ZIP
RP00072007009CA	Albertson, Brent & Megan	5304 S Napa St	Spokane	WA	99223
RP000970010020A	Ballo, Dennis J & Julie A	4307 201st Ave Ne	Redmond	WA	98074-6120
RP0041800003AA	Leland, Ward E	2828 E 32nd Ave	Spokane	WA	99223
RP000960010070A	Huff, Ronald R & Marcia M	Po Box 27	Coolin	ID	83821-0027
RP000970000RDAA	Duncans 1st Addn Homeowners	Address Not Provided			
	Balfour, Natalie A; Cove Balfour Revocable Trust; Balfour, Peter S; Balfour Family Trust; Balfour, Monica D; Balfour, Monica Revocable Trust	600 Spruce St.	Berkeley	CA	94707
RP59N04W037100A	Lakeside Cedars Llc	C/o Paul Gjording 4516 Sw Hill	Seattle	WA	98116
RP59N04W103570A	Coolin Sewer District	email			
RP59N04W100150A	State Of Idaho Department Of Lands	email			
RP000970030030A	Gallagher Trust Gallagher, Jack & Barbara Trustees	9207 N Phoebe Dr	Spokane	WA	99208
RP000960010040A	Ulrich Cabin Llc	9219 N Londale Dr	Spokane	WA	99208-9139
RP00072012008BA	Scarpelli, Mark L & Darlene E	6321 E 32nd Ave	Spokane	WA	99223-1101
RP59N04W103450A	Salazar, Laurie L & Samuel D	5411 W 15th Ave	Kennewick	WA	99338
RP59N04W102400A	Yomanone Llc	1803 E Springfield Ave	Spokane	WA	99202-2954
RP000720120140A	Hooper, Keith R & Leann L	11404 E 12th Ave	Spokane	WA	99206
RP00072001003BA	Coolin Bay Llc	C/o Mark Runberg 60746 Golf Village Loop	Bend	OR	97702
RP052230000030A	Schmitz, Michael E & Karen M	3559 S Lincoln Dr	Spokane	WA	99203
RP000970030020A	Ballo, Dennis J & Julie A	4307 - 201st Ave Ne	Sammamish	WA	98074
RP59N04W103490A	Art's Place Llc	Po Box 565	Belt	MT	59412
RP004180000010A	Kine, Scott & Lisa A	3010 W Alison Ave	Spokane	WA	99208
RP000720070080A	Trent, Brian & Kimberly	15919 E Broad Ave	Spokane Valley	WA	99216-1501
RP00418000002AA	Bettesworth, Jacob G Gill, Kirandeep K	1814 S Upper Terrace Rd	Spokane	WA	99203
RP052170000010A	Brigham, Kerry	Po Box 48103	Spokane	WA	99228
RP000970010010A	Budig, John F & Robin R	14307 283rd Place Ne	Duvall	WA	98019
RP000720120130A	Hooper, Keith R & Leann L	11404 E 12th Ave	Spokane	WA	99206
	Ronan, Thomas E 82.38325% Int Ronan Trust 17.61675%				
RP59N04W103515A	Int	4548 54th Ave Sw	Seattle	WA	98116
RP000960010090A	Casper Land Rental Co	C/o Bryan Casper 2500 Nw 209th St	Ridgefield	WA	98642-8230
RP00072012001BA	Schmidt, Ronald	1208 N Park Ct	Deer Park	WA	99006
RP000970030040A	Keeble, Jeramie P & Courtney C	8902 N Madeline Ln	Spokane	WA	99208-9182
RP0007201211A0A	Hooper, Keith R & Leann L	11404 E 12th Ave	Spokane	WA	99206
RP59N04W103470A	Anderson Living Trust Duncan Living Trust	12212 E Buckeye Ave	Spokane	WA	99206
RP59N04W037080A	Balfour Trusts	600 Spruce St	Berkeley	CA	94707
RP00072012006BA	Heline, Gregory R	18511 N Little Spokane Dr	Colbert	WA	99005
	Gallagher Trust Gallagher, Jennifer Trustees Gallagher, Jeffrey P	4207 W Reese Ct	Spokane	WA	99208
RP052230000040A	Leland, Ward E	2828 E 32nd Ave	Spokane	WA	99223
RP004180000060A	Ellis, Stephen R & Tracy L	14308 E 22nd Ave	Spokane Valley	WA	99037-9326
RP000960010030A	La Salle, Sean P & Gretchen W	3611 E Sumac Dr	Spokane	WA	99223
	K & P Big Rock Trust Patterson, Christopher W Patterson, Pennie L Trustees	4289 Kingsview Rd	Moorpark	CA	93021
RP59N04W103500A	Trent, Brian & Kimberly	15919 E Broad Ave	Spokane Valley	WA	99216-1501
RP000720070070A	Unknown Owner	Address Not Provided			
RP59N04W103620A	Capstone Construction Co, Inc	Po Box 388	Nine Mile Falls	WA	99026
RP000960010020A	Condon, John	13802 E Gatewood Ln	Yuma	AZ	85367
RP000720120100A	Nice, Rolland L & Dwyla C	4459 Garden Spot Rd	Clayton	WA	99110

RP59N04W103511A	Ronan, Thomas E 82.38325% Int Ronan Trust	17.61675%	4548 54th Ave Sw	Seattle	WA	98116
RP000960010080A	Int		5617 S Hogan Ln	Spokane	WA	99223-8200
RP000960010010A	Loft, Michael L Bleck, Therese E		6420 S Helena	Spokane	WA	99223
RP00072007001AA	La Salle, Andre J & Kathleen		1500 Hwy 2 - Ste 304	Sandpoint	ID	83864
RP052230000020A	Bonner County		933 E 17th Ave	Spokane	WA	99203
RP052230000010A	Yost, Cory J & Lynn B		9125 N Palmer Rd	Spokane	WA	99217
RP000970030010A	Mandere, John & Denise		14307 - 283rd Pl Ne	Duvall	WA	98019
RP59N04W103480A	Budig, John F & Robin R		Po Box 565	Belt	MT	59412
	Art's Place Llc					

## **Appendix B- Agency Comment**



Janna Brown &lt;janna.brown@bonnercountyid.gov&gt;

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## Re: Bonner County Planning - File S0003-25 Agency Review

1 message

**Matt Mulder** <matt.mulder@bonnercountyid.gov>  
To: Bonner County Planning Department <planning@bonnercountyid.gov>  
Cc: Jason Topp <jason.topp@bonnercountyid.gov>

Tue, Dec 2, 2025 at 3:10 PM

Planning,  
The Bonner County Road & Bridge Department has the following comments regarding this file:

1. The applicants previously applied for a road approach encroachment permit for the connection to Sherwood Beach Road, but never completed the process nor got a final inspection during the initial build phases of the prior Yoman Bluffs subdivision. That permit is now expired. They will need to start that process over to complete the road approach approvals.
2. The southern border is adjacent to an existing public ROW, Maiden Lane, which is primitive, but driveable. Show this public ROW on the plat.
3. The locals use Maiden Lane as noted above as secondary access, especially during winter months when the steep grades going southbound up into Coolin make egress difficult or impossible when slick. They drive into the subject property on the existing access road which follows the sewer easement and connects down to Sherwood Beach Road. If the owners of the subject property are willing, granting a legal access to the neighbors to use this route down the hill would be helpful for the neighbors for emergency/winter access. The prior attempt to plat this property under the Yoman Bluffs subdivision was going to dedicate Yoman Drive to the public, which would provide connected public ROW access, but with this new PUD Yoman Drive is proposed to be a private road, which makes access out to the north and downhill an issue.
4. The project narrative states, *"Interior roadways in the development will be privately maintained roads designed per the Bonner County Road Standards Manual [BCRSM]."* The BCRSM only applies to public roads and is not applicable on the private interior roads. With these roads within the PUD being private roads, they need to be constructed to meet the Private Road Standards as established by Appendix A of Title 12 of Bonner County code. The Road & Bridge Department only has jurisdiction over public roadways, and has not reviewed their proposed roadway plans for compliance with the Private Road Standards.
5. The project narrative states, *"The expected average daily traffic is 230 vehicles per day. As presented in the Trip generation Letter, the peak hour trips expected are 17 vehicles per hour (vph). This value falls well below the typical threshold of 50-vph which the County uses as a basis to require a traffic impact study."* That is only one of the criteria which is used to consider when a traffic impact study is needed. Two of the other criteria are:
  - The project is proposed along a route that historically experiences or is projected to experience traffic safety issues.
  - The project is proposed within the vicinity of a school, **community park**, or some other **area with high levels of pedestrian and neighborhood activity**.

The proximity to the public park, boat ramp, beach access, and the large volumes of pedestrian traffic walking along Bayview Drive/Sherwood Beach Rd between Coolin, the park, the store, etc, is cause for concern. It is the opinion of the Road & Bridge Department that an additional 230 vehicles per day is cause for concern and this should be evaluated with a traffic impact study to evaluate if pedestrian facility upgrades are warranted.

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

On Tue, Nov 18, 2025 at 1:20 PM Bonner County Planning Department <[planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov)> wrote:

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**

## **Now Live: Apply for Your Building Location Permit Online!**

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

Fast & easy application process  
Track your permit status in real time  
Upload documents directly

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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.**



Janna Brown &lt;janna.brown@bonnercountyid.gov&gt;

**[EXT SENDER] RE: Bonner County Planning - File S0003-25/PUD0001-25 Hearing Notice**

1 message

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

Fri, Jan 23, 2026 at 8:05 AM

**DRINKING WATER COMMENT:**

The subject application and supporting file documents for S0003-25 meets the definition of a community public drinking water system (PWS). The applicant/owners are required to meet the Idaho Rules for Public Drinking Water Systems (IDAPA 58.01.08).

