

Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

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

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



Board of County Commissioners Staff Report for August 20, 2026

Project Name:	Yoman Bluffs; Remand
File Number, Type:	S0003-25, Subdivision
Proposal:	Reconfiguration of a 23-lot preliminary plat to a 12-lot preliminary plat
Legal Description:	10-59N-4W GOVERNMENT LOT 1 LESS TAX 2,3,6,25, & 52 PLATS
Location:	The subject property is located off Sherwood Beach Drive, Coolin, Idaho.
Parcel Numbers:	RP59N04W102400A
Parcel Size:	Approximately 38.27 acres
Applicant and Property Owner:	Yomanone LLC, c/o Cory Yost and John Mandere [REDACTED]
Project Representative:	B. Scott Brown James A. Sewell & Associates, LLC [REDACTED]
Application filed:	June 4, 2025
Notice provided:	Mail: August 4, 2026 Site Posting: August 4, 2026 Published in newspaper: August 4, 2026
Appendices:	Appendix A- Agency Noticing Appendix B- Agency Comment Appendix C- Zoning Commission Recommendation Letter

Applicable Laws:

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

BCRC 12-2.6	Abandonments, Appeals, Complaints, Exceptions, Fees, Modifications, Public Hearings, Application Processing
BCRC 12-268	Application Process, General Provisions
BCRC 12-412	Density and Dimensional Standards: Suburban, Commercial, Industrial, Rural Service Center, Recreation and Alpine Village Zones
BCRC 12-610	Applicability/ Qualifications
BCRC 12-611	Definitions
BCRC 12-620	Design Standards: General
BCRC 12-621	Design Standards: Lot Design
BCRC 12-623	Design Standards: Services and Utilities
BCRC 12-624	Design Standards: Roads and Access
BCRC 12-625	Design Standards: Trails and Parks
BCRC 12-626	Design Standards: Environmental Features
BCRC 12-642	Preliminary Plat, Contents of Application
BCRC 12-643	Subdivisions, Procedure for processing Preliminary Plats
BCRC 12-644	Improvement Plan Required, Contents
BCRC 12-645	Standards for review of Applications for Preliminary Plat of all Subdivisions
BCRC 12-646	Final Plat, Contents
BCRC 12-647	Endorsements to be Shown on Final Plat
BCRC 12-7.1	Shorelines
BCRC 12-7.2	Grading, Storm water Management and Erosion Control
BCRC 12-7.3	Wetlands
BCRC 12-7.4	Wildlife
BCRC 12-7.5	Flood Damage Prevention
BCRC 12-7.6	Hillsides

YOMAN BLUFFS

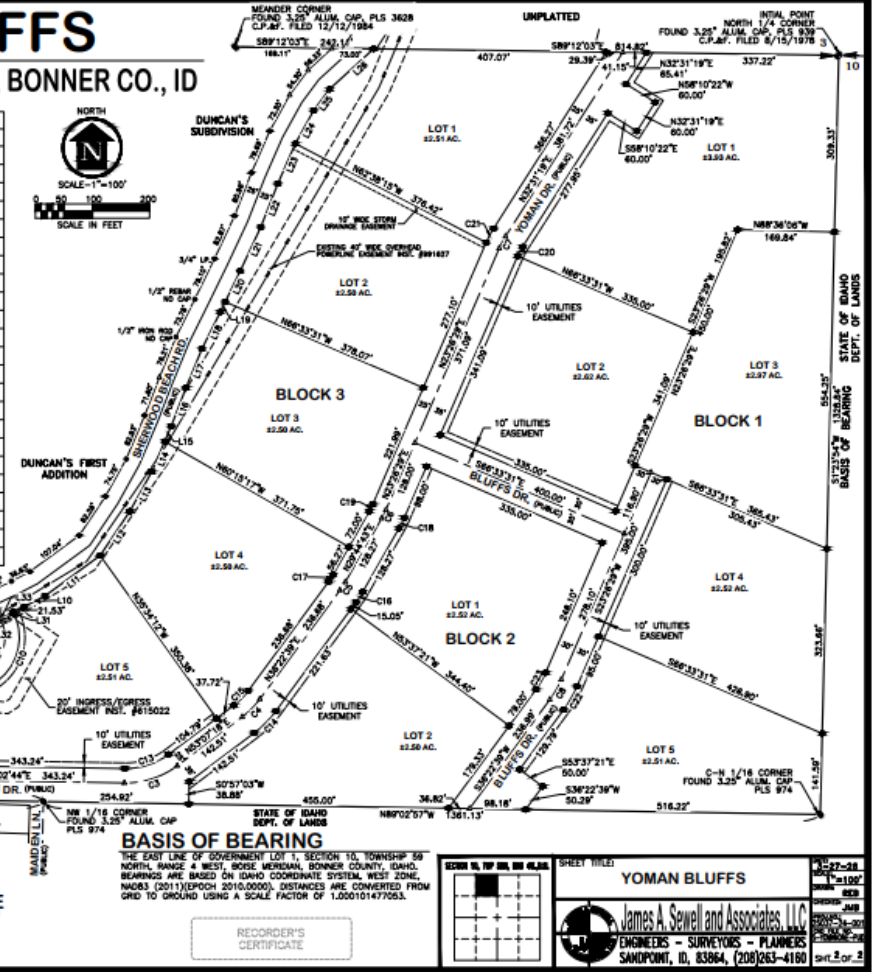
GVT. LOT 1, S.10, T.59N., R.4W., B.M., BONNER CO., ID

LINE TABLE			CURVE TABLE				
LINE	DIRECTION	LENGTH	CURVE	LENGTH	RADIUS	DELTA	CHORD
L1	N89°02'36"W	25.42	C1	103.48	70.00	84°42'12"	516'49'58"W 94.32
L2	N73°38'34"E	26.47	C2	155.23	90.00	148°13'48"	514'55'50"E 115.42
L3	N32°31'28"E	78.53	C3	99.05	150.00	37°49'58"	N72°02'17"E 97.28
L4	N31°13'59"E	41.86	C4	43.84	150.00	18°44'38"	N44°44'58"E 43.88
L5	S50°15'27"E	63.30	C5	17.36	150.00	8°37'56"	N33°03'41"E 17.35
L6	N44°01'13"E	45.16	C6	16.50	150.00	6°18'14"	N28°30'36"E 16.50
L7	N21°40'00"E	14.38	C7	23.77	150.00	9°04'51"	N27°58'54"E 23.75
L8	N44°30'30"E	19.88	C8	40.64	180.00	12°56'10"	S29°54'34"W 40.55
L9	N50°15'44"W	40.25	C9	51.77	35.00	84°44'38"	S16°48'45"W 47.18
L10	N62°30'44"E	41.29	C10	140.42	95.00	84°44'38"	N16°50'33"E 127.88
L11	N53°48'04"E	118.83	C11	30.48	95.00	18°23'08"	S49°59'31"W 30.35
L12	N33°32'28"E	93.12	C12	90.56	35.00	148°13'48"	S14°55'50"E 87.33
L13	N30°06'50"E	79.47	C13	152.54	125.00	37°49'58"	S72°02'17"E 81.05
L14	N33°04'07"E	57.30	C14	54.08	180.00	18°44'38"	S44°44'58"W 53.87
L15	N23°04'07"E	29.13	C15	36.53	125.00	16°44'38"	S44°44'58"W 36.40
L16	N21°06'15"E	71.83	C16	21.41	185.00	6°37'56"	S33°03'41"W 21.40
L17	N22°18'15"E	73.87	C17	14.47	125.00	6°37'56"	S33°03'41"W 14.46
L18	N28°28'47"E	72.18	C18	20.35	185.00	6°18'14"	S28°30'36"W 20.34
L19	N29°58'08"E	19.55	C19	13.75	125.00	6°18'14"	S28°30'36"W 13.75
L20	N29°58'08"E	60.15	C20	16.23	115.00	9°04'51"	N27°58'54"E 16.21
L21	N29°05'37"E	84.85	C21	27.74	175.00	9°04'51"	N27°58'54"E 27.71
L22	N21°28'43"E	81.59	C22	47.41	210.00	12°56'10"	N29°54'34"E 47.31
L23	N23°38'38"E	76.39	C23	33.87	150.00	12°56'10"	N29°54'34"E 33.79
L24	N29°00'00"E	66.40					
L25	N36°41'02"E	46.18					
L26	N47°34'02"E	104.76					
L27	N89°02'36"W	45.53					
L28	N21°17'05"E	23.79					
L29	N89°21'34"W	4.32					
L30	N73°38'34"E	16.91					
L31	N29°25'15"W	3.74					
L32	N29°25'15"W	3.89					
L33	N29°25'15"W	3.71					
L34	S40°47'58"W	113.43					
L35	S05°37'34"W	66.77					

