

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



Short Plat Administrative Staff Report

Project Name: Meadow Ridge Estates

File Number, Type: SS0004-25 - Short Plat

Request: The applicant is proposing to divide one (1) approximate 25.80-acre parcel and one (1) approximate 93.160-acre parcel into four (4) 10-acre lots with an approximate 78-acre remainder.

Legal Descriptions: 33-57N-3W W 872.95 FT OF N2NW LESS TAX 3
28/33-57N-3W TAX 1 SEC 28/33

Location: The properties are zoned Rural 10 and Agricultural/Forestry 10. The project is located off Wrenco Loop in Sandpoint, generally located in Sections 28 & 33, Township 57 North, Range 03 West, Boise-Meridian.

Parcel Numbers: RP57N03W332401A
RP57N03W287051A

Parcel Sizes: Approximately 25.80-Acres
Approximately 93.160-Acres

**Applicant/
Landowner:** Early Retirement LLC – John Gillham
PO BOX 2224
Sandpoint, ID 83864

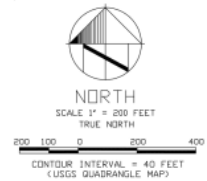
**Project
Representative:** Lance Miller
7085 Upper Pack River Rd
Sandpoint, ID 83864

Application filed: June 25, 2025

Notice provided: Mail: July 22, 2025
Published in newspaper: July 22, 2025

Enclosure: Appendix A – Notice of Agency Review Record of Mailing
Appendix B – Agency Comments

LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28 AND THE NORTHWEST QUARTER OF SECTION 33,
TOWNSHIP 57 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.



THE 60 FOOT WIDE INGRESS, EGRESS AND UTILITY EASEMENT SHOWN HEREIN REPLACES THE 30 FOOT WIDE INGRESS, EGRESS AND UTILITY EASEMENT DESCRIBED IN "EXHIBIT C", INSTRUMENT NO. 1027400, RECORDS OF BONNER COUNTY, IDAHO AND SHOWN ON RECORD OF SURVEY INSTRUMENT NO. 1026622, RECORDS OF BONNER COUNTY, IDAHO. THE OWNERS OF THE PARCEL TO BE PLATTED ARE ALSO THE BENEFICIARIES OF SAID 30 FOOT WIDE EASEMENT AND HEREBY ACKNOWLEDGE EXTINGUISHMENT OF SAID EASEMENT WITH THIS PLAT.

1. EASEMENT FOR AN ELECTRIC DISTRIBUTION LINE WITH APPURTENANCES, AS GRANTED TO NORTHERN IDAHO AND MONTANA POWER COMPANY, AS INSTRUMENT NO. 106622. THE EXACT LOCATION OF SAID EASEMENT IS SAID EXHIBIT. RECORDED AS INSTRUMENT NO. 91843.

2. EASEMENT FOR AN ELECTRIC DISTRIBUTION LINE WITH APPURTENANCES, AS GRANTED TO NORTHERN IDAHO RURAL ELECTRICAL REHABILITATION ASSOCIATION, INC., AS INSTRUMENT NO. 91843. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED BY RECORD.

3. RECORD OF SURVEY RECORDED AS INSTRUMENT NO. 106622.

4. AN EASEMENT UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, FOR INGRESS, EGRESS AND UTILITIES, RECORDED AS INSTRUMENT NO. 106622.

ALL IN RECORDS OF BONNER COUNTY, IDAHO.

SEWAGE DISPOSAL FOR THESE LOTS WILL BE PROVIDED BY INDIVIDUAL SEPTIC TANK AND DRAINFIELD.

1.) OWNER: EARLY RETIREMENT LLC, MC2J2 LLC, LARRY & MAXINE GUINN, BENJAMIN PEDERSON
PO BOX 2224, SANDPOINT, IDAHO 83864.
2.) INTENDED LAND USE: RESIDENTIAL.
3.) SOLID WASTE DISPOSAL: SANITARY LANDFILL.



LANCE G. MILLER, P.L.S.
PO BOX 2523
SANPOINT, ID. 83864
(208) 263-1533

THE BEARINGS SHOWN HEREON ARE BASED UPON A BEARING OF NORTH 00°40'09" EAST ON THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 33, T57N, R3W, AS SHOWN ON RECORD OF SURVEY INSTRUMENT NO. 1026622, RECORDS OF BONNER COUNTY, IDAHO.



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Applicable Laws:

BCRC 12-268	Application Process, General Provisions
BCRC 12-411	Density and Dimensional Standards: Rural 10 & Agricultural/Forestry Districts
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 12-641	Subdivisions, Pre-application review
BCRC 12-642	Preliminary Plat, Contents of Application
BCRC 12-644	Improvement Plan Required, Contents
BCRC 12-645	Standards for review of Applications for Preliminary Plat of all Subdivisions
BCRC 12-650	Application/ Contents of Preliminary Plats for Short Plat Procedure
BCRC 12-651	Short Plat, Procedure for approval of Preliminary Plat
BCRC 12-7.2	Grading, Stormwater Management and Erosion Control
BCRC 12-7.3	Wetlands
BCRC 12-7.4	Wildlife
BCRC 12-7.5	Flood Damage Prevention
BCRC 12-7.6	Hillsides

Background:

A. Site data:

- Current Use: Vacant
- Status: Unplatted
- Size: Approximately 118.960-acres combined
- Zone: Rural 10 and Agricultural/Forestry 10
- Land Use: Rural Residential (5-10 AC) and Ag/Forest Land (10-20 AC)

B. Access:

- The site has direct access to Wrenco Loop, a Bonner County owned and maintained public right-of-way.

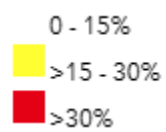
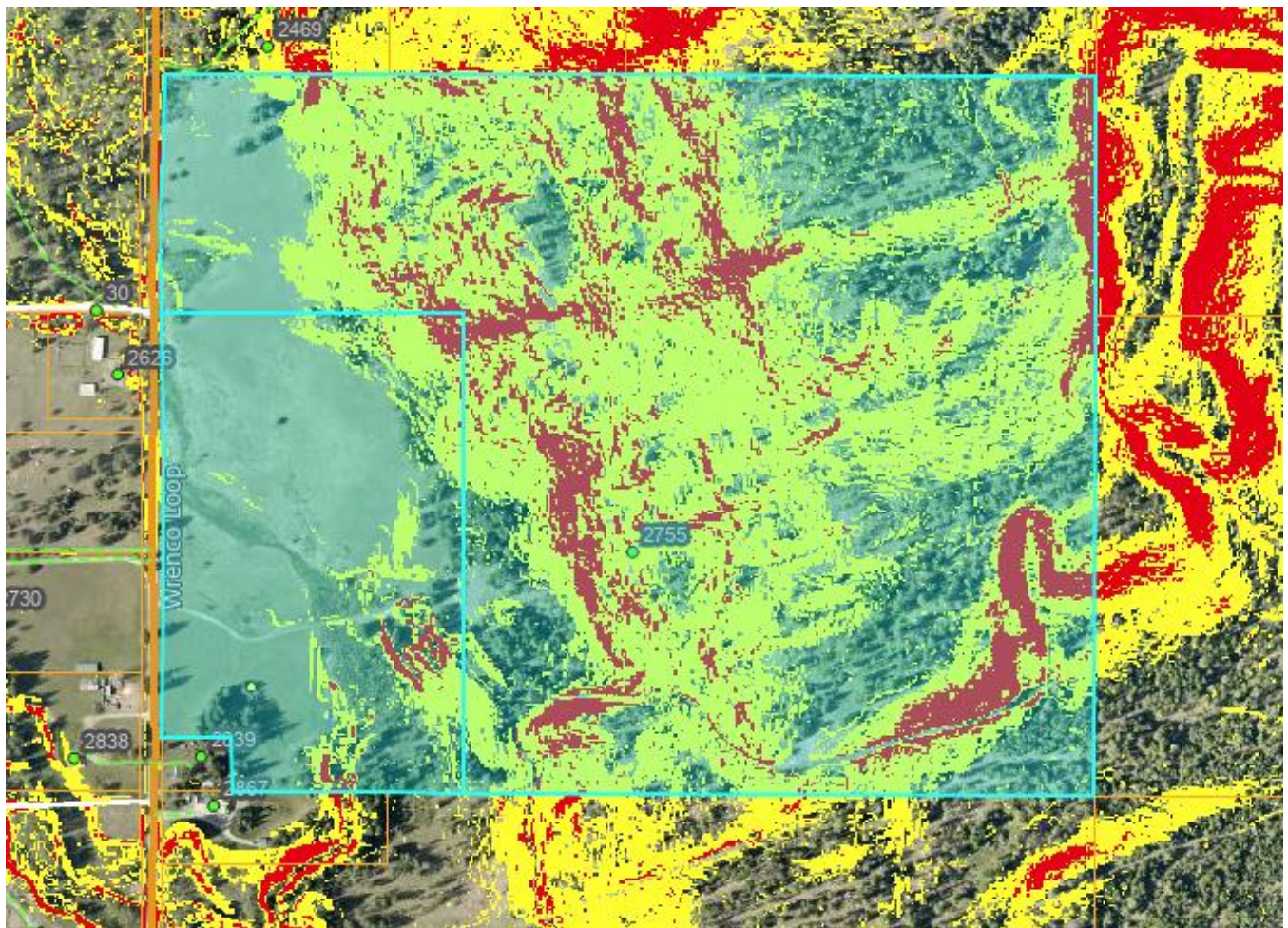
C. Environmental Factors:

- Site contains steep slopes between 15%-30%+. (United States Geological Survey)
- Site does contain mapped wetlands. (United States Fish and Wildlife Services)

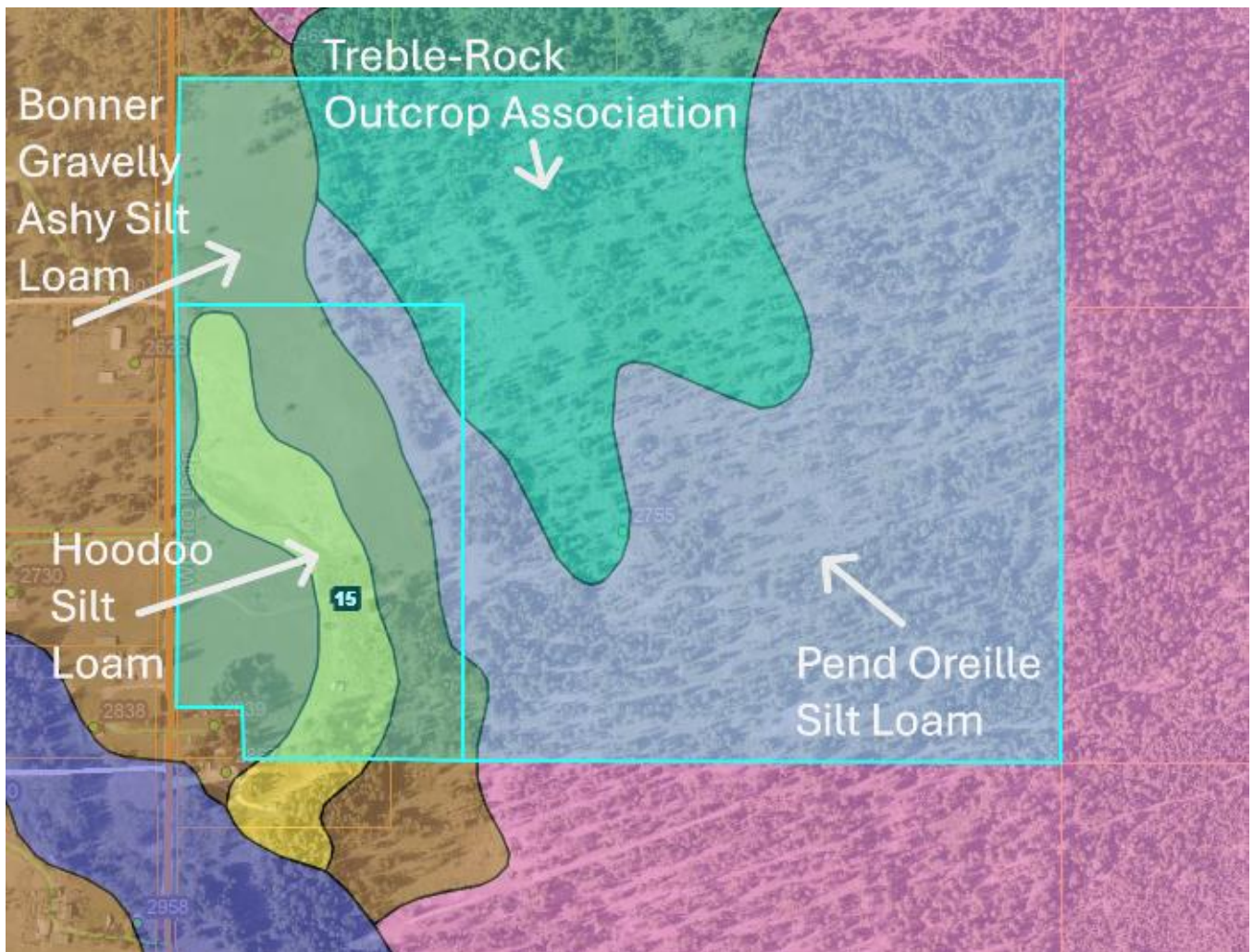
- Site does not contain frontage to a mapped lake, pond, stream, river or waterbody. (National Hydrography Dataset, United States Geological Survey)
- Site contains the following types of soil. (Natural Resources Conservation Service, United States Department of Agriculture)
 - Pend Oreille silt loam, 5-45 percent slopes, (Not prime farmland)
 - Treble-Rock outcrop association, 20-65 percent slopes, (Not prime farmland)
 - Bonner gravelly ashy silt loam, 0-4 percent slopes, (All areas are prime farmland)
 - Hoodoo silt loam, 0-1 percent slopes, (Prime farmland if drained)
- RP57N03W287051A and RP57N03W332401A are within SFHA Zone X per FIRM Panel Number 16017C0690E, Effective Date 11/18/2009. No further floodplain review is required on this proposal.
- No critical wildlife habitat areas identified by any local, state or federal agencies on site.