- The well location and construction must first be assessed and approved by DEQ, with an in-person site visit. If it cannot be approved to meet Idaho Rules, another drinking water site and source must be approved. This includes the submittal of a well site evaluation report by an Idaho licensed professional engineer or professional geologist.
- A facility plan and preliminary engineering reports (PER) for each construction phase of the PWS, must be developed developed by an Idaho licensed professional engineer. These documents include relevant requirements listed in IDAPA 58.01.08 Section 500 and must be submitted to and approved by DEQ.
- Plans and specifications for the drinking water infrastructure to serve this project must be submitted to DEQ by an Idaho licensed professional engineer and approved by DEQ, and the well pump test must be performed and approved in accordance with DEQ requirements.
- Initial water quality monitoring must be performed.
- Demonstration of Technical, Financial and Managerial capacity is required according to Idaho Rules.
- The future need for a licensed water system operator must also be addressed.
- Contact DEQ, Coeur d'Alene for further information and to discuss this project - (208) 769-1422.

**Wastewater Comments:**

Due to the proximity of the project to surface water and that the groundwater is likely connected to Priest Lake, as stated in the December 9, 2025 Ground Water Report for the site, the Department recommends the County require a Nutrient-Pathogen Evaluation of the project to evaluate the impact of the proposed septic tanks and drainfields on Priest Lake. The application states wastewater will be disposed of through individual drainfields. DEQ may be involved in the review of the wastewater system at the request of Panhandle Health District (PHD). If multiple homes will dispose of wastewater through shared drainfields, and the cumulative design flow from all wastewater generating facilities in the project exceeds 2,500 gallons per day (gpd), the wastewater system will be considered a public wastewater system and must meet the applicable rules defined in IDAPA 58.01.16 and IDAPA 58.01.03. If DEQ is requested to review the project, and the project exceeds 2,500 gpd, DEQ will require the applicant to submit a preliminary engineering report (PER) prepared by an Idaho-licensed professional engineer, a demonstration of technical, financial, and managerial capacity, engineered plans and specifications, and results from a nutrient-pathogen evaluation, prior to DEQ recommending approval to PHD.

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

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

Thank you-

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

[www.deq.idaho.gov](http://www.deq.idaho.gov)

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

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**From:** Bonner County Planning Department <[planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov)>  
**Sent:** Tuesday, January 13, 2026 11:05 AM  
**To:** Alan Brinkmeier <[alan.brinkmeier@bonnercountyid.gov](mailto:alan.brinkmeier@bonnercountyid.gov)>; Amber Burgess <[clerk@ebsewerdistrict.com](mailto:clerk@ebsewerdistrict.com)>; Army Corps of Engineers <[CENWW-RD-CDA@usace.army.mil](mailto:CENWW-RD-CDA@usace.army.mil)>; Avista Corp - Jay West <[jay.west@avistacorp.com](mailto:jay.west@avistacorp.com)>; Avista Corp - Peggy George <[peggy.george@avistacorp.com](mailto:peggy.george@avistacorp.com)>; Becky Meyer <[becky.meyer@lposd.org](mailto:becky.meyer@lposd.org)>; Bill Berg <[billb@bbsewer.org](mailto:billb@bbsewer.org)>; Bonner County Assessors <[assessorsgroup@bonnercountyid.gov](mailto:assessorsgroup@bonnercountyid.gov)>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <[DIRECTOR@bonnercountyhistory.org](mailto:DIRECTOR@bonnercountyhistory.org)>; Bonner County Solid Waste <[solidwaste@bonnercountyid.gov](mailto:solidwaste@bonnercountyid.gov)>; Bonnie Schademan <[bonnies@inlandpower.com](mailto:bonnies@inlandpower.com)>; Brenna Garro <[Brenna.Garro@oer.idaho.gov](mailto:Brenna.Garro@oer.idaho.gov)>; Bryan Quayle <[quaylelanduseconsulting@gmail.com](mailto:quaylelanduseconsulting@gmail.com)>; Carrol Stejer <[CASTEJER@gmail.com](mailto:CASTEJER@gmail.com)>; charityhinshaw@sd83.org; Chief Debbie Carpenter <[chief@spiritlakefire.com](mailto:chief@spiritlakefire.com)>; City of Clark Fork <[city@clarkforkidaho.gov](mailto:city@clarkforkidaho.gov)>; City of Clark Fork <[CityClerk1@clarkforkidaho.gov](mailto:CityClerk1@clarkforkidaho.gov)>; City of Dover <[cityclerk@cityofdoveridaho.org](mailto:cityclerk@cityofdoveridaho.org)>; City of East Hope Franck <[easthope.city@gmail.com](mailto:easthope.city@gmail.com)>; City of Hope <[hopecityclerk@gmail.com](mailto:hopecityclerk@gmail.com)>; City of Kootenai <[cityclerk@cityofkootenai.org](mailto:cityclerk@cityofkootenai.org)>; City of Oldtown <[cityofoldtown@hotmail.com](mailto:cityofoldtown@hotmail.com)>; City of Sandpoint Planning <[cityplanning@sandpointidaho.gov](mailto:cityplanning@sandpointidaho.gov)>; cityclerk@spiritlakeid.gov; Colleen Johnson <[CJohnson@kootenaiponderaysewerdistrict.org](mailto:CJohnson@kootenaiponderaysewerdistrict.org)>; Craig Hill <[craighill@hillsresort.com](mailto:craighill@hillsresort.com)>; D1Permits <[D1Permits@itd.idaho.gov](mailto:D1Permits@itd.idaho.gov)>; dbrown@idl.idaho.gov; Dan Scholz <[dan.scholz@nli.coop](mailto:dan.scholz@nli.coop)>; Dave Schuck <[dave.schuck@bonnercountyid.gov](mailto:dave.schuck@bonnercountyid.gov)>; David LaTourette <[coolinfirechief@gmail.com](mailto:coolinfirechief@gmail.com)>; David LaTourette <[Coolinfchief@gmail.com](mailto:Coolinfchief@gmail.com)>; Dean Davis <[deandavis@sd83.org](mailto:deandavis@sd83.org)>; East Bonner Library <[Amanda@ebonnerlibrary.org](mailto:Amanda@ebonnerlibrary.org)>; East Priest Lake Fire District <[eastpriestlakefd@gmail.com](mailto:eastpriestlakefd@gmail.com)>; Erik Sjoquist <[esjoquist@idl.idaho.gov](mailto:esjoquist@idl.idaho.gov)>; Federal Aviation Administration <[Heather.pate@faa.gov](mailto:Heather.pate@faa.gov)>; Frankie Dunn <[Frankiejdunn@hotmail.com](mailto:Frankiejdunn@hotmail.com)>; Fritz Broschet <[outletbaysewer@gmail.com](mailto:outletbaysewer@gmail.com)>; 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**Subject:** Bonner County Planning - File S0003-25/PUD0001-25 Hearing Notice

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The above-named application has been submitted to the Bonner County Planning Department for processing.

Please review the application relative to your agency's area of expertise and include any recommended conditions of approval and supporting code sections. Please see attached for details.

**Thank you,**

**Jeannie Welter**

**Bonner County Planning Department**

**Systems Technician**

**208-265-1458**

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Jeannie Welter &lt;jeannie.welter@bonnercountyid.gov&gt;

**[EXT SENDER] RE: Bonner County Planning - File S0003-25 Agency Review**

1 message

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

Tue, Dec 16, 2025 at 8:44 AM

**Drinking Water**

The subject project associated with the application for the S0003-25 & PUD1-25 – Yoman Bluffs PUD/Subdivision will be a community public drinking water system and must meet the Idaho Rules for Public Drinking Water Systems (IDAPA 58.01.08).

- The drinking water source(s) must first be approved, whether surface water or groundwater wells.
- If wells are to be drilled their location and construction must first be assessed and approved by DEQ. If it cannot be approved to meet Idaho Rules, another drinking water site and source must be approved. This includes the submittal of a well site evaluation report by an Idaho licensed professional engineer or professional geologist.
- A facility plan and preliminary engineering report (PER) developed by an Idaho licensed professional engineer, which includes relevant requirements listed in IDAPA 58.01.08 Section 500, will be required to be submitted to and approved by DEQ.
- Plans and specifications for the drinking water infrastructure to serve this project must be submitted to DEQ by an Idaho licensed professional engineer and approved by DEQ. This includes well pump testing performed and approved in accordance with DEQ requirements.
- Initial water quality monitoring must be performed.
- Demonstration of Technical, Financial and Managerial capacity, and the future need for a licensed water system operator are required.
- Contact DEQ, Coeur d'Alene for further information and to discuss this project - (208) 769-1422.

**Wastewater**

DEQ recommends the County require a Nutrient-Pathogen evaluation of the development as a whole to ensure the nearby waterways will not be adversely affected by the proposed density of septic and drainfield systems. Treatment may be necessary to prevent impacts to surface water.