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LEGEND

- SET 5/8"x30" REBAR WITH PLASTIC CAP, REB 12458
- SET 1/2"x3/4" REBAR WITH PLASTIC CAP, REB 12458
- FOUND 1" IRON PIPE
- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 9905
- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 7156
- UNLESS OTHERWISE NOTED
- FOUND 3/25" ALUMINUM CAP ON POST
- COMPUTED POINT
- RECORD DIMENSION PER REFERENCE SHOWN



Project Summary: Continuance

The applicants are proposing a reconfiguration of a preliminary plat of twenty-three (23) residential lots to twelve (12) residential lot subdivision with one (1) common area tract. The parcel is approximately 38.27 acres. The development is proposed to be served by individual septic systems and individual wells. No deviations have been requested regarding this proposal. 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.

Site/ Project Background:

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 Sherwood Beach Road, a Bonner County owned and maintained public right-of-way.
- The project proposes internal public roads that will be privately maintained.

C. Environmental factors:

- Site contains mapped natural slopes of 0-≥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 any mapped lakes, rivers or streams 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 individual wells.
- 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

Compass	Comp Plan	Zoning	Current Use & Density
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 June 23, 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:

- Bonner County Historical Society
- Idaho Department of Water Resources
- Panhandle Health District
- Idaho Department of Fish & Game
- Coolin Sewer District

The following agencies replied with "no comments":

- Bonneville Power Administration
- 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.

Subdivision Review:

BCRC Code	Standard for	Required	Provided
12-268	Application Process, General Provisions	Agency Routing	Public agencies were notified of this application on August 4, 2026
12-610.B	Conformance with BCRC Title 12	Minimum lot size where urban sewer and water services are not available is 2 ½ acres.	The subdivision is proposed to be served by individual septic system for sewer services and individual wells for water. The Coolin Sewer District is currently under a moratorium. The proposal has recorded easements on the property for the benefit of Coolin Sewer District. The recording information is found in the "Subject to the Following" portion of the preliminary plat, #4, and #5. See Conditions of Approval.
12-620	General	Easements, constraints, reserved land areas to be	Utility easements have been shown on the face of the

		shown and marked on the plats.	preliminary plat and listed in the "Subject to the Following" section. See Conditions of Approval.
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.	All proposed lots are meeting the depth-to-width ratio 3.2:1 Those ratios for the lots range from 2.0 to 2.9 See Conditions of Approval.
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 at or above 2.5 acres in size. Lot range in size of ±2.5 to ±3.93 acres
12-623.B	Water supply	Lots to be served by an individual well on each lot: Applicants shall demonstrate how the aquifer proposed for water supply has sufficient production capability to provide drinking water to all applicable lots and that a location is available within each lot for installation of a well without conflicting with proposed sewage systems on or adjacent to the proposed lot.	The applicant has proposed individual wells. A report prepared by Thomas Mullen, an Idaho licensed professional geologist, in a letter dated May 11, 2026, indicates that "it is likely that an individual well located on each of the twelve proposed lots will be capable of producing sufficient flow and volume." This information is based on well driller reports, water right reports, topographic and geologic maps, and soil surveys. See Conditions of Approval.
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 submitted a preliminary soil analysis dated April 28, 2026, 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. As requested by the Board of County Commissioners, the applicant provided a Nutrient Pathogen Evaluation Report prepared by Kevin M. Freeman, a registered professional geologist dated June 9, 2026. See Conditions of Approval.
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. See Conditions of Approval.
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. See Conditions of Approval.
12-624.B	Road standards	Road to be designed to meet private road standards of BCRC Title 12, Appendix A.	The proposed roads within the subdivision are to be a 60-foot right-of-way dedicated to the public and privately maintained as shown on the face of the preliminary plat. Road design was prepared by James A. Sewell & Associates on May 2, 2026. See conditions of approval.
12-624.C	Legal access	Legal access to each proposed lot	The preliminary plat indicates all proposed lots have legal access for ingress/ egress. See conditions of approval.
12-624.D	Public road frontage	For lots less than 5 acres in size, direct frontage and	All lots are less than five (5) acres. Each lot is proposed to

		direct access to public roads required.	have direct frontage on public roads. As requested by the Board of County Commissioner the applicant has provide a Trip Generation Study prepared by Todd Whipple, P.E. on June 10, 2026. See Conditions of Approval.
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 preliminary plat has not identified any natural hazards that required the subdivision to be designed around. See Conditions of Approval.
12-626.B	Conformance with BCRC 12-7	Conformance with environmental standards.	The project has been reviewed to meet the requirements of Title 12, Chapter 7. See below.
12-642.A	Application Content	Application form	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	The plat proposes two (2) 60-foot-wide public rights-of-way.

		proposed streets and roads.	The street names are proposed to be Yoman Drive and Bluffs Drive. See Conditions of Approval.
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 beyond the property boundaries.
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" section indicates that water is to be supplied by individual wells and individual septic systems for sewage disposal. A sanitary lift restriction is found on the face of the preliminary plat. Solid waste disposal has not been proposed on the preliminary plat. See Conditions of Approval.
12-642.B.9	Plat Content	All easements of record, including sufficient data to identify conveyance.	All recorded easements of record and instruments numbers and conveyances are found 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.	The "Notes" section of the preliminary plan, note 4 indicates that Yoman Drive and Bluffs Drive will be privately maintained public roads. Note 7 on the plat indicates the dedication of Tract 1 for a common area and owned by the HOA.

			See Conditions of Approval.
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". See Conditions of Approval.
12-642.C.2	Road design and profile	Preliminary road design and profile prepared, stamped and signed by Idaho licensed engineer.	James A Sewell & Associates prepared a preliminary road design and profile plan, dated June 6, 2026, and stamped by B. Scott Brown.
12-643.A	Application filed	In accord with 12-268	The applicant submitted the required application for a subdivision.
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 off approval. See Conditions of Approval.
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. See Conditions of Approval.
12-645	Standards for Review		See Conclusions of Law.
12-646	Final Plat, Contents		Not applicable at this stage of the project. See Conditions of Approval.
12-647	Endorsements on Final Plat		Not applicable at this stage of the project. See Conditions of Approval.
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 applicant submitted a stormwater management and erosion control plan, dated May 2, 2026, prepared by James A. Sewell & Associates, LLC and stamped by a Idaho licensed

		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.	engineer. The applicant will have to submit an updated plan due to the reduction of lots and increase width of the right-of-way. See Conditions of Approval.
12-7.3	Wetlands	Wetland Delineation, Wetland Buffer and Setbacks.	The property does not contain any mapped wetlands.
12-7.4	Wildlife		Idaho Department of Fish and Game submitted a comment identifying four (4) endangered species in the surrounding area as listed by USFWS. Bull Trout is the only critical wildlife mapped in Bonner County and this proposal is ±200 feet away from the mapped area.
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	The site does contain mapped slopes of 0-≥30% grade. Geotechnical Survey will be required at the time of Building Location Permit for lots that have mapped slopes of ≥30% grade, per BCRC 12-762(A).

