

Bonner County Planning Department

"Protecting property rights and enhancing property value"

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Bonner County Board of Commissioners Staff Report for June 4, 2026

Project Name: S0004-25 Pack Acres

**File Number,
Type:** S0004-25, Subdivision

Request: The applicants are proposing to divide a 12.747-acre lot into 10 lots, ranging from 1-3.003-acres. The property is zoned Industrial. The project is located off State Highway 41, a State of Idaho owned and maintained, 80-foot, public right-of-way, and Old Forest Road, a 40-foot, privately owned and maintained easement. The project is located in Section 31, Township 54 North, Range 4 West, Boise-Meridian.

Legal Description: 31-54N-4W Peak Acres Lot 4

Location: The subject property is located off State Highway 41, and Old Forest Road.

Parcel Number: RP016310000040A

Parcel Size: 12.747-Acres

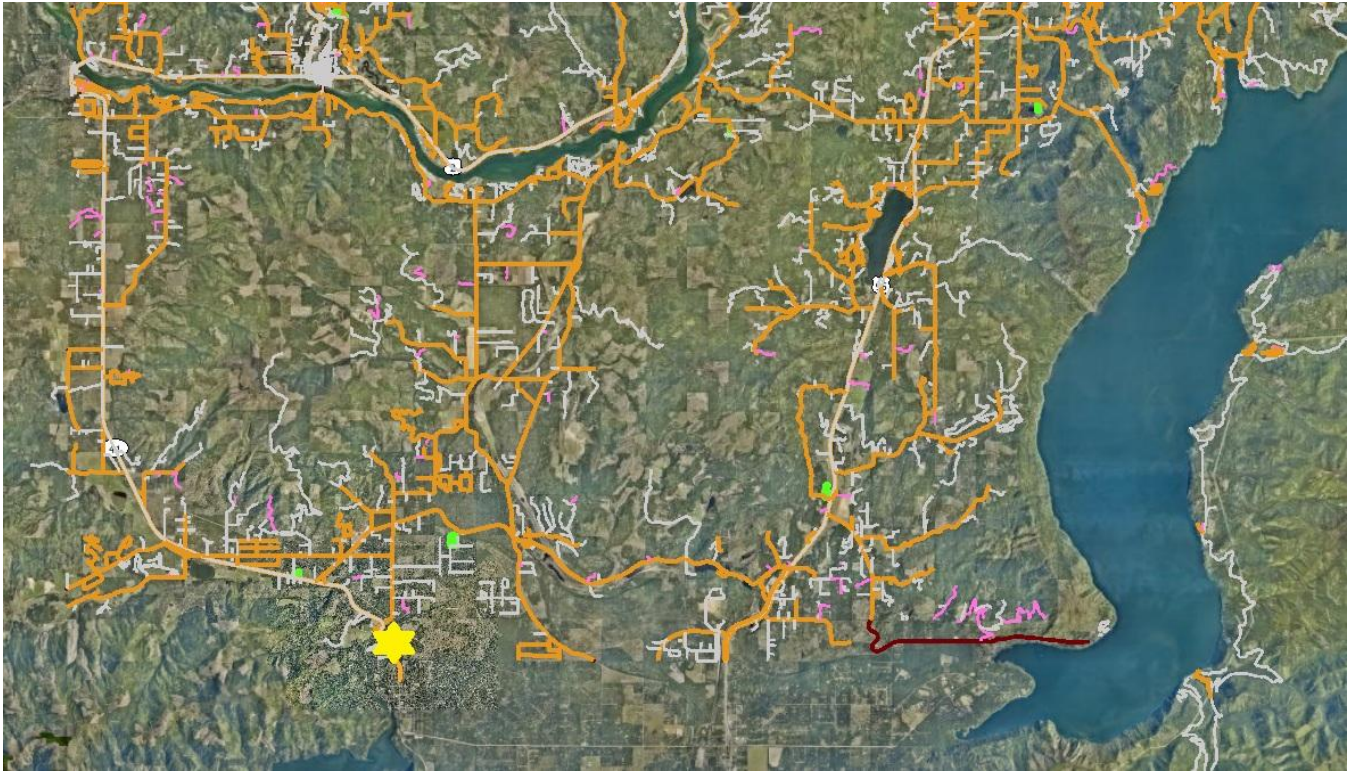
**Applicant/
Landowner:** Pack Properties LLC

**Project
Representative:** Amanda Preston

**Application
Vested:** August 19, 2025

Notice provided: Mail: April 28, 2026
Site Posting: April 28, 2026
Published in newspaper: April 30, 2026

Appendices: Appendix A: Notice of Public Hearing Record of Mailing
Appendix B: Agency Comments
Appendix C: Zoning Commission Recommendation



PRELIMINARY PLAT OF PACK ACRES

A REPLAT OF LOT 4, BLOCK ONE, PLAT OF PEAK ACRES,
IN THE SE 1/4 SEC 31, T 54 N, R 4 W, B.M.,
BONNER COUNTY, IDAHO

RECORDER'S CERTIFICATE
FILED THIS DAY OF 2025, AT
THE OFFICE OF STEARNS SURVEYING, LLC.
INSTRUMENT NUMBER: _____
BONNER COUNTY RECORDER

INTENDED USE STATEMENT
THIS SUBDIVISION IS DESIGNED TO SUPPORT A RANGE OF LIGHT-TO-MEDIUM DENSITY RESIDENTIAL DEVELOPMENT. THE SUBDIVISION IS CONFORMANT WITH BONNER COUNTY CODES SECTIONS 13.30 AND 13.34. ANTICIPATED USES INCLUDE LIGHT MANUFACTURING, WAREHOUSING/STORAGE, OFFICE, AND PROFESSIONAL OFFICE. SERVICE FACILITIES ANNUAL TO INDUSTRIAL OPERATIONS.

10 NEW LOTS
ZONE: INDUSTRIAL
SUBDIVISION AREA SUMMARY
TOTAL AREA: 11,727 AC
LARGEST LOT SIZE: 3,000 AC
AVERAGE LOT SIZE: 1,000 AC
REFERENCE:
PEAK ACRES
REPLAT OF LOT 4, BLOCK ONE
RECORDED IN BK 23, PG 42

- NOTES**
- 1) ALL REFERENCES ARE FROM RECORDS OF BONNER COUNTY, IDAHO. THE DATE OF THE INSTRUMENT OR PLAT IS THE DATE OF THE INSTRUMENT OR PLAT. NO INSTRUMENT DATED SEPTEMBER 17, 2001.
 - 2) NO WETLANDS ARE ON THIS SUBDIVISION PER NATIONAL WETLANDS INVENTORY.
 - 3) NO INTERFERENCES OR BASE ELEVATION DISCREPANCIES ARE ON THIS SUBDIVISION PER FEMA NATIONAL FLOOD INSURANCE LIAISON (NFIL) NUMBER AND BONNER COUNTY DE IAG. FLOODPLAIN IS SHOWN ON THE PLAT. THE PLAT IS NOT TO BE USED FOR CONSTRUCTION EFFECTIVE 1/1/2024.
 - 4) VERTICAL DATUM: NAVD83.

- KEY NOTES**
- 1) EXISTING 30" DRAINAGE FOR INGRESS, EGRESS AND REMEDIATION.
 - 2) NEW 48" OR 60" BROW STORAGE & DRAINAGE FACILITY - SEE DETAIL SHEET 1.
 - 3) NEW 30" DRAINAGE FACILITY - SEE DETAIL SHEET 1.
 - 4) EXISTING 30" DRAINAGE FOR UNDERGROUND ELECTRIC DISTRIBUTION.
 - 5) 30' PAVEMENT SETBACK FOR PROPOSED WELL.
 - 6) 30' PAVEMENT SETBACK FOR PROPOSED WELL.
 - 7) FOUND ALUMINUM CAP MONUMENT MARKED "M" (SEE DETAIL SHEET 1).
 - 8) FOUND ALUMINUM CAP MONUMENT MARKED "M" (SEE DETAIL SHEET 1).
 - 9) FOUND ALUMINUM CAP MONUMENT MARKED "M" (SEE DETAIL SHEET 1).
 - 10) FOUND ALUMINUM CAP MONUMENT MARKED "M" (SEE DETAIL SHEET 1).
 - 11) FOUND ALUMINUM CAP MONUMENT MARKED "M" (SEE DETAIL SHEET 1).

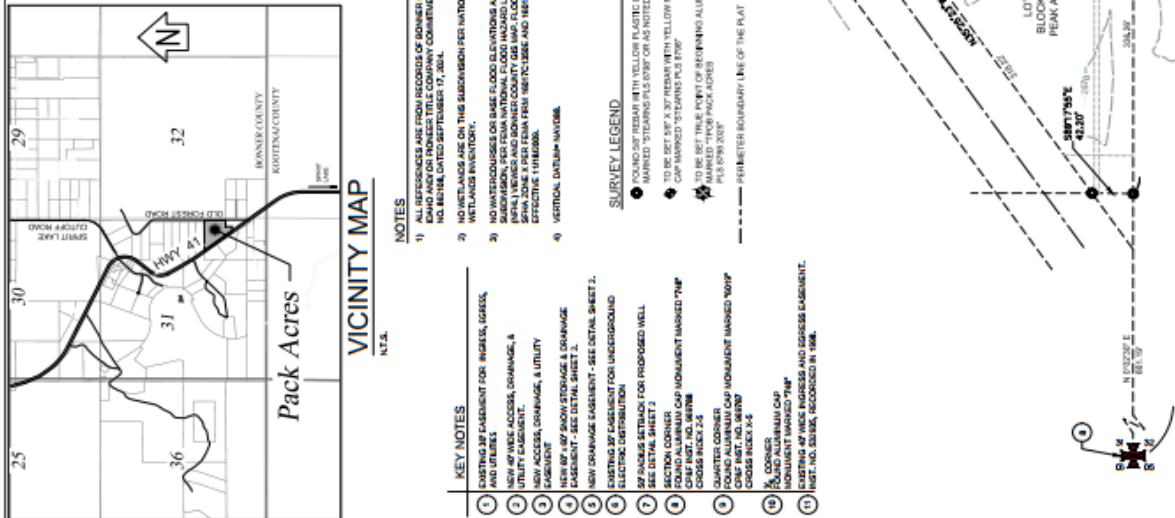
- SURVEY LEGEND**
- FOUND OR REMAINS WITH YELLOW PLASTIC CAP MARKED "STEARNS PLUS 800" OR AS NOTED.
 - TO BE SET BY "X" 30' BEARING WITH YELLOW PLASTIC CAP MARKED "STEARNS PLUS 800".
 - TO BE SET FROM POINT OF BEGINNING ALUMINUM CAP MARKED "1708" PACK ACRES PLUS 875' 300".
 - PERIMETER BOUNDARY LINE OF THE PLAT



VICINITY MAP
N.T.S.



REGISTERED PROFESSIONAL LAND SURVEYOR FOR IDAHO
DATE: _____
DATE: _____



SEC 31 T 54 N R 4 W

STEARNS SURVEYING
WWW.STEARNSURVEYING.COM

verds
Digital Mapping & Surveying
3000 N. 200th St., Suite 100
Spokane, WA 99215
509.483.1111
www.verds.com

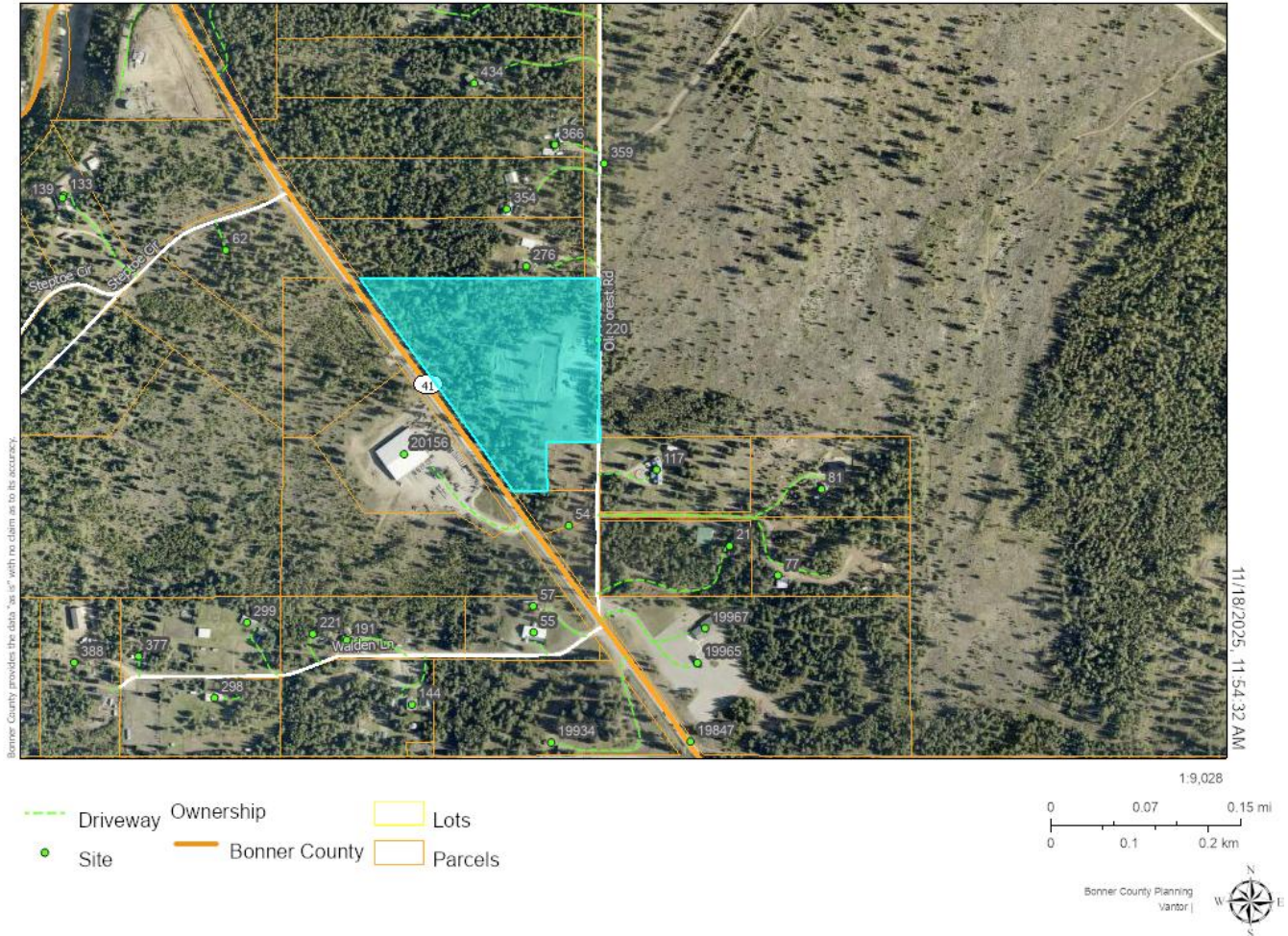
PRELIMINARY PLAT

PACK ACRES
SECTION 31, TOWNSHIP 54 NORTH, RANGE 4 WEST,
BONNER COUNTY, IDAHO

DATE SURVEYED: 6-4-2025
FILE NAME: 25-107 PLAT
CHECKED BY: JS

SHEET 1 OF 3
PROJECT NO: 25-1070

Bonner County Map



Project Summary:

The applicants are proposing to divide a 12.747-acre lot into 10 lots, ranging from 1-3.003-acres. The proposed subdivision is adjacent to the platted Minor Land Divisions of Peak Acres, recorded on July 17, 2025.

Because the proposed land division is adjacent to the Minor Land Division and cumulatively creates 13 lots, this request is being processed as a full subdivision per BCRC 12-600.

The site has frontage on State Highway 41, and access is proposed from Old Forest Road, a privately owned and maintained, 40-foot easement.

