

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



Bonner County Board of Commissioners Staff Report for June 18, 2026

Project Name: Yoman Bluffs; Continuance

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,
[REDACTED]

Project Representative: B. Scott Brown
[REDACTED]

Application filed: June 4, 2025

Notice provided: Mail: June 3, 2026
Site Posting: June 3, 2026
Published in newspaper: June 5, 2026

Appendices: Appendix A- Agency Noticing
Appendix B- Agency Comment
Appendix C- Zoning Commission Recommendation

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 |

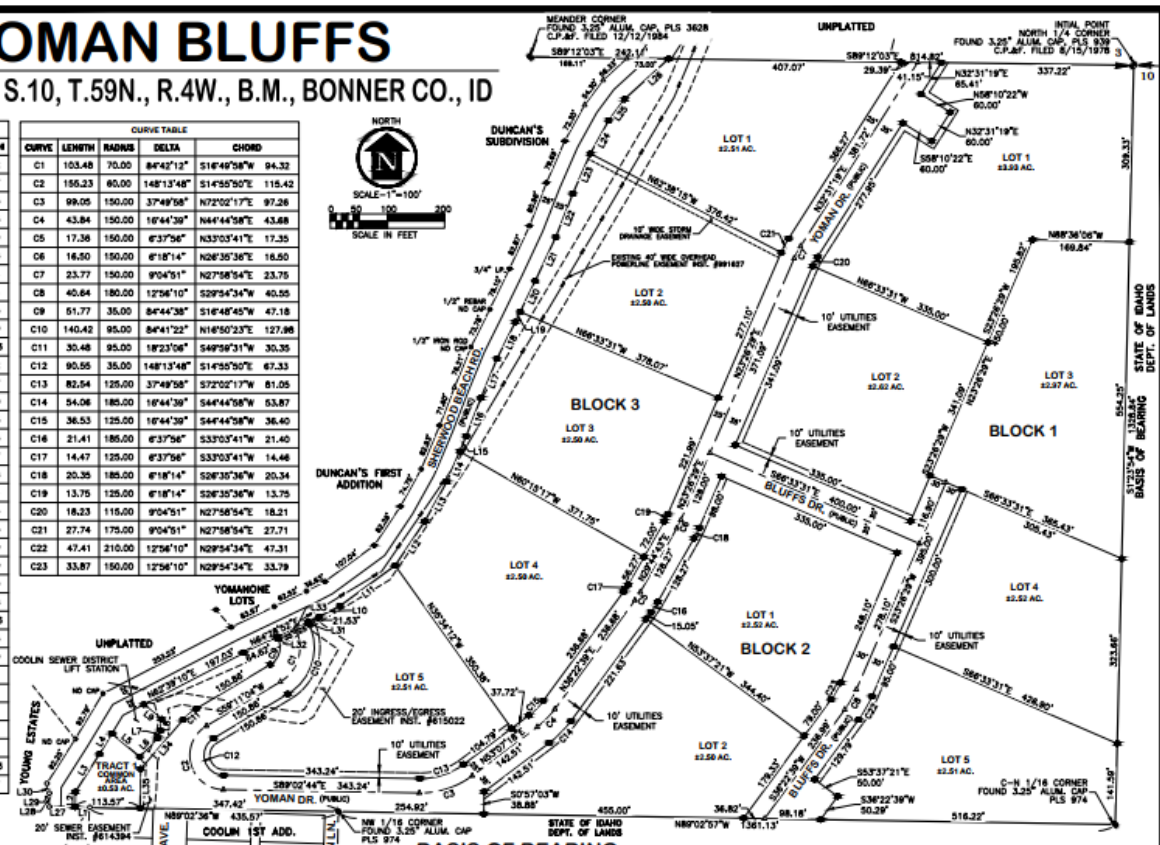
YOMAN BLUFFS

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" | 518'49'58"W | 94.32 |
| L2 | N73°38'34"E | 26.47 | C2 | 156.23 | 80.00 | 148°13'48" | 514'50'50"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°44'39" | N44°44'58"E | 43.68 |
| L5 | S87°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°48'30"E | 19.88 | C8 | 40.64 | 180.00 | 12°56'10" | S29°54'34"W | 40.55 |
| L9 | N07°15'44"W | 40.25 | C9 | 51.77 | 35.00 | 84°44'38" | S18°48'45"W | 47.18 |
| L10 | N02°30'44"E | 41.29 | C10 | 140.42 | 95.00 | 84°41'22" | N18°50'33"E | 127.98 |
| L11 | N23°48'04"E | 118.63 | C11 | 30.48 | 95.00 | 18°23'08" | S49°59'31"W | 30.35 |
| L12 | N37°52'29"E | 83.12 | C12 | 90.56 | 125.00 | 148°13'48" | S14°50'50"E | 67.33 |
| L13 | N29°06'00"E | 79.47 | C13 | 82.54 | 125.00 | S72°02'17"W | 81.05 | |
| L14 | N23°04'07"E | 57.30 | C14 | 54.08 | 185.00 | 18°44'39" | S44°44'58"W | 53.87 |
| L15 | N23°04'07"E | 29.13 | C15 | 36.53 | 125.00 | 18°44'39" | S44°44'58"W | 36.40 |
| L16 | N21°06'19"E | 71.83 | C16 | 21.41 | 185.00 | 6°37'56" | S33°03'41"E | 21.40 |
| L17 | N22°18'19"E | 73.87 | C17 | 14.47 | 125.00 | 6°37'56" | S33°03'41"E | 14.46 |
| L18 | N28°28'47"E | 72.18 | C18 | 20.35 | 185.00 | 6°18'14" | S28°30'36"E | 20.34 |
| L19 | N29°58'08"E | 19.55 | C19 | 13.75 | 125.00 | 6°18'14" | S28°30'36"E | 13.75 |
| L20 | N29°58'08"E | 60.15 | C20 | 18.23 | 115.00 | 9°04'51" | N27°58'54"E | 18.21 |
| 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°00'02"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°70'57"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 | S07°37'34"W | 66.77 | | | | | | |



- 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



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 1.0001477053.

RECORDERS CERTIFICATE

YOMAN BLUFFS

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

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 for 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 to maintain internal access to the site through Yoman Drive and Bluffs Drive.

