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File SS0004-25- Short Plat - Meadow Ridge Estates

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To: Bonner County Planning <planning@bonnercountyid.gov>
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Road and Bridge has the following comments

. A dedication of an additional 5ft of public right-of-way along the frontage of Wrenco Loop Road is requested. Our standard width for public right of way on collector roads is currently 60 to 80ft, where the existing road right-of-way width is only 50ft wide. A dedication of the additional 5ft will enhance the County's ability to maintain these roads to the highest standard. A 50ft easement as currently exists is insufficient to accommodate modern roadway widths (34ft standard for major collector), shoulders, ditches, utilities, and space for clear zone runoff areas in order to preserve the safety of our major roadways. As density and traffic increases with each plat, the needs of having wider public road ROWs becomes more pressing and platting actions are an ideal time to address these deficiencies of the public highway which serve the subject parcels.

Wrenco Loop is a hard surfaced BST (Bituminous surface treatment) road that will not be significantly impacted by the addition of these 4 lots. With that being said it should be noted that though the roads are able to handle the additional traffic our level of maintenance is increasing substantially through the county and stretching our employees pretty thin . Encroachment permits will be required for all future driveways off of Wrenco Loop road. Lots 3 and 4 should be required to access from Meadow Ridge Drive. Meadow Ridge Drive is an unpermitted road and will require a road approach encroachment permit. It is shown in the preliminary plat that there is a wetland designation. Proper drainage and culverts should be considered within the plat to allow for proper drainage as to not back water up into the public right of way and to negate future flooding issues.

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