The project site is in Section 31, Township 54 North, Range 4 West, Boise Meridian, Idaho. The site is located within the Area of Impact for the City of Spirit Lake.

Applicable Laws:

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

- | | |
|-------------|--|
| BCRC 12-268 | Application Process, General Provisions |
| BCRC 12-412 | Density and Dimensional Standards: Industrial Zone |

BCRC 12-610	Applicability/ Qualifications
BCRC 12-611	Definitions
BCRC 12-620	Design Standards: General
BCRC 12-621	Design Standards: Lot Design
BCRC 12-623	Design Standards: Services and Utilities
BCRC 12-624	Design Standards: Roads and Access
BCRC 12-626	Design Standards: Environmental Features
BCRC 12-640	Subdivisions, Processing of Subdivision Applications, General
BCRC 12-642	Preliminary Plat, Contents of Application
BCRC 12-643	Subdivisions, Procedure for processing Preliminary Plats
BCRC 12-644	Improvement Plan Required, Contents
BCRC 12-645	Standards for review of Applications for Preliminary Plat of all Subdivisions
BCRC 12-646	Final Plat, Contents
BCRC 12-647	Endorsements on Final Plat
BCRC 12-7.2	Grading, Storm water Management and Erosion Control
BCRC 12-7.6	Hillsides

Background:

A. Site Data:

- Use: Vacant
- Platted: Lot 4 of Peak Acres
- Size: 12.747-acres
- Zone: Industrial
- Land Use: Transition (<=2.5 AC)

B. Access:

- The site has frontage on State Highway 41, and access is proposed from Old Forest Road, a privately owned and maintained, 40-foot easement.

C. Environmental Factors:

- The site is mostly flat. The majority of the site contains no slopes or slopes of less than 15% grade. Site contains limited areas with slopes of 15-30% grade. (US Geological Survey)
- Site contains no mapped wetlands. (National Wetland Inventory, US Fish and Wildlife Service)
- Site does not contain any mapped waterbodies, streams, lakes or rivers. (National Hydrography Dataset, US Geological Survey)
- Site contains the following types of soil: (US Department of Agriculture)
 - Kootenai-Bonner gravelly silt loams, 0 to 20 percent slopes. Classified as farmland of statewide importance.
 - Rathdrum-Bonner ashy silt loams, 0-8 percent slopes. Classified as all areas are prime farmland.
- KS 1/7/26: Parcel is within SFHA Zone X per FIRM Panel Number 16017C1350E Effective Date 11/18/2009. No further floodplain review is required on this proposal.

- No local, state or federal agencies have identified any critical wildlife habitats on or within the vicinity of the subject property.

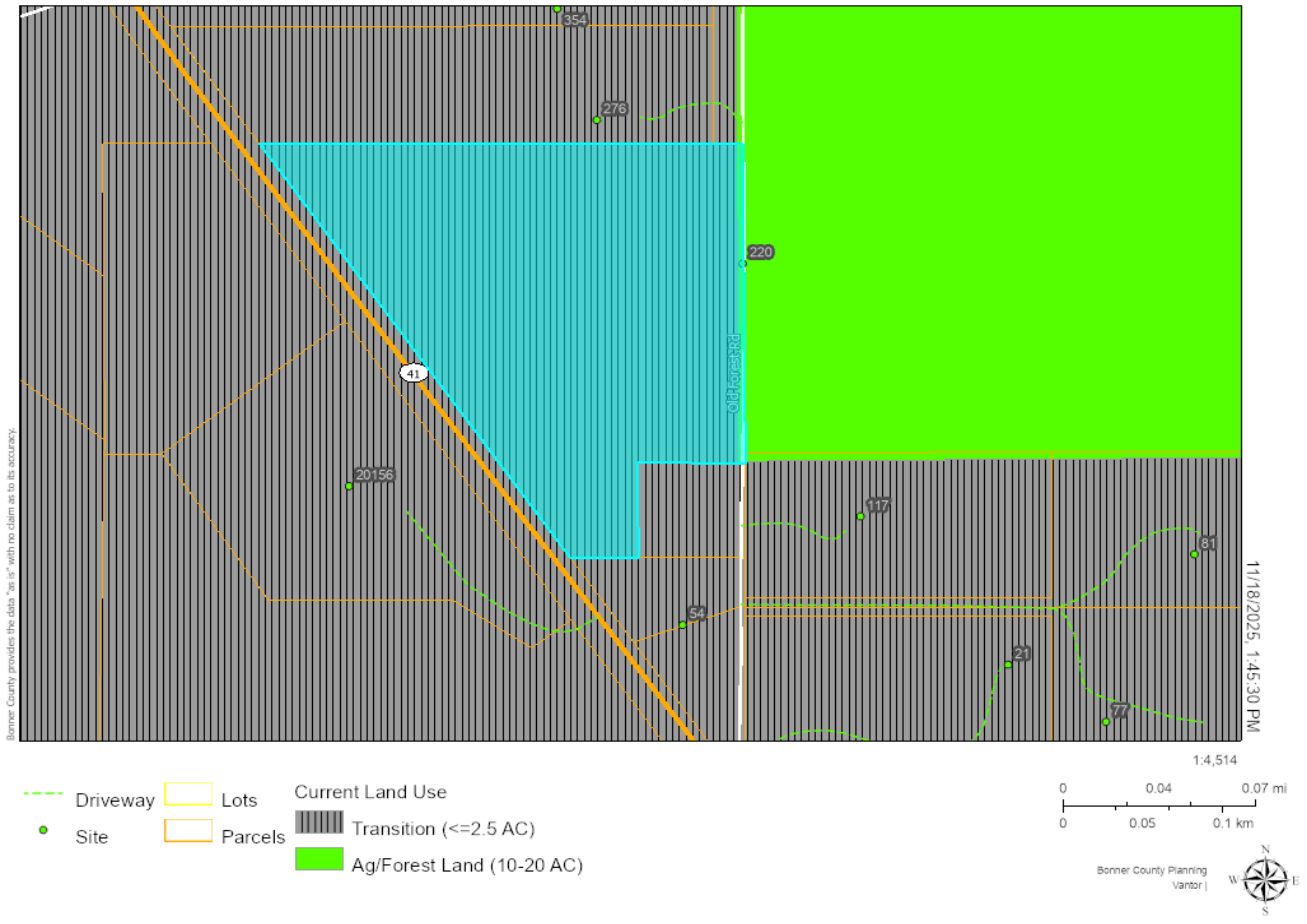
D. Services:

- Water: The project will be served by 3 wells; one existing and two proposed.
 Lot 10 to be served by shared well designated in parent plat "Peak Acres"
 Lots 1-5 to be served by a proposed shared well
 Lots 6-9 to be served by a proposed shared well
- Sewer: Individual septic systems
- Power: Avista Utilities
- Fire: Spirit Lake Fire District
- Solid Waste: County transfer station or private contractor per individual lot owner
- School District: Lakeland Joint School District #272
- Ambulance District: Bonner County Ambulance District
- Hospital District: Pend Oreille Hospital District

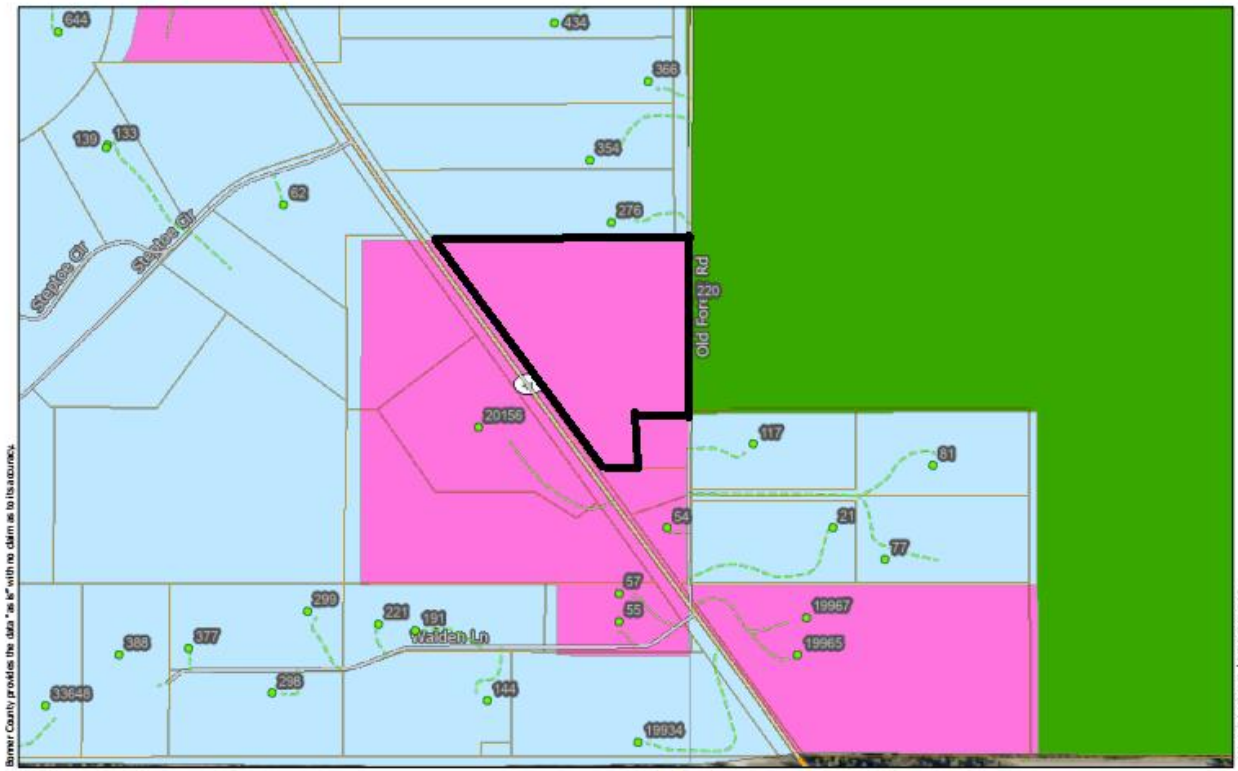
E. Comprehensive Plan, Zoning and Current Land Use

Compass	Land Use	Zoning	Current Use & Density
Site	Transition	Industrial (I)	Vacant
North	Transition	Rural-5 (R-5)	Residential
East	Ag/Forest Land	Industrial (I) & Agricultural/Forestry 10 (A/F-10)	Vacant & Timberland
South	Transition	Industrial (I)	Vacant
West	Transition	Industrial (I)	Vacant & Industrial

Land Use



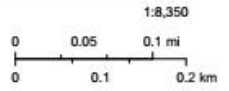
Zoning



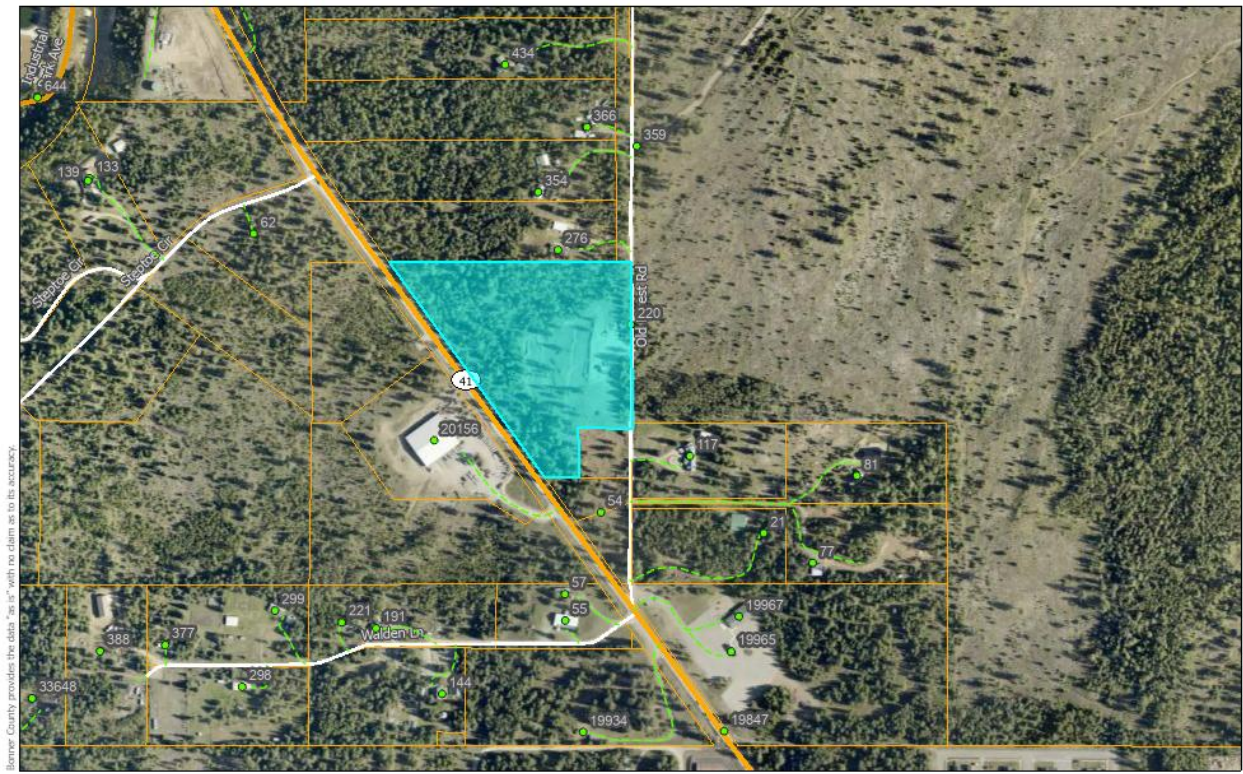
Brewer County provides the data "as is" with no claim as to its accuracy.

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- Structure
- Driveway
- Lots
- Parcels
- Rural 5 (R-5)
- Agricultural/forestry 20 (A/f-20)
- Industrial (I)



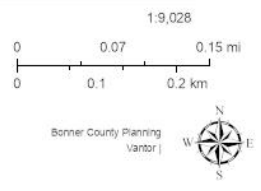
Waterbodies & Wetlands



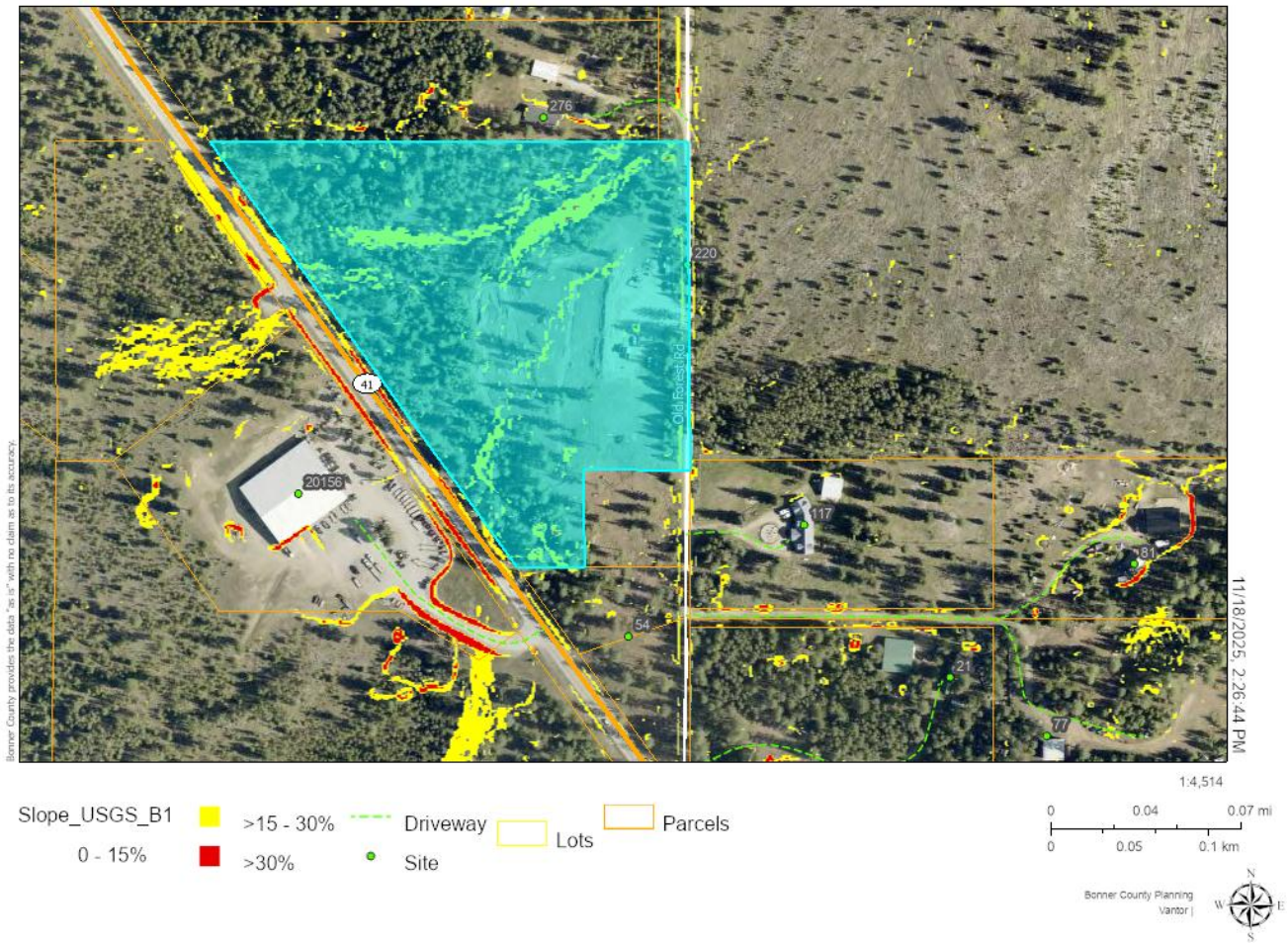
Bonner County provides the data "as is" with no claim as to its accuracy.