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 or is adjacent to 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 January 13, 2026. A full list of the public agencies can be found in the attached Appendix A. Agency comments can be found in the attached Appendix B.

The following agencies commented:

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

The following agencies replied with "no comments":

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

All other agencies did not reply.

Public comment:

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

Subdivision Review:

| BCRC Code | Standard for | Required | Provided |
|-----------|---|---|---|
| 12-268 | Application Process, General Provisions | Agency Routing | Public agencies were notified of this application on January 13, 2026 |
| 12-610.B | Conformance with BCRC Title 12 | 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 is currently under a moratorium. The proposal has recorded easements on the property for the benefit of Coolin Sewer District. Those easements are on the face of the preliminary plat in the "Subject to the Following" section, #3, #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" 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 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 survey. 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 |

| | | | |
|----------|--------------------------------|---|--|
| | | | <p>for a standard septic system on each lot.</p> <p>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.</p> <p>See Conditions of Approval.</p> |
| 12-623.D | Fire Plan/Fire risk assessment | <p>Assessment of fire risk</p> <p>Fire protection plan</p> <p>Defensible space plan</p> | <p>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.</p> <p>See Conditions of Approval.</p> |
| 12-624.A | Road name | <p>Unique road names for new roads.</p> | <p>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.</p> <p>See Conditions of Approval.</p> |
| 12-624.B | Road standards | <p>Road to be designed to meet private road standards of BCRC Title 12, Appendix A.</p> | <p>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.</p> <p>See conditions of approval.</p> |
| 12-624.C | Legal access | <p>Legal access to each proposed lot</p> | <p>The preliminary plat indicates all proposed lots have legal access for ingress/ egress.</p> <p>See conditions of approval.</p> |
| 12-624.D | Public road frontage | <p>For lots less than 5 acres in size, direct frontage and</p> | <p>All lots are less than five (5) acres. Each lot is proposed to</p> |

| | | | |
|------------|----------------------------|--|--|
| | | 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. | Note 4 on the plat indicates that Yoman Drive and Bluffs Drive are privately-owned and privately maintained. 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. | A preliminary road design and profile plan was prepared by James A Sewell and Associates LLC, and 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 provisions of chapter | 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 engineer. The applicant will |

| | | | |
|--------|-------------------------|--|---|
| | | 2, subchapter 2.5 of this title, as amended, except as provided for in subsection 12-720.3.J of this subchapter. | 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 ± 2 miles 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 | Site does contain mapped slopes of 0-≥30% grade. Geotechnical Survey is required on proposed lots that contain slopes ≥30 % slope, 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 be coming 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 sensitive areas.

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: **June 12, 2026**

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

The Zoning Commission recommended approval. Vote 3 in favor and 1 abstention

Motion by the Governing Body for Preliminary Plat:

BONNER COUNTY COMMISSIONERS

MOTION TO APPROVE: I, Commissioner (*insert name*), move approve this project FILE S0003-25 requesting a twelve (12) residential lots with one (1) common area tract subdivision on an approximately 38.27-acres, Recreation-zoned property located off Sherwood Beach Road in Section 10, Township 59 North, Range 4 West, Boise-Meridian, finding that it is in accord with the Bonner County Comprehensive Plan and Bonner County Revised Code as enumerated in the following conclusions of law:

1. The proposed subdivision **is** in accord with the purposes of this Title and of the zoning district in which it is located.
2. The site **is** physically suitable for the proposed development.
3. The design of the proposed subdivision **will not** adversely impact Bonner County's natural resources, as identified in the comprehensive plan. Any adverse impacts or potential for impacts shall be mitigated as a condition of approval.
4. The public and private services, including but not limited to water, sewer services, solid waste, fire protection, emergency services, and school facilities and transportation, which will serve the proposed subdivision **are** adequate for the needs of future residents or users.
5. The proposed subdivision **will not** cause circumstances to exist that will cause future residents or the public at large to be exposed to hazards to health or safety.
6. The design of the proposed subdivision or related improvements **will** provide for coordinated access with the county system of roads and with adjacent properties and

will not impede the use of public easements for access to, or through the proposed subdivision. The proposed transportation system **is** designed to adequately and safely serve the future residents or users without adversely impacting the existing transportation system by reducing the quality or level of service or creating hazards or congestion.

7. The proposed subdivision **is** designed to comply with the design criteria for subdivisions set forth in Subchapter 6.2 of this chapter.
8. The proposed subdivision **is not** in conflict with the Bonner County Comprehensive Plan.

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

MOTION TO DENY: I, Commissioner (*insert name*), move, deny this project FILE S0003-25 requesting a twelve (12) residential lots and one (1) common area tract subdivision on an approximately 38.27-acres, Recreation-zoned property located off Sherwood Beach Road in Section 10, Township 59 North, Range 4 West, Boise-Meridian, Idaho, based on the following conclusions:

1. The proposed subdivision **is/ is not** in accord with the purposes of this Title and of the zoning district in which it is located.
2. The site **is/ is not** physically suitable for the proposed development.
3. The design of the proposed subdivision **will not/ will** adversely impact Bonner County's natural resources, as identified in the comprehensive plan. Any adverse impacts or potential for impacts shall be mitigated as a condition of approval.
4. The public and private services, including but not limited to water, sewer services, solid waste, fire protection, emergency services, and school facilities and transportation, which will serve the proposed subdivision **are/ are not** adequate for the needs of future residents or users.
5. The proposed subdivision **will not/ will** cause circumstances to exist that will cause future residents or the public at large to be exposed to hazards to health or safety.
6. The design of the proposed subdivision or related improvements **will/ will not** provide for coordinated access with the county system of roads and with adjacent properties and **will not/ will** impede the use of public easements for access to, or through the proposed subdivision. The proposed transportation system **is/ is not**

designed to adequately and safely serve the future residents or users without adversely impacting the existing transportation system by reducing the quality or level of service or creating hazards or congestion.

7. The proposed subdivision **is/ is not** designed to comply with the design criteria for subdivisions set forth in Subchapter 6.2 of this chapter.
8. The proposed subdivision **is/ is not** in conflict with the Bonner County Comprehensive Plan.