Comprehensive Plan Analysis:

Property Rights

Policies:

1. Bonner County should follow the attorney general's checklist, proscribed at Idaho Code §67-8003 and provided in the "Property Rights" component of the county's comprehensive plan, for all land use decisions.
2. For all land use decisions, findings of fact and conclusions of law should be adopted that reflect the justifications for exactions, conditions and restrictions and should confirm that a taking of private property has not occurred.

3. The property rights of the applicant, adjoining and nearby landowners and future generations should be considered, as well as the short-term and long-term consequences of decisions.

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

Staff: 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. This proposal will add to the inventory of lots in the county. These lot, if approved, have the potential to become housing in the future.

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 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.

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: This proposal is for a subdivision that would likely generate work opportunities for the skilled trades. The project is nearby business that provide housing and food. As a result the proposal could have a positive economic impact on the area both in the short term and long term for small businesses in the area.

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. This request is not for commercial or industrial development.

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 parcel is not located within a mapped floodway or flood hazard zone. The parcel does contain mapped slopes of 0-≥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 within the Coolin Sewer serve area. The Coolin Sewer was notified of this request and did not comment on how the increase in density will affect their ability to serve current users. The parcel is ±5 miles from the nearest solid waste facility. Furthermore, the property is afforded emergency services provided by Bonner County EMS, Bonner County Sheriff's Department, and Coolin-Cavanaugh Bay Fire District.

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 subdivision will be accessed by

publicly dedicated privately maintained rights-of-way. 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 parcel is adjacent to public lands, however there are not any public access points from this parcel to those public lands. Current recreational opportunities and access for the public that are available in Bonner County are anticipated to remain the same with this request.

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 current land use designation for this parcel is Resort Community, which 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. The request is a residential development.

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, with lots ranging in size from ± 0.13 to ± 3.2 acres. Bonner County has adopted standards that protect environmental features in the county.

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: **August 13, 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.

The Zoning Commission recommends approval. Vote 3-0 **Date: July 23, 2026**

Motion by the Governing Body for Preliminary Plat:

Board of County Commissioners

MOTION TO APPROVE: I, Commissioner (*insert name*) move to approve this project FILE S0003-25 requesting a twelve (12) residential lot Subdivision with one (1) common tract on approximately 38.27-acres. The Recreation zoned property is 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 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.

This 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 S0003-25 requesting a twelve (12) residential lot and one (1) tracts Subdivision on an approximately 38.27-acres. The Recreation-zoned property is 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.

This 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.

Conditions of Approval for Plat:

1. 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.
2. 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.
3. 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.
4. 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).
5. Per BCRC 12-623.B.1, Lots to be served by an individual well on each lot: Applicants shall demonstrate how the aquifer proposed for water supply has sufficient production capability to provide drinking water to all applicable lots and that a location is available within each lot for installation of a well without conflicting with proposed sewage systems on or adjacent to the proposed lot.
6. 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.
7. 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".
8. 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.
 9. 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.
 10. Per BCRC 12-624.C, the easements shall be recorded and indicted on the final plat.
 11. Per BCRC 12-624.D, All proposed lots less than five (5) acres gross shall have direct frontage on, and direct access to, a public right of way as indicated on the face of the preliminary plat.
 12. 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.
 13. Per BCRC 12-642.B.4., The applicant shall obtain approval for all road names within the subdivision.

14. 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.
15. 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.
16. 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.
17. 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 ($\frac{1}{2}$) 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.
18. 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.
19. Per BCRC 12-7.2, the applicant shall submit a stormwater and erosion control plan prior to final plat approval. 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.
20. 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.
21. 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.

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

Appendix A- Agency Noticing

Record of Mailing Property Owners within 300 Feet

Page 1 of 1

File Number: File **S0003-25**

Record of Mailing Approved By: D.Britt

Hearing Date: **8.20.26**

I hereby certify that a true and correct copy of the "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this **4th** day of **August 2026**.



Jeannie Welter, Systems Technician

PIN	Owner1	Owner Street	Owner City	Owner State	Owner Zip
RP00072012001BA	Schmidt, Ronald	1208 N Park Ct	Deer Park	WA	99006
RP00072012006BA	Heline, Gregory R	18511 N Little Spokane Dr	Colbert	WA	99005
RP00072012008BA	Scarpelli, Mark L & Darlene E	6321 E 32nd Ave	Spokane	WA	99223-1101
RP052230000020A	Yost, Cory J & Lynn B	933 E 17th Ave	Spokane	WA	99203
RP052230000030A	Schmitz, Michael E & Karen M	3559 S Lincoln Dr	Spokane	WA	99203
RP052230000040A	Gallagher Trust Gallagher, Jennifer Trustees	4207 W Reese Ct	Spokane	WA	99208
RP000970010020A	Ballo, Dennis J & Julie A	4307 201st Ave Ne	Redmond	WA	98074-6120
RP000970010010A	Budig, John F & Robin R	14307 283rd Place Ne	Duvall	WA	98019
RP000970030040A	Keeble, Jeramie P & Courtney C	8902 N Madeline Ln	Spokane	WA	99208-9182
RP000970030030A	Gallagher Trust Gallagher, Jack & Barbara Trustees	9207 N Phoebe Dr	Spokane	WA	99208
RP000970030020A	Ballo, Dennis J & Julie A	4307 - 201st Ave Ne	Sammamish	WA	98074
RP000970030010A	Budig, John F & Robin R	14307 - 283rd Pl Ne	Duvall	WA	98019
RP000970000RDAA	Duncans 1st Addn Homeowners	Address Not Provided			
RP000960010090A	Casper Land Rental Co	C/o Bryan Casper	Ridgefield	WA	98642-8230
RP000960010080A	Loft, Michael L Bleck, Therese E	5617 S Hogan Ln	Spokane	WA	99223-8200
RP000960010070A	Huff, Ronald R & Marcia M	Po Box 27	Coolin	ID	83821-0027
RP000960010060A	La Salle, Sean P & Gretchen W	3611 E Sumac Dr	Spokane	WA	99223
RP000960010050A	Nice, Rolland L & Dwyla C	4459 Garden Spot Rd	Clayton	WA	99110
RP000960010040A	Ulrich Cabin Llc	9219 N Londale Dr	Spokane	WA	99208-9139
RP000960010030A	Ellis, Stephen R & Tracy L	14308 E 22nd Ave	Spokane Valley	WA	99037-9326
RP000960010020A	Capstone Construction Co, Inc	Po Box 388	Nine Mile Falls	WA	99026
RP004180000070A	Richmond Trust Richmond, Gerald H & Brenda Trustees	1202 Queen St	Bellingham	WA	98229-2134
RP004180000060A	Leland, Ward E	2828 E 32nd Ave	Spokane	WA	99223
RP00418000003AA	Leland, Ward E	2828 E 32nd Ave	Spokane	WA	99223
RP00418000002AA	Bettesworth, Jacob G Gill, Kirandeep K	1814 S Upper Terrace Rd	Spokane	WA	99203
RP000960010010A	La Salle, Andre J & Kathleen	6420 S Helena	Spokane	WA	99223
RP004180000010A	Kine, Scott & Lisa A	3010 W Alison Ave	Spokane	WA	99208
RP052230000010A	Mandere, John & Denise	9125 N Palmer Rd	Spokane	WA	99217
RP59N04W103450A	Salazar, Laurie L & Samuel D	5411 W 15th Ave	Kennewick	WA	99338
RP59N04W103470A	Anderson Living Trust Duncan Living Trust	12212 E Buckeye Ave	Spokane	WA	99206
RP59N04W103480A	Art's Place Llc	Po Box 565	Belt	MT	59412
RP59N04W103490A	Art's Place Llc	Po Box 565	Belt	MT	59412
RP59N04W103500A	K & P Big Rock Trust Patterson, Christopher W	4289 Kingsview Rd	Moorpark	CA	93021
RP59N04W103511A	Ronan, Thomas E 82.38325% Int Ronan Trust 17.61675% Int	4548 54th Ave Sw	Seattle	WA	98116
RP59N04W103515A	Ronan, Thomas E 82.38325% Int Ronan Trust 17.61675% Int	4548 54th Ave Sw	Seattle	WA	98116
RP000720120140A	Hooper, Keith R & Leann L	11404 E 12th Ave	Spokane	WA	99206
RP000720070080A	Trent, Brian & Kimberly	14412 E 20th Ct	Spokane Valley	WA	99037
RP000720070070A	Trent, Brian & Kimberly	14412 E 20th Ct	Spokane Valley	WA	99037