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

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

Thank you-

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

[www.deq.idaho.gov](http://www.deq.idaho.gov)

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**From:** Bonner County Planning Department <[planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov)>  
**Sent:** Tuesday, November 18, 2025 1:20 PM  
**To:** Jack Schenck <[Jack.schenck@vyvebb.com](mailto:Jack.schenck@vyvebb.com)>; Midas Water <[midaswatercorp@gmail.com](mailto:midaswatercorp@gmail.com)>; kbsd sewer <[kbsdpl@hotmail.com](mailto:kbsdpl@hotmail.com)>; Priest Lake Public Library District <[pllibrary@hotmail.com](mailto:pllibrary@hotmail.com)>; Kim Spacek <[kimspacek@sd83.org](mailto:kimspacek@sd83.org)>; City of Kootenai <[cityclerk@cityofkootenai.org](mailto:cityclerk@cityofkootenai.org)>; City of Sandpoint Planning <[cityplanning@sandpointidaho.gov](mailto:cityplanning@sandpointidaho.gov)>; Army Corps of Engineers <[CENWW-RD-CDA@usace.army.mil](mailto:CENWW-RD-CDA@usace.army.mil)>; City of Hope <[hopecityclerk@gmail.com](mailto:hopecityclerk@gmail.com)>; Navy - Glynis Casey <[glynis.casey@navy.mil](mailto:glynis.casey@navy.mil)>; School District 84 Transportation - James Koehler <[james.koehler@lposd.org](mailto:james.koehler@lposd.org)>; Dave Schuck <[dave.schuck@bonnercountyid.gov](mailto:dave.schuck@bonnercountyid.gov)>; 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**Dylan Young**

**Bonner County Planning Department**

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Janna Brown &lt;janna.brown@bonnercountyid.gov&gt;

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**[EXT SENDER] RE: Bonner County Planning - File S0003-25/PUD0001-25 Hearing Notice**

1 message

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

Fri, Feb 6, 2026 at 1:03 PM

Hi Jeannie,

Please find corresponding Idaho Department of Fish and Game comments attached. This is a re-submission of previous comments on this project.

Thank you,

**Merritt Horsmon**

Regional Technical Assistance Manager

Panhandle Region

2885 W. Kathleen Ave.

Coeur d'Alene, ID 83815

208.769.1414 office

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---

**From:** Bonner County Planning Department <[planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov)>**Sent:** Tuesday, January 13, 2026 11:05 AM**To:** Alan Brinkmeier <[alan.brinkmeier@bonnercountyid.gov](mailto:alan.brinkmeier@bonnercountyid.gov)>; Amber Burgess <[clerk@ebsewerdistrict.com](mailto:clerk@ebsewerdistrict.com)>; Army Corps of Engineers <[CENWW-RD-CDA@usace.army.mil](mailto:CENWW-RD-CDA@usace.army.mil)>; Avista Corp - Jay West <[jay.west@avistacorp.com](mailto:jay.west@avistacorp.com)>; Avista Corp - Peggy George <[peggy.george@avistacorp.com](mailto:peggy.george@avistacorp.com)>; Becky Meyer <[becky.meyer@lposd.org](mailto:becky.meyer@lposd.org)>; Bill Berg <[billb@bbsewer.org](mailto:billb@bbsewer.org)>; Bonner County Assessors <[assessorsgroup@](mailto:assessorsgroup@)

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**Cc:** Daniel Britt <[daniel.britt@bonnercountyid.gov](mailto:daniel.britt@bonnercountyid.gov)>; [john@mandere.com](mailto:john@mandere.com); [sbrown@jasewell.com](mailto:sbrown@jasewell.com); Cory Yost

<[cory@yg-construction.com](mailto:cory@yg-construction.com)>

**Subject:** Bonner County Planning - File S0003-25/PUD0001-25 Hearing Notice

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

The above-named application has been submitted to the Bonner County Planning Department for processing.

Please review the application relative to your agency's area of expertise and include any recommended conditions of approval and supporting code sections. Please see attached for details.

**Thank you,**

**Jeannie Welter**

**Bonner County Planning Department**

**Systems Technician**

**208-265-1458**

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 [BC\\_S0003-25^0PUD1-25\\_YomanBluffs.pdf](#)  
272K



## IDAHO DEPARTMENT OF FISH AND GAME

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PANHANDLE REGION  
2885 West Kathleen Avenue  
Coeur d'Alene, Idaho 83815

Brad Little / Governor  
Jim Fredericks / Director

December 8, 2025

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

REFERENCE: S0003-25 & PUD1-25 – Yoman Bluffs PUD/Subdivision

The Idaho Department of Fish and Game (IDFG) has reviewed the above-named application proposing to divide one (1) approximately 37.6-acre parcel into twenty three (23) lots and three (3) tracts. The parcel is zoned Recreation and is located off Sherwood Beach Road near Coolin. The purpose of these comments is to assist the decision-making authority by providing technical information that can be used to minimize fish and wildlife impacts.

Each new subdivision displaces wildlife, fragments habitat, restricts animal movements, and permanently reduces the capability of Bonner County to support future wildlife populations. The following suggestions, if implemented and included in covenants where applicable, will reduce but not ameliorate impacts to wildlife from this proposal. Unfortunately, other proposals in this area will likely follow in the future, leading to additional cumulative impacts to the County's wildlife populations.

Proposed lots will range from 1.1 to 2.1 acres with nearly 11 acres of open space/common area. There are no waterways or wetlands located on the property. The property is bordered by State of Idaho parcels to the south and east, and Priest Lake to the west. It is currently timbered and mostly flat except for the "bluff" on the western edge of the property.

There are four (4) Endangered Species Act (ESA) listed species found in the area surrounding the proposed project. All listed as threatened by the United States Fish and Wildlife Service (FWS):

- Canada Lynx
- Grizzly Bear
- Wolverine
- Bull Trout

The terrestrial species on this list generally prefer higher elevations and shy away from human activity so rural development will likely not have an impact on them, but IDFG does have both confirmed Canada Lynx and Grizzly Bear sightings close to the parcel. Precautions should be taken by residents to avoid attracting grizzly bears to the area.

*Keeping Idaho's Wildlife Heritage*

Deer and turkey may remain in the area and may be problematic to residents. The area is rurally developed along the shoreline of Priest Lake, and the large, intact tracts of timber in the area still provide habitat. Moose, elk, black bear, grizzly bear and mountain lion may occasionally pass through. The Department will not be responsible for losses of domestic animals (dogs, cats, livestock), ornamental plants, or private property.

Recommendations:

- IDFG recommends that all BMPs for erosion and sedimentation be adhered to, and that a suitable stormwater plan be implemented to protect the water quality of Priest Lake
- As much natural vegetation and timber as practical for construction and fire prevention be left intact
- All exterior lighting be downcast

The following are general wildlife considerations for residential development:

- 1) **Avoid storing residential garbage outside, bear-proof dumpsters should be used**, and an adequate garbage collection system should be designed and implemented.
- 2) Due to several recent incidences of big game mortality due to the ingestion of yew, Idaho Fish and Game strongly discourages the planting of any toxic yew species in the proposed subdivision. Four types of yew or their hybrids are commonly found in residential and commercial landscapes across the west. Japanese yew is the most common type planted in Idaho. All four are toxic to a variety of animals including domestic livestock, horses, wild ungulates (deer and elk), dogs, cats and humans:
  - **Japanese yew** (*Taxus cuspidata*)—native to Japan and neighboring regions; many varieties are widely planted in the US; a shrub or small tree, with some varieties reaching 40 feet tall.
  - **English yew or European yew** (*Taxus baccata*)—native to Eurasia; many varieties are widely planted in the US; a shrub or small tree, with some varieties reaching 50 feet tall.
  - **Chinese yew** (*Taxus chinensis*, *T. sumatrana*, *T. celebica*)—native to Asia; a few varieties of these three species are sometime planted in the US; a shrub or small tree.
  - **Canadian yew, Northern yew** (*Taxus canadensis*)—native to eastern North America; a few varieties are planted in the US; a low-growing shrub to 5 feet tall.
- 3) Residents should be informed on how to avoid attracting bears, raccoons, and skunks. For instance, cleaning barbecue grills frequently, to avoid leaving pet food outside, not distributing bird feed on the ground, and protecting compost piles and fruit trees.
- 4) Purposely feeding wild animals creates an unnatural situation and may cause local population increases, which may create an unwanted nuisance for neighboring residents and eventually, the resident that is providing the food. An increase in the local deer population creates a hazard for motorists and animals. Many animals are hit by cars when moving from one feeding area to another. Additionally, when being chased by dogs, deer can become tangled in garden fences, run through picture windows, or dart into

oncoming traffic. Also, concentrating large numbers of animals in a small area can facilitate local disease outbreaks and/or attract predators such as mountain lions.

- 5) **DO NOT FEED BEARS.** Bears that obtain human food, garbage or pet foods lose their natural fear of humans and can become dangerous. Bears that are habituated to these unnatural food sources can damage vehicles, tear into tents, cabins, or barns, or aggressively approach people looking for food. Bears that continue to seek human food may require trapping and euthanization. Bears displaying dangerous behavior toward people will require euthanization. This is an undesirable situation, as it is labor intensive and an unnecessary waste of wildlife.
- 6) Bird seed or corn distributed on the ground may attract wild turkeys, waterfowl, and **bears**. This unnatural situation often increases the local waterfowl and turkey population, which frequently causes damage to private property and leads to human/wildlife conflicts. IDFG will not be responsible for property damage caused by waterfowl or wild turkeys, nor will the Department trap and remove birds that have become accustomed to being fed by residents. Bird feeders should be routinely cleaned to prevent the spread of disease.

Thank you for the opportunity to comment.

Sincerely,

Carson Watkins  
Panhandle Regional Supervisor

CJW:MH  
C: eFile M:\



Janna Brown &lt;janna.brown@bonnercountyid.gov&gt;

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**[EXT SENDER] RE: Bonner County Planning - File S0003-25 Agency Review**

1 message

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

Tue, Dec 9, 2025 at 12:47 PM

Hi Dylan,

Please find corresponding Idaho Department of Fish and Game comments attached.