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

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

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 indicted 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

Page 1 of 1

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

Record of Mailing Approved By: D.Britt

Hearing Date: **2.19.26**

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



Jeannie Welter, Systems Technician

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

Record of Mailing Property Owners within 300 Feet

Page **1** of **2**

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

Record of Mailing Approved By: D.Britt

Hearing Date: **2.19.26**

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



Jeannie Welter, Systems Technician

| PIN | Owner | Street | City | State | ZIP |
|-----------------|--|--|-----------------|-------|------------|
| RP00072007009CA | Albertson, Brent & Megan | 5304 S Napa St | Spokane | WA | 99223 |
| RP000970010020A | Ballo, Dennis J & Julie A | 4307 201st Ave Ne | Redmond | WA | 98074-6120 |
| RP00418000003AA | Leland, Ward E | 2828 E 32nd Ave | Spokane | WA | 99223 |
| RP000960010070A | Huff, Ronald R & Marcia M | Po Box 27 | Coolin | ID | 83821-0027 |
| RP000970000RDAA | Duncans 1st Addn Homeowners | Address Not Provided | | | |
| RP59N04W037100A | Balfour, Natalie A; Cove Balfour Revocable Trust; Balfour, Peter S; Balfour Family Trust; Balfour, Monica D; Balfour, Monica Revocable Trust | 600 Spruce St. | Berkeley | CA | 94707 |
| RP00072001005AA | Lakeside Cedars Llc | C/o Paul Gjording 4516 Sw Hill | Seattle | WA | 98116 |
| RP59N04W103570A | Coolin Sewer District | email | | | |
| RP59N04W100150A | State Of Idaho Department Of Lands | email | | | |
| RP000970030030A | Gallagher Trust Gallagher, Jack & Barbara Trustees | 9207 N Phoebe Dr | Spokane | WA | 99208 |
| RP000960010040A | Ulrich Cabin Llc | 9219 N Londale Dr | Spokane | WA | 99208-9139 |
| RP00072012008BA | Scarpelli, Mark L & Darlene E | 6321 E 32nd Ave | Spokane | WA | 99223-1101 |
| RP59N04W103450A | Salazar, Laurie L & Samuel D | 5411 W 15th Ave | Kennewick | WA | 99338 |
| RP59N04W102400A | Yomanone Llc | 1803 E Springfield Ave | Spokane | WA | 99202-2954 |
| RP000720120140A | Hooper, Keith R & Leann L | 11404 E 12th Ave | Spokane | WA | 99206 |
| RP00072001003BA | Coolin Bay Llc | C/o Mark Runberg 60746 Golf Village Loop | Bend | OR | 97702 |
| RP052230000030A | Schmitz, Michael E & Karen M | 3559 S Lincoln Dr | Spokane | WA | 99203 |
| RP000970030020A | Ballo, Dennis J & Julie A | 4307 - 201st Ave Ne | Sammamish | WA | 98074 |
| RP59N04W103490A | Art's Place Llc | Po Box 565 | Belt | MT | 59412 |
| RP004180000010A | Kine, Scott & Lisa A | 3010 W Alison Ave | Spokane | WA | 99208 |
| RP000720070080A | Trent, Brian & Kimberly | 15919 E Broad Ave | Spokane Valley | WA | 99216-1501 |
| RP00418000002AA | Bettesworth, Jacob G Gill, Kirandeep K | 1814 S Upper Terrace Rd | Spokane | WA | 99203 |
| RP052170000010A | Brigham, Kerry | Po Box 48103 | Spokane | WA | 99228 |
| RP000970010010A | Budig, John F & Robin R | 14307 283rd Place Ne | Duvall | WA | 98019 |
| RP000720120130A | Hooper, Keith R & Leann L | 11404 E 12th Ave | Spokane | WA | 99206 |
| RP59N04W103515A | Ronan, Thomas E 82.38325% Int Ronan Trust 17.61675% Int | 4548 54th Ave Sw | Seattle | WA | 98116 |
| RP000960010090A | Casper Land Rental Co | C/o Bryan Casper 2500 Nw 209th St | Ridgefield | WA | 98642-8230 |
| RP00072012001BA | Schmidt, Ronald | 1208 N Park Ct | Deer Park | WA | 99006 |
| RP000970030040A | Keeble, Jeramie P & Courtney C | 8902 N Madeline Ln | Spokane | WA | 99208-9182 |
| RP0007201211A0A | Hooper, Keith R & Leann L | 11404 E 12th Ave | Spokane | WA | 99206 |
| RP59N04W103470A | Anderson Living Trust Duncan Living Trust | 12212 E Buckeye Ave | Spokane | WA | 99206 |
| RP59N04W037080A | Balfour Trusts | 600 Spruce St | Berkeley | CA | 94707 |
| RP00072012006BA | Heline, Gregory R | 18511 N Little Spokane Dr | Colbert | WA | 99005 |
| RP052230000040A | Gallagher Trust Gallagher, Jennifer Trustees Gallagher, Jeffrey P | 4207 W Reese Ct | Spokane | WA | 99208 |
| RP004180000060A | Leland, Ward E | 2828 E 32nd Ave | Spokane | WA | 99223 |
| RP000960010030A | Ellis, Stephen R & Tracy L | 14308 E 22nd Ave | Spokane Valley | WA | 99037-9326 |
| RP000960010060A | La Salle, Sean P & Gretchen W | 3611 E Sumac Dr | Spokane | WA | 99223 |
| RP59N04W103500A | K & P Big Rock Trust Patterson, Christopher W Patterson, Pennie L Trustees | 4289 Kingsview Rd | Moorpark | CA | 93021 |
| RP000720070070A | Trent, Brian & Kimberly | 15919 E Broad Ave | Spokane Valley | WA | 99216-1501 |
| RP59N04W103620A | Unknown Owner | Address Not Provided | | | |
| RP000960010020A | Capstone Construction Co, Inc | Po Box 388 | Nine Mile Falls | WA | 99026 |
| RP000720120100A | Condon, John | 13802 E Gatewood Ln | Yuma | AZ | 85367 |
| RP000960010050A | Nice, Rolland L & Dwyla C | 4459 Garden Spot Rd | Clayton | WA | 99110 |

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

Appendix B- Agency Comment



Janna Brown <janna.brown@bonnercountyid.gov>

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

1 message

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

Tue, Dec 2, 2025 at 3:10 PM

Planning,

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

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

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

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

On Tue, Nov 18, 2025 at 1:20 PM Bonner County Planning Department <planning@bonnercountyid.gov> wrote:
Please review the application relative to your agency's area of expertise and include any recommended conditions of approval and supporting code sections. Please see attached for details.