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- Driveway Ownership
- Site
- Lots
- Bonner County
- Parcels



Slopes



Agency and Public Comments:

The application was routed to agencies for comment on December 16, 2025 and April 28, 2026.

The following agencies replied with comments:

- Idaho Department of Environmental Quality – 1/5/2026 and 1/7/2026
- Idaho Department of Water Resources – 12/18/2025
- Idaho Transportation Department – 12/16/2025
- Idaho Transportation Department – Permitting – 12/16/2025 and 2/12/2026
- Panhandle Health District – 1/2/2026 and 3/2/2026
- Idaho Department of Fish and Game – 1/13/2026
- State of Idaho-Office of The Attorney General – 3/20/2026

The following agencies replied with no comment:

- Kootenai/Ponderay Sewer District – 12/17/2025

No other agencies responded as of the date of publication of this staff report.

Public comments were received on this application as of the date of publication of this staff report.

Standards Review:

BCRC Code	Standard for	Required	Provided
12-268	Application Process, General Provisions	Agency Routing	Application routed to Public Agencies on December 16, 2025 and April 28, 2026.
12-412	Density and Dimensional Standards: Industrial	Minimum Lot Size required with individual septic and urban water service: 1-Acre.	The smallest lots proposed are 1-acre.
12-610	Applicability & Qualifications	Conformance with BCRC Title 12	The application is for a Subdivision as defined in 12-611, and the lot was legally created with file #MLD0008-25, as lot 4 of Peak Acres, recorded on July 17, 2025, under instrument #1049502, Book 23, Page 42.
12-620	General	Easements, constraints, reserved land areas to be shown and marked on the plats.	Proposal complies. All easements, snow storage, drainage and well setback shown. Plat is stamped by a licensed Idaho surveyor.
12-621	Lot Design	All proposed lots or parcels which are three hundred feet (300') or less in width shall maintain a depth to width ratio of not greater than three point two to one (3.2:1).	The depth to width ratio of the lots in the proposed subdivision are all under the required ratios. The greatest proposed depth to width ratio is 3.164:1.
12-623	Services and Utilities	Water supply, sewage disposal, fire protection	Urban water systems and individual septic systems are planned. Quantum Engineering has provided a hydrogeologic evaluation of the project, indicating sufficiency of the water supply. Panhandle Health District has given preliminary septic approval. Power provided by Avista Utilities (per application). Solid Waste disposal via individual lot owner.

			<p>Site is within Spirit Lake Fire District, Lakeland Joint School District #272, Bonner County Ambulance District & Pend Oreille Hospital District.</p> <p>A fire protection plan was submitted with this application and identifies ways that risks will be mitigated to the satisfaction of Spirit Lake Fire District, at the time of Building Location Permits.</p> <p>See Condition of Approval #1.</p>
12-624.A	Road name	Unique road names for new roads.	<p>Unique road names have been proposed.</p> <p>See Condition of Approval #2.</p>
12-624.B	Road standards	Road to be designed to meet private road standards of BCRC Title 12, Appendix A.	<p>The site has frontage on State Highway 41, and Old Forest Road, and proposed lots are accessed off of Millie Lane and Adi Lane, both private easements proposed with this application.</p> <p>A roadway improvement plan has been submitted to show compliance with the private road standards.</p>
12-624.C	Legal access	Legal access to each proposed lot	<p>All lots are proposed to have direct frontage and access on Millie Lane or Adi Lane, private roads proposed to be dedicated by this plat. 6 of the 10 proposed lots contain frontage on multiple roadways.</p>
12-624.D	Public road frontage	For lots less than 5 acres in size, direct frontage and direct access to public roads required.	<p>Exceptions to the direct frontage and access requirements to allow for private frontage or interior roads may be granted in the industrial district, provided access meets the applicable private road standards of this title. A Roadway improvement plan has been submitted.</p> <p>See Condition of Approval #3.</p>
12-625	Trails and Parks	Bonner County Trails Plan Public Access, Parks and Facilities	<p>Not Applicable. An approved county trails plan does not exist.</p>

12-626.A	Natural Hazards	Subdivision to be designed around identified natural hazards	The site is mostly flat. Per GIS LiDAR data, the site contains no slopes or slopes of less than 15% grade. The site is not located within designated floodplain or floodway.
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 analysis of BCRC 12-7 below.
12-642.A	Application Content	Application form	Proposal complies. Application deemed complete by staff on October 29, 2025. Plat is stamped by a licensed Idaho surveyor.
12-642.B	Application Content	Preliminary Plat, prepared by Idaho licensed surveyor, showing parcels to be created.	Proposal complies. Application deemed complete by staff on October 29, 2025. Plat is stamped by a licensed Idaho surveyor.
12-642.B.1	Plat Content	Subdivision name, geographic grid, north arrow, and vicinity map, vicinity road pattern.	Proposal complies. Application deemed complete by staff on October 29, 2025. Plat is stamped by a licensed Idaho surveyor.
12-642.B.2	Plat Content	Boundary line of tract to be subdivided, intersection property lines, abutting roads, names and addresses of adjoining owners shown in their respective places of ownership on the plat.	The preliminary plat is drawn to scale. All proposed roads, property lines and statuses of adjoining properties are all shown on the preliminary plat.
12-642.B.3	Plat Content	Location, dimensions and area of proposed lots. Lot numbering.	Proposal complies. Application deemed complete by staff. Plat is stamped by a licensed Idaho surveyor certifying their accuracy.
12-642.B.4	Plat Content	Location, dimensions and tentative names of proposed streets and roads.	Proposal complies. Application deemed complete by staff. Plat is stamped by a licensed Idaho surveyor certifying their accuracy.
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.	Proposal complies. Application deemed complete by staff. Plat is stamped by a licensed Idaho surveyor certifying their accuracy.

12-642.B.6	Plat Content	Location of water courses, floodplains per FIRMs with BFEs.	The site does not contain any water courses or floodplains. All FEMA Firm panel information included in notes.
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.	Proposal complies. Application deemed complete by staff. Plat is stamped by a licensed Idaho surveyor certifying their accuracy.
12-642.B.8	Plat Content	Proposed method of water supply, sewage and solid waste disposal.	Individual septic systems are planned. A system of community wells are proposed. Solid Waste disposal to be provided by individual lot owner, via county transfer station or private contractor.
12-642.B.9	Plat Content	All easements of record, including sufficient data to identify conveyance.	Proposal complies. Application deemed complete by staff. Plat is stamped by a licensed Idaho surveyor certifying their accuracy.
12-642.B.10	Plat Content	Purpose indication for lots reserved for public dedication or common use of property owners.	No lots are proposed to be reserved for public dedication or common use of property owners.
12-642.B.11	Plat Content	Statement for intended use of parcels.	Plat states the proposed use is light to moderate industrial and compatible commercial uses. Proposal complies.
12-642.C.2	Road design and profile	Preliminary road design and profile prepared, stamped and signed by Idaho licensed engineer.	A preliminary roadway improvement plan has been submitted to show compliance with the private road standards. The plan was prepared and stamped by an Idaho licensed Engineer. BCRC 12-624(D) allows an exception to direct frontage and access requirements from public rights-of-way for interior roads in the Industrial District. Condition of Approval #3.
12-643.A	Application filed	In accord with 12-268	Proposal complies. Application vested on August 19, 2025, and deemed complete on October 29, 2025.
12-643.B	Public hearing	In accord with Subchapter 2.6	Proposal complies. A public hearing was held with the

			Zoning Commission, who recommended approval, and is scheduled for public hearing with the BOCC on June 4, 2026.
12-644	Improvements Plan	Plan to be prepared by a registered civil engineer. Two copies to be provided.	This is a requirement to be submitted prior to final plat and not required for the preliminary plat approval. See Condition of Approval #5.
12-645	Standards for Review		As part of the decision, the Board shall make findings on these specific conclusions. See Conclusions of Law.
12-646	Final Plat, Contents		Not applicable at this stage of the project. See Condition of Approval #8.
12-647	Endorsements on Final Plat		Not applicable at this stage of the project. See Condition of Approval #8.
12-7.2	Grading, Stormwater Management and Erosion Control	Applicability: All new subdivisions subject to the provisions of chapter 6 of this title, as amended, and all new planned unit developments subject to the provisions of chapter 2, subchapter 2.5 of this title, as amended, except as provided for in subsection 12-720.3.J of this subchapter.	The applicant submitted a preliminary stormwater management and erosion control plan, prepared by Verdis Engineering on October 17, 2025. See Condition of Approval #9.
12-7.4	Wildlife	Not applicable.	No local, state or federal agency has identified presence of any critical wildlife habitats on the site.
12-7.6	Hillsides	Geotechnical Survey Requirement	The site is mostly flat. Most of the site contains no slopes or slopes of less than 15% grade. No Geotechnical Analysis required.
Title 14	Flood Damage Prevention	Development to occur as per BCRC, Title 14.	The site is not located within designated floodplain or floodway. It is located within SFHA Zone X, per FIRM Panel Numbers 16017C1350E, and

			16017C1325E, Effective Date 11/18/2009.
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Comprehensive Plan Analysis:

Property Rights

Policies:

1. 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. Adopt a reasoned statement and conclusions of law, in accordance with Idaho Code 67-6535, for all quasi-judicial land use decisions that reflect the justifications for exactions, conditions and restrictions and confirm that a taking of private property has not occurred.
3. In all land use decisions, consider the property rights of the applicant, adjoining and nearby landowners and future generations, as well as the short-term and long-term consequences of decisions.
4. 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 is subject to the regulatory taking analysis provided for by Idaho Code Section 67-8003.

Staff: The application was routed to neighbors 300’ from the property line, informing neighbors of the subdivision. All public and agency comments received have been added to the record. This proposal has been reviewed for compliance with Bonner County Revised Code and a reasoned statement will be adopted with the decision of this project. This proposal does not appear to be in conflict with the policies of this component.

Population

Policies:

1. Regularly analyze population projections 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. Use population forecasts and census data to evaluate housing and impacts to the transportation system and other county services.

3. Cooperate with incorporated cities and neighboring counties to address growth challenges within the Areas of Impact and coordinate planning efforts to the extent possible.

Staff: Bonner County has received the results of the 2020 census. The data indicates the demand for housing and jobs will continue to trend upward in both the unincorporated and incorporated areas of Bonner County. Additional and growing demand for housing in the county is likely. This proposal does not appear to be in conflict with the policies of this component.

School Facilities & Transportation

Policies:

1. Current data regarding school capacity and transportation issues as provided by the School Districts will be included in the assessment of all land use proposals.
2. Consider the impacts of land use proposals on the school service and seek mitigation from developers such as providing facilities, safety features, or other measures as permitted by Idaho Code, to address the impacts of the proposals.
3. Encourage school districts to proactively review development applications to determine particular school needs and concerns.
4. Encourage construction of trails and bicycle paths to allow safe passage of students to and from schools.
5. Consider the long-term consequences of land use proposals, including the adequacy of existing school facilities, transportation services, and the siting of future schools.

Staff: The Lakeland Joint School District #272 that serves the site was notified of the proposed subdivision. Lakeland Joint School District #272 did not comment on this proposal. This proposal is for Industrial uses, not residential. It is not likely to impact student services needed.

This project does not appear to be in conflict with the policies of this component.

Economic Development

Policies:

1. Allow small scale cottage businesses and home occupations in all areas of the county. Set reasonable conditions on such uses 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 the 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. Mitigate the potential impacts of economic development activities that cause adverse factors such as noise, light glare, odors, fumes and vibrations on the surrounding community.
5. Support local economic development by increasing support for outdoor recreation in the county. Encourage and protect public access to public lands and water, while protecting the surrounding areas from adverse impacts through mitigation and standards.
6. Allow for campgrounds and recreational uses while protecting the surrounding areas from adverse impacts through mitigation and standards.
7. Support local businesses by enabling development of workforce housing in proximity to commercial, industrial, agricultural, and recreational uses, through review and updating of land use regulations.

Staff: This proposal further develops an Industrial area, increasing the opportunities for new businesses and economic growth. The site is bordered on 3 sides by State Highway 41, Idaho Department of Lands and other Industrial lots owned by the applicant. The buffering is further enhanced with the proposed development plan, and the interior roads. The potential impacts of adverse factors appear to be minimal.

This project does not appear to be in conflict with the policies of this component.

Land Use

Policies:

1. Develop and maintain a Future Land Use Map and Land Use Regulations that acknowledge and preserve the County's agricultural, timber and mining lands, water and wildlife resources, and identify and avoid hazard areas. Provide areas for economic growth, encourage affordable housing and center growth in areas where adequate public and private services can be provided.
2. Encourage clustered development for medium and large scale commercial and industrial uses.
3. Commercial and industrial uses should be located and operated in a manner to ensure the protection of our natural resources including clean air and water, dark skies, and overall environmental quality and rural character of the county.
4. Reflect in the use tables that commercial and industrial uses should be unconditionally permitted in areas identified by the Comprehensive Plan as suitable and zoned for those uses. 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.

5. Reflect in the use tables that 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.
6. Based upon the land use analysis completed in 2025, a sufficient number of residential parcels exist or could be created within current zoning density. Therefore, modification of zoning to provide increased density should be rare.
7. Land use applications should be supported by a review, evaluation, or approval by the applicable state agency for sanitary services.
8. Consider avenues to create incentives for land conservation through zoning and subdivision laws to preserve various significant archaeological, ecological, historical, wildlife, and scenic sites that have been recognized in the county as unique and important to preserve.
9. Minimize the creation of lots that cannot receive the appropriate sanitary services.
10. Maintain the Alpine Village zoning district to provide adequate design and development standards for the high-density recreational community with steep slopes and heavy snowfall at elevations above 3500’.
11. Urban development is better suited in urban areas. Idaho Code 67-6502 (a through m) promotes the health, safety and general welfare of the people of the state. Subsection (f) encourages urban and urban type development within incorporated cities. All nine cities within the county provide or are associated with urban water and sewer systems which allow and depend on higher density to make the services fiscally feasible and sustainable.
12. Due to the wildfire threat in the county, consider evacuation routes when making land use decisions and updating land use code.
13. The mapping of land use designations should have homogeneity with the surrounding area. Areas have specific, individual land use designations which results in homogeneity across the landscape. Islands of different land use designations defy the sense of rural context, especially if the land uses are markedly dissimilar.
14. The land uses describe the general uses and characteristics of each of the map designations. Since the Comprehensive Plan Map covers approximately 1.1 million acres, the map is general in nature, and it is recognized that some areas may have or may lack features and characteristics that cause them to differ somewhat from what is in their land use description. It is not reasonable to expect that every parcel within a land use designation will conform to every detail of the geographic characteristics of the area as a whole.