Thank you,

**Merritt Horsmon**

Regional Technical Assistance Manager

Panhandle Region

2885 W. Kathleen Ave.

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**From:** Bonner County Planning Department <[planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov)>**Sent:** Tuesday, November 18, 2025 1:20 PM**To:** Jack Schenck <[Jack.schenck@vyvebb.com](mailto:Jack.schenck@vyvebb.com)>; Midas Water <[midaswatercorp@gmail.com](mailto:midaswatercorp@gmail.com)>; kbsd sewer <[kbsdpl@hotmail.com](mailto:kbsdpl@hotmail.com)>; Priest Lake Public Library District <[pllibrary@hotmail.com](mailto:pllibrary@hotmail.com)>; Kim Spacek <[kimspacek@sd83.org](mailto:kimspacek@sd83.org)>; City of Kootenai <[cityclerk@cityofkootenai.org](mailto:cityclerk@cityofkootenai.org)>; City of Sandpoint Planning <[cityplanning@sandpointidaho.gov](mailto:cityplanning@sandpointidaho.gov)>; Army Corps of Engineers <[CENWW-RD-CDA@usace.army.mil](mailto:CENWW-RD-CDA@usace.army.mil)>; City of Hope <[hopecityclerk@gmail.com](mailto:hopecityclerk@gmail.com)>; Navy - Glynis Casey <[glynis.casey@navy.mil](mailto:glynis.casey@navy.mil)>; School District 84 Transportation - James Koehler <[james.koehler@lposd.org](mailto:james.koehler@lposd.org)>; Dave Schuck <[dave.schuck@bonnercountyid.gov](mailto:dave.schuck@bonnercountyid.gov)>;

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**Subject:** Bonner County Planning - File S0003-25 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.

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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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272K



## IDAHO DEPARTMENT OF FISH AND GAME

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PANHANDLE REGION  
2885 West Kathleen Avenue  
Coeur d'Alene, Idaho 83815

Brad Little / Governor  
Jim Fredericks / Director

December 8, 2025

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

REFERENCE: S0003-25 & PUD1-25 – Yoman Bluffs PUD/Subdivision

The Idaho Department of Fish and Game (IDFG) has reviewed the above-named application proposing to divide one (1) approximately 37.6-acre parcel into twenty three (23) lots and three (3) tracts. The parcel is zoned Recreation and is located off Sherwood Beach Road near Coolin. The purpose of these comments is to assist the decision-making authority by providing technical information that can be used to minimize fish and wildlife impacts.

Each new subdivision displaces wildlife, fragments habitat, restricts animal movements, and permanently reduces the capability of Bonner County to support future wildlife populations. The following suggestions, if implemented and included in covenants where applicable, will reduce but not ameliorate impacts to wildlife from this proposal. Unfortunately, other proposals in this area will likely follow in the future, leading to additional cumulative impacts to the County's wildlife populations.

Proposed lots will range from 1.1 to 2.1 acres with nearly 11 acres of open space/common area. There are no waterways or wetlands located on the property. The property is bordered by State of Idaho parcels to the south and east, and Priest Lake to the west. It is currently timbered and mostly flat except for the "bluff" on the western edge of the property.

There are four (4) Endangered Species Act (ESA) listed species found in the area surrounding the proposed project. All listed as threatened by the United States Fish and Wildlife Service (FWS):

- Canada Lynx
- Grizzly Bear
- Wolverine
- Bull Trout

The terrestrial species on this list generally prefer higher elevations and shy away from human activity so rural development will likely not have an impact on them, but IDFG does have both confirmed Canada Lynx and Grizzly Bear sightings close to the parcel. Precautions should be taken by residents to avoid attracting grizzly bears to the area.

*Keeping Idaho's Wildlife Heritage*

Deer and turkey may remain in the area and may be problematic to residents. The area is rurally developed along the shoreline of Priest Lake, and the large, intact tracts of timber in the area still provide habitat. Moose, elk, black bear, grizzly bear and mountain lion may occasionally pass through. The Department will not be responsible for losses of domestic animals (dogs, cats, livestock), ornamental plants, or private property.

Recommendations:

- IDFG recommends that all BMPs for erosion and sedimentation be adhered to, and that a suitable stormwater plan be implemented to protect the water quality of Priest Lake
- As much natural vegetation and timber as practical for construction and fire prevention be left intact
- All exterior lighting be downcast

The following are general wildlife considerations for residential development:

- 1) **Avoid storing residential garbage outside, bear-proof dumpsters should be used**, and an adequate garbage collection system should be designed and implemented.
- 2) Due to several recent incidences of big game mortality due to the ingestion of yew, Idaho Fish and Game strongly discourages the planting of any toxic yew species in the proposed subdivision. Four types of yew or their hybrids are commonly found in residential and commercial landscapes across the west. Japanese yew is the most common type planted in Idaho. All four are toxic to a variety of animals including domestic livestock, horses, wild ungulates (deer and elk), dogs, cats and humans:
  - **Japanese yew** (*Taxus cuspidata*)—native to Japan and neighboring regions; many varieties are widely planted in the US; a shrub or small tree, with some varieties reaching 40 feet tall.
  - **English yew or European yew** (*Taxus baccata*)—native to Eurasia; many varieties are widely planted in the US; a shrub or small tree, with some varieties reaching 50 feet tall.
  - **Chinese yew** (*Taxus chinensis*, *T. sumatrana*, *T. celebica*)—native to Asia; a few varieties of these three species are sometime planted in the US; a shrub or small tree.
  - **Canadian yew, Northern yew** (*Taxus canadensis*)—native to eastern North America; a few varieties are planted in the US; a low-growing shrub to 5 feet tall.
- 3) Residents should be informed on how to avoid attracting bears, raccoons, and skunks. For instance, cleaning barbecue grills frequently, to avoid leaving pet food outside, not distributing bird feed on the ground, and protecting compost piles and fruit trees.
- 4) Purposely feeding wild animals creates an unnatural situation and may cause local population increases, which may create an unwanted nuisance for neighboring residents and eventually, the resident that is providing the food. An increase in the local deer population creates a hazard for motorists and animals. Many animals are hit by cars when moving from one feeding area to another. Additionally, when being chased by dogs, deer can become tangled in garden fences, run through picture windows, or dart into

oncoming traffic. Also, concentrating large numbers of animals in a small area can facilitate local disease outbreaks and/or attract predators such as mountain lions.

- 5) **DO NOT FEED BEARS.** Bears that obtain human food, garbage or pet foods lose their natural fear of humans and can become dangerous. Bears that are habituated to these unnatural food sources can damage vehicles, tear into tents, cabins, or barns, or aggressively approach people looking for food. Bears that continue to seek human food may require trapping and euthanization. Bears displaying dangerous behavior toward people will require euthanization. This is an undesirable situation, as it is labor intensive and an unnecessary waste of wildlife.
- 6) Bird seed or corn distributed on the ground may attract wild turkeys, waterfowl, and **bears**. This unnatural situation often increases the local waterfowl and turkey population, which frequently causes damage to private property and leads to human/wildlife conflicts. IDFG will not be responsible for property damage caused by waterfowl or wild turkeys, nor will the Department trap and remove birds that have become accustomed to being fed by residents. Bird feeders should be routinely cleaned to prevent the spread of disease.

Thank you for the opportunity to comment.

Sincerely,

Carson Watkins  
Panhandle Regional Supervisor

CJW:MH  
C: eFile M:\



Jeannie Welter &lt;jeannie.welter@bonnercountyid.gov&gt;

## [EXT SENDER] Comments on PUD0001-25

1 message

**Dan Brown** <DBrown@idl.idaho.gov>

To: Bonner County Planning Department &lt;planning@bonnercountyid.gov&gt;

Wed, Nov 26, 2025 at 7:48 AM

**Subject:** Comments on PUD0001-25 – Concerns Regarding Adjacent State Endowment Lands

To Bonner County Planning Staff,

Thank you for the opportunity to provide comments on PUD001-25. As the manager of adjacent state-endowed parcels, I would like to note several ongoing issues relevant to any proposed subdivision or recreational development adjacent to these lands.

We have experienced recurring trespass problems from neighboring residential encroachments onto state endowment parcels. These issues typically increase when new subdivisions are developed near trust-managed lands.

In addition, where recreational uses are present, we have seen unauthorized trail construction and expansion onto endowment lands. These illegal trails create resource damage, complicate land management, and conflict with the trust obligations associated with endowment parcels.

The adjacent state endowment lands are actively managed for timber production, and future timber harvests will occur as part of long-term management plans. The Idaho Department of Lands manages these parcels to maximize long-term financial returns to the Public School Endowment, consistent with its constitutional and fiduciary responsibilities.

A clear disclosure to future residents about property boundaries, permitted uses of state land, and the fact that they will be living next to an actively managed working forest would be appreciated as the subdivision is developed and advertised.