Dylan Young
Bonner County Planning Department
Hearing Coordinator
208-265-1458

Now Live: Apply for Your Building Location Permit Online!

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

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

Online Application Guide

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

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

Build smarter. Apply online.



Janna Brown <janna.brown@bonnercountyid.gov>

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

1 message

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

Tue, Dec 9, 2025 at 12:47 PM

Hi Dylan,

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

Thank you,

Merritt Horsmon

Regional Technical Assistance Manager

Panhandle Region

2885 W. Kathleen Ave.

Coeur d'Alene, ID 83815

208.769.1414 office

208.251.4509 mobile

merritt.horsmon@idfg.idaho.gov

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

Teresa Decker <huckbayutilities01@gmail.com>; Dan Scholz <dan.scholz@nli.coop>; SCHWEITZER FIRE DISTRICT <SchweitzerFireDistrict@gmail.com>; Tim Ventress <chventresswplvfd@hotmail.com>; Jessie Roe <BWSD637@gmail.com>; City of Oldtown <cityofoldtown@hotmail.com>; Bates, Luke <Luke.Bates@idwr.idaho.gov>; DEQ Comments <deqcomments@deq.idaho.gov>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; Timberlake Fire District <Kwright@timberlakefire.com>; Tom Renzi <eplfdchief@gmail.com>; ITD - Stacy Simkins <stacy.simkins@itd.idaho.gov>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Symone.legg@itd.idaho.gov; North of the Narrows Fire District <northofthenarrowsfire@gmail.com>; dbrown@idl.idaho.gov; meagan <meagan@westbonnerlibrary.org>; Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Fritz Broschet <outletbaysewer@gmail.com>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Sagle Valley Water and Sewer District <saglewatersewer@gmail.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; East Bonner Library <Amanda@ebonnerlibrary.org>; Jordan Brooks <coolinsewer@gmail.com>; TC Energy / TransCanada <US_crossings@tcenergy.com>; US Fish & Wildlife Services <fw1idahoconsultationrequests@fws.gov>; City of Priest River <layers@priestriver-id.gov>; Northside Water and Syringa Heights Water Association <allwater49@outlook.com>; Kim Hoodenpyle <kjh5345@gmail.com>; Oden Water Association - Carla Poelstra <odenwater@gmail.com>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <DIRECTOR@bonnercountyhistory.org>; Dean Davis <deandavis@sd83.org>; City of Clark Fork <city@clarkforkidaho.org>; Sarah Gilmore <sgilmore@sandpointidaho.gov>; KayLeigh Miller <klmiller@ponderay.org>; Janice Best <janicesb@televar.com>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Frankie Dunn <frankiejdunn@hotmail.com>; Robert Beachler <robert.beachler@itd.idaho.gov>; Craig Hill <craighill@hillsresort.com>; Jason Kimberling <jason.kimberling@itd.idaho.gov>; joekren@sd83.org; West Pend Oreille Fire District <wpoofd1@gmail.com>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Ken Flint <ken_flint@tcenergy.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>; Avista Copr - Jay West <jay.west@avistacorp.com>; East Priest Lake Fire District <eastpriestlakefd@gmail.com>; PHD <EHapplications@phd1.idaho.gov>; Dan Everhart <Dan.Everhart@ishs.idaho.gov>; Coolin-Cavanaugh Bay Fire Protection District <coolinfirechief@gmail.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Richard Hash <Rich.hash2022@gmail.com>; Jamie Brown <jamiieb@inlandpower.com>; Amber Burgess <clerk@ebsewerdistrict.com>; Erik Sjoquist <esjoquist@idl.idaho.gov>; Chief Debbie Carpenter <chief@spiritleakefire.com>; Mike Schacht <firedept@clarkforkidaho.org>; Steve Elgar <selgar@mac.com>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; Ryan Zandhuisen <rzandhuisen@idl.idaho.gov>; Pend Oreille Hospital District <kim.kichenmaster@bonnergeneral.org>; Colleen Johnson <C.Johnson@kootenaiponderaysewerdistrict.org>; Bonner County Solid Waste <solidwaste@bonnercountyid.gov>; Kenny Huston <kenny.huston@oer.idaho.gov>; Bill Berg <billb@bbsewer.org>; cityclerk@spiritleakeid.gov; Lisa Rosa <hr@ebonnerlibrary.org>; Carrol Stejer <CASTEJER@gmail.com>; Selkirk Recreation District <elgar@whoi.edu>; Becky Meyer <becky.meyer@lposd.org>; Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>; Mike Ahmer <mahmer@idl.idaho.gov>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Selkirk Association of Realtors <danielle@selkirkaor.com>; Northern Lights <kristin.mettke@nli.coop>; Sagle Valley Water & Sewer District <markc@smartplugs.com>; City of Dover <cityclerk@cityofdoveridaho.org>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Karen Quenell <kquenell@northsidefire.org>; Matt Diel <matt.diel@lposd.org>; Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Northern Info <northerninfo@idwr.idaho.gov>; Teresa Zamora <utilities@stoneridgeidaho.com>; SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>; Laclede Water District <info@lacledewaterdistrict.org>; Sam Ross <sam.ross@nli.coop>; D1Permits <D1Permits@itd.idaho.gov>; Theresa Wheat <theresa@kootenai.org>; Federal Aviation Administration <Heather.pate@faa.gov>; Avista Corp - Peggy George <peggy.george@avistacorp.com>; City of East Hope Franck <easthope.city@gmail.com>; Sheryl Austin <granitereeder@gmail.com>; Northern Lights - Clint Brewing <clint.brewington@nli.coop>

Subject: Bonner County Planning - File S0003-25 Agency Review

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

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

Dylan Young

Bonner County Planning Department

Hearing Coordinator

208-265-1458

Now Live: Apply for Your Building Location Permit Online!

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

Fast & easy application process

Track your permit status in real time


Upload documents directly

Online Application Guide

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

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

Build smarter. Apply online.