RP00072001005AA	Lakeside Cedars Llc	C/o Paul Gjording	Seattle	WA	98116
RP00072001003BA	Coolin Bay Llc	C/o Mark Runberg	Bend	OR	97702
RP00072007001AA	Bonner County	1500 Hwy 2 - Ste 304	Sandpoint	ID	83864
RP00072007009CA	Albertson, Brent & Megan	5304 S Napa St	Spokane	WA	99223
RP052170000010A	Brigham, Kerry	Po Box 48103	Spokane	WA	99228
RP59N04W103620A	Unknown Owner	Address Not Provided			
RP59N04W103570A	Coolin Sewer District	Address Not Provided			
RP000720120100A	Condon, John	13802 E Gatewood Ln	Yuma	AZ	85367
RP000720120130A	Hooper, Keith R & Leann L	11404 E 12th Ave	Spokane	WA	99206
RP0007201211A0A	Hooper, Keith R & Leann L	11404 E 12th Ave	Spokane	WA	99206
RP59N04W102400A	Yomanone Llc	1803 E Springfield Ave	Spokane	WA	99202-2954
RP59N04W037080A	Cove Balfour Revocable Trust Balfour Family Trust	600 Spruce St	Berkeley	CA	94707
RP59N04W100150A	State Of Idaho Department Of Lands	Address Not Provided			
RP59N04W038750A	Cove Balfour Revocable Trust	600 Spruce St	Berkeley	CA	94707
RP59N04W037100A	Cove Balfour Revocable Trust Balfour Family Trust	600 Spruce St	Berkeley	CA	94707
Project Rep	Scott Brown	1319 S. Division	Sandpoint	ID	83864

Appendix B- Agency Comment

Maya Johnson

From: planning@bonnercountyid.gov on behalf of Bonner County History Museum
<hannah@bonnercountyhistory.org>
Sent: Monday, June 29, 2026 11:16 AM
To: Planning
Subject: [EXT SENDER] Re: Request for Review & Comment - Due by July 15, 2026 - File S0003-25 - Bonner County Planning

You don't often get email from hannah@bonnercountyhistory.org. [Learn why this is important](#)

This site does not contain any special areas or sites as identified in the State Historic Preservation Office's Idaho Cultural Resource Information System (ICRIS).

Thank you,
Hannah Combs
Bonner County Historical Society

On Tue, Jun 23, 2026 at 10:31 AM Planning <Planning@bonnercountyid.gov> wrote:

You are invited to comment on this application, your comments must be received by the Bonner County Planning Department by **5 p.m. July 15, 2026**. 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.

Have a wonderful day!

Maya Johnson

Administrative Assistant III

Bonner County Planning Department

1500 Highway 2, Suite 208

Sandpoint, Idaho 83856

Phone: (208) 265-1458 ext. 1277

--

Hannah Combs

Executive Director



Bonner County Historical Society & Museum

611 S. Ella Ave

Sandpoint, ID 83864

208.263.2344

[Learn more about your Historical Society!](#)

[Become a member today](#)

NOTICE OF PUBLIC HEARING



I hereby certify that a true and correct copy of this "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this **23rd** day of **June 2026**.

A handwritten signature in black ink that reads "Maya Johnson".

Maya Johnson, Administrative Assistant III

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Tuesday, June 23, 2026**.

NOTICE IS HEREBY GIVEN that the Bonner County Zoning Commission will hold a public hearing at **5:30 pm on Thursday, July 23, 2026**, in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following request:

Files S0003-25 – Yoman Bluffs – Subdivision - Request for a subdivision for twelve (12) residential lots and one (1) open space tract. The proposal is ± 38.27 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. The Board of County Commissioners denied the request for a PUD, which ran concurrently with the subdivision, and allowed the subdivision to continue to move forward as a stand-alone proposal. The BOCC has remanded File S0003-25 back to the Zoning Commission. The amended project proposal 1) eliminates the PUD; 2) reduces the number of residential lots from 23 to 12; 3) increases the lot sizes; 4) exceeds the required depth to width ratios; and 5) provides a wider road width.

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

Written statements must be submitted to the planning department record no later than July 15, 2026, at 5:00 PM. Written statements not exceeding one standard letter sized, single spaced page may be submitted at the public hearing. Statements can be sent to the Bonner County Planning Department at 1500 Highway 2, Suite 208, Sandpoint, Idaho 83864; faxed to 866-537-4935 or e-mailed to planning@bonnercountyid.gov. The referenced start time stated above reflects the beginning of the hearing. Specific file start time and hearing duration vary.

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

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

NO COMMENT _____
Alynette Farley
BONNEVILLE POWER ADMINISTRATION
DEPARTMENT OF ENERGY
CONTR (Actalent)
Right-of-Way Agent | Real Property Services | TERR
abfarley@bpa.gov | O: 509-468-3083 | C: 971-710-6926

6-23-26
Date

YOMAN BLUFFS

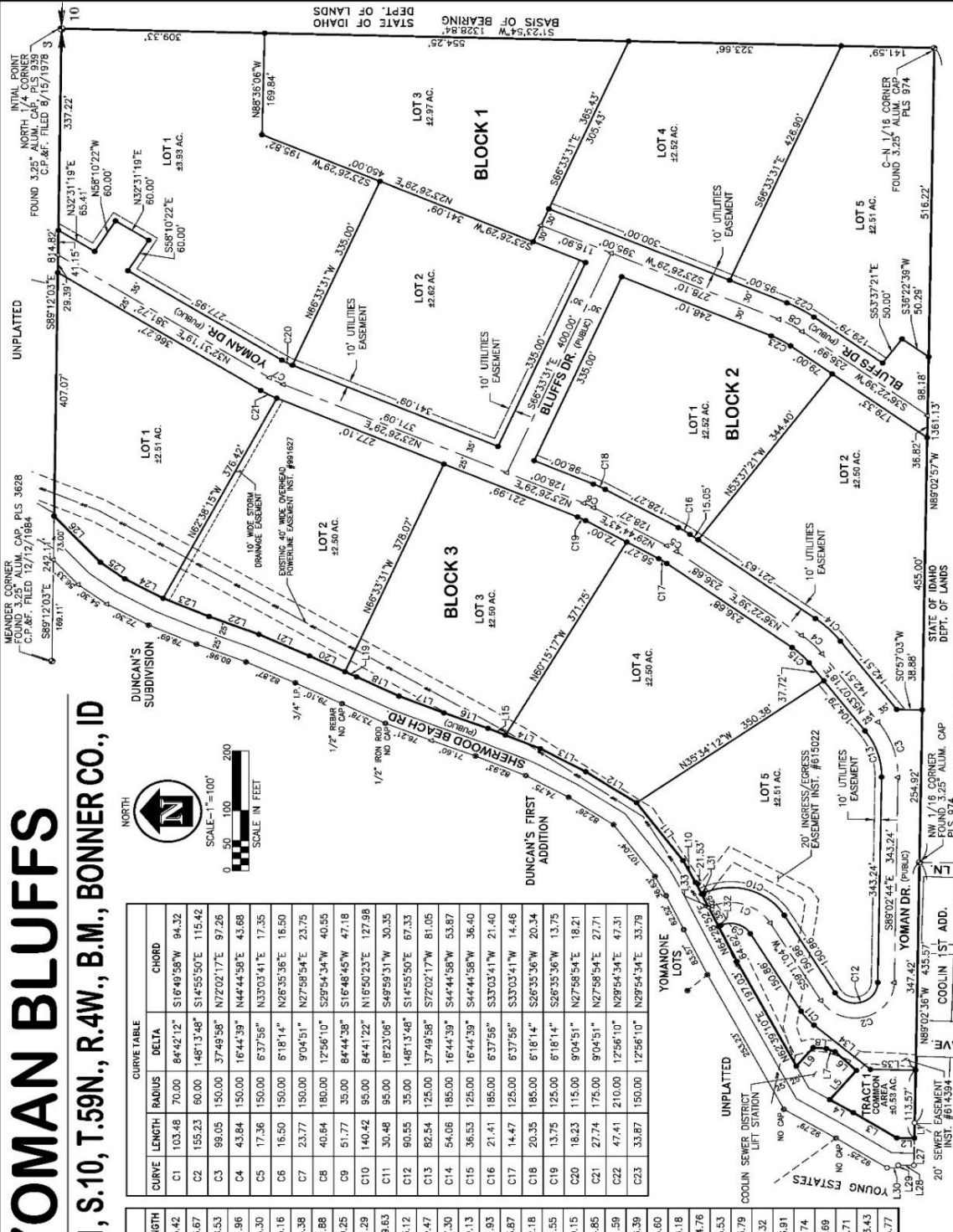
GVT. LOT 1, S.10, T.59N., R.4W., B.M., BONNER CO., ID