Regards,

Dan Brown

Area Manager, Priest Lake

Idaho Department of Lands

[4053 Cavanaugh Bay Road, Coolin, ID 83821](https://www.idl.idaho.gov)

Office: (208) 920-6598

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Janna Brown &lt;janna.brown@bonnercountyid.gov&gt;

## [EXT SENDER] RE: Bonner County Planning - File S0003-25/PUD0001-25 Hearing Notice

1 message

Bates, Luke &lt;Luke.Bates@idwr.idaho.gov&gt;

Tue, Jan 13, 2026 at 12:31 PM

To: Bonner County Planning Department &lt;planning@bonnercountyid.gov&gt;

Cc: "john@mandere.com" &lt;john@mandere.com&gt;, "cory@yg-construction.com" &lt;cory@yg-construction.com&gt;, "sbrown@jasewell.com" &lt;sbrown@jasewell.com&gt;

REF: File S0003-25/PUD0001-25

TO: Bonner County Planning Department

Yomanone, LLC C/O Cory Yost and John Mandere

B. Scott Brown – James A. Sewell &amp; Associates, LLC – Applicant's Representative

Good morning,

Idaho Department of Water Resources (IDWR) – Northern Regional Office offers the following comments:

- The application proposes development Yoman Bluffs PUD, a 23-lot residential subdivision located near Coolin, Idaho .
- Any water use(s) from a proposed or an existing ground water well(s) that do not have established water rights, which shall exceed water uses authorized in Idaho Code §42-111 following project completion: **an Application for Permit submission and subsequent Water Permit approval is required prior to the diversion of water for beneficial uses which exceed exempt status use(s)**, and the property owner needs to contact IDWR to discuss water right requirements.

Based on current Idaho Code §42-111, the proposed community ground water well intended to serve 23 lots for residential use, and any lawn/landscape irrigation shall exceed the exempt status use and **IDWR shall require a water right permit approval prior to the applicant securing a well construction permit**. The applicant or their representative may contact IDWR toward submitting an application for permit.

Thank you for the opportunity to comment,

Luke Bates – Sr Water Resource Agent

Idaho Department of Water Resources

Northern Regional Office

208-762-2800

7600 N Mineral Dr Suite 100 Coeur D Alene ID 83815-7763

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**From:** Bonner County Planning Department <[planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov)>  
**Sent:** Tuesday, January 13, 2026 11:05 AM  
**To:** Alan Brinkmeier <[alan.brinkmeier@bonnercountyid.gov](mailto:alan.brinkmeier@bonnercountyid.gov)>; Amber Burgess <[clerk@ebsewerdistrict.com](mailto:clerk@ebsewerdistrict.com)>; Army Corps of Engineers <[CENWW-RD-CDA@usace.army.mil](mailto:CENWW-RD-CDA@usace.army.mil)>; Avista Corp - Jay West <[jay.west@avistacorp.com](mailto:jay.west@avistacorp.com)>; Avista Corp - Peggy George <[peggy.george@avistacorp.com](mailto:peggy.george@avistacorp.com)>; Becky Meyer <[becky.meyer@lposd.org](mailto:becky.meyer@lposd.org)>; Bill Berg <[billb@bbsewer.org](mailto:billb@bbsewer.org)>; Bonner County Assessors <[assessorsgroup@bonnercountyid.gov](mailto:assessorsgroup@bonnercountyid.gov)>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <[DIRECTOR@bonnercountyhistory.org](mailto:DIRECTOR@bonnercountyhistory.org)>; Bonner County Solid Waste <[solidwaste@bonnercountyid.gov](mailto:solidwaste@bonnercountyid.gov)>; Bonnie Schademan <[bonnies@inlandpower.com](mailto:bonnies@inlandpower.com)>; Brenna Garro <[Brenna.Garro@oer.idaho.gov](mailto:Brenna.Garro@oer.idaho.gov)>; 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**Subject:** Bonner County Planning - File S0003-25/PUD0001-25 Hearing Notice

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The above-named application has been submitted to the Bonner County Planning Department for processing.

Please review the application relative to your agency's area of expertise and include any recommended conditions of approval and supporting code sections. Please see attached for details.

**Thank you,**

**Jeannie Welter**

**Bonner County Planning Department**

**Systems Technician**

**208-265-1458**

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Janna Brown &lt;janna.brown@bonnercountyid.gov&gt;

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**[EXT SENDER] RE: Bonner County Planning - File S0003-25 Agency Review**

1 message

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

Fri, Nov 21, 2025 at 9:16 AM

To: Bonner County Planning Department &lt;planning@bonnercountyid.gov&gt;

Cc: "Stevenb@golandsurveying.com" &lt;Stevenb@golandsurveying.com&gt;

REF: File S0003-25

TO: Bonner County Planning Department

Steven Binnall – GO Land Surveying, PLLC - Representative

Good morning,

Idaho Department of Water Resources (IDWR) – Northern Regional Office offers the following comments:

- Any water uses from an existing ground water well(s) that do not have established water rights, which shall exceed water uses authorized in Idaho Code §42-111 following project completion: a new Application for Permit is required prior to the diversion of water, and the property owner needs to contact IDWR to discuss water right requirements.
- Any water uses that contemplate diversion of surface water source(s) (River, Stream, Spring) require an approved Water Permit prior to the diversion of water in accordance with Idaho Code §42-351. **The property owner(s) are required to contact IDWR to discuss water right requirements for the storage pond located on the parcel(s).** IDWR doesn't show any existing recorded water rights on file for the impoundment of water related to the pond.

Thank you for the opportunity to comment,

Luke Bates – Sr Water Resource Agent

Idaho Department of Water Resources

Northern Regional Office

7600 N Mineral Dr Suite 100 Coeur D Alene ID 83815-7763

---

**From:** Bonner County Planning Department <planning@bonnercountyid.gov>**Sent:** Tuesday, November 18, 2025 1:20 PM**To:** Jack Schenck <[Jack.schenck@vywebb.com](mailto:Jack.schenck@vywebb.com)>; Midas Water <[midaswatercorp@gmail.com](mailto:midaswatercorp@gmail.com)>; kbsd sewer <[kbsdpl@hotmail.com](mailto:kbsdpl@hotmail.com)>; Priest Lake Public Library District <[pllibrary@hotmail.com](mailto:pllibrary@hotmail.com)>; Kim Spacek <[kimspacek@sd83.org](mailto:kimspacek@sd83.org)>; City of Kootenai <[cityclerk@cityofkootenai.org](mailto:cityclerk@cityofkootenai.org)>; City of Sandpoint Planning <[cityplanning@sandpointidaho.gov](mailto:cityplanning@sandpointidaho.gov)>; Army Corps of Engineers <[CENWW-RD-CDA@usace.army.mil](mailto:CENWW-RD-CDA@usace.army.mil)>; City of Hope <[hopecityclerk@gmail.com](mailto:hopecityclerk@gmail.com)>; Navy - Glynis Casey <[glynis.casey@navy.mil](mailto:glynis.casey@navy.mil)>; School District 84

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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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Janna Brown &lt;janna.brown@bonnercountyid.gov&gt;

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**[EXT SENDER] RE: Bonner County Planning - File S0003-25/PUD0001-25 Hearing Notice**

1 message

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

Tue, Jan 13, 2026 at 4:37 PM

No Comment from the Idaho Transportation Department.

Respectfully,

Robert Beachler  
District 1 Planning Program Manager  
Idaho Transportation Department  
600 W. Prairie Ave  
Coeur d'Alene, ID 83815  
[robert.beachler@itd.idaho.gov](mailto:robert.beachler@itd.idaho.gov)  
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**From:** Bonner County Planning Department <[planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov)>  
**Sent:** Tuesday, January 13, 2026 11:05 AM  
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**Subject:** Bonner County Planning - File S0003-25/PUD0001-25 Hearing Notice

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

The above-named application has been submitted to the Bonner County Planning Department for processing.

Please review the application relative to your agency's area of expertise and include any recommended conditions of approval and supporting code sections. Please see attached for details.

**Thank you,**

**Jeannie Welter**

**Bonner County Planning Department**

**Systems Technician**

**208-265-1458**

**Now Live: Apply for Your Building Location Permit Online!**

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

Fast & easy application process

Track your permit status in real time

Upload documents directly

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

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.**

[Online Application Guide](#)



Janna Brown &lt;janna.brown@bonnercountyid.gov&gt;

**[EXT SENDER] Re: Bonner County Planning - File S0003-25/PUD0001-25 Hearing Notice**

1 message

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

To: Bonner County Planning Department &lt;planning@bonnercountyid.gov&gt;

Wed, Jan 14, 2026 at 6:37 AM

ITD Permits has no comment.

Thank you,

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Email: [symone.legg@itd.idaho.gov](mailto:symone.legg@itd.idaho.gov) | [itd.idaho.gov](http://itd.idaho.gov)*Enhancing quality of life through transportation***From:** Bonner County Planning Department <[planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov)>**Sent:** Tuesday, January 13, 2026 11:04 AM**To:** Alan Brinkmeier <[alan.brinkmeier@bonnercountyid.gov](mailto:alan.brinkmeier@bonnercountyid.gov)>; Amber Burgess <[clerk@ebsewerdistrict.com](mailto:clerk@ebsewerdistrict.com)>; Army Corps of Engineers <[CENWW-RD-CDA@usace.army.mil](mailto:CENWW-RD-CDA@usace.army.mil)>; Avista Corp - Jay West <[jay.west@avistacorp.com](mailto:jay.west@avistacorp.com)>; Avista Corp - Peggy George <[peggy.george@avistacorp.com](mailto:peggy.george@avistacorp.com)>; Becky Meyer <[becky.meyer@lposd.org](mailto:becky.meyer@lposd.org)>; Bill Berg <[billb@bbsewer.org](mailto:billb@bbsewer.org)>; Bonner County Assessors <[assessorsgroup@bonnercountyid.gov](mailto:assessorsgroup@bonnercountyid.gov)>; 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**Cc:** Daniel Britt <[daniel.britt@bonnercountyid.gov](mailto:daniel.britt@bonnercountyid.gov)>; [john@mandere.com](mailto:john@mandere.com) <[john@mandere.com](mailto:john@mandere.com)>; [sbrown@jasewell.com](mailto:sbrown@jasewell.com) <[sbrown@jasewell.com](mailto:sbrown@jasewell.com)>; Cory Yost <[cory@yg-construction.com](mailto:cory@yg-construction.com)>  
**Subject:** Bonner County Planning - File S0003-25/PUD0001-25 Hearing Notice

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

The above-named application has been submitted to the Bonner County Planning Department for processing.