 **BC_S0003-25^0PUD1-25_YomanBluffs.pdf**
272K



IDAHO DEPARTMENT OF FISH AND GAME

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

Brad Little / Governor
Jim Fredericks / Director

December 8, 2025

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

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

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

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

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

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

- Canada Lynx
- Grizzly Bear
- Wolverine
- Bull Trout

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

Keeping Idaho's Wildlife Heritage

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

Recommendations:

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

The following are general wildlife considerations for residential development:

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

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

- 5) **DO NOT FEED BEARS.** Bears that obtain human food, garbage or pet foods lose their natural fear of humans and can become dangerous. Bears that are habituated to these unnatural food sources can damage vehicles, tear into tents, cabins, or barns, or aggressively approach people looking for food. Bears that continue to seek human food may require trapping and euthanization. Bears displaying dangerous behavior toward people will require euthanization. This is an undesirable situation, as it is labor intensive and an unnecessary waste of wildlife.

- 6) Bird seed or corn distributed on the ground may attract wild turkeys, waterfowl, and **bears.** This unnatural situation often increases the local waterfowl and turkey population, which frequently causes damage to private property and leads to human/wildlife conflicts. IDFG will not be responsible for property damage caused by waterfowl or wild turkeys, nor will the Department trap and remove birds that have become accustomed to being fed by residents. Bird feeders should be routinely cleaned to prevent the spread of disease.

Thank you for the opportunity to comment.

Sincerely,

Carson Watkins
Panhandle Regional Supervisor

CJW:MH
C: eFile M:\



Jeannie Welter <jeannie.welter@bonnercountyid.gov>

[EXT SENDER] Comments on PUD0001-25

1 message

Dan Brown <DBrown@idl.idaho.gov>

Wed, Nov 26, 2025 at 7:48 AM

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

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

To Bonner County Planning Staff,

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

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

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

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

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

Regards,

Dan Brown

Area Manager, Priest Lake

Idaho Department of Lands

[4053 Cavanaugh Bay Road, Coolin, ID 83821](#)

Office: (208) 920-6598

Direct: (208) 920-6597

Email: dbrown@idl.idaho.gov<https://www.idl.idaho.gov>





Janna Brown <janna.brown@bonnercountyid.gov>

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

1 message

Bates, Luke <Luke.Bates@idwr.idaho.gov>
To: Bonner County Planning Department <planning@bonnercountyid.gov>
Cc: "Stevenb@golandsurveying.com" <Stevenb@golandsurveying.com>

Fri, Nov 21, 2025 at 9:16 AM

REF: File S0003-25

TO: Bonner County Planning Department

Steven Binnall – GO Land Surveying, PLLC - Representative

Good morning,

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

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

Thank you for the opportunity to comment,

Luke Bates – Sr Water Resource Agent

Idaho Department of Water Resources

Northern Regional Office

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

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

Transportation - James Koehler <james.koehler@lposd.org>; Dave Schuck <dave.schuck@bonnercountyid.gov>; Teresa Decker <huckbayutilities01@gmail.com>; Dan Scholz <dan.scholz@nli.coop>; SCHWEITZER FIRE DISTRICT <SchweitzerFireDistrict@gmail.com>; Tim Ventress <chventresswplvfd@hotmail.com>; Jessie Roe <BWSD637@gmail.com>; City of Oldtown <cityofoldtown@hotmail.com>; Bates, Luke <Luke.Bates@idwr.idaho.gov>; DEQ Comments <deqcomments@deq.idaho.gov>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; Timberlake Fire District <Kwright@timberlakefire.com>; Tom Renzi <epfldchief@gmail.com>; ITD - Stacy Simkins <stacy.simkins@itd.idaho.gov>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Symone.legg@itd.idaho.gov; North of the Narrows Fire District <northofthenarrowsfire@gmail.com>; dbrown@idl.idaho.gov; meagan <meagan@westbonnerlibrary.org>; Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Fritz Broschet <outletbaysewer@gmail.com>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Sagle Valley Water and Sewer District <saglewatersewer@gmail.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; East Bonner Library <Amanda@ebonnerlibrary.org>; Jordan Brooks <coolinsewer@gmail.com>; TC Energy / TransCanada <US_crossings@tcenergy.com>; US Fish & Wildlife Services <fw1idahoconsultationrequests@fws.gov>; City of Priest River <layers@priestriver-id.gov>; Northside Water and Syringa Heights Water Association <allwater49@outlook.com>; Kim Hoodenpyle <kjh5345@gmail.com>; Oden Water Association - Carla Poelstra <odenwater@gmail.com>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <DIRECTOR@bonnercountyhistory.org>; Dean Davis <deandavis@sd83.org>; City of Clark Fork <city@clarkforkidaho.org>; Sarah Gilmore <sgilmore@sandpointidaho.gov>; KayLeigh Miller <klmiller@ponderay.org>; Janice Best <janicesb@televar.com>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Frankie Dunn <frankiejdunn@hotmail.com>; Robert Beachler <robert.beachler@itd.idaho.gov>; Craig Hill <craighill@hillsresort.com>; Jason Kimberling <jason.kimberling@itd.idaho.gov>; joekren@sd83.org; West Pend Oreille Fire District <wpoofd1@gmail.com>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Ken Flint <ken_flint@tcenergy.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>; Avista Copr - Jay West <jay.west@avistacorp.com>; East Priest Lake Fire District <eastpriestlakefd@gmail.com>; PHD <EHApplications@phd1.idaho.gov>; Dan Everhart <Dan.Everhart@ishs.idaho.gov>; Coolin-Cavanaugh Bay Fire Protection District <coolinfirechief@gmail.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Richard Hash <Rich.hash2022@gmail.com>; Jamie Brown <jamieb@inlandpower.com>; Amber Burgess <clerk@ebsewerdistrict.com>; Erik Sjoquist <esjoquist@idl.idaho.gov>; Chief Debbie Carpenter <chief@spiritleakefire.com>; Mike Schacht <firedept@clarkforkidaho.org>; Steve Elgar <selgar@mac.com>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; Ryan Zandhuisen <rzandhuisen@idl.idaho.gov>; Pend Oreille Hospital District <kim.kichenmaster@bonnergeneral.org>; Colleen Johnson <C.Johnson@kootenaiponderaysewerdistrict.org>; Bonner County Solid Waste <solidwaste@bonnercountyid.gov>; Kenny Huston <kenny.huston@oer.idaho.gov>; Bill Berg <billb@bbsewer.org>; cityclerk@spiritleakeid.gov; Lisa Rosa <hr@ebonnerlibrary.org>; Carrol Stejer <CASTEJER@gmail.com>; Selkirk Recreation District <elgar@whoi.edu>; Becky Meyer <becky.meyer@lposd.org>; Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>; Mike Ahmer <mahmer@idl.idaho.gov>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Selkirk Association of Realtors <danielle@selkirkaor.com>; Northern Lights <kristin.mettke@nli.coop>; Sagle Valley Water & Sewer District <markc@smartplugs.com>; City of Dover <cityclerk@cityofdoveridaho.org>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Karen Quenell <kquenell@northsidefire.org>; Matt Diel <matt.diel@lposd.org>; Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Northern Info <northerninfo@idwr.idaho.gov>; Teresa Zamora <utilities@stoneridgeidaho.com>; SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>; Laclede Water District <info@lacledewaterdistrict.org>; Sam Ross <sam.ross@nli.coop>; D1Permits <D1Permits@itd.idaho.gov>; Theresa Wheat <theresa@kootenai.org>; Federal Aviation Administration <Heather.pate@faa.gov>; Avista Corp - Peggy George <peggy.george@avistacorp.com>; City of East Hope Franck <easthope.city@gmail.com>; Sheryl Austin <granitereeder@gmail.com>; Northern Lights - Clint Brewing <clint.brewington@nli.coop>