LINE	DIRECTION	LENGTH
L1	N89°02'35"W	25.42
L2	N07°38'34"E	26.67
L3	N32°31'28"E	78.53
L4	N31°13'59"E	41.96
L5	S50°15'27"E	63.30
L6	N44°01'13"E	45.16
L7	N21°40'00"E	14.38
L8	N4°48'30"E	19.88
L9	N50°15'44"W	40.25
L10	N62°30'44"E	41.29
L11	N3°49'04"E	119.63
L12	N3°52'25"E	93.12
L13	N29°06'50"E	79.47
L14	N23°04'07"E	57.30
L15	N23°04'07"E	29.13
L16	N21°06'15"E	71.93
L17	N22°18'15"E	72.87
L18	N26°28'47"E	72.18
L19	N25°58'08"E	19.55
L20	N25°58'08"E	60.15
L21	N25°05'37"E	84.85
L22	N21°26'43"E	81.59
L23	N23°38'38"E	76.39
L24	N29°00'02"E	66.60
L25	N36°41'02"E	46.18
L26	N47°34'02"E	104.76
L27	N89°02'36"W	45.53
L28	N07°17'03"E	23.79
L29	N89°21'34"W	4.32
L30	N07°38'34"E	16.91
L31	N25°25'15"W	3.74
L32	N25°25'15"W	3.69
L33	N25°25'15"W	3.71
L34	S04°47'58"W	113.43
L35	S05°27'24"W	68.77

CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	103.48	70.00	84°42'12"	516'49'58"W 94.32
C2	155.23	60.00	148°13'48"	S14°55'50"E 115.42
C3	89.05	150.00	37°49'58"	N72°02'17"E 97.26
C4	43.84	150.00	16°44'39"	N44°44'58"E 43.68
C5	17.36	150.00	6°37'56"	N33°03'41"E 17.35
C6	16.50	150.00	6°18'14"	N26°35'36"E 16.50
C7	23.77	150.00	9°04'51"	N27°58'54"E 23.75
C8	40.64	180.00	12°56'10"	S29°54'34"W 40.55
C9	51.77	35.00	84°44'38"	S16°48'45"W 47.18
C10	140.42	95.00	84°41'22"	N16°50'23"E 127.98
C11	30.48	95.00	18°23'06"	S49°59'31"W 30.35
C12	90.55	35.00	148°13'48"	S14°55'50"E 67.33
C13	82.54	125.00	37°49'58"	S72°02'17"W 81.05
C14	54.06	185.00	16°44'39"	S44°44'58"W 53.87
C15	36.53	125.00	16°44'39"	S44°44'58"W 36.40
C16	21.41	185.00	6°37'56"	S33°03'41"W 21.40
C17	14.47	125.00	6°37'56"	S33°03'41"W 14.46
C18	20.35	185.00	6°18'14"	S26°35'36"W 20.34
C19	13.75	125.00	6°18'14"	S26°35'36"W 13.75
C20	18.23	115.00	9°04'51"	N27°58'54"E 18.21
C21	27.74	175.00	9°04'51"	N27°58'54"E 27.71
C22	47.41	210.00	12°56'10"	N29°54'34"E 47.31
C23	33.87	150.00	12°56'10"	N29°54'34"E 33.79

LEGEND

- SET 5/8"X30" REBAR WITH PLASTIC CAP, REB 12458
- SET 1/2"X24" REBAR WITH PLASTIC CAP, REB 12458
- FOUND 1" IRON PIPE
- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 9905
- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 7156
- FOUND 3/25" ALUMINUM CAP ON POST
- COMPUTED POINT
- () RECORD DIMENSION PER REFERENCE SHOWN



YOMAN BLUFFS

James A. Sewell and Associates, LLC
ENGINEERS - SURVEYORS - PLANNERS
SANDPOINT, ID, 83864, (208)263-4160

RECORD'S CERTIFICATE

SECTION 10, TWP 59N, R4W, B.M.

SHEET 2 OF 2

BASIS OF BEARING

THE EAST LINE OF GOVERNMENT LOT 1, SECTION 10, TOWNSHIP 59 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO. BEARINGS ARE BASED ON IDAHO COORDINATE SYSTEM, WEST ZONE, NAD83 (2011) (EPOCH 2010.0000). DISTANCES ARE CONVERTED FROM GRID TO GROUND USING A SCALE FACTOR OF 1.000101477053.

[EXT SENDER] RE: Request for Review & Comment - Due by July 15, 2026 - File S0003-25 - Bonner County Planning

From planning@bonnercountyid.gov <planning@bonnercountyid.gov>
on behalf of
Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>
Date Mon 7/13/2026 3:27 PM
To Planning <Planning@bonnercountyid.gov>

The Idaho Department of Fish and Game has no new comments to submit at this time.

Thank you,

Merritt Horsmon

Regional Technical Assistance Manager
Panhandle Region
2885 W. Kathleen Ave.
Coeur d'Alene, ID 83815
208.769.1414 office
208.251.4509 mobile
merritt.horsmon@idfg.idaho.gov



From: Planning <Planning@bonnercountyid.gov>
Sent: Tuesday, June 23, 2026 10:31 AM
Cc: Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Planning <Planning@bonnercountyid.gov>; Maya Johnson <Maya.Johnson@bonnercountyid.gov>
Subject: Request for Review & Comment - Due by July 15, 2026 - File S0003-25 - Bonner County Planning

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.

You are invited to comment on this application, your comments must be received by the Bonner County Planning Department by **5 p.m. July 15, 2026**. 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.
Have a wonderful day!

Maya Johnson

Administrative Assistant III
Bonner County Planning Department
1500 Highway 2, Suite 208
Sandpoint, Idaho 83856
Phone: (208) 265-1458 ext. 1277

Maya Johnson

From: planning@bonnercountyid.gov on behalf of Bates, Luke <Luke.Bates@idwr.idaho.gov>
Sent: Tuesday, June 30, 2026 8:52 AM
To: Planning
Cc: Jeannie Welter; Janna Brown; Maya Johnson; john@mandere.com; cory@yg-construction.com; Scott Brown
Subject: RE: Request for Review & Comment - Due by July 15, 2026 - File S0003-25 - Bonner County Planning

Follow Up Flag: Follow up
Flag Status: Completed

REF: S0003-25

TO: Bonner County Planning Department

CC: Applicant and 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.
- - The application contemplates developing a public water system to serve the development with rights transferred to future HOA upon built out. **Based on this information it is unclear whether a ground water or surface water source is being planned for development but regardless an approved water right permit is required prior to the diversion of water for this project. The water right filing process is not mandated at this phase of project planning and approval, but this information should be evaluated and acted on prior to initiation of site development.**
- 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 use of surface water may be contemplated by future parcel owners or the developer toward either domestic in-home use or landscape/lawn watering. IDWR recommends initiating dialogue early in the development process toward securing any mandated water right permits to alleviate hold ups that may result by processing time.