Please review the application relative to your agency's area of expertise and include any recommended conditions of approval and supporting code sections. Please see attached for details.

**Thank you,**

**Jeannie Welter**  
Bonner County Planning Department  
Systems Technician  
**208-265-1458**

### **Now Live: Apply for Your Building Location Permit Online!**

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

Fast & easy application process  
Track your permit status in real time  
Upload documents directly

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

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.**  
[\*\*Online Application Guide\*\*](#)



Janna Brown &lt;janna.brown@bonnercountyid.gov&gt;

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**[EXT SENDER] Re: Bonner County Planning - File S0003-25 Agency Review**

1 message

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

Wed, Nov 19, 2025 at 6:13 AM

To: Bonner County Planning Department &lt;planning@bonnercountyid.gov&gt;

Cc: Kimberly Hobson &lt;Kimberly.Hobson@itd.idaho.gov&gt;

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](mailto:symone.legg@itd.idaho.gov) / [itd.idaho.gov](http://itd.idaho.gov)*Enhancing quality of life through transportation*

Work schedule: Monday – Thursday 6:00AM-4:30PM

---

**From:** Bonner County Planning Department <[planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov)>**Sent:** Tuesday, November 18, 2025 1:20 PM**To:** Jack Schenck <[Jack.schenck@vyvebb.com](mailto:Jack.schenck@vyvebb.com)>; Midas Water <[midaswatercorp@gmail.com](mailto:midaswatercorp@gmail.com)>; kbsd sewer <[kbsdpl@hotmail.com](mailto:kbsdpl@hotmail.com)>; Priest Lake Public Library District <[pllibrary@hotmail.com](mailto:pllibrary@hotmail.com)>; Kim Spacek <[kimspacek@sd83.org](mailto:kimspacek@sd83.org)>; Manda Corbett <[cityclerk@cityofkootenai.org](mailto:cityclerk@cityofkootenai.org)>; City of Sandpoint Planning <[cityplanning@sandpointidaho.gov](mailto:cityplanning@sandpointidaho.gov)>; Army Corps of Engineers <[CENWW-RD-CDA@usace.army.mil](mailto:CENWW-RD-CDA@usace.army.mil)>; City of Hope <[hopecityclerk@gmail.com](mailto:hopecityclerk@gmail.com)>; Navy - Glynis Casey <[glynis.casey@navy.mil](mailto:glynis.casey@navy.mil)>; School District 84 Transportation - James Koehler <[james.koehler@lposd.org](mailto:james.koehler@lposd.org)>; Dave Schuck <[dave.schuck@bonnercountyid.gov](mailto:dave.schuck@bonnercountyid.gov)>; Teresa Decker <[huckbayutilities01@gmail.com](mailto:huckbayutilities01@gmail.com)>; Dan Scholz <[dan.scholz@nli.coop](mailto:dan.scholz@nli.coop)>; SCHWEITZER FIRE DISTRICT <[SchweitzerFireDistrict@gmail.com](mailto:SchweitzerFireDistrict@gmail.com)>; Tim Ventress <[chventresswplfd@hotmail.com](mailto:chventresswplfd@hotmail.com)>; Jessie Roe <[BWSD637@gmail.com](mailto:BWSD637@gmail.com)>; City of Oldtown <[cityofoldtown@hotmail.com](mailto:cityofoldtown@hotmail.com)>; Luke Bates <[luke.bates@idwr.idaho.gov](mailto:luke.bates@idwr.idaho.gov)>; Idaho Department of Environmental Quality <[deqcomments@deq.idaho.gov](mailto:deqcomments@deq.idaho.gov)>; Bonner County Assessors <[assessorsgroup@bonnercountyid.gov](mailto:assessorsgroup@bonnercountyid.gov)>; Timberlake Fire District <[Kwright@timberlakefire.com](mailto:Kwright@timberlakefire.com)>; Tom Renzi <[eplfdchief@gmail.com](mailto:eplfdchief@gmail.com)>; Stacy Simkins <[Stacy.Simkins@itd.idaho.gov](mailto:Stacy.Simkins@itd.idaho.gov)>; Southside Water and Sewer <[southsidewaterandsewer@swsdidaho.org](mailto:southsidewaterandsewer@swsdidaho.org)>; Symone Legg <[Symone.Legg@itd.idaho.gov](mailto:Symone.Legg@itd.idaho.gov)>; North of the Narrows Fire District <[northofthenarrowsfire@gmail.com](mailto:northofthenarrowsfire@gmail.com)>; Dan Brown <[dbrown@idl.idaho.gov](mailto:dbrown@idl.idaho.gov)>; West Bonner Library <[meagan@westbonnerlibrary.org](mailto:meagan@westbonnerlibrary.org)>; Gavin Gilcrease <[ggilcrease@sandpointidaho.gov](mailto:ggilcrease@sandpointidaho.gov)>; Fritz Broschet <[outletbaysewer@gmail.com](mailto:outletbaysewer@gmail.com)>; Bryan Quayle <[quaylelanduseconsulting@gmail.com](mailto:quaylelanduseconsulting@gmail.com)>; Sagle Valley Water and Sewer District <[saglewatersewer@gmail.com](mailto:saglewatersewer@gmail.com)>; Sam Owen Fire Rescue Sam Owen Fire Rescue <[sofd@wow-tel.net](mailto:sofd@wow-tel.net)>; East Bonner Library <[Amanda@ebonnerlibrary.org](mailto:Amanda@ebonnerlibrary.org)>; Jordan Brooks <[coolinsewer@gmail.com](mailto:coolinsewer@gmail.com)>; TC Energy / TransCanada <[US\\_crossings@tcenergy.com](mailto:US_crossings@tcenergy.com)>; US Fish & Wildlife Services <[fw1idahoconsultationrequests@fws.gov](mailto:fw1idahoconsultationrequests@fws.gov)>; City of Priest River <[layers@priestriver-id.gov](mailto:layers@priestriver-id.gov)>; Northside Water and Syringa Heights Water Association <[allwater49@outlook.com](mailto:allwater49@outlook.com)>; Kim Hoodenpyle <[kjh5345@gmail.com](mailto:kjh5345@gmail.com)>; Oden Water Association - Carla Poelstra <[odenwater@gmail.com](mailto:odenwater@gmail.com)>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <[DIRECTOR@bonnercountyhistory.org](mailto:DIRECTOR@bonnercountyhistory.org)>; Dean Davis <[deandavis@sd83.org](mailto:deandavis@sd83.org)>; City of Clark Fork <[city@clarkforkidaho.org](mailto:city@clarkforkidaho.org)>; Sarah Gilmore <[sgilmore@sandpointidaho.gov](mailto:sgilmore@sandpointidaho.gov)>; KayLeigh Miller <[klmiller@ponderay.org](mailto:klmiller@ponderay.org)>; Janice Best <[janicesb@televar.com](mailto:janicesb@televar.com)>; Lakeland Joint School District #272 <[cpursley@lakeland272.org](mailto:cpursley@lakeland272.org)>; Frankie Dunn <[frankiejunn@hotmail.com](mailto:frankiejunn@hotmail.com)>; Robert Beachler <[Robert.Beachler@itd.idaho.gov](mailto:Robert.Beachler@itd.idaho.gov)>; Craig Hill <[craighill@hillsresort.com](mailto:craighill@hillsresort.com)>; Jason Kimberling <[Jason.Kimberling@itd.idaho.gov](mailto:Jason.Kimberling@itd.idaho.gov)>; Joe Kren <[joekren@sd83.org](mailto:joekren@sd83.org)>; West Pend Oreille Fire District