Subject: Bonner County Planning - File S0003-25 Agency Review

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

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

Dylan Young

Bonner County Planning Department

Hearing Coordinator

208-265-1458

Now Live: Apply for Your Building Location Permit Online!

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

Fast & easy application process

Track your permit status in real time

Upload documents directly

Online Application Guide

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

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

Build smarter. Apply online.



Janna Brown <janna.brown@bonnercountyid.gov>

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

1 message

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

Wed, Nov 19, 2025 at 6:13 AM

ITD Permits has no comment.

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

Enhancing quality of life through transportation
 Work schedule: Monday – Thursday 6:00AM-4:30PM

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

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

Subject: Bonner County Planning - File S0003-25 Agency Review

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

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

Dylan Young
Bonner County Planning Department
Hearing Coordinator
208-265-1458

Now Live: Apply for Your Building Location Permit Online!

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

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

Online Application Guide

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

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

Build smarter. Apply online.



Janna Brown <janna.brown@bonnercountyid.gov>

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

1 message

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

Tue, Dec 16, 2025 at 12:06 PM

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

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

No comment from TC Energy.

Not near pipeline.

Ken

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

Sent: Tuesday, November 18, 2025 1:20 PM

To: Jack Schenck <Jack.schenck@vyvebb.com>; Midas Water <midaswatercorp@gmail.com>; kbsd sewer <kbsdpl@hotmail.com>; Priest Lake Public Library District <plibrary@hotmail.com>; Kim Spacek <kimspacek@sd83.org>; City of Kootenai <cityclerk@cityofkootenai.org>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; City of Hope <hopecityclerk@gmail.com>; Navy - Glynis Casey <glynis.casey@navy.mil>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; Dave Schuck <dave.schuck@bonnercountyid.gov>; Teresa Decker <huckbayutilities01@gmail.com>; Dan Scholz <dan.scholz@nli.coop>; SCHWEITZER FIRE DISTRICT <SchweitzerFireDistrict@gmail.com>; Tim Ventress <chventresswplvfd@hotmail.com>; Jessie Roe <BWSD637@gmail.com>; City of Oldtown <cityofoldtown@hotmail.com>; Luke Bates <luke.bates@idwr.idaho.gov>; Idaho Department of Environmental Quality <deqcomments@deq.idaho.gov>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; Timberlake Fire District <Kwright@timberlakefire.com>; Tom Renzi <epifdchief@gmail.com>; ITD - Stacy Simkins <stacy.simkins@itd.idaho.gov>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Symone.legg@itd.idaho.gov <Symone.legg@itd.idaho.gov>; North of the Narrows Fire District <northofthenarrowsfire@gmail.com>; Dan Brown <dbrown@idl.idaho.gov>; West Bonner Library <meagan@westbonnerlibrary.org>; Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Fritz Broschet <outletbaysewer@gmail.com>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Sagle Valley Water and Sewer District <saglewatersewer@gmail.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; East Bonner Library <Amanda@ebonnerlibrary.org>; Jordan Brooks <coolinsewer@gmail.com>; US Crossings <us_crossings@tcenergy.com>; US Fish & Wildlife Services <fw1idahoconsultationrequests@fws.gov>; City of Priest River <layers@priestriver-id.gov>; Northside Water and Syringa Heights Water Association <allwater49@outlook.com>; Kim Hoodenpyle <kjh5345@gmail.com>; Oden Water Association - Carla Poelstra <odenwater@gmail.com>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <DIRECTOR@bonnercountyhistory.org>; Dean Davis <deandavis@sd83.org>; City of Clark Fork <city@clarkforkidaho.org>; Sarah Gilmore <sgilmore@sandpointidaho.gov>; KayLeigh Miller <klmiller@ponderay.org>; Janice Best <janicesb@televar.com>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Frankie Dunn <frankiejdunn@hotmail.com>; ITD - Robert Beachler <robert.beachler@itd.idaho.gov>; Craig Hill <craighill@hillsresort.com>; Jason Kimberling <jason.kimberling@itd.idaho.gov>; Joe Kren <joekren@sd83.org>; West Pend Oreille Fire District <wpofd1@gmail.com>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Ken Flint <ken_flint@tcenergy.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>; Avista Copr - Jay West <jay.west@avistacorp.com>; East Priest Lake Fire District <eastpriestlakefd@gmail.com>; PHD <EHapplications@phd1.idaho.gov>; ID State Historical Society - Dan Everhart <dan.everhart@ishs.idaho.gov>; Coolin-Cavanaugh Bay Fire Protection District <coolinfirechief@gmail.com>; Jason Johnson