Staff: This proposal is in the Industrial zone and is consistent with the requirements for the Industrial zone. This is an area planned and zoned for the type of growth proposed, as it is designated as Transition in the Bonner County Comprehensive plan. The development is in an area with other Industrial development, matching the character of the area, and protects the environment, as there are no waterways, wetlands, or critical

wildlife habitat identified. This project does not appear to be in conflict with the policies of this component.

Natural Resources

Policies:

1. Institute best management practices for waterway setbacks to reduce erosion and sedimentation into waterways.
2. Design development standards that encourage clustered development resulting in the preservation of open space and wildlife habitat.
3. Recognize critical wildlife habitats, as identified by US Fish and Wildlife, and create development standards to protect these areas and mitigate development impacts to these habitats.
4. Protect water quality by creating standards for development in close proximity to shorelines.
5. Provide a copy (physical copy or digital link) of the Lake Assist Guidebook to property owners or their representatives applying for a building location permit on shoreline properties. Make a digital link to the Guidebook available via the Planning Department web page.
6. Implement shoreline development land use regulations that address those areas where the County can enforce such regulations effectively.
7. To the extent of the County's jurisdiction, and consistent with the Clean Water Act, protect delineated wetlands.
8. Identify and protect productive farmland, timberland and mining lands from adverse effects of adjoining developments.

Staff: Agencies, including Idaho Department of Water Resources, Idaho Department of Environmental Quality and Idaho Department of Fish & Game were noticed during the review of this application. IDFG provided recommendations for minimizing wildlife conflicts. IDEQ stated that the applicants will need to meet the standards for a Public Drinking Water System, and IDWR stated that the applicants have received the necessary permits for the proposed wells.

The site does not contain steep slopes, wetlands, shoreline or water bodies.

This project does not appear to be in conflict with the policies of this component.

Hazardous Areas

Policies:

1. Adopt flood mitigation standards that meet or exceed the National Flood Insurance Program minimum requirements.

2. Discourage residential, commercial or industrial development within floodways.
3. Discourage fill within the floodplain.
4. Integrate the county's wildland fire policies and plans into development standards.
5. Identify and discourage developments on excessive slopes with lower density zoning in these areas.
6. Establish regulation and development densities of new development in floodplains. Regulate the location and density of new development in floodplains to reduce the potential for the loss of lives and property in those areas.
7. Land divisions should be designed to reduce exposure to wildland fire and to provide for adequate ingress and egress routes as determined by the applicable Fire Authority Having Jurisdiction.
8. Discourage the issuance of building location permits within areas of excessive slopes, unstable areas and avalanche zones.

Staff: Per BCRC 12-7.2, The applicant submitted a stormwater management and erosion control plan, prepared by Verdis Engineering in October 2025.

Per BCRC 12-623 (D), The applicant submitted a Fire Protection Plan.

The site does not contain steep slopes, wetlands, shoreline or water bodies.

All state environmental agencies were routed for this review. No hazardous areas were identified by any agency. The property is provided with emergency services. This project does not appear to be in conflict with the policies of this component.

Public Services, Facilities & Utilities

Policies:

1. Encourage high-density development to take place within the boundaries of existing sewer and water districts with adequate capacity.
2. Seek comments 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. 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.
4. New development should be adequately served by fire protection, roads, sanitary services, schools, law enforcement, ambulance, power and emergency services, and other public services as determined by the relevant service provider.
5. Require developers to provide infrastructure, utilities or financial support to offset the capital costs of expansion of services required by the proposed development.

6. Require adequate provisions for future utility services in areas of commercial, industrial, residential or other similar uses.

Staff: An urban water system and individual septic systems are planned for each proposed lot. Power is provided by Avista Utilities (per application). Fire protection is provided by Spirit Lake Fire District and law enforcement by the Bonner County Sheriff. Solid waste disposal is provided by individual lot owners via Country transfer station or private contractor. The site is within Lakeland Joint School District #272, Bonner County Ambulance District and Pend Oreille Hospital District. These agencies were routed for comment and none responded with any concern that would prevent preliminary approval of this subdivision plat.

This project does not appear to be in conflict with the policies of this component.

Transportation

Policies:

1. Develop and regularly update a long-term County highway system plan 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. Discourage development in areas that are not served by county standard roads or where transportation is inadequate.
3. Future development should not adversely impact the existing County highway system by significantly reducing the quality or level of service or creating hazards or congestion.
4. Roads are encouraged to be built to County Standards and at the expense of the developer.
5. Roads within new development should provide adequate access for fire and emergency vehicles as well as routes of escape.
6. Future access roads should be designed and built to integrate with the State and County systems of roads without overburdening the County highway system.
7. Encourage cluster development to reduce transportation costs, road building and environmental impacts.
8. The county intends for certain intense land use developments to provide hard surfaced roads.
9. Consider bike ways and pedestrian paths in development plans to provide an integrated community County highway system wherever possible.
10. To communicate and work cooperatively with other jurisdictions within the county to ensure the best possible flow of traffic county-wide.

Staff: The site has frontage on State Highway 41, as well as Old Forest Road. The site proposes two internal roads, with access coming off of Old Forest Road, to prevent the need for additional encroachments from State Highway 41. An Engineered Roadway Development Plan has been submitted. ITD indicated that the project has current reasonable access of Old Forest Road, and that all access from SH-41 must come from Old Forest Road.

This project does not appear to be in conflict with the policies of this component.

Recreation

Policies:

1. Develop a waterways and public land 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. Protect and encourage public and private recreational opportunities as an important asset that supports a key segment of the County's economy.
3. Consider a plan for a system of green belts and pathways (bike and pedestrian) as areas developed, so that a connected system can be developed and preserved. Under no circumstances will the County require recreational access easements on private property as a condition of development. This policy does not preclude providing voluntary incentives to developers in return for recreational access easements.
4. Ensure the public's legal recreational accesses and amenities are not obstructed or adversely impacted by future development.
5. Adverse impacts of recreational development on adjacent neighborhoods should be mitigated.

Staff: This is not a proposal for any new recreational site or facility. This project does not appear to be in conflict with the policies of this component.

Special Areas or Sites

Policies:

1. Develop a generalized map of the known pre-historic and historic sites 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. Implement roadside development standards for recognized scenic byways to protect the view sheds.
3. Recognize and address Special areas when development is proposed in these areas.

4. Confirm if historical structures or sites exist within a land use application area, and if identified coordinate with the applicable agency.

Staff: An Industrial area would not normally be expected to offer scenic byways. The Idaho State Historical Society and Bonner County Historical Society were notified of the proposal and did not identify any historical sites within the development. The proposal does not appear to be in conflict with the policies of this component.

Housing

Policies:

1. Enable development of a variety of housing options including manufactured home parks, and tiny home communities located in areas that are compatible with their density.
2. Coordinate with municipalities and private parties to explore solutions for various types of housing projects and developments in areas appropriate for their level of density.
3. Encourage clustering of housing in developments to save on infrastructure and transportation costs through mechanisms such as density bonuses.
4. Provide opportunities for assisted living and group shelters.
5. Enable temporary and seasonal employee labor housing in direct proximity to agricultural, commercial, recreational, and industrial uses or where infrastructure and emergency services support those uses.

Staff: Bonner County has received the results of the 2020 census. The data indicates the demand for housing and jobs will continue to trend upward in both the unincorporated and incorporated areas of Bonner County. Additional and growing demand for housing in the county is likely. This proposal is for Industrial development and does not appear to be in conflict with the policies of this component. The Industrial Zone does permit Caretaker's Residences, however, does not allow for other residential uses.

Community Design

Policies:

1. To promote and preserve the natural features and rural atmosphere of the community, enact development standards that address development within scenic byways and design standards that account for waterfront setbacks, 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 the unique environmental conditions of waterfront and mountaintop developments which may differ from standard design objectives.
4. Locate new development in areas with similar densities and compatible uses.
5. The adverse impacts of new development on adjacent areas should be minimized.
6. Consider the protection of natural resources, rural features and surrounding uses of the community in the design and location of new development.

Staff: An Industrial area would not normally be expected to offer scenic byways within its bounds. The project proposed is at a density and scale determined to be compatible with rural character per both the Bonner County Comprehensive Plan and Bonner County Revised Code.

This site is zoned for Industrial development, and no unique environmental conditions exist, nor waterfront. In maintaining the character and atmosphere of the area, the project is in an area with multiple industrial developments, and Industrial zoned properties, as well as being within the Area of City Impact for the City of Spirit Lake.

This project does not appear to be in conflict with the policies of this component.

Agriculture

Policies:

1. Continue allowing residential uses consistent with the allowable density in Agricultural zoning districts.
2. Protect agricultural uses and activities from land use conflicts or interference created by residential, commercial or industrial development.
3. Enable farm-based family businesses on agricultural parcels with land use regulations. Examples include farm stands and other agri-business pursuits.
4. The County acknowledges the provisions of Idaho State's Right to Farm Act. Those shall be considered in the land use decisions.
5. Support the local economy by encouraging production, distribution, and retail sales of locally grown food and other agricultural products.
6. Protect environmental quality so that agriculture continues to be a viable use in the County.

Staff: This site is not zoned as Agricultural, and Per BCRC 12-326, the Industrial district was established to promote the development of areas for manufacturing, processing, fabrication and wholesale sales, research and testing operations, limited retail sales and warehousing. A purpose of this zone is to protect the industrial land base for industrial economic development and employment opportunities.

through the proposed subdivision. The proposed transportation system **is/ is not** designed to adequately and safely serve the future residents or users without adversely impacting the existing transportation system by reducing the quality or level of service or creating hazards or congestion.

Conclusion 7: The proposed subdivision **is** designed to comply with the design criteria for subdivisions set forth in Subchapter 6.2 of this chapter.

Conclusion 8: The proposed subdivision **is not** in conflict with the policies of the Bonner County Comprehensive Plan.

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

MOTION TO DENY:

I, Commissioner (insert name) move to deny this project, FILE S0004-25, Pack Acres, requesting to divide a 12.747-acre lot into ten (10) lots ranging from 1-3.003-acres. The property is zoned Industrial and located in Section 31, Township 54 North, Range 4 West, Boise Meridian, Bonner County, Idaho, based on the following conclusions of law:

Conclusion 1: The proposed subdivision **is/ is not** in accord with the purposes of Title 12 and of the Industrial zoning district.

Conclusion 2: The site **is/ is not** physically suitable for the proposed development.

Conclusion 3: The design of the proposed subdivision **will not/ will** adversely impact Bonner County's natural resources, as identified in the comprehensive plan. Any adverse impacts or potential for impacts shall be mitigated as a condition of approval.

Conclusion 4: The public and private services, including but not limited to water, sewer services, solid waste, fire protection, emergency services, and school facilities and transportation, which will serve the proposed subdivision **are/ are not** adequate for the needs of future residents or users.

Conclusion 5: The proposed subdivision **will not/ will** cause circumstances to exist that will cause future residents or the public at large to be exposed to hazards to health or safety.

Conclusion 6: The design of the proposed subdivision or related improvements **will/ will not** provide for coordinated access with the county system of roads and with adjacent properties and **will not/ will** impede the use of public easements for access to, or through the proposed subdivision. The proposed transportation system **is/ is not** designed to adequately and safely serve the future residents or users without adversely impacting the existing transportation system by reducing the quality or level of service or creating hazards or congestion.

Conclusion 7: The proposed subdivision **is/ is not** designed to comply with the design criteria for subdivisions set forth in Subchapter 6.2 of this chapter.

Conclusion 8: The proposed subdivision **is/ is not** in conflict with the policies of the Bonner County Comprehensive Plan.

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.

Proposed Conditions of Approval:

1. Per BCRC 12-6243.D, all proposed lots shall be designed by the applicant to provide a fire protection plan for the proposed lots to provide, at a minimum, an assessment of fire risk and plans to reduce the risk, and provisions for defensible space, where material capable of allowing a fire to spread unchecked will be treated, cleared or modified to slow the rate and intensity of an advancing wildfire and to create an area for fire suppression operations to occur, and for at least one of the following:
 - a. Prior to final plat, an approved water and fire hydrant system capable of providing one thousand (1,000) gallons per minute for a minimum of two (2) hours where a community water system exists or is proposed as part of the development and is capable of delivering the pressurized water supply necessary for delivering fire flows as prescribed by the international fire code, as adopted by the state fire marshal, and such later editions as may be so published and adopted by the state fire marshal, or as amended, modified or superseded, and incorporated herein by reference with a copy on file with the office of the clerk of the board of county commissioners, and hereinafter referred to as IFC.
 - b. A note on the final subdivision plat stating: "At the time of building location permit or building permit, the lot owner shall install a minimum two thousand (2,000) gallon water storage system, meeting IFC standards". Refill on demand is not required to meet IFC standards.
 - c. A note on the final subdivision plat stating: "The installation of an approved IFC residential fire suppression sprinkler system is required in all newly constructed residences".
 - d. Prior to final plat, a manmade or natural water source with a dry hydrant capable of delivering adequate water supply as prescribed by IFC.
 - e. A note on the final subdivision plat stating: "At the time of building permit or building location permit, the lot owner shall install an approved fire suppression method to the satisfaction of Bonner County".

A fire protection plan has been submitted as part of the application.

In addition to this plan, the project shall meet at least one of the sub-conditions as noted in points "a" through "e" above.

2. Per BCRC 12-624.A, all new roads created for subdivisions shall be designated by unique road names, unless such roads are determined to be and are designed to be extensions of existing roads. Upon further review of the project, the proposed road names will be verified for compliance with this requirement. Road names will require a modification if not found to follow this requirement.
3. Private roads are to be designed to meet private road standards of BCRC Title 12, Appendix A.
4. 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.
5. Per BCRC 12-644, after the preliminary plat is approved, the subdivider shall have an improvement plan for the subdivision prepared by a registered civil engineer. Two (2) copies of the improvement plan shall be filed with the county engineer. This plan shall include the following:
 - a. The subdivision name and number, geographic grid (township, range and tier, section number and location within the section), north arrow, date and scale no smaller than one hundred feet to the inch (1" = 100').
 - b. The plan and profile of all proposed roads showing final grades and cross sections of roads in accord with the requirements contained in title 2 of this code.
 - c. The plan and profile of proposed sanitary and stormwater systems with grades and sizes indicated. Drain calculations may be required.
 - d. A grading plan, showing stormwater drainage for each lot.
 - e. Any other improvements such as curbs, gutters, sidewalks, bridges, lift stations, fire hydrants, street lighting, etc., as required, and in accord with the requirements contained in Title 2 of the Bonner County Revised Code or Appendix A of Title 12 of the Bonner County Revised Code. Construction and inspection of road improvements shall be completed in accord with the requirements contained in Title 2 of the Bonner County Revised Code or Appendix A of Title 12 of the Bonner County Revised Code.
6. After the approval of the improvement plans has been obtained from Bonner County, the subdivider may begin construction of improvements on site as approved. After the completion of the improvements on site, the applicant's engineer shall submit inspection reports of the built improvements to the County for review.