<[wpofd1@gmail.com](mailto:wpofd1@gmail.com)>; Superintendent School Dist 84 <[kelly.fisher@lposd.org](mailto:kelly.fisher@lposd.org)>; Ken Flint <[ken\\_flint@tcenergy.com](mailto:ken_flint@tcenergy.com)>; Road & Bridge - Matt Mulder <[matt.mulder@bonnercountyid.gov](mailto:matt.mulder@bonnercountyid.gov)>; Natural Resource Conservation Service - Greg Becker <[greg.becker@id.usda.gov](mailto:greg.becker@id.usda.gov)>; Avista Corp - Jay West <[jay.west@avistacorp.com](mailto:jay.west@avistacorp.com)>; East Priest Lake Fire District <[eastpriestlakefd@gmail.com](mailto:eastpriestlakefd@gmail.com)>; PHD <[EApplications@phd1.idaho.gov](mailto:EApplications@phd1.idaho.gov)>; ID State Historical Society - Dan Everhart <[dan.everhart@ishs.idaho.gov](mailto:dan.everhart@ishs.idaho.gov)>; Coolin-Cavanaugh Bay Fire Protection District <[coolinfirechief@gmail.com](mailto:coolinfirechief@gmail.com)>; Jason Johnson <[jason.johnson@bonnercountyid.gov](mailto:jason.johnson@bonnercountyid.gov)>; Richard Hash <[Rich.hash2022@gmail.com](mailto:Rich.hash2022@gmail.com)>; Jamie Brown <[jamieb@inlandpower.com](mailto:jamieb@inlandpower.com)>; Amber Burgess <[clerk@ebsewerdistrict.com](mailto:clerk@ebsewerdistrict.com)>; Erik Sjoquist <[esjoquist@idl.idaho.gov](mailto:esjoquist@idl.idaho.gov)>; Chief Debbie Carpenter <[chief@spiritlakefire.com](mailto:chief@spiritlakefire.com)>; Mike Schacht <[firedept@clarkforkidaho.org](mailto:firedept@clarkforkidaho.org)>; Steve Elgar <[selgar@mac.com](mailto:selgar@mac.com)>; Independent Hwy Dist - Julie Bishop <[ihdclerk@gmail.com](mailto:ihdclerk@gmail.com)>; Ryan Zandhuisen <[rzandhuisen@idl.idaho.gov](mailto:rzandhuisen@idl.idaho.gov)>; Pend Oreille Hospital District <[kim.kichenmaster@bonnergeneral.org](mailto:kim.kichenmaster@bonnergeneral.org)>; Colleen Johnson <[CJohnson@kootenaiponderaysewerdistrict.org](mailto:CJohnson@kootenaiponderaysewerdistrict.org)>; Bonner County Solid Waste <[solidwaste@bonnercountyid.gov](mailto:solidwaste@bonnercountyid.gov)>; Kenny Huston <[kenny.huston@oer.idaho.gov](mailto:kenny.huston@oer.idaho.gov)>; Bill Berg <[billb@bbsewer.org](mailto:billb@bbsewer.org)>; [cityclerk@spiritlakeid.gov](mailto:cityclerk@spiritlakeid.gov) <[cityclerk@spiritlakeid.gov](mailto:cityclerk@spiritlakeid.gov)>; Lisa Rosa <[hr@ebonnerlibrary.org](mailto:hr@ebonnerlibrary.org)>; Carroll Stejer <[CASTEJER@gmail.com](mailto:CASTEJER@gmail.com)>; Selkirk Recreation District <[elgar@whoi.edu](mailto:elgar@whoi.edu)>; Becky Meyer <[becky.meyer@lposd.org](mailto:becky.meyer@lposd.org)>; Kimberly Hobson <[Kimberly.Hobson@itd.idaho.gov](mailto:Kimberly.Hobson@itd.idaho.gov)>; Mike Ahmer <[mahmer@idl.idaho.gov](mailto:mahmer@idl.idaho.gov)>; Garfield Bay Water and Sewer District Clerk <[garfieldbaywsd@hotmail.com](mailto:garfieldbaywsd@hotmail.com)>; Selkirk Association of Realtors <[danielle@selkirkaor.com](mailto:danielle@selkirkaor.com)>; Northern Lights <[kristin.mettke@nli.coop](mailto:kristin.mettke@nli.coop)>; Sagle Valley Water & Sewer District <[markc@smartplugs.com](mailto:markc@smartplugs.com)>; City of Dover <[cityclerk@cityofdoveridaho.org](mailto:cityclerk@cityofdoveridaho.org)>; Brenna Garro <[Brenna.Garro@oer.idaho.gov](mailto:Brenna.Garro@oer.idaho.gov)>; Jeff Lindsey <[jeff.lindsey@bonnercountyid.gov](mailto:jeff.lindsey@bonnercountyid.gov)>; Karen Quenell <[kquenell@northsidefire.org](mailto:kquenell@northsidefire.org)>; Matt Diel <[matt.diel@lposd.org](mailto:matt.diel@lposd.org)>; Alan Brinkmeier <[alan.brinkmeier@bonnercountyid.gov](mailto:alan.brinkmeier@bonnercountyid.gov)>; Northern Info <[northerninfo@idwr.idaho.gov](mailto:northerninfo@idwr.idaho.gov)>; Teresa Zamora <[utilities@stoneridgeidaho.com](mailto:utilities@stoneridgeidaho.com)>; SOURDOUGH POINT OWNERS ASSOCIATION <[sourdoughpoint@hotmail.com](mailto:sourdoughpoint@hotmail.com)>; Merritt Horsmon <[merritt.horsmon@idfg.idaho.gov](mailto:merritt.horsmon@idfg.idaho.gov)>; Laclede Water District <[info@lacledewaterdistrict.org](mailto:info@lacledewaterdistrict.org)>; Sam Ross <[sam.ross@nli.coop](mailto:sam.ross@nli.coop)>; D1Permits <[D1Permits@itd.idaho.gov](mailto:D1Permits@itd.idaho.gov)>; Theresa Wheat <[theresa@kootenai.org](mailto:theresa@kootenai.org)>; Federal Aviation Administration <[Heather.pate@faa.gov](mailto:Heather.pate@faa.gov)>; Avista Corp - Peggy George <[peggy.george@avistacorp.com](mailto:peggy.george@avistacorp.com)>; City of East Hope Franck <[easthope.city@gmail.com](mailto:easthope.city@gmail.com)>; Sheryl Austin <[granitereeder@gmail.com](mailto:granitereeder@gmail.com)>; Northern Lights - Clint Brewing <[clint.brewington@nli.coop](mailto:clint.brewington@nli.coop)>

**Subject:** Bonner County Planning - File S0003-25 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.**

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**

### Now Live: Apply for Your Building Location Permit Online!

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

Fast & easy application process  
Track your permit status in real time  
Upload documents directly

## Online Application Guide

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

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.**



Janna Brown &lt;janna.brown@bonnercountyid.gov&gt;

**RE: Bonner County Planning - File S0003-25/PUD0001-25 Hearing Notice**

1 message

'KPSD Clerk' via Mail-Planning <planning@bonnercountyid.gov>  
Reply-To: KPSD Clerk <clerk@kootenaiponderaysewerdistrict.org>  
To: planning@bonnercountyid.gov

Tue, Jan 13, 2026 at 2:53 PM

Attached is the Districts response to the above named file.

**Beate Pryan**

Clerk - Administrative Assistant  
Kootenai-Ponderay Sewer District  
511 Whiskey Jack Road Sandpoint, ID 83864  
Office Hours: 8:30 am – 5:00 pm, Monday through Thursday  
Phone: 208.263.0229

---

**From:** Colleen Johnson <[CJohnson@kootenaiponderaysewerdistrict.org](mailto:CJohnson@kootenaiponderaysewerdistrict.org)>  
**Sent:** Tuesday, January 13, 2026 11:20 AM  
**To:** KPSD Clerk <[clerk@kootenaiponderaysewerdistrict.org](mailto:clerk@kootenaiponderaysewerdistrict.org)>  
**Subject:** FW: Bonner County Planning - File S0003-25/PUD0001-25 Hearing Notice

**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”**



**From:** Bonner County Planning Department <[planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov)>  
**Sent:** Tuesday, January 13, 2026 11:05 AM  
**To:** Alan Brinkmeier <[alan.brinkmeier@bonnercountyid.gov](mailto:alan.brinkmeier@bonnercountyid.gov)>; Amber Burgess <[clerk@ebsewerdistrict.com](mailto:clerk@ebsewerdistrict.com)>; Army Corps of Engineers <[CENWW-RD-CDA@usace.army.mil](mailto:CENWW-RD-CDA@usace.army.mil)>; Avista Corp - Jay West <[jay.west@avistacorp.com](mailto:jay.west@avistacorp.com)>; Avista Corp - Peggy George <[peggy.george@avistacorp.com](mailto:peggy.george@avistacorp.com)>; Becky Meyer <[becky.meyer@lposd.org](mailto:becky.meyer@lposd.org)>; Bill Berg <[billb@bbsewer.org](mailto:billb@bbsewer.org)>; Bonner County Assessors <[assessorsgroup@bonnercountyid.gov](mailto:assessorsgroup@bonnercountyid.gov)>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <[DIRECTOR@bonnercountyhistory.org](mailto:DIRECTOR@bonnercountyhistory.org)>; Bonner County Solid Waste <[solidwaste@bonnercountyid.gov](mailto:solidwaste@bonnercountyid.gov)>; Bonnie Schademan <[bonnies@inlandpower.com](mailto:bonnies@inlandpower.com)>; Brenna Garro <[Brenna.Garro@oer.idaho.gov](mailto:Brenna.Garro@oer.idaho.gov)>; 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**Cc:** Daniel Britt <[daniel.britt@bonnercountyid.gov](mailto:daniel.britt@bonnercountyid.gov)>; [john@mandere.com](mailto:john@mandere.com); [sbrown@jasewell.com](mailto:sbrown@jasewell.com); Cory Yost <[cory@yg-construction.com](mailto:cory@yg-construction.com)>

**Subject:** Bonner County Planning - File S0003-25/PUD0001-25 Hearing Notice

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,**

**Jeannie Welter**

**Bonner County Planning Department**

**Systems Technician**

**208-265-1458**

**Now Live: Apply for Your Building Location Permit Online!**

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

Fast & easy application process

Track your permit status in real time

Upload documents directly

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

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.**

[Online Application Guide](#)

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 [2026\\_1\\_FileS0003-25\\_PUD1-25.pdf](#)  
89K

# 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 **13<sup>th</sup> day of January 2026**.

Jeannie L Welter  
Jeannie Welter, Systems Technician

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Tuesday, January 13, 2026**.