<jason.johnson@bonnercountyid.gov>; Richard Hash <Rich.hash2022@gmail.com>; Jamie Brown <jamieb@inlandpower.com>; Amber Burgess <clerk@ebsewerdistrict.com>; Erik Sjoquist <esjoquist@idl.idaho.gov>; Chief Debbie Carpenter <chief@spiritlakefire.com>; Mike Schacht <firedept@clarkforkidaho.org>; Steve Elgar <selgar@mac.com>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; Ryan Zandhuisen <rzandhuisen@idl.idaho.gov>; Pend Oreille Hospital District <kim.kichenmaster@bonnergeneral.org>; Colleen Johnson <C.Johnson@kootenaiponderaysewerdistrict.org>; Bonner County Solid Waste <solidwaste@bonnercountyid.gov>; Kenny Huston <kenny.huston@oer.idaho.gov>; Bill Berg <billb@bbsewer.org>; cityclerk@spiritlakeid.gov <cityclerk@spiritlakeid.gov>; Lisa Rosa <hr@ebonnerlibrary.org>; Carrol Stejer <CASTEJER@gmail.com>; Selkirk Recreation District <elgar@whoi.edu>; Becky Meyer <becky.meyer@lposd.org>; Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>; Mike Ahmer <mahmer@idl.idaho.gov>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Selkirk Association of Realtors <danielle@selkirkaor.com>; Northern Lights <kristin.mettke@nli.coop>; Sagle Valley Water & Sewer District <markc@smartplugs.com>; City of Dover <cityclerk@cityofdoveridaho.org>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Karen Quenell <kquenell@northsidefire.org>; Matt Diel <matt.diel@lposd.org>; Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Northern Info <northerninfo@idwr.idaho.gov>; Teresa Zamora <utilities@stoneridgeidaho.com>; SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>; Merritt Horsmon <merritt.horsmon@idfg.idaho.gov>; Laclede Water District <info@lacledewaterdistrict.org>; Sam Ross <sam.ross@nli.coop>; D1Permits <D1Permits@itd.idaho.gov>; Theresa Wheat <theresa@kootenai.org>; Federal Aviation Administration <Heather.pate@faa.gov>; Avista Corp - Peggy George <peggy.george@avistacorp.com>; City of East Hope Franck <easthope.city@gmail.com>; Sheryl Austin <granitereeder@gmail.com>; Northern Lights - Clint Brewing <clint.brewington@nli.coop>

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

EXTERNAL EMAIL: PROCEED WITH CAUTION.

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

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

Dylan Young
Bonner County Planning Department
Hearing Coordinator
208-265-1458

Now Live: Apply for Your Building Location Permit Online!

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

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

Online Application Guide

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

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

Build smarter. Apply online.

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 named addressee(s). This communication from TC Energy may contain information that is privileged, confidential or otherwise protected from disclosure and it must not be disclosed, copied, forwarded or distributed without authorization. If you have received this message in error, please notify the sender immediately and delete the original message. Thank you.

Nous respectons votre droit de choisir les messages électroniques que vous recevez. **Pour ne plus recevoir ce message et des communications similaires de TC Énergie veuillez répondre à ce courriel avec l'objet "DÉSABONNEMENT".** Ce message électronique et tous les documents joints sont destinés uniquement aux destinataires nommés. Cette communication de TC Énergie pourrait contenir de l'information privilégiée, confidentielle ou autrement protégée de la divulgation, et elle ne doit pas être divulguée, copiée, transférée ou distribuée sans autorisation. Si vous avez reçu ce message par erreur, veuillez en aviser immédiatement l'expéditeur et supprimer le message initial. Merci.

Respetamos el derecho de elegir los mensajes electrónicos que desea recibir. **Para dejar de recibir estos comunicados y otros similares de TC Energía responda este correo y cambie el asunto a "CANCELAR SUSCRIPCIÓN".** Este mensaje electrónico y los documentos adjuntos están dirigidos solo a los destinatarios indicados. Este comunicado puede contener información de TC Energía privilegiada, confidencial, o bien protegida contra su divulgación, por lo que no se debe divulgar, copiar, reenviar ni distribuir sin autorización. Si recibió este mensaje por error, notifique de inmediato al remitente y borre el mensaje original. Gracias.