Per BCRC 12-644.B, the county engineer, or his representative, shall check inspection reports of the applicant's engineer and shall perform a final inspection and additional inspections (if called for). Construction and inspection of road improvements shall be completed in accord with the requirements contained in Title 2 of the Bonner County Revised Code or Appendix A of Title 12 of the Bonner County Revised Code.

7. Per BCRC 12-644.C, in lieu of completing all improvements as required before final plat recording, the subdivider shall enter into a surety agreement with the board agreeing to complete the improvements in accordance with surety agreement conditions and preliminary and final plat approvals. A cash deposit, certificate of deposit, corporate surety bond written by an insurance company licensed in Idaho having a rating from AM Best & Company of "A" or better, letter of credit issued and backed by a federal or state chartered bank, is required equivalent to one hundred fifty percent (150%) of the project engineer's estimated cost of construction of the improvements for the purpose of guaranteeing completion of the work and repair of any defects in improvements which occur within one year of the first acceptance of the completed work by the board. Sureties guaranteeing the work and repair of any defects in improvements which occur within one year after first acceptance of the completed work by the board may be reduced by the board by one-half (1/2) for that one year. The surety agreement shall be valid for a period not to exceed two (2) calendar years from the date of approval. At any time prior to the expiration date of the surety agreement, the subdivider may make a written request to the planning director for a single extension of the surety agreement for a period up to two (2) years. The board may consider such request for extension at any regular business meeting. The extension request must be approved or denied by the board prior to the expiration date of the surety agreement.
8. 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.
9. The applicant submitted a stormwater management and erosion control plan, prepared by Verdis Engineering in October 2025. The plan shall be reviewed and revised as needed to gain approval from Bonner County Engineers.
10. After the approval of the preliminary plat, a final plat shall be prepared in conformance with BCRC 12-646, BCRC 12-647 and submitted to the Planning Department for review. The applicant shall also submit a copy of a current preliminary title report along with the final plat, as per BCRC 12-648.

The following Conditions were recommended by the Zoning Commission:

11. The portion of Old Forest Road adjacent to subdivision to be improved to Bonner County Private Road Standards. (If adopted, this condition requires clarification)
12. A Road Maintenance Association to be formed. (If adopted, this condition requires clarification)
13. All necessary Idaho Transportation Permits shall be obtained.

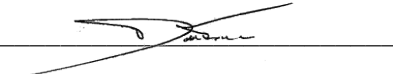
The complete file is available for review in the Planning Department, 1500 Highway 2, Suite #208, Sandpoint, ID. Staff reports are available online before the hearing at www.bonnercountyid.gov. Bonner County Revised Code (BCRC) is available at the Planning Department or online.

Appendix A: Notice of Public Hearing Record of Mailing

RECORD OF MAILING

Page 1 of 1

File Number: File **S0004-25**

Record of Mailing Approved By: 

Hearing Date: **6.4.26**

I hereby certify that a true and correct copy of the "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this **28th** day of **April 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
State 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

Appendix B: Agency Comments



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - File S0004-25 - Agency Review

1 message

DEQ Comments <deqcomments@deq.idaho.gov>

Wed, Jan 7, 2026 at 9:53 AM

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

The subject application and supporting file documents for S0004-25 meets the definition of a public drinking water system. The applicant/owners are required to meet the Idaho Rules for Public Drinking Water Systems (IDAPA 58.01.08).

The applicant/owners were notified of this requirement during in person meetings with the Idaho Department of Environmental Quality April 15 and May 8, 2025. Subsequent correspondence indicated the plat would be for 4 lots, as indicated in the originally hydrogeological review and now is listed as 10 lots.

- The well location and construction must first be assessed and approved by DEQ, with an *in-person* site visit. If it cannot be approved to meet Idaho Rules, another drinking water site and source must be approved. This includes the submittal of a well site evaluation report by an Idaho licensed professional engineer or professional geologist.
- DEQ issued comments on the preliminary Well Site Evaluation on September 5, 2025. No revised submittal has been received by DEQ to date. DEQ approval must be received prior to the construction of any water system component.
- 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 through 560, must be submitted to and approved by DEQ.
- Plans and specifications for the drinking water infrastructure to serve this project must be submitted to DEQ by an Idaho licensed professional engineer and approved by DEQ before commencing construction, and the well pump test must be performed and approved in accordance with DEQ requirements.
- Initial water quality monitoring must be performed.
- Additionally, requirements may include demonstration of Technical, Financial, and Managerial capacity, and the future need for a licensed water system operator.
- Contact DEQ, Coeur d'Alene for further information and to discuss this project - (208) 769-1422.

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, December 16, 2025 9:30 AM

To: Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Amber Burgess <clerk@ebsewerdistrict.com>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Avista Copr - Jay West <jay.west@avistacorp.com>; Avista Corp - Peggy George <peggy.george@avistacorp.com>; Becky Meyer <becky.meyer@lposd.org>; Bill Berg <billb@bbsewer.org>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <DIRECTOR@bonnercountyhistory.org>; Bonner County Solid Waste <solidwaste@bonnercountyid.gov>; Bonnie Schademan <bonnies@inlandpower.com>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Carrol Stejer <CASTEJER@gmail.com>; Charity Hinshaw <Charityhinshaw@sd83.org>; Chief Debbie Carpenter <chief@spiritlakefire.com>; City of Clark Fork <city@clarkforkidaho.gov>; City of Dover <cityclerk@cityofdoveridaho.org>; City of East Hope Franck <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; City of Kootenai <cityclerk@cityofkootenai.org>; City of Oldtown <cityofoldtown@hotmail.com>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spiritlakeid.gov; Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>; Craig Hill <craighill@hillsresort.com>; D1Permits <D1Permits@itd.idaho.gov>; dbrown@idl.idaho.gov; Dan Scholz <dan.scholz@nli.coop>; Dave Schuck <dave.schuck@bonnercountyid.gov>; David LaTourette <coolinfirechief@gmail.com>; David LaTourette <Coolinfdchief@gmail.com>; Dean Davis <deandavis@sd83.org>; East Bonner Library <Amanda@ebonnerlibrary.org>; East Priest Lake Fire District <eastpriestlakefd@gmail.com>; Erik Sjoquist <esjoquist@idl.idaho.gov>; Federal Aviation Administration <Heather.pate@faa.gov>; Frankie Dunn <Frankiejdunn@hotmail.com>; Fritz Broschet <outletbaysewer@gmail.com>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Dan Everhart <Dan.Everhart@ishs.idaho.gov>; DEQ Comments <deqcomments@deq.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; Robert Beachler <robert.beachler@itd.idaho.gov>; ITD - Stacy Simkins <stacy.simkins@itd.idaho.gov>; Jack Schenck <Jack.schenck@vyvebb.com>; Jake Gabell <jgabell@priestriver-id.gov>; Janice Best <janicesb@televar.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Jason Kimberling <jason.kimberling@itd.idaho.gov>; Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Jessie Roe <BWSD637@gmail.com>; joekren@sd83.org; Jordan Brooks <coolinsewer@gmail.com>; KayLeigh Miller <klmiller@ponderay.org>; kbsd sewer <kbsdpl@hotmail.com>; Ken Flint <ken_flint@tcenergy.com>; Kenny Huston <kenny.huston@oer.idaho.gov>; Kim Hoodenpyle <kjh5345@gmail.com>; Kim Spacek <kimspacek@sd83.org>; Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>; Laclede Water District <info@lacledewaterdistrict.org>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; Bates, Luke <Luke.Bates@idwr.idaho.gov>; Matt Diel <matt.diel@lposd.org>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>; Midas Water <midaswatercorp@gmail.com>; Mike Ahmer <mahmer@idl.idaho.gov>; Mike Schacht <firedept@clarkforkidaho.gov>; Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>; Navy - Glynis Casey <glynis.casey@navy.mil>; North of the Narrows Fire District <northofthenarrowsfire@gmail.com>; Northern Info <northerninfo@idwr.idaho.gov>; Northern Lights <kristin.mettke@nli.coop>; Northern Lights - Clint Brewing <clint.brewington@nli.coop>; Northside Water and Syringa Heights Water Association <allwater49@outlook.com>; Oden Water Association - Carla Poelstra <odenwater@gmail.com>; Pend Oreille Hospital District <kim.kichenmaster@bonnergeneral.org>; PHD <EHapplications@phd1.idaho.gov>; Priest Lake Public Library District <plplibrary@hotmail.com>; Richard Hash <Rich.hash2022@gmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Ryan

Zandhuisen <rzandhuisen@idl.idaho.gov>; Sagle Valley Water and Sewer District <saglewatersewer@gmail.com>; Sagle Valley Water & Sewer District <markc@smartplugs.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; Sam Ross <sam.ross@nli.coop>; Sarah Gilmore <sgilmore@sandpointidaho.gov>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; SCHWEITZER FIRE DISTRICT <SchweitzerFireDistrict@gmail.com>; Selkirk Association of Realtors <danielle@selkirkaor.com>; Selkirk Recreation District <elgar@whoi.edu>; Sheryl Austin <granitereeder@gmail.com>; SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Steve Elgar <selgar@mac.com>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Symone.Legg@itd.idaho.gov; Tammy Miller <tmiller@selkirkfire.com>; Tammy Miller <tmiller@selkirkfire.us>; TC Energy / TransCanada <US_crossings@tcenergy.com>; Teresa Decker <Huckleberryhoa@gmail.com>; Teresa Decker <huckbayutilities01@gmail.com>; Teresa Zamora <utilities@stoneridgeidaho.com>; Theresa Wheat <theresa@kootenai.org>; Tim Ventress <chventresswplvfd@hotmail.com>; Timberlake Fire District <Kwright@timberlakefire.com>; Tom Renzi <epofdchief@gmail.com>; US Fish & Wildlife Services <fw1idahoconsultationrequests@fws.gov>; meagan <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>
Cc: David Fisher <david.fisher@bonnercountyid.gov>; annottiamanda@yahoo.com
Subject: Bonner County Planning - File S0004-25 - Agency Review

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

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

Thank you,

Jeannie Welter

Bonner County Planning Department

Systems Technician

208-265-1458

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Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: S0004-25-PRELIMINARY PLAT SUBDIVISION-PARK ACRES

1 message

Anna Moody <Anna.Moody@deq.idaho.gov> Mon, Jan 5, 2026 at 7:29 AM
To: Denis Twohig <dtwohig@phd1.idaho.gov>, Kathryn Kolberg <KKolberg@phd1.idaho.gov>, Jamie Barton <JBarton@phd1.idaho.gov>, Bonner County Planning <planning@bonnercountyid.gov>

Thank you for sharing, Dennis. We will be making comment immediately. They changed their plans after meeting several times and were advised the requirements. They will be a


public water system subject to the Idaho Rules for Public Drinking Water Systems.

Anna Moody | Drinking Water Compliance Supervisor

Idaho Department of Environmental Quality

Office: (208) 769-1422

From: Denis Twohig <dtwohig@phd1.idaho.gov>
Sent: Friday, January 2, 2026 2:40 PM
To: Kathryn Kolberg <KKolberg@phd1.idaho.gov>; Jamie Barton <JBarton@phd1.idaho.gov>; Anna Moody <Anna.Moody@deq.idaho.gov>; Bonner County Planning <planning@bonnercountyid.gov>
Subject: S0004-25-PRELIMINARY PLAT SUBDIVISION-PARK ACRES
Importance: High

 <p>Public Health Prevent. Promote. Protect. Panhandle Health District</p>	<p>Denis Twohig Technical Records Specialist 1</p> <p>2101 W Pine St. Sandpoint, ID 83864</p> <p>P: 208.265.6384</p> <p>E: ehapplications@phd1.idaho.gov</p> <p>W: Panhandlehealthdistrict.org</p>
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Also, please delete this email after replying to the sender.

1/5/26, 10:44 AM

Bonner County Mail - [EXT SENDER] RE: S0004-25-PRELIMINARY PLAT SUBDIVISION-PARK ACRES



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - File S0004-25 - Agency Review

1 message

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

Tue, Jan 13, 2026 at 9:39 AM

Hi Jeannie,

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, December 16, 2025 9:30 AM**To:** Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Amber Burgess <clerk@ebsewerdistrict.com>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Avista Copr - Jay West <jay.west@avistacorp.com>; Avista Corp - Peggy George <peggy.george@avistacorp.com>; Becky Meyer <becky.meyer@lposd.org>; Bill Berg <billb@bbsewer.org>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <DIRECTOR@bonnercountyhistory.org>; Bonner County Solid Waste <solidwaste@bonnercountyid.gov>; Bonnie Schademan <bonnies@inlandpower.com>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Carrol Stejer

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

Cc: David Fisher <david.fisher@bonnercountyid.gov>; annottiamanda@yahoo.com

Subject: Bonner County Planning - File S0004-25 - Agency Review

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

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

Thank you,

Jeannie Welter

Bonner County Planning Department

Systems Technician

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 **BC_S0004-25_PackAcres.pdf**
211K



IDAHO DEPARTMENT OF FISH AND GAME

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

Brad Little / Governor
Jim Fredericks / Director

January 12, 2026

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

REFERENCE: S0004-25 – Pack Acres

The Idaho Department of Fish and Game (IDFG) has reviewed the above-named application proposing to divide one (1) approximately 12.75 acre parcel into ten (10) lots, ranging in size from approximately 1 to 3 acres. The parcel is zoned Industrial and is within the Spirit Lake area of impact located off Old Forest Road. 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.

There are no waterways or wetlands located on the property. The property is bordered by a large, intact State of Idaho parcel to the east, and rural development on all other sides. It is currently partially timbered and mostly flat.

Deer and turkey may remain in the area and may be problematic to residents. The area is rurally developed, and the large, intact tract of timber to the east provides wildlife habitat. Moose, elk, black 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.

As the amount of suburban development in the area continues to grow, we have seen an increase in the number of deer and elk caught in fencing. Wrought-iron fences have proven particularly hazardous to deer in suburban areas, with adults impaled on fence spikes and fawns trapped between bars. This can be disturbing to residents, may damage property, and creates an undue burden on IDFG staff resources. If perimeter fencing cannot be avoided, we recommend wildlife-

Keeping Idaho's Wildlife Heritage

friendly fencing (such as post and rail) that allows animals to move through unrestricted. Woven wire and chain link fencing result in entanglement and injury to deer and elk. Exclusion fencing (e.g., chain link with slats, wood slat) is recommended for smaller areas such as gardens or pet runs. Wildlife friendly fencing guides are available online.

Subdivision development in rural areas and along busy highways will increase traffic and contribute directly to injury and mortality of numerous birds, reptiles, amphibians, small mammals, deer, and elk from vehicle collisions. Further development in the area may increase this hazard to both wildlife and drivers.

Recommendations:

- 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) Birdseed 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:lat



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - File S0004-25 - Agency Review

1 message

Bates, Luke <Luke.Bates@idwr.idaho.gov>
 To: Bonner County Planning Department <planning@bonnercountyid.gov>

Thu, Dec 18, 2025 at 3:45 PM

REF: S0004-25

TO: Bonner County Planning Department

Good morning,

Idaho Department of Water Resources (IDWR) has received and permit approved Water Right No. 96-18662 which authorizes diversion from two (2) ground water Points of Diversion for Industrial, Commercial, and Fire Protection use(s) owned by Pack Properties LLC. The Will Serve letter annotates the property associated with this application is within the Place of Use for development under Permit 96-18662.

Thank you for the opportunity to comment,



From: Bonner County Planning Department <planning@bonnercountyid.gov>
Sent: Tuesday, December 16, 2025 9:30 AM

To: Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Amber Burgess <clerk@ebsewerdistrict.com>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Avista Copr - Jay West <jay.west@avistacorp.com>; Avista Corp - Peggy George <peggy.george@avistacorp.com>; Becky Meyer <becky.meyer@lposd.org>; Bill Berg <billb@bbsewer.org>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <DIRECTOR@bonnercountyhistory.org>; Bonner County Solid Waste <solidwaste@bonnercountyid.gov>; Bonnie Schademan <bonnies@inlandpower.com>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Carrol Stejer <CASTEJER@gmail.com>; Charity Hinshaw <Charityhinshaw@sd83.org>; Chief Debbie Carpenter <chief@spirittlakefire.com>; City of Clark Fork <city@clarkforkidaho.gov>; City of Dover <cityclerk@cityofdoveridaho.org>; City of East Hope Franck <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; City of Kootenai <cityclerk@cityofkootenai.org>; City of Oldtown <cityofoldtown@hotmail.com>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spirittlakeid.gov; Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>; Craig Hill <craighill@hillsresort.com>; D1Permits <D1Permits@itd.idaho.gov>; dbrown@idl.idaho.gov; Dan Scholz <dan.scholz@nli.coop>; Dave Schuck <dave.schuck@bonnercountyid.gov>; David LaTourette <coolinfirechief@gmail.com>; David LaTourette <Coolinfdchief@gmail.com>; Dean Davis

<deandavis@sd83.org>; East Bonner Library <Amanda@ebonnerlibrary.org>; East Priest Lake Fire District <eastpriestlakefd@gmail.com>; Erik Sjoquist <esjoquist@idl.idaho.gov>; Federal Aviation Administration <Heather.pate@faa.gov>; Frankie Dunn <Frankiejdunn@hotmail.com>; Fritz Broschet <outletbaysewer@gmail.com>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Dan Everhart <Dan.Everhart@ishs.idaho.gov>; DEQ Comments <deqcomments@deq.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; Robert Beachler <robert.beachler@itd.idaho.gov>; ITD - Stacy Simkins <stacy.simkins@itd.idaho.gov>; Jack Schenck <Jack.schenck@vyvebb.com>; Jake Gabell <jgabell@priestriver-id.gov>; Janice Best <janicesb@televar.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Jason Kimberling <jason.kimberling@itd.idaho.gov>; Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Jessie Roe <BWSD637@gmail.com>; joekren@sd83.org; Jordan Brooks <coolinsewer@gmail.com>; KayLeigh Miller <klmiller@ponderay.org>; kbsd sewer <kbsdpl@hotmail.com>; Ken Flint <ken_flint@tcenergy.com>; Kenny Huston <kenny.huston@oer.idaho.gov>; Kim Hoodenpyle <kjh5345@gmail.com>; Kim Spacek <kimspacek@sd83.org>; Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>; Laclede Water District <info@lacledewaterdistrict.org>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; Bates, Luke <Luke.Bates@idwr.idaho.gov>; Matt Diel <matt.diel@lposd.org>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>; Midas Water <midaswatercorp@gmail.com>; Mike Ahmer <mahmer@idl.idaho.gov>; Mike Schacht <firedept@clarkforkidaho.gov>; Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>; Navy - Glynis Casey <glynis.casey@navy.mil>; North of the Narrows Fire District <northofthenarrowsfire@gmail.com>; Northern Info <northerninfo@idwr.idaho.gov>; Northern Lights <kristin.mettke@nli.coop>; Northern Lights - Clint Brewing <clint.brewington@nli.coop>; Northside Water and Syringa Heights Water Association <allwater49@outlook.com>; Oden Water Association - Carla Poelstra <odenwater@gmail.com>; Pend Oreille Hospital District <kim.kichenmaster@bonnergeneral.org>; PHD <EHApplications@phd1.idaho.gov>; Priest Lake Public Library District <plplibrary@hotmail.com>; Richard Hash <Rich.hash2022@gmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Ryan Zandhuisen <rzandhuisen@idl.idaho.gov>; Sagle Valley Water and Sewer District <saglewatersewer@gmail.com>; Sagle Valley Water & Sewer District <markc@smartplugs.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; Sam Ross <sam.ross@nli.coop>; Sarah Gilmore <sgilmore@sandpointidaho.gov>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; SCHWEITZER FIRE DISTRICT <SchweitzerFireDistrict@gmail.com>; Selkirk Association of Realtors <danielle@selkirkaor.com>; Selkirk Recreation District <elgar@whoi.edu>; Sheryl Austin <granitereeder@gmail.com>; SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Steve Elgar <selgar@mac.com>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Symone.legg@itd.idaho.gov; Tammy Miller <tmiller@selkirkfire.com>; Tammy Miller <tmiller@selkirkfire.us>; TC Energy / TransCanada <US_crossings@tcenergy.com>; Teresa Decker <Huckleberryhoa@gmail.com>; Teresa Decker <huckbayutilities01@gmail.com>; Teresa Zamora <utilities@stoneridgeidaho.com>; Theresa Wheat <theresa@kootenai.org>; Tim Ventress <chventresswplvfd@hotmail.com>; Timberlake Fire District <Kwright@timberlakefire.com>; Tom Renzi <ep1fdchief@gmail.com>; US Fish & Wildlife Services <fw1idahoconsultationrequests@fws.gov>; meagan <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>

Cc: David Fisher <david.fisher@bonnercountyid.gov>; annottiamanda@yahoo.com

Subject: Bonner County Planning - File S0004-25 - Agency Review

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

Thank you,

Jeannie Welter

Bonner County Planning Department

Systems Technician

208-265-1458

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Upload documents directly

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Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] Re: Bonner County Planning - File S0004-25 - Agency Review

1 message

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

Thu, Feb 12, 2026 at 7:09 AM

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

It has come to the department's attention that the county is requiring this development to update Old Forest Rd and the approach to the highway. If that is the case, ITD will require the applicant to apply for a permit to update/improve the approach to Old Forest Rd. Applicant can submit an application here: <https://survey123.arcgis.com/share/a2d69aa0e44c403e8182b92724c6dd3e?portalUrl=https://gisp.itd.idaho.gov/portal>

Thank you,

Symone Legg | Project Coordinator
 Idaho Transportation Department | D1 Traffic
 Work: 208-772-8073 | 208.772.1297
 Email: symone.legg@itd.idaho.gov | itd.idaho.gov

Enhancing quality of life through transportation

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

Sent: Tuesday, December 16, 2025 9:30 AM

To: Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Amber Burgess <clerk@ebsewerdistrict.com>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Avista Copr - Jay West <jay.west@avistacorp.com>; Avista Corp - Peggy George <peggy.george@avistacorp.com>; Becky Meyer <becky.meyer@lposd.org>; Bill Berg <billb@bbsewer.org>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <DIRECTOR@bonnercountyhistory.org>; Bonner County Solid Waste <solidwaste@bonnercountyid.gov>; Bonnie Schademan <bonnies@inlandpower.com>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Carrol Stejer <CASTEJER@gmail.com>; Charity Hinshaw <Charityhinshaw@sd83.org>; Chief Debbie Carpenter <chief@spiritleakefire.com>; City of Clark Fork <city@clarkforkidaho.gov>; City of Dover <cityclerk@cityofdoveridaho.org>; City of East Hope Franck <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; Manda Corbett <cityclerk@cityofkootenai.org>; City of Oldtown <cityofoldtown@hotmail.com>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spiritleakeid.gov <cityclerk@spiritleakeid.gov>; Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>; Craig Hill <craighill@hillsresort.com>; D1Permits <D1Permits@itd.idaho.gov>; Dan Brown <dbrown@idl.idaho.gov>; Dan Scholz <dan.scholz@nli.coop>; Dave Schuck <dave.schuck@bonnercountyid.gov>; David LaTourette <coolinfirechief@gmail.com>; David LaTourette <Coolinfchief@gmail.com>; Dean Davis <deandavis@sd83.org>; East Bonner Library <Amanda@ebonnerlibrary.org>; East Priest Lake Fire District <eastpriestlakefd@gmail.com>; Erik Sjoquist <esjoquist@idl.idaho.gov>; Federal Aviation Administration <Heather.pate@faa.gov>; Frankie Dunn <Frankiejdunn@hotmail.com>; Fritz Broschet <outletbaysewer@gmail.com>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; ID State Historical Society - Dan Everhart <dan.everhart@ishs.idaho.gov>; Idaho Department of Environmental Quality <deqcomments@deq.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; Robert Beachler <Robert.Beachler@itd.idaho.gov>; Stacy Simkins <Stacy.Simkins@itd.idaho.gov>; Jack Schenck <Jack.schenck@vyvebb.com>; Jake Gabell <jgabell@priestriver-id.gov>; Janice Best <janicesb@televar.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Jason Kimberling <Jason.Kimberling@itd.idaho.gov>; Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Jessie Roe <BWSD637@gmail.com>; Joe Kren

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

Cc: David Fisher <david.fisher@bonnercountyid.gov>; annottiamanda@yahoo.com <annottiamanda@yahoo.com>

Subject: Bonner County Planning - File S0004-25 - Agency Review

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Thank you,

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

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Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - File S0004-25 - Agency Review

1 message

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

Tue, Dec 16, 2025 at 12:44 PM

The Idaho Transportation Department would like to provide the following comments for File S0004-25 – Preliminary Plat of Pack Acres .

The preliminary plat of Pack Acres and proposed parcels have current reasonable access of Old Forest Road. The proposed plat depicted two new drainage easements at the end Aoi Lane and Millie Lane that parallel the SH-41 right-of-way line. The construction of these facilities are required to be constructed from developer's parcel. Equipment and materials are not to access, store or operate in the state highway right-of-way. Prior to construction the developer shall survey and stake out the state highway right-of-way line to ensure there are no encroachments into the state highway right-of-way.

Robert Beachler

District 1 Planning Program Manager

Idaho Transportation Department

600 W. Prairie Ave

Coeur d'Alene, ID 83815

robert.beachler@itd.idaho.gov

(208) 772-1216

Office Hours M-TH 6-4:30

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

Sent: Tuesday, December 16, 2025 9:30 AM

To: Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Amber Burgess <clerk@ebsewerdistrict.com>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Avista Copr - Jay West <jay.west@avistacorp.com>; Avista Corp - Peggy George <peggy.george@avistacorp.com>; Becky Meyer <becky.meyer@lposd.org>; Bill Berg <billb@bbsewer.org>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <DIRECTOR@bonnercountyhistory.org>; Bonner County Solid Waste <solidwaste@bonnercountyid.gov>; Bonnie Schademan <bonnies@inlandpower.com>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Carrol Stejer <CASTEJER@gmail.com>; Charity Hinshaw <Charityhinshaw@sd83.org>; Chief Debbie Carpenter <chief@spiritlakefire.com>; City of Clark Fork

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

Cc: David Fisher <david.fisher@bonnercountyid.gov>; annottiamanda@yahoo.com

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Jeannie Welter

Bonner County Planning Department

Systems Technician

208-265-1458

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Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] Re: Bonner County Planning - File S0004-25 - Agency Review

1 message

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

Tue, Dec 16, 2025 at 10:51 AM

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

Cc: Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>

All access from SH-41 must come from Old Forest Rd.

Thank you,

Symone Legg | Project Coordinator
 Idaho Transportation Department | D1 Traffic
 Work: 208-772-8073 | 208.772.1297
 Email: symone.legg@itd.idaho.gov | itd.idaho.gov

Enhancing quality of life through transportation

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

Sent: Tuesday, December 16, 2025 9:30 AM

To: Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Amber Burgess <clerk@ebsewerdistrict.com>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Avista Copr - Jay West <jay.west@avistacorp.com>; Avista Corp - Peggy George <peggy.george@avistacorp.com>; Becky Meyer <becky.meyer@lposd.org>; Bill Berg <billb@bbsewer.org>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <DIRECTOR@bonnercountyhistory.org>; Bonner County Solid Waste <solidwaste@bonnercountyid.gov>; Bonnie Schademan <bonnies@inlandpower.com>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Carrol Stejer <CASTEJER@gmail.com>; Charity Hinshaw <Charityhinshaw@sd83.org>; Chief Debbie Carpenter <chief@spiritlakefire.com>; City of Clark Fork <city@clarkforkidaho.gov>; City of Dover <cityclerk@cityofdoveridaho.org>; City of East Hope Franck <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; Manda Corbett <cityclerk@cityofkootenai.org>; City of Oldtown <cityofoldtown@hotmail.com>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spiritlakeid.gov <cityclerk@spiritlakeid.gov>; Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>; Craig Hill <craighill@hillsresort.com>; D1Permits <D1Permits@itd.idaho.gov>; Dan Brown <dbrown@idl.idaho.gov>; Dan Scholz <dan.scholz@nli.coop>; Dave Schuck <dave.schuck@bonnercountyid.gov>; David LaTourette <coolinfirechief@gmail.com>; David LaTourette <Coolinfldchief@gmail.com>; Dean Davis <deandavis@sd83.org>; East Bonner Library <Amanda@ebonnerlibrary.org>; East Priest Lake Fire District <eastpriestlakefd@gmail.com>; Erik Sjoquist <esjoquist@idl.idaho.gov>; Federal Aviation Administration <Heather.pate@faa.gov>; Frankie Dunn <Frankiejdunn@hotmail.com>; Fritz Broschet <outletbaysewer@gmail.com>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; ID State Historical Society - Dan Everhart <dan.everhart@ishs.idaho.gov>; Idaho Department of Environmental Quality <deqcomments@deq.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; Robert Beachler <Robert.Beachler@itd.idaho.gov>; Stacy Simkins <Stacy.Simkins@itd.idaho.gov>; Jack Schenck <Jack.schenck@vyvebb.com>; Jake Gabell <jgabell@priestriver-id.gov>; Janice Best <janicesb@televar.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Jason Kimberling <Jason.Kimberling@itd.idaho.gov>; Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Jessie Roe <BWSD637@gmail.com>; Joe Kren <joekren@sd83.org>; Jordan Brooks <coolinsewer@gmail.com>; KayLeigh Miller <kmillier@ponderay.org>; kbsd sewer <kbsdpl@hotmail.com>; Ken Flint <ken_flint@tcenergy.com>; Kenny Huston <kenny.huston@oer.idaho.gov>; Kim Hoodenpyle <kjh5345@gmail.com>; Kim Spacek <kimspacek@sd83.org>; Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>; Laclede Water District <info@lacledewaterdistrict.org>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; Luke Bates <luke.bates@idwr.idaho.gov>; Matt Diel <matt.diel@lposd.org>; Merritt Horsmon <merritt.horsmon@idfg.idaho.gov>; Midas Water <midaswatercorp@gmail.com>; Mike Ahmer <mahmer@idl.idaho.gov>; Mike Schacht <firedept@clarkforkidaho.gov>;

Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>; Navy - Glynis Casey <glynis.casey@navy.mil>; North of the Narrows Fire District <northofthenarrowsfire@gmail.com>; Northern Info <northerninfo@idwr.idaho.gov>; Northern Lights <kristin.mettke@nli.coop>; Northern Lights - Clint Brewing <clint.brewington@nli.coop>; Northside Water and Syringa Heights Water Association <allwater49@outlook.com>; Oden Water Association - Carla Poelstra <odenwater@gmail.com>; Pend Oreille Hospital District <kim.kichenmaster@bonnergeneral.org>; PHD <EHApplications@phd1.idaho.gov>; Priest Lake Public Library District <plplibrary@hotmail.com>; Richard Hash <Rich.hash2022@gmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Ryan Zandhuisen <rzandhuisen@idl.idaho.gov>; Sagle Valley Water and Sewer District <saglewatersewer@gmail.com>; Sagle Valley Water & Sewer District <markc@smartplugs.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; Sam Ross <sam.ross@nli.coop>; Sarah Gilmore <sgilmore@sandpointidaho.gov>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; SCHWEITZER FIRE DISTRICT <SchweitzerFireDistrict@gmail.com>; Selkirk Association of Realtors <danielle@selkirkaor.com>; Selkirk Recreation District <elgar@whoi.edu>; Sheryl Austin <granitereeder@gmail.com>; SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Steve Elgar <selgar@mac.com>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Symone Legg <Symone.Legg@itd.idaho.gov>; Tammy Miller <tmiller@selkirkfire.com>; Tammy Miller <tmiller@selkirkfire.us>; TC Energy / TransCanada <US_crossings@tcenergy.com>; Teresa Decker <Huckleberryhoa@gmail.com>; Teresa Decker <huckbayutilities01@gmail.com>; Teresa Zamora <utilities@stoneridgeidaho.com>; Theresa Wheat <theresa@kootenai.org>; Tim Ventress <chventresswplvfd@hotmail.com>; Timberlake Fire District <Kwright@timberlakefire.com>; Tom Renzi <epfldchief@gmail.com>; US Fish & Wildlife Services <fw1idahoconsultationrequests@fws.gov>; West Bonner Library <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>
Cc: David Fisher <david.fisher@bonnercountyid.gov>; annottiamanda@yahoo.com <annottiamanda@yahoo.com>
Subject: Bonner County Planning - File S0004-25 - 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.

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

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

Thank you,

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

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

Build smarter. Apply online.
Online Application Guide



Janna Brown <janna.brown@bonnercountyid.gov>

File S0004-25-Preliminary Plat Subdivision

1 message

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

Wed, Dec 17, 2025 at 12:14 PM

Good Afternoon:

Attached is the District's response to the above named file. Please add:

clerk@kootenaiponderaysewerdistrict.org

to the list to receive the planning notices.

Thank you!

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

Colleen Johnson

Business Office Manager

Kootenai-Ponderay Sewer District


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

511 Whiskey Jack Road Sandpoint, Idaho 83864

P.O. Box 562, Kootenai, ID 83840

“Dance with Life”



 **25_12_BC_S0004_25_PrelimPlat.pdf**
93K



NOTICE OF PUBLIC HEARING

I hereby certify that a true and correct copy of this "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this 16th day of **December 2025**.

Jeanie L. Welter
Jeanie Welter, Systems Technician

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Tuesday, December 16, 2025**.

NOTICE IS HEREBY GIVEN that the Zoning Commission will hold a public hearing at **5:30 pm** on **Thursday, January 22, 2026**, in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following request:

File S0004-25 -Preliminary Plat Subdivision - Pack Acres: The applicants are proposing to divide a 12.747-acre lot into 10 lots, ranging from 1-3.003-acres. The property is zoned Industrial. The project is located off Old Forest Road in Section 31, Township 54 North, Range 04 West, Boise-Meridian. The project is located within the Spirit Lake Area of Impact and the service area of Spirit Lake Fire District, and Avista Utilities.

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

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

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

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

NO COMMENT *Kootenai-Ponderay Sewer District* ^{*AS*} *12/17/25*
Name Date

Out of Boundaries



Janna Brown <janna.brown@bonnercountyid.gov>


[EXT SENDER] S0004-25-PRELIMINARY PLAT SUBDIVISION-PARK ACRES

1 message

Denis Twohig <dtwohig@phd1.idaho.gov>

Fri, Jan 2, 2026 at 2:39 PM

To: Kathryn Kolberg <KKolberg@phd1.idaho.gov>, Jamie Barton <JBarton@phd1.idaho.gov>, "Anna.Moody@deq.idaho.gov" <anna.moody@deq.idaho.gov>, Bonner County Planning <planning@bonnercountyid.gov>

 <p>Public Health Prevent. Promote. Protect. Panhandle Health District</p>	<p>Denis Twohig Technical Records Specialist 1 2101 W Pine St. Sandpoint, ID 83864 P: 208.265.6384 E: ehapplications@phd1.idaho.gov W: Panhandlehealthdistrict.org</p>
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 **S0004-25-PRELIMINARY PLAT SUBDIVISION-PARK ACRES.pdf**
59K



Panhandle Health District

Healthy People in Healthy Communities

Public Health
Prevent. Promote. Protect.

Panhandle Health District



January 2, 2026

Jeannie Welter, Systems Technician
Bonner County Planning Dept
1500 Highway 2, Suite 208
Sandpoint, ID 83864

RE: File S0004-25-Preliminary Plat Subdivision-Pack Acres

To whom it may concern –

This letter is intended as Panhandle Health District (PHD) comments regarding the Bonner County application S0004-25. PHD has the following comments:

- If this proposal will require PHD to review & lift sanitary restrictions for the proposed subdivision, then the applicant must submit a completed PHD Land Development Application to our office, along with all requisite fees and associated documents. It does not appear that PHD has a current application for the proposed “Short Plat-Pack Acres.” subdivision.
- The application indicates the lots will be served by “Individual Septic Systems and Shared Wells.” It appears this subdivision will meet the public water system criteria.

The applicant or representative should refer to panhandlehealthdistrict.org for an application or additional information, or contact our office at (208) 265-6384.

Regards,

Aubrey Naylor, REHS-Panhandle Health District

Cc: Kathryn Kolberg, Environmental Health Program Manager Panhandle Health District: kkolberg@phd1.idaho.gov

Jaime Barton, Environmental Health Program Manager, Panhandle Health District: JBarton@phd1.idaho.gov

Anna Moody, Drinking Water Compliance Supervisor, DEQ: Anna.Moody@deq.idaho.gov

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



Janna Brown <janna.brown@bonnercountyid.gov>

Re: [EXTERNAL] Bonner County Planning - File S0004-25 - Agency Review

1 message

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

Tue, Dec 16, 2025 at 10:25 AM

No comment. TC Energy.

Not near Pipeline ROW.

Ken

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

Sent: Tuesday, December 16, 2025 9:30 AM

To: Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Amber Burgess <clerk@ebsewerdistrict.com>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Avista Copr - Jay West <jay.west@avistacorp.com>; Avista Corp - Peggy George <peggy.george@avistacorp.com>; Becky Meyer <becky.meyer@lposd.org>; Bill Berg <billb@bbsewer.org>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <DIRECTOR@bonnercountyhistory.org>; Bonner County Solid Waste <solidwaste@bonnercountyid.gov>; Bonnie Schademan <bonnies@inlandpower.com>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Carrol Stejer <CASTEJER@gmail.com>; Charity Hinshaw <Charityhinshaw@sd83.org>; Chief Debbie Carpenter <chief@spiritleakefire.com>; City of Clark Fork <city@clarkforkidaho.gov>; City of Dover <cityclerk@cityofdoveridaho.org>; City of East Hope Franck <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; City of Kootenai <cityclerk@cityofkootenai.org>; City of Oldtown <cityofoldtown@hotmail.com>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spiritleakeid.gov <cityclerk@spiritleakeid.gov>; Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>; Craig Hill <craighill@hillsresort.com>; D1Permits <D1Permits@itd.idaho.gov>; Dan Brown <dbrown@idl.idaho.gov>; Dan Scholz <dan.scholz@nli.coop>; Dave Schuck <dave.schuck@bonnercountyid.gov>; David LaTourette <coolinfirechief@gmail.com>; David LaTourette <Coolinfidchief@gmail.com>; Dean Davis <deandavis@sd83.org>; East Bonner Library <Amanda@ebonnerlibrary.org>; East Priest Lake Fire District <eastpriestlakefd@gmail.com>; Erik Sjoquist <esjoquist@idl.idaho.gov>; Federal Aviation Administration <Heather.pate@faa.gov>; Frankie Dunn <Frankiejdunn@hotmail.com>; Fritz Broschet <outletbaysewer@gmail.com>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; ID State Historical Society - Dan Everhart <dan.everhart@ishs.idaho.gov>; Idaho Department of Environmental Quality <deqcomments@deq.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdclerk@gmail.com>; ITD - Robert Beachler <robert.beachler@itd.idaho.gov>; ITD - Stacy Simkins <stacy.simkins@itd.idaho.gov>; Jack Schenck <Jack.schenck@vyvebb.com>; Jake Gabell <jgabell@priestriver-id.gov>; Janice Best <janicesb@televar.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Jason Kimberling <jason.kimberling@itd.idaho.gov>; Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Jessie Roe <BWSD637@gmail.com>; Joe Kren <joekren@sd83.org>; Jordan Brooks <coolinsewer@gmail.com>; KayLeigh Miller <kmillier@ponderay.org>; kbsd sewer <kbsdpl@hotmail.com>; Ken Flint <ken_flint@tcenergy.com>; Kenny Huston <kenny.huston@oer.idaho.gov>; Kim Hoodenpyle <kjh5345@gmail.com>; Kim Spacek <kimspacek@sd83.org>; Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>; Laclede Water District <info@lacledewaterdistrict.org>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; Luke Bates <luke.bates@idwr.idaho.gov>; Matt Diel <matt.diel@lposd.org>; Merritt Horsmon <merritt.horsmon@idfg.idaho.gov>; Midas Water <midaswatercorp@gmail.com>; Mike Ahmer <mahmer@idl.idaho.gov>; Mike Schacht <firedept@clarkforkidaho.gov>; Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>; Navy - Glynis Casey <glynis.casey@navy.mil>; North of the Narrows Fire District <northofthenarrowsfire@gmail.com>; Northern Info <northerninfo@idwr.idaho.gov>; Northern Lights <kristin.mettke@nli.coop>; Northern Lights - Clint Brewing <clint.brewington@nli.coop>; Northside Water and Syringa Heights Water Association <allwater49@outlook.com>; Oden Water Association - Carla Poelstra <odenwater@gmail.com>; Pend Oreille Hospital District <kim.kichenmaster@

bonnergeneral.org>; PHD <EHapplications@phd1.idaho.gov>; Priest Lake Public Library District <plplibrary@hotmail.com>; Richard Hash <Rich.hash2022@gmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Ryan Zandhuisen <rzandhuisen@idl.idaho.gov>; Sagle Valley Water and Sewer District <saglewatersewer@gmail.com>; Sagle Valley Water & Sewer District <markc@smartplugs.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; Sam Ross <sam.ross@nli.coop>; Sarah Gilmore <sgilmore@sandpointidaho.gov>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; SCHWEITZER FIRE DISTRICT <SchweitzerFireDistrict@gmail.com>; Selkirk Association of Realtors <danielle@selkirkaor.com>; Selkirk Recreation District <elgar@whoi.edu>; Sheryl Austin <granitereeder@gmail.com>; SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Steve Elgar <selgar@mac.com>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Symone.legg@itd.idaho.gov <Symone.legg@itd.idaho.gov>; Tammy Miller <tmiller@selkirkfire.com>; Tammy Miller <tmiller@selkirkfire.us>; US Crossings <us_crossings@tcenergy.com>; Teresa Decker <Huckleberryhoa@gmail.com>; Teresa Decker <huckbayutilities01@gmail.com>; Teresa Zamora <utilities@stoneridgeidaho.com>; Theresa Wheat <theresa@kootenai.org>; Tim Ventress <chventresswplvfd@hotmail.com>; Timberlake Fire District <Kwright@timberlakefire.com>; Tom Renzi <eplfdchief@gmail.com>; US Fish & Wildlife Services <fw1idahoconsultationrequests@fws.gov>; West Bonner Library <meagan@westbonnerlibrary.org>; West Pend Oreille Fire District <wpofd1@gmail.com>
Cc: David Fisher <david.fisher@bonnercountyid.gov>; annottiamanda@yahoo.com <annottiamanda@yahoo.com>
Subject: [EXTERNAL] Bonner County Planning - File S0004-25 - Agency Review

EXTERNAL EMAIL: PROCEED WITH CAUTION.

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

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

Thank you,

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

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Upload documents directly

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STATE OF IDAHO
OFFICE OF THE ATTORNEY GENERAL
RAÚL R. LABRADOR

March 20, 2026

Amanda Preston
Pack Properties, LLC
3061 N. Allison Street
Post Falls, ID 83854

VIA E-MAIL ONLY: annottiamanda@yahoo.com

Re: Pack Acres Drinking Water System

Dear Ms. Preston,

Please find the following agency comment regarding Pack Properties, LLC, (Pack) minor land divisions, subdivision and planned water system development. Prior to serving any water to the public as a public drinking water system, the planning, source development, pipes in the ground, appurtenances, source, and all other conveyances for public consumption must be approved by the Idaho Department of Environmental Quality (Department) and meet the Idaho Rules for Public Drinking Water Systems (IDAPA 58.01.08) prior to construction of water system components, per Idaho Code § 39-118. When there are an average of 25 people or 15 connections or more served greater than 60 days per year, the water system will be regulated for operations and maintenance requirements with routine monitoring, inspections and compliance requirements.

The submission to Bonner County, file S0004-25, indicates the planned water system is not currently planned, designed, or proposed to operate as a public drinking water system. The previous 4-lot minor land division, and current subdivision of 10 lots demonstrate 13 lots to be served by the planned water system. Records according to Bonner County, the Department records and Idaho Department of Water Resource (IDWR) indicate well construction plans and a water right (WR# 95-18662) to serve 13 lots and two points of diversion for Bonner County Parcels RP016310000020A, RP016310000030A, and RP016310000040A (zoned industrial), and RP016310000010A (zoned residential rural). The Department generally considers water systems that serve 10 or more connections to be public drinking water systems based on census data to serve an average 2.5 people per service connection, with the planned water system potentially serving at least 33 people through at least 13 connections.

Where Pack reportedly does not currently serve the referenced lots, or number of people, this letter serves as notice that Pack will be required to construct/re-construct the entire drinking water system to bring it into compliance with IDAPA 58.01.08 and Idaho Code § 39-118 prior

to serving 25 or more people 60 or more days per year or 15 connections. Please note the Department comments on and reviews well-source and well lot development for the planned water system. Bonner County and Department records indicate there are potentially three points of diversion (POD) with shared wells, whereas the IDWR WR 95-18662 is approved for only two PODs. Department records indicate a well site evaluation was partially complete for the proposed PODs. One of those PODs is on a Bonner County parcel recorded with ownership by Damon and Megan Olsen (Warranty Deed, Bonner County Instrument 1051422). Well lots for public drinking water sources must meet minimum set-back requirements from the nearest property line (50 feet) and potential sources of contamination; and must be owned in fee simple or controlled by lease or easement for the useful life of the well, per the rules.

Regulated “public drinking water system” rules under the Idaho Rules for Public Drinking Water Systems (IDAPA 58.01.08) must be met prior to construction and prior to receiving authorization to serve:

1. The well location(s) and construction must first be assessed and approved by the Department, with an in-person site visit. If it cannot be approved to meet Idaho Rules for Public Drinking Water Systems, 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. Department approval must be received prior to the construction of any water system component.
2. A facility plan and associated preliminary engineering reports (PER) developed by an Idaho licensed professional engineer, which includes relevant requirements listed in IDAPA 58.01.08 Sections 500 through 560, must be submitted to and approved by the Department.
3. Plans and specifications for the drinking water infrastructure to serve this project must be submitted to the Department by an Idaho licensed professional engineer and approved by the Department before commencing construction, and the well pump test must be performed and approved in accordance with Department requirements.
4. Initial water quality monitoring must be performed.
5. Additionally, requirements may include demonstration of Technical, Financial, and Managerial capacity, and the future need for a licensed water system operator.

Further, please be sure you are aware of the requirements of Idaho Code § 31-3805 regarding the delivery of water within subdivisions. The code section states in relevant part: “For any subdivision that lies within the service area or area of city impact of a municipal provider, the following requirements apply: (a) If a shared well or public water system is installed, it shall be designed to meet requirements of that municipal provider and be planned to integrate with and connect to the municipal provider’s system when appropriate.” While I cannot provide legal advice on this issue, it is highly recommended you consult with your legal counsel regarding the location of your planned subdivision and if it lies within an area of impact as this will influence your planned construction and additional requirements apply.

The Department also highly recommends reviewing Idaho Code § 39-118 and following the appropriate design standards before commencing construction of your water system. This code section applies to new construction and material modifications of public water systems. In the

learned experience of Department staff, any water delivery system that has the potential to become regulated as a public drinking water system is highly encouraged to follow this procedure to ensure a system, once built, will not have to re-construct the entire system when it reaches the threshold and becomes a regulated system, as it must be approved, constructed, and authorized prior to serving the public from a public drinking water system.

In short, your planned project has the potential to be a public drinking water system with an average of 33 or more people, 60 or more days per year, and does not meet the definition of a public water system at this time. However, if the system plans change, or as it approaches the presumed average and meets the criteria of a regulated system, the cost to bring your system into compliance with the Idaho Rules for Public Drinking Water Systems may be exorbitant. As such, the Department strongly recommends that you design and construct your water system in anticipation of regulation to avoid issues in the future.

Violation of the Idaho Rules for Public Drinking Water Systems and Idaho Code § 39-118 may incur formal enforcement action involving disapproval, reconstruction or modification of the system, District Court action, civil penalties, assessment of costs and expenses, restraining orders, injunctions, attorney's fees, re-imposition of sanitary restrictions or other relief available under Idaho Code § 39-108. State disapproval could mean that business owners may be unable to sell their property due to the reluctance of financial institutions to provide financing on property supplied by a disapproved public drinking water system.

Kind regards,



Kathryn A. Ritter
Deputy Attorney General

Cc: Anna Moody, Drinking Water Compliance Supervisor
Katy Baker-Casile, Engineering Manager
Tyler Fortunati, Drinking Water Bureau Chief
Cassandra Lemmons, Drinking Water Compliance & Enforcement Supervisor
Jerri Henry, Drinking Water Protection and Finance Division Administrator

Appendix C: Zoning Commission Recommendation



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

March 17, 2026

FROM: Bonner County Zoning Commission
TO: Bonner County Board of County Commissioners
SUBJ.: S0004-25 – Pack Acres
ENCL: (1) Preliminary Plat Recommended for Approval
(2) Reasoned Statement Worksheet
(3) S0004-25 Zoning Commission Staff Report

The Zoning Commission, at their March 5, 2026, public hearing, recommended approval of the referenced application 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 Mauk, recommend approval of this project to the Board of Commissioners, FILE S0004-25, Pack Acres, requesting to divide a 12.747-acre lot into ten (10) lots ranging from 1-3.003-acres. The property is zoned Industrial and located in Section 31, Township 54 North, Range 4 West, Boise Meridian, Bonner County, Idaho, finding that it is in accord with the Bonner County Revised Code as enumerated in the following conclusions of law:

Conclusion 1: The proposed subdivision **is** in accord with the purposes of Title 12 and of the Industrial zoning district.

Conclusion 2: The site **is** physically suitable for the proposed development.

Conclusion 3: The design of the proposed subdivision **will not** adversely impact Bonner County's natural resources, as identified in the comprehensive plan. Any adverse impacts or potential for impacts shall be mitigated as a condition of approval.

Conclusion 4: The public and private services, including but not limited to water, sewer services, solid waste, fire protection, emergency services, and school facilities and transportation, which will serve the proposed subdivision **are** adequate for the needs of future residents or users.

Conclusion 5: The proposed subdivision **will not** cause circumstances to exist that will cause future residents or the public at large to be exposed to hazards to health or safety.

Conclusion 6: The design of the proposed subdivision or related improvements **will** provide for coordinated access with the county system of roads and with adjacent properties and **will not** impede the use of public easements for access to, or through the proposed subdivision. The proposed transportation system **is** designed to adequately and safely serve the future residents or users without adversely impacting the existing transportation system by reducing the quality or level of service or creating hazards or congestion.

Conclusion 7: The proposed subdivision **is** designed to comply with the design criteria for subdivisions set forth in Subchapter 6.2 of this chapter.

Conclusion 8: The proposed subdivision **is not** in conflict with the policies of the Bonner County Comprehensive Plan.

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

Commissioner Pound seconded the motion.

ROLL CALL VOTE:

Commissioner Johnson:	YES
Commissioner Poulsen:	YES
Commissioner Pound:	YES
Commissioner Mauk:	YES

VOTED upon and the Chair declared the motion carried, unanimously.

Conditions of Approval:

1. Per BCRC 12-6243.D, all proposed lots shall be designed by the applicant to provide a fire protection plan for the proposed lots to provide, at a minimum, an assessment of fire risk and plans to reduce the risk, and provisions for defensible space, where material capable of allowing a fire to spread unchecked will be treated, cleared or modified to slow the rate and intensity of an advancing wildfire and to create an area for fire suppression operations to occur, and for at least one of the following:

- a. Prior to final plat, an approved water and fire hydrant system capable of providing one thousand (1,000) gallons per minute for a minimum of two (2) hours where a community water system exists or is proposed as part of the development and is capable of delivering the pressurized water supply necessary for delivering fire flows as prescribed by the international fire code, as adopted by the state fire marshal, and such later editions as may be so published and adopted by the state fire marshal, or as amended, modified or superseded, and incorporated herein by reference with a copy on file with the office of the clerk of the board of county commissioners, and hereinafter referred to as IFC.
- b. A note on the final subdivision plat stating: "At the time of building location permit or building permit, the lot owner shall install a minimum two thousand (2,000) gallon water storage system, meeting IFC standards". Refill on demand is not required to meet IFC standards.
- c. A note on the final subdivision plat stating: "The installation of an approved IFC residential fire suppression sprinkler system is required in all newly constructed residences".
- d. Prior to final plat, a manmade or natural water source with a dry hydrant capable of delivering adequate water supply as prescribed by IFC.
- e. A note on the final subdivision plat stating: "At the time of building permit or building location permit, the lot owner shall install an approved fire suppression method to the satisfaction of Bonner County".

A fire protection plan has been submitted as part of the application.

In addition to this plan, the project shall meet at least one of the sub-conditions as noted in points "a" through "e" above.

2. Per BCRC 12-624.A, all new roads created for subdivisions shall be designated by unique road names, unless such roads are determined to be and are designed to be extensions of existing roads. Upon further review of the project, the proposed road names will be verified for compliance with this requirement. Road names will require a modification if not found to follow this requirement.
3. Private roads are to be designed to meet private road standards of BCRC Title 12, Appendix A.
4. 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.

5. Per BCRC 12-644, after the preliminary plat is approved, the subdivider shall have an improvement plan for the subdivision prepared by a registered civil engineer. Two (2) copies of the improvement plan shall be filed with the county engineer. This plan shall include the following:
 - a. The subdivision name and number, geographic grid (township, range and tier, section number and location within the section), north arrow, date and scale no smaller than one hundred feet to the inch (1" = 100').
 - b. The plan and profile of all proposed roads showing final grades and cross sections of roads in accord with the requirements contained in title 2 of this code.
 - c. The plan and profile of proposed sanitary and stormwater systems with grades and sizes indicated. Drain calculations may be required.
 - d. A grading plan, showing stormwater drainage for each lot.
 - e. Any other improvements such as curbs, gutters, sidewalks, bridges, lift stations, fire hydrants, street lighting, etc., as required, and in accord with the requirements contained in Title 2 of the Bonner County Revised Code or Appendix A of Title 12 of the Bonner County Revised Code. Construction and inspection of road improvements shall be completed in accord with the requirements contained in Title 2 of the Bonner County Revised Code or Appendix A of Title 12 of the Bonner County Revised Code.
6. After the approval of the improvement plans has been obtained from Bonner County, the subdivider may begin construction of improvements on site as approved. After the completion of the improvements on site, the applicant's engineer shall submit inspection reports of the built improvements to the County for review.

Per BCRC 12-644.B, the county engineer, or his representative, shall check inspection reports of the applicant's engineer and shall perform a final inspection and additional inspections (if called for). Construction and inspection of road improvements shall be completed in accord with the requirements contained in Title 2 of the Bonner County Revised Code or Appendix A of Title 12 of the Bonner County Revised Code.

7. Per BCRC 12-644.C, in lieu of completing all improvements as required before final plat recording, the subdivider shall enter into a surety agreement with the board agreeing to complete the improvements in accordance with surety agreement conditions and preliminary and final plat approvals. A cash deposit, certificate of deposit, corporate surety bond written by an insurance company licensed in Idaho having a rating from AM Best & Company of "A" or better, letter of credit issued and backed by a federal or state chartered bank, is required equivalent to one hundred fifty percent (150%) of the project engineer's estimated cost of construction of the improvements for the purpose of guaranteeing completion of the work and repair of any defects in improvements which occur within one year of the first acceptance of the completed work by the board. Sureties guaranteeing the work and repair of any defects in improvements which occur within one year after first acceptance of the completed work by the board may be reduced by the board by one-half (1/2) for that one year. The surety agreement shall be valid for a period not to exceed two (2) calendar years from the date of approval. At any time prior to the expiration date of the surety agreement, the subdivider may make a written request to the planning director for a single extension of the surety agreement for a period up to two (2) years. The board may consider such request for extension at any regular business meeting. The extension request must be approved or denied by the board prior to the expiration date of the surety agreement.
8. 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.
9. The applicant submitted a stormwater management and erosion control plan, prepared by Verdis Engineering in October 2025. The plan shall be reviewed and revised as needed to gain approval from Bonner County Engineers.
10. After the approval of the preliminary plat, a final plat shall be prepared in conformance with BCRC 12-646, BCRC 12-647 and submitted to the Planning Department for review. The applicant shall also submit a copy of a current preliminary title report along with the final plat, as per BCRC 12-648.
11. The portion of Old Forest Road adjacent to subdivision to be improved to Bonner County Private Road Standards.
12. A Road Maintenance Association to be formed.
13. All necessary Idaho Transportation Permits shall be obtained.

Please contact the Planning Department if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff Poulsen". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Jeff Poulsen, Chair
Bonner County Zoning Commission

cc: Planning Department

Reasoned Statement Worksheet – S0004-25:

BCRC Code	Standard for	Required	Provided
12-268	Application Process, General Provisions	Agency Routing	Public agencies were notified on December 16, 2025.
12-412	Density and Dimensional Standards: Industrial	Minimum Lot Size required with individual septic and urban water service: 1-Acre.	The smallest lots proposed are 1 acre. Adopt the findings of the Staff Report.
12-610	Applicability & Qualifications	Conformance with BCRC Title 12	This is a Subdivision, the lot was legally created. Adopt the findings of the Staff Report.
12-620	General	Easements, constraints, reserved land areas to be shown and marked on the plats.	Adopt the findings of the Staff Report.
12-621	Lot Design	All proposed lots or parcels which are three hundred feet (300') or less in width shall maintain a depth to width ratio of not greater than three point two to one (3.2:1).	Adopt the findings of the Staff Report.
12-623	Services and Utilities	Water supply, sewage disposal, fire protection	Adopt the findings of the Staff Report. Conditions of Approval address this.
12-624.A	Road name	Unique road names for new roads.	Adopt the findings of the Staff Report. Conditions of Approval address this.
12-624.B	Road standards	Road to be designed to meet private road standards of BCRC Title 12, Appendix A.	Adopt the findings of the Staff Report. Conditions of Approval address this. New conditions of approval being added, to require Old Forest Road to be developed to private road standards and ITD approval of the encroachment.
12-624.C	Legal access	Legal access to each proposed lot	Adopt the findings of the Staff Report.
12-624.D	Public road frontage	For lots less than 5 acres in size, direct frontage and direct access to public roads required.	Adopt the findings of the Staff Report. Exceptions allowed for interior roads within the Industrial District.
12-625	Trails and Parks	Bonner County Trails Plan Public Access, Parks and Facilities	This standard is not applicable; no trail plan exists. Adopt the findings of the Staff Report.

12-626.A	Natural Hazards	Subdivision to be designed around identified natural hazards	Adopt the findings of the Staff Report.
12-626.B	Conformance with BCRC 12-7	Conformance with environmental standards.	Adopt the findings of the Staff Report. Additional Analysis below.
12-642.A	Application Content	Application form	The application was deemed complete on Oct. 29, 2025. Adopt the findings of the Staff Report.
12-642.B	Application Content	Preliminary Plat, prepared by Idaho licensed surveyor, showing parcels to be created.	Adopt the findings of the Staff Report. The preliminary plat is stamped by a licensed surveyor, certifying it's accuracy.
12-642.B.1	Plat Content	Subdivision name, geographic grid, north arrow, and vicinity map, vicinity road pattern.	Adopt the findings of the Staff Report. The preliminary plat is stamped by a licensed surveyor, certifying it's accuracy.
12-642.B.2	Plat Content	Boundary line of tract to be subdivided, intersection property lines, abutting roads, names and addresses of adjoining owners shown in their respective places of ownership on the plat.	Adopt the findings of the Staff Report. The preliminary plat is stamped by a licensed surveyor, certifying it's accuracy.
12-642.B.3	Plat Content	Location, dimensions and area of proposed lots. Lot numbering.	Adopt the findings of the Staff Report. The preliminary plat is stamped by a licensed surveyor, certifying it's accuracy.
12-642.B.4	Plat Content	Location, dimensions and tentative names of proposed streets and roads.	Adopt the findings of the Staff Report. The preliminary plat is stamped by a licensed surveyor, certifying it's accuracy.
12-642.B.5	Plat Content	Sufficient contours to show the shape of the land and extending at least one hundred feet beyond the subdivision limits.	Adopt the findings of the Staff Report. The preliminary plat is stamped by a licensed surveyor, certifying it's accuracy.
12-642.B.6	Plat Content	Location of water courses, floodplains per FIRMs with BFEs.	Adopt the findings of the Staff Report. The preliminary plat is stamped by a licensed surveyor, certifying it's accuracy.
12-642.B.7	Plat Content	Existing wells, springs, wetland boundaries, wetland delineations, drainage channels, overhead and underground utility lines, structures,	Adopt the findings of the Staff Report. The preliminary plat is stamped by a licensed surveyor, certifying it's accuracy.

		sanitary sewers and culverts within the tract.	
12-642.B.8	Plat Content	Proposed method of water supply, sewage and solid waste disposal.	Adopt the findings of the Staff Report. The preliminary plat is stamped by a licensed surveyor, certifying it's accuracy.
12-642.B.9	Plat Content	All easements of record, including sufficient data to identify conveyance.	Adopt the findings of the Staff Report. The preliminary plat is stamped by a licensed surveyor, certifying it's accuracy.
12-642.B.10	Plat Content	Purpose indication for lots reserved for public dedication or common use of property owners.	Adopt the findings of the Staff Report. No lots have been reserved for public dedication.
12-642.B.11	Plat Content	Statement for intended use of parcels.	Adopt the findings of the Staff Report. The preliminary plat is stamped by a licensed surveyor, certifying it's accuracy.
12-642.C.2	Road design and profile	Preliminary road design and profile prepared, stamped and signed by Idaho licensed engineer.	Adopt the findings of the Staff Report. The preliminary plat is stamped by a licensed surveyor, certifying it's accuracy. Exceptions for roadway standards allowed, and Condition of Approval added.
12-643.A	Application filed	In accord with 12-268	Adopt the findings of the Staff Report.
12-643.B	Public hearing	In accord with Subchapter 2.6	Adopt the findings of the Staff Report. Public Hearing being held.
12-644	Improvements Plan	Plan to be prepared by a registered civil engineer. Two copies to be provided.	Not Required at this stage.
12-645	Standards for Review		Listed in Conclusions.
12-646	Final Plat, Contents		Not Required at this stage.
12-647	Endorsements on Final Plat		Not Required at this stage.
12-7.2	Grading, Stormwater Management and Erosion Control	Applicability: All new subdivisions subject to the provisions of chapter 6 of this title, as amended, and all new planned unit developments subject to the provisions of chapter 2, subchapter 2.5 of this title, as amended, except as provided for in	Preliminary plan submitted on 10/17/25. Condition of Approval added. Adopt the findings of the Staff Report.

		subsection 12-720.3.J of this subchapter.	
12-7.4	Wildlife	Not applicable.	No agencies identified any critical wildlife habitats. Adopt the findings of the Staff Report.
12-7.6	Hillsides	Geotechnical Survey Requirement	Adopt the findings of the Staff Report. No slopes of 30% or greater exist on the proposed site. Soils are easily excavated, with no blasting required.
Title 14	Flood Damage Prevention	Development to occur as per BCRC, Title 14.	Adopt the findings of the Staff Report. No Floodplains or Floodways are located on the site. Site contains SFHA Zone X.