**NOTICE IS HERBY GIVEN** that the Bonner County Commissioners will hold a public hearing at **10:00 am on Thursday, February 19, 2026**, in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following requests:

**File S0003-25 / PUD1-25 – Yoman Bluffs PUD/Subdivision:** The applicants are requesting a large-scale residential Planned Unit Development and a subdivision for twenty-three (23) residential lots and three (3) tracts. The proposal is ±37.6 acres. The property is zoned recreation. The project is located off Sherwood Beach Road in Section 10 Township 59 North, Range 4 West, Boise-Meridian. The project site is within Coolin Cavanaugh Bay Fire District. The Zoning Commission, at the December 18, 2025 public hearing recommended approval of this project to the Board of County Commissioners.

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

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

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

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

Planning Department  
NO COMMENT Kootenai-Ponderay Sewer District 1/13/2026  
Name \_\_\_\_\_ Date \_\_\_\_\_

out of boundaries



Janna Brown &lt;janna.brown@bonnercountyid.gov&gt;

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**Re: [EXTERNAL] Bonner County Planning - File S0003-25 Agency Review**

1 message

**'Ken Flint' via Mail-Planning** <planning@bonnercountyid.gov>  
Reply-To: Ken Flint <ken\_flint@tcenergy.com>  
To: Bonner County Planning Department <planning@bonnercountyid.gov>

Tue, Dec 16, 2025 at 12:06 PM

No comment from TC Energy.

Not near pipeline.

Ken

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**From:** Bonner County Planning Department <[planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov)>  
**Sent:** Tuesday, November 18, 2025 1:20 PM  
**To:** Jack Schenck <[Jack.schenck@vyvebb.com](mailto:Jack.schenck@vyvebb.com)>; Midas Water <[midaswatercorp@gmail.com](mailto:midaswatercorp@gmail.com)>; kbsd sewer <[kbsdpl@hotmail.com](mailto:kbsdpl@hotmail.com)>; Priest Lake Public Library District <[pllibrary@hotmail.com](mailto:pllibrary@hotmail.com)>; Kim Spacek <[kimspacek@sd83.org](mailto:kimspacek@sd83.org)>; City of Kootenai <[cityclerk@cityofkootenai.org](mailto:cityclerk@cityofkootenai.org)>; City of Sandpoint Planning <[cityplanning@sandpointidaho.gov](mailto:cityplanning@sandpointidaho.gov)>; Army Corps of Engineers <[CENWW-RD-CDA@usace.army.mil](mailto:CENWW-RD-CDA@usace.army.mil)>; City of Hope <[hopecityclerk@gmail.com](mailto:hopecityclerk@gmail.com)>; Navy - Glynis Casey <[glynis.casey@navy.mil](mailto:glynis.casey@navy.mil)>; School District 84 Transportation - James Koehler <[james.koehler@lposd.org](mailto:james.koehler@lposd.org)>; Dave Schuck <[dave.schuck@bonnercountyid.gov](mailto:dave.schuck@bonnercountyid.gov)>; 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**Subject:** [EXTERNAL] Bonner County Planning - File S0003-25 Agency Review

**EXTERNAL EMAIL: PROCEED WITH CAUTION.**

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

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

Fast & easy application process

Track your permit status in real time

Upload documents directly

### Online Application Guide

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

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.

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## **Appendix C- Recommendation Letter**



## Bonner County Planning Department

*"Protecting property rights and enhancing property value"*

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone (208) 265-1458 - Fax (866) 537-4935

Email: [planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov) - Web site: [www.bonnercountyid.gov](http://www.bonnercountyid.gov)

January 13, 2026

**FROM:** Bonner County Zoning Commission  
**TO:** Bonner County Board of County Commissioners  
**SUBJ.:** PUD0001-25/ S0003-25 – Yoman Bluffs  
**ENCL:** (1) PUD-Preliminary Development Plan Recommended for Approval  
                  (1) Preliminary Plat Recommended for Approval

The Zoning Commission, at their December 18, 2025, public hearing recommended approval of the referenced applications with conditions. The ordinance and standards used in evaluating the application and the reasons for recommending approval of the application are as follows:

**MOTION TO RECOMMEND APPROVAL:** I commissioner Blaser move to recommend to the Board of County Commissioners, approval of this project FILE PUD0001-25 requesting a large-scale residential Planned Unit Development on an approximately 38.27-acres, Recreation-zoned property located off Sherwood Beach Road in Section 10, Township 59 North, Range 4 West, Boise-Meridian, finding that it is in accord with the Bonner County Comprehensive Plan and Bonner County Revised Code as enumerated in the following conclusions of law:

1. The planned unit development **is** in accord with the Bonner County comprehensive plan.
2. The proposed planned unit development **can** be substantially completed within two (2) years from the date of approval.
3. The streets and thoroughfares proposed **are** suitable and adequate to gather anticipated traffic. A traffic safety study will be needed to determine if an increase in traffic from the proposal will overload the street network outside the planned unit development. Connections to public transportation systems shall also be considered.
4. Any residential development **will** constitute a residential environment of sustained desirability and stability and **will** be in harmony with the character of the surrounding neighborhood and community.
5. Any proposed commercial or industrial development **will** constitute an efficient well organized development, with adequate provisions for access and storage, and it **will not** adversely affect adjacent or surrounding development.

6. The proposed use **will not** create a hazard or **will not** be dangerous to persons on or adjacent to the property.

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.

Commissioner Pound seconded the motion.

#### **ROLL CALL VOTE:**

**Commissioner Mauk: ABSENT**  
**Commissioner Poulsen: AYE**  
**Commissioner Blaser: AYE**  
**Commissioner Johnson: ABSTAIN**  
**Commissioner Pound: AYE**

**VOTED** upon and the Chair declared the motion carried, 3-1 Abstention.

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#### **Conditions of Approval for PUD:**

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#### **Standard continuing permit conditions. To be met for the life of the use:**

1. Per BCRC 12-254.B, development plans submitted as part of an approved "large scale residential" PUD shall be in substantial compliance with the approved conceptual land use plan. Any significant change affecting the original approval of the plan shall require a public hearing. A change in density or a more intensive use of the same area constitutes a significant change.
2. Per BCRC 12-256.B, a PUD shall include a homeowners' association and/or corporate ownership, which shall be responsible for the development, use and permanent maintenance of all common activities and facilities.
3. BCRC 12-256.H, Buffering, Clustering: A easement shall be recorded for the common area easement as found on the preliminary plat.
4. Per BCRC 12-256.C, Covenants, Articles of Incorporation: Articles of incorporation for the homeowners' association or corporate entity governing the PUD shall be recorded with the final plat of any PUD subdivision or final development plans. The covenants, conditions and restrictions shall be sufficient to enforce development requirements and responsibilities of the homeowners' association and/or ownership.

5. Per BCRC 12-258.A, Preliminary Subdivision PUD: Conditional use approval for a preliminary subdivision PUD shall expire two (2) years from the date of approval if the final plat has not been approved and recorded.
6. Per BCRC 12-258.D, an extension of time request not to exceed two (2) years may be granted by the board of county commissioners. The request shall be made in writing prior to the expiration date and shall state the reasons why the extension is needed and how the developer intends to progress with the project. If it is found that the intent of the PUD approval is merely for speculation purposes, the extension shall not be granted.
7. Per BCRC 12-623.B.3, Lots to be served by a new public drinking water system: Division of environmental quality written approval of an engineering report prepared by an Idaho licensed professional engineer demonstrating that an adequate water supply is available to meet the estimated demand for water from the lots in the proposed subdivision.
8. Per BCRC 12-7.2, the applicant submitted a stormwater management and erosion control plan prepared by James A. Sewell and Associates, LLC on May 2, 2025. The plan is currently being reviewed by Bonner County in compliance with BCRC 12-722.2. The applicant will be required to comply with all applicable requirements of this section of the Bonner County Revised Code.
9. Within the current project, some buildable sites are proposed to be located in areas of slopes of over 30% grade. Per BCRC 12-7.6, in such cases, a geotechnical analysis shall be required for proposed building sites, roads, driveways or other development. 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.

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**Recommended Conditions of Approval:**

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- B-1. A Traffic Safety Study shall be conducted and results submitted to the county for review.

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**Motion by the Governing Body for Preliminary Plat:**

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**ZONING COMMISSION**

**MOTION TO RECOMMEND APPROVAL:** I, commissioner Blaser, move to recommend to the Board of County Commissioners, approval of this project FILE S0003-25 requesting a twenty (23) residential lot Subdivision with three (3) tracts on an approximately 38.27-acres, Recreation-zoned property located off Sherwood Beach Road in Section 10, Township 59 North, Range 4 West, Boise-Meridian, finding that it is in accord with the Bonner County Comprehensive Plan and Bonner County Revised Code as enumerated in the following conclusions of law:

1. The proposed subdivision **is** in accord with the purposes of this Title and of the zoning district in which it is located.
2. The site **is** physically suitable for the proposed development.
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.
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.
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.
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.
7. The proposed subdivision **is** designed to comply with the design criteria for subdivisions set forth in Subchapter 6.2 of this chapter.
8. The proposed subdivision **is not** in conflict with the Bonner County Comprehensive Plan.
9. A Traffic Safety 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.

Commissioner Pound seconded the motion.

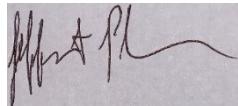
**ROLL CALL VOTE:**

**Commissioner Mauk: ABSENT**  
**Commissioner Poulsen: AYE**  
**Commissioner Blaser: AYE**  
**Commissioner Johnson: ABSTAIN**  
**Commissioner Pound: AYE**

**VOTED** upon and the Chair declared the motion carried, 3-1 Abstention.

Please contact the Planning Department if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff Poulsen".

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Jeff Poulsen, Chair  
Bonner County Zoning Commission

cc: Planning Department