Thank you for the opportunity to comment,



Luke Bates – Sr Water Resource Agent
Idaho Department of Water Resources
Northern Regional Office
208-762-2817
7600 N Mineral Dr Suite 100 Coeur D Alene ID 83815-7763

From: Planning <Planning@bonnercountyid.gov>

Sent: Tuesday, June 23, 2026 10:31 AM

Cc: Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Planning <Planning@bonnercountyid.gov>; Maya Johnson <Maya.Johnson@bonnercountyid.gov>

Subject: Request for Review & Comment - Due by July 15, 2026 - File S0003-25 - Bonner County Planning

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Please see attached for details.

Have a wonderful day!

Maya Johnson

Administrative Assistant III
Bonner County Planning Department
1500 Highway 2, Suite 208
Sandpoint, Idaho 83856
Phone: (208) 265-1458 ext. 1277

Maya Johnson

From: planning@bonnercountyid.gov on behalf of Symone Legg
<Symone.Legg@itd.idaho.gov>
Sent: Tuesday, June 23, 2026 10:35 AM
To: Planning
Cc: Kimberly Hobson
Subject: Re: Request for Review & Comment - Due by July 15, 2026 - File S0003-25 - Bonner County Planning

ITD Permits has no comment.

Thank you,
Symone Legg | Project Coordinator
Idaho Transportation Department | D1 Traffic
Work: 208.772.8073 | 208.772.1297
Email: symone.legg@itd.idaho.gov | itd.idaho.gov

Enhancing quality of life through transportation

From: Planning <Planning@bonnercountyid.gov>
Sent: Tuesday, June 23, 2026 10:31 AM
Cc: Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Planning <Planning@bonnercountyid.gov>; Maya Johnson <Maya.Johnson@bonnercountyid.gov>
Subject: Request for Review & Comment - Due by July 15, 2026 - File S0003-25 - Bonner County Planning

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Please see attached for details.

Have a wonderful day!

Maya Johnson

Administrative Assistant III
Bonner County Planning Department
1500 Highway 2, Suite 208
Sandpoint, Idaho 83856
Phone: (208) 265-1458 ext. 1277

NOTICE OF PUBLIC HEARING



I hereby certify that a true and correct copy of this "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this **23rd** day of **June 2026**.

A handwritten signature in blue ink, appearing to read "Maya Johnson".

Maya Johnson, Administrative Assistant III

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Tuesday, June 23, 2026**.

NOTICE IS HEREBY GIVEN that the Bonner County Zoning Commission will hold a public hearing at **5:30 pm on Thursday, July 23, 2026**, in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following request:

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

NO COMMENT Kootenai- Ponderay Sewer District June 23, 2026
Name Date

out of boundaries

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

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

		CLIMATE TABLE			
CURVE	LENGTH	RAIUS	DELTA	CHORD	
C1	103.48	70.00	84.4212°	51674.358W	64.32
C2	153.23	50.00	148°134E	51655.507E	115.42
C3	90.03	150.00	51°49.58N	5167007.17°E	9.26
C4	43.84	150.00	10°42.38N	1044444.38°E	43.68
C5	17.46	150.00	6°17.35E	113763.41°E	17.36
C6	16.50	150.00	8°18.14°	102815.36°E	16.50
C7	2.37	150.00	9°04.51°	102736.94°E	2.75
C8	40.84	160.00	12°56.07°	51794.34°W	40.55
C9	51.77	25.00	84°44.38°	5161845.48°E	47.18
C10	100.42	50.00	84°41.72°	5161523.23°E	177.56
C11	38.48	50.00	19°23.06°	5049159.31°W	30.35
C12	90.55	50.00	14°41.340E	51655.507E	67.31
C13	89.54	125.00	37°49.58N	517007.17°E	81.06
C14	54.68	180.00	16°44.39°	51444.50W	53.67
C15	38.53	125.00	16°04.41°	51444.50W	36.40
C16	21.41	180.00	6°17.35°	51303.41°W	21.40
C17	14.47	125.00	5°37.35°	51333.41°W	14.48
C18	20.35	160.00	5°18.14°	50235.36°W	20.34
C19	13.75	125.00	8°18.14°	526153.26°W	13.75
C20	16.23	115.00	9°04.51°	N2755.54°E	16.21
C21	22.74	170.00	9°04.51°	N2755.54°E	22.71
C22	4.41	250.00	17°56.07°	N2755.54°E	4.73
C23	33.67	160.00	12°56.07°	N2755.54°E	33.63

- SET 3/8"x30" REBAR WITH PLASTIC CAP, REF 12458
- SET 1/2"x24" REBAR WITH PLASTIC CAP, REF 12459
- FOUNDED 1" REBAR PER SET
- FOUNDED 5/8" REBAR WITH PLASTIC CAP, PLS 9305
- FOUNDED 3/4" REBAR WITH PLASTIC CAP, PLS 9306
- FOUNDED 5/8" REBAR WITH PLASTIC CAP, PLS 9306
- FOUNDED 3/2" ALUMINUM CAP OR POST
- REQUIRED POINT
- REQUIRED DIMENSION PER REFERENCE SHOW

BASIS OF BEARING

THE EAST LINE OF GOVERNMENT LOT 1, SECTION 10, TOWNSHIP 59 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO BEARINGS ARE BASED ON IDAHO COORDINATE SYSTEM, WEST ZONE, NAD83 (2011) (EPSG: 2010.0068). DISTANCES ARE CONVERTED FROM GROUND TO HORIZONTAL USING A SCALE FACTOR OF 1.00010472653.

[illegible]

James A. Sewell and Associates, LLC
ENGINEERS - SURVEYORS - PLANNERS
SANDPOINT ID 83864 (208)263-4160

1994 (13.0 MW) = 1.0



Public Health
Prevent. Promote. Protect.

Panhandle Health District

Panhandle Health District

Healthy People in Healthy Communities

June 24, 2026

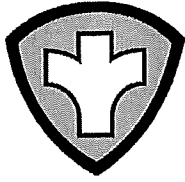
Bonner County Planning Department
Attn: Maya Johnson
Re: S0003-25-Yoman Bluffs - Subdivision

Panhandle Health District (PHD) notes that the application states there is to be individual septic provided for each new lot. PHD has completed a preliminary soils analysis, dated 4/28/26, for septic approval for the property. This evaluation was for the original proposal of 23 lots, however, that analysis will be sufficient for the new proposal with fewer lots.

The applicant must submit a land application to PHD for review.

Amanda J Cerise
Registered Environmental Health Specialist
Panhandle Health District

Sandpoint – Bonner County
2101 W. Pine St.
Sandpoint, ID 83864
208.265.6384



Panhandle Health District

Healthy People in Healthy Communities

Public Health
Prevent. Promote. Protect.

Owner:

CORY YOST
1803 E SPRINGFIELD
SPOKANE WA 99202

Applicant:

CORY YOST
1803 E SPRINGFIELD
SPOKANE WA 99202

PRELIMINARY SOIL ANALYSIS

Preliminary Soil Analysis #	25-09-11763	Report Date:	04/28/2026
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Note: This Speculative Site Evaluation indicates potential suitability of soils for on-site sewage disposal. Approval to construct a sewage disposal system can only be granted by a valid Septic Permit.