Jeannie Welter <jeannie.welter@bonnercountyid.gov>

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

1 message

DEQ Comments <deqcomments@deq.idaho.gov>

Tue, Dec 16, 2025 at 8:44 AM

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

Drinking Water

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

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

Wastewater

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

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

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

Thank you-

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

www.deq.idaho.gov

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

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

Sent: Tuesday, November 18, 2025 1:20 PM

To: Jack Schenck <Jack.schenck@vyvebb.com>; Midas Water <midaswatercorp@gmail.com>; kbsd sewer <kbsdpl@hotmail.com>; Priest Lake Public Library District <plplibrary@hotmail.com>; Kim Spacek <kimspacek@sd83.org>; City of Kootenai <cityclerk@cityofkootenai.org>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; City of Hope <hopecityclerk@gmail.com>; Navy - Glynis Casey <glynis.casey@navy.mil>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; Dave Schuck <dave.schuck@bonnercountyid.gov>; Teresa Decker <huckbayutilities01@gmail.com>; Dan Scholz <dan.scholz@nli.coop>; SCHWEITZER FIRE DISTRICT <SchweitzerFireDistrict@gmail.com>; Tim Ventress <chventresswplvfd@hotmail.com>; Jessie Roe <BWSD637@gmail.com>; City of Oldtown <cityofoldtown@hotmail.com>; Bates, Luke <Luke.Bates@idwr.idaho.gov>; DEQ Comments <deqcomments@deq.idaho.gov>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; Timberlake Fire District <Kwright@timberlakefire.com>; Tom Renzi <epfldchief@gmail.com>; ITD - Stacy Simkins <stacy.simkins@itd.idaho.gov>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Symone.legg@itd.idaho.gov; North of the Narrows Fire District <northofthenarrowsfire@gmail.com>; dbrown@idl.idaho.gov; meagan <meagan@westbonnerlibrary.org>; Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Fritz Broschet <outletbaysewer@gmail.com>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Sagle Valley Water and Sewer District <saglewatersewer@gmail.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; East Bonner Library <Amanda@ebonnerlibrary.org>; Jordan Brooks <coolinsewer@gmail.com>; TC Energy / TransCanada <US_crossings@tcenergy.com>; US Fish & Wildlife Services <fw1idahoconsultationrequests@fws.gov>; City of Priest River <layers@priestriver-id.gov>; Northside Water and Syringa Heights Water Association <allwater49@outlook.com>; Kim Hoodenpyle <kjh5345@gmail.com>; Oden Water Association - Carla Poelstra <odenwater@gmail.com>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <DIRECTOR@bonnercountyhistory.org>; Dean Davis <deandavis@sd83.org>; City of Clark Fork <city@clarkforkidaho.org>; Sarah Gilmore <sgilmore@sandpointidaho.gov>; KayLeigh Miller <klmiller@ponderay.org>; Janice Best <janicesb@televar.com>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Frankie Dunn <frankiejdunn@hotmail.com>; Robert Beachler <robert.beachler@itd.idaho.gov>; Craig Hill <craighill@hillsresort.com>; Jason Kimberling <jason.kimberling@itd.idaho.gov>; joekren@sd83.org; West Pend Oreille Fire District <wpofd1@gmail.com>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Ken Flint <ken_flint@tcenergy.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>; Avista Copr - Jay West <jay.west@avistacorp.com>; East Priest Lake Fire District <eastpriestlakefd@gmail.com>; PHD <EHapplications@phd1.idaho.gov>; Dan Everhart <Dan.Everhart@ishs.idaho.gov>; Coolin-Cavanaugh Bay Fire Protection District <coolinfirechief@gmail.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Richard Hash <Rich.hash2022@gmail.com>; Jamie Brown <jamieb@inlandpower.com>; Amber Burgess <clerk@ebsewerdistrict.com>; Erik Sjoquist <esjoquist@idl.idaho.gov>; Chief Debbie Carpenter <chief@spiritlakefire.com>; Mike Schacht <firedept@clarkforkidaho.org>; Steve Elgar <selgar@mac.com>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; Ryan Zandhuisen <rzandhuisen@idl.idaho.gov>; Pend Oreille Hospital District <kim.kichenmaster@bonnergeneral.org>; Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>; Bonner County Solid Waste <solidwaste@bonnercountyid.gov>; Kenny Huston <kenny.huston@oer.idaho.gov>; Bill Berg <billb@bbsewer.org>; cityclerk@spiritlakeid.gov; Lisa Rosa <hr@ebonnerlibrary.org>; Carrol Stejer

<CASTEJER@gmail.com>; Selkirk Recreation District <elgar@whoi.edu>; Becky Meyer <becky.meyer@lposd.org>; Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>; Mike Ahmer <mahmer@idl.idaho.gov>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Selkirk Association of Realtors <danielle@selkirkaor.com>; Northern Lights <kristin.mettke@nli.coop>; Sagle Valley Water & Sewer District <markc@smartplugs.com>; City of Dover <cityclerk@cityofdoveridaho.org>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Karen Quenell <kquenell@northsidefire.org>; Matt Diel <matt.diel@lposd.org>; Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Northern Info <northerninfo@idwr.idaho.gov>; Teresa Zamora <utilities@stoneridgeidaho.com>; SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>; Laclede Water District <info@lacedewaterdistrict.org>; Sam Ross <sam.ross@nli.coop>; D1Permits <D1Permits@itd.idaho.gov>; Theresa Wheat <theresa@kootenai.org>; Federal Aviation Administration <Heather.pate@faa.gov>; Avista Corp - Peggy George <peggy.george@avistacorp.com>; City of East Hope Franck <easthope.city@gmail.com>; Sheryl Austin <granitereeder@gmail.com>; Northern Lights - Clint Brewing <clint.brewington@nli.coop>

Subject: Bonner County Planning - File S0003-25 Agency Review

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

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

Dylan Young

Bonner County Planning Department

Hearing Coordinator

208-265-1458

Now Live: Apply for Your Building Location Permit Online!

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

Fast & easy application process

Track your permit status in real time

Upload documents directly

[Online Application Guide](#)

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

12/16/25, 9:37 AM

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

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

Build smarter. Apply online.

Appendix C- Recommendation Letter



Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

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

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

January 13, 2026

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

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

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

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

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

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

Commissioner Pound seconded the motion.

ROLL CALL VOTE:

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

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

Conditions of Approval for PUD:

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

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

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

Recommended Conditions of Approval:

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

Motion by the Governing Body for Preliminary Plat:

ZONING COMMISSION

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

1. The proposed subdivision **is** in accord with the purposes of this Title and of the zoning district in which it is located.
2. The site **is** physically suitable for the proposed development.
3. The design of the proposed subdivision **will not** adversely impact Bonner County's natural resources, as identified in the comprehensive plan. Any adverse impacts or potential for impacts shall be mitigated as a condition of approval.
4. The public and private services, including but not limited to water, sewer services, solid waste, fire protection, emergency services, and school facilities and transportation, which will serve the proposed subdivision **are** adequate for the needs of future residents or users.
5. The proposed subdivision **will not** cause circumstances to exist that will cause future residents or the public at large to be exposed to hazards to health or safety.
6. The design of the proposed subdivision or related improvements **will** provide for coordinated access with the county system of roads and with adjacent properties and **will not** impede the use of public easements for access to, or through the proposed subdivision. The proposed transportation system **is** designed to adequately and safely serve the future residents or users without adversely impacting the existing transportation system by reducing the quality or level of service or creating hazards or congestion.
7. The proposed subdivision **is** designed to comply with the design criteria for subdivisions set forth in Subchapter 6.2 of this chapter.
8. The proposed subdivision **is not** in conflict with the Bonner County Comprehensive Plan.
9. A Traffic Safety Plan.

The recommendation is based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at this hearing. I further move to

adopt the reasoned statement as discussed in deliberation at this hearing and the analysis as set forth in the Staff Report (or as amended during this hearing) and direct planning staff to draft the reasoned statement to reflect this motion as set forth in Idaho Code section 67-6535, have the Chair sign, and transmit to all interested parties. This action does not result in a taking of private property.

Commissioner Pound seconded the motion.

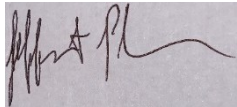
ROLL CALL VOTE:

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

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

Please contact the Planning Department if you have any questions.

Sincerely,



Jeff Poulsen, Chair
Bonner County Zoning Commission

cc: Planning Department