Parcel # RP59N04W102400A
Township: 59N **Range:** 04W **Section:** 10
Acre(s): 38.27

Site Summary -

REVISED 4/28/26 to include explanation of test holes. This property is a sloping, forested parcel within the Coolin Sewer District. Due to the denial of service at the current time from the Coolin Sewer District, Panhandle Health District examined twelve test holes throughout the parcel for subsurface sewage disposal suitability. See test hole locations on the attached map.

The site appears suitable for a standard septic system on each lot.

THIS EVALUATION IS NOT A PERMIT and is only to be used to show that the property is suitable for subsurface sewage disposal. Approval to construct a sewage disposal system (septic) can only be granted by a valid septic permit after a completed Septic Application has been submitted.

Amanda Cerise
Environmental Health Specialist

Preliminary Soil Analysis Information

25-09-11763

OBSERVATIONS/ FEATURES OF CONCERN

Neighboring Well(s):	N/A	Slopes:	N/A
Scarps:	N/A	Permanent/ Intermittent Surface Water:	N/A
Temporary Surface Water:	N/A	Normal Ground Water:	N/A
Seasonal Ground Water:	N/A	Rock Outcrops:	N/A
Limiting Layer(s):	N/A		

TEST HOLE INFORMATION

<u>Test Hole:</u>	<u>Soil Profile:</u>	<u>Soil Design Sub-Group:</u>	<u>Comment:</u>	
1	0-19" B2 Silt Loam 19-56" B1 Sandy Loam 56-96" A2a Loamy Coarse Sand	B-1	Lot 2 - Appears suitable for a basic system	
<u>Test Hole:</u>	<u>Soil Profile:</u>	<u>Soil Design Sub-Group:</u>	<u>Other Descriptor:</u>	<u>Comment:</u>
2	0-27" A2a Loamy Coarse Sand 27-96" A2a Loamy Coarse Sand, 60-95% cobble	B-1	Cobbles	Lot 4 - Appears suitable for a basic system
<u>Test Hole: (2)</u>	<u>Soil Profile:</u>	<u>Soil Design Sub-Group:</u>	<u>Comment:</u>	
3	0-36" B1 Sandy Loam 36-96" C1 Silty clay loam (compacted)	C-1	Lot 6 - Appears suitable for a basic system	
<u>Test Hole: (3)</u>	<u>Soil Profile:</u>	<u>Soil Design Sub-Group:</u>	<u>Other Descriptor:</u>	<u>Comment:</u>
4	0-24" B1 Sandy Loam 24-96" A2a Loamy Coarse Sand, 60-95% cobbles	B-1	Cobbles	Lot 8 - Appears suitable for a basic system
<u>Test Hole: (4)</u>	<u>Soil Profile:</u>	<u>Soil Design Sub-Group:</u>	<u>Comment:</u>	
5	0-25" B2 Silt Loam 25-85" B1 Sandy Loam 85-96" A2a Loamy Coarse Sandy, 60-95% cobble	B-1	Lot 10 - Appears suitable for a basic system	
<u>Test Hole: (5)</u>	<u>Soil Profile:</u>	<u>Soil Design Sub-Group:</u>	<u>Other Descriptor:</u>	<u>Comment:</u>
6	0-21" B2 Silt Loam 21-96" A2a Loamy Coarse Sand, 60-95% cobble	B-1	Cobbles	Lot 11 - Appears suitable for a basic system
<u>Test Hole: (6)</u>	<u>Soil Profile:</u>	<u>Soil Design Sub-Group:</u>	<u>Other Descriptor:</u>	<u>Comment:</u>
7	0-20" B2 Silt Loam 20-49" B1 Sandy Loam, 60-95% cobble 49-96" A2a Loamy Coarse Sand, 60-95% cobble	C-1	Cobbles	Lot 13 - Appears suitable for a basic system
<u>Test Hole: (7)</u>	<u>Soil Profile:</u>	<u>Soil Design Sub-Group:</u>	<u>Other Descriptor:</u>	<u>Comment:</u>
8	0-24" B2 Silt Loam 24-96" A2a Loamy Coarse Sand, 60-95% cobble	B-1	Cobbles	Lot 15 -Appears suitable for a basic system

<u>Test Hole: (8)</u>	<u>Soil Profile:</u>	<u>Soil Design Sub-Group:</u>	<u>Other Descriptor:</u>	<u>Comments:</u>
9	0-16" B2 Silt Loam 16-96" A2a Loamy Coarse Sand, 60-95% cobble	B-1	Cobbles	Lot 17 -Appears suitable for a basic system
<u>Test Hole: (9)</u>	<u>Soil Profile:</u>	<u>Soil Design Sub-Group:</u>	<u>Other Descriptor:</u>	<u>Comments:</u>
10	0-16" B2 Silt Loam 16-96" A2a Loamy Coarse Sand, 60-95% cobble	B-1	Cobbles	Lot 19 -Appears suitable for a basic system
<u>Test Hole: (10)</u>	<u>Soil Profile:</u>	<u>Soil Design Sub-Group:</u>	<u>Other Descriptor:</u>	<u>Comments:</u>
11	0-23" B2 Silt Loam 23-96" A2a Loamy Coarse Sand, 60-95% cobble	B-1	Cobbles	Lot 21 -Appears suitable for a basic system
<u>Test Hole: (11)</u>	<u>Soil Profile:</u>	<u>Soil Design Sub-Group:</u>	<u>Other Descriptor:</u>	<u>Comments:</u>
12	0-18" B2 Silt Loam 18-96" A2a Loamy Coarse Sand, 60-95% cobble	B-1	Cobbles	Lot 23 -Appears suitable for a basic system

Maya Johnson

From: 'Ken Flint' via Mail-Planning <planning@bonnercountyid.gov>
Sent: Tuesday, June 30, 2026 11:25 AM
To: Planning
Subject: Re: [EXTERNAL] Request for Review & Comment - Due by July 15, 2026 - File S0003-25 - Bonner County Planning

No comment from TC Energy - Not near out ROW.

Ken

From: US Crossings <us_crossings@tcenergy.com>
Sent: Tuesday, June 23, 2026 1:01 PM
To: Ken Flint <ken_flint@tcenergy.com>
Subject: FW: [EXTERNAL] Request for Review & Comment - Due by July 15, 2026 - File S0003-25 - Bonner County Planning

FYI

From: Planning <Planning@bonnercountyid.gov>
Sent: Tuesday, June 23, 2026 12:31 PM
Cc: Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Planning <Planning@bonnercountyid.gov>; Maya Johnson <Maya.Johnson@bonnercountyid.gov>
Subject: [EXTERNAL] Request for Review & Comment - Due by July 15, 2026 - File S0003-25 - Bonner County Planning

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.

You are invited to comment on this application, your comments must be received by the Bonner County Planning Department by **5 p.m. July 15, 2026**. 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.

Have a wonderful day!

Maya Johnson

Administrative Assistant III
Bonner County Planning Department
1500 Highway 2, Suite 208
Sandpoint, Idaho 83856
Phone: (208) 265-1458 ext. 1277

We respect your right to choose which electronic messages you receive. **To stop receiving this and similar communications from TC Energy please reply to this email and change the subject line to "UNSUBSCRIBE"**. This electronic message and any attached documents are intended only for the

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Appendix C- Zoning Commission Recommendation Letter



Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

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

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

July 29, 2026

Zoning Commission Recommendation Letter

SUBJ.: S0003-25 – Yoman Bluffs

ENCL: (1) Reasoned Statement

(2) Preliminary Plat Recommended for Approval

The Zoning Commission, at the, July 23, 2026, public hearing voted to approve above referenced application with conditions. The ordinance standards used in evaluating the application and the reasons for recommendation of approval of the application are as follows:

MOTION TO RECOMMEND APPROVAL: I, Commissioner Mauk move to recommend to the Board of County Commissioners, approval of this project FILE S0003-25 requesting a twelve (12) residential lot Subdivision with one (1) common tract 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 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.

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 Johnson seconded the motion.

ROLL CALL VOTE:

Commissioner Johnson	AYE
Commissioner Blaser	AYE
Commissioner Mauk	AYE

VOTED upon and the Chair declared the motion carried, 3-0.

Conditions of Approval:

1. 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.
2. 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.
3. 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.
4. 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).
5. Per BCRC 12-623.B.1, Lots to be served by an individual well on each lot: Applicants shall demonstrate how the aquifer proposed for water supply has sufficient production capability to provide drinking water to all applicable lots and that a location is available within each lot for installation of a well without conflicting with proposed sewage systems on or adjacent to the proposed lot.

6. 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 of the plat.
7. 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".
8. 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.
9. 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.
10. Per BCRC 12-624.C, the easements shall be recorded and indicted on the final plat.
11. Per BCRC 12-624.D, All proposed lots less than five (5) acres gross shall have direct frontage on, and direct access to, a public right of way as indicated on the face of the preliminary plat.

12. 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.
13. Per BCRC 12-642.B.4., The applicant shall obtain approval for all road names within the subdivision.
14. 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.
15. 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.
16. 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.
17. 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 ($\frac{1}{2}$) 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.
18. 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.
19. Per BCRC 12-7.2, the applicant shall submit a stormwater and erosion control plan prior to final plat approval. 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.
20. 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.
21. 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.

Please contact the Planning Department if you have any questions.

Sincerely,



Brett Blaser
Bonner County Zoning Commission

Cc: Planning Department

Reasoning Statement Worksheet S0003-25:

BCRC Code	Standard for	Required	Provided
12-268	Application Process, General Provisions	Agency Routing	Adopt the staff report as written.
12-610.B	Conformance with BCRC Title 12	Minimum lot size where urban sewer and water services are not available is 2 ½ acres.	Adopt the staff report as written.
12-620	General	Easements, constraints, reserved land areas to be shown and marked on the plats.	Adopt the staff report as written.
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.	Adopt the staff report as written.
12-622	Submerged Lands	Submerged lands not to be counted towards density calculations.	Adopt the staff report as written.
12-623.A	Urban services	For lots less than 1 acre in size, urban services required.	Adopt the staff report as written.
12-623.B	Water supply	Lots to be served by an individual well on each lot: Applicants shall demonstrate how the aquifer proposed for water supply has sufficient production capability to provide drinking water to all applicable lots and that a location is available within each lot for installation of a well without conflicting with proposed sewage systems on or adjacent to the proposed lot.	Adopt the staff report as written.
12-623.C	Sewage disposal	Sewage disposal method for all building sites, as	Adopt the staff report as written.

		approved by the Panhandle health district and/or the state of Idaho, may be provided.	
12-623.D	Fire Plan/Fire risk assessment	Assessment of fire risk Fire protection plan Defensible space plan	Adopt the staff report as written.
12-624.A	Road name	Unique road names for new roads.	Adopt the staff report as written.
12-624.B	Road standards	Road to be designed to meet private road standards of BCRC Title 12, Appendix A.	Adopt the staff report as written.
12-624.C	Legal access	Legal access to each proposed lot	Adopt the staff report as written.
12-624.D	Public road frontage	For lots less than 5 acres in size, direct frontage and direct access to public roads required.	Adopt the staff report as written.
12-625	Trails and Parks	Bonner County Trails Plan Public Access, Parks and Facilities	Adopt the staff report as written.
12-626.A	Natural Hazards	Subdivision to be designed around identified natural hazards	Adopt the staff report as written.
12-626.B	Conformance with BCRC 12-7	Conformance with environmental standards.	Adopt the staff report as written.
12-642.A	Application Content	Application form	Adopt the staff report as written.
12-642.B	Application Content	Preliminary Plat, prepared by Idaho licensed surveyor, showing parcels to be created.	Adopt the staff report as written.
12-642.B.1	Plat Content	Subdivision name, geographic grid, north arrow, and vicinity map, vicinity road pattern.	Adopt the staff report as written.
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.	Adopt the staff report as written.

12-642.B.3	Plat Content	Location, dimensions and area of proposed lots. Lot numbering.	Adopt the staff report as written.
12-642.B.4	Plat Content	Location, dimensions and tentative names of proposed streets and roads.	Adopt the staff report as written.
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.	Adopt the staff report as written.
12-642.B.6	Plat Content	Location of water courses, floodplains per FIRMs with BFEs.	Adopt the staff report as written.
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.	Adopt the staff report as written.
12-642.B.8	Plat Content	Proposed method of water supply, sewage and solid waste disposal.	Adopt the staff report as written.
12-642.B.9	Plat Content	All easements of record, including sufficient data to identify conveyance.	Adopt the staff report as written.
12-642.B.10	Plat Content	Purpose indication for parcels reserved for public dedication or common use of property owners.	Adopt the staff report as written.
12-642.B.11	Plat Content	Statement for intended use of parcels.	Adopt the staff report as written.
12-642.C.2	Road design and profile	Preliminary road design and profile prepared, stamped and signed by Idaho licensed engineer.	Adopt the staff report as written.
12-643.A	Application filed	In accord with 12-268	Adopt the staff report as written.
12-643.B	Public hearing	In accord with Subchapter 2.6	Adopt the staff report as written.
12-643.I	Validity of Preliminary Plat		Adopt the staff report as written.

12-644	Improvements Plan	Plan to be prepared by a registered civil engineer. Two copies to be provided.	Adopt the staff report as written.
12-645	Standards for Review		Adopt the staff report as written.
12-646	Final Plat, Contents		Adopt the staff report as written.
12-647	Endorsements on Final Plat		Adopt the staff report as written.
12-7.1	Shorelines		Adopt the staff report as written.
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.	Adopt the staff report as written.
12-7.3	Wetlands	Wetland Delineation, Wetland Buffer and Setbacks.	Adopt the staff report as written.
12-7.4	Wildlife		Adopt the staff report as written.
12-7.5	Flood Damage Prevention	Development to occur as per BCRC, Title 14.	Adopt the staff report as written.
12-7.6	Hillsides	Geotechnical Survey Requirement	Adopt the staff report as written.

Comprehensive Plan Analysis Worksheet

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.

Not In Conflict

Adopt the staff report as written.

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.

Not In Conflict

Adopt the staff report as written.

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.

Not In Conflict

West Bonner County School District did not reply for request for comment.
Adopt the staff report as written.

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.

Not In Conflict

The proposal will have a positive economic impact on the area. Creating jobs both in the short term and support local business in the area.
Adopt the staff report as written.

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.

Not in Conflict

Adopt the staff report as written.

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.

Not In Conflict

Panhandle Health District evaluation provided by the applicant indicated that the project would not adversely affect properties with the installation of septic tanks and that the developer is installing sewer lines for future connects to the sewer district when the moratorium is lifted. In addition, the applicant has provided a Nutrient Pathogen Evaluation indicating that ground water will unlikely be affected by this proposal.

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.

Not In Conflict

Adopt the staff report as written.

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.

Not In Conflict

The proposal is within the Colin Sewer District service area and did not comment on this request. There is evidence in the record indicating the challenges the district's ability to provide service to the area. The developer has worked to provide the future connections if and when the district can provide service to the lots. In addition, disclosing to future landowners that they will have to connect to the sewer district when available.

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.

Not In Conflict

The applicant has stated that they will work with the Bonner County to improve transportation. The proposal is within a road network that is adequate even through the busy season.

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.

Not In Conflict

Adopt the staff report as written.

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.

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

Not In Conflict

The request is for a residential development.

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.

Not In Conflict

The Resort Community designation encourages high density development. The proposal is adjacent to lands that are high density developments with lots sizes ranging from 0.13 to 3.2 acres and the lots in this proposal average 2.5 acres.

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.

Not In Conflict

Adopt the staff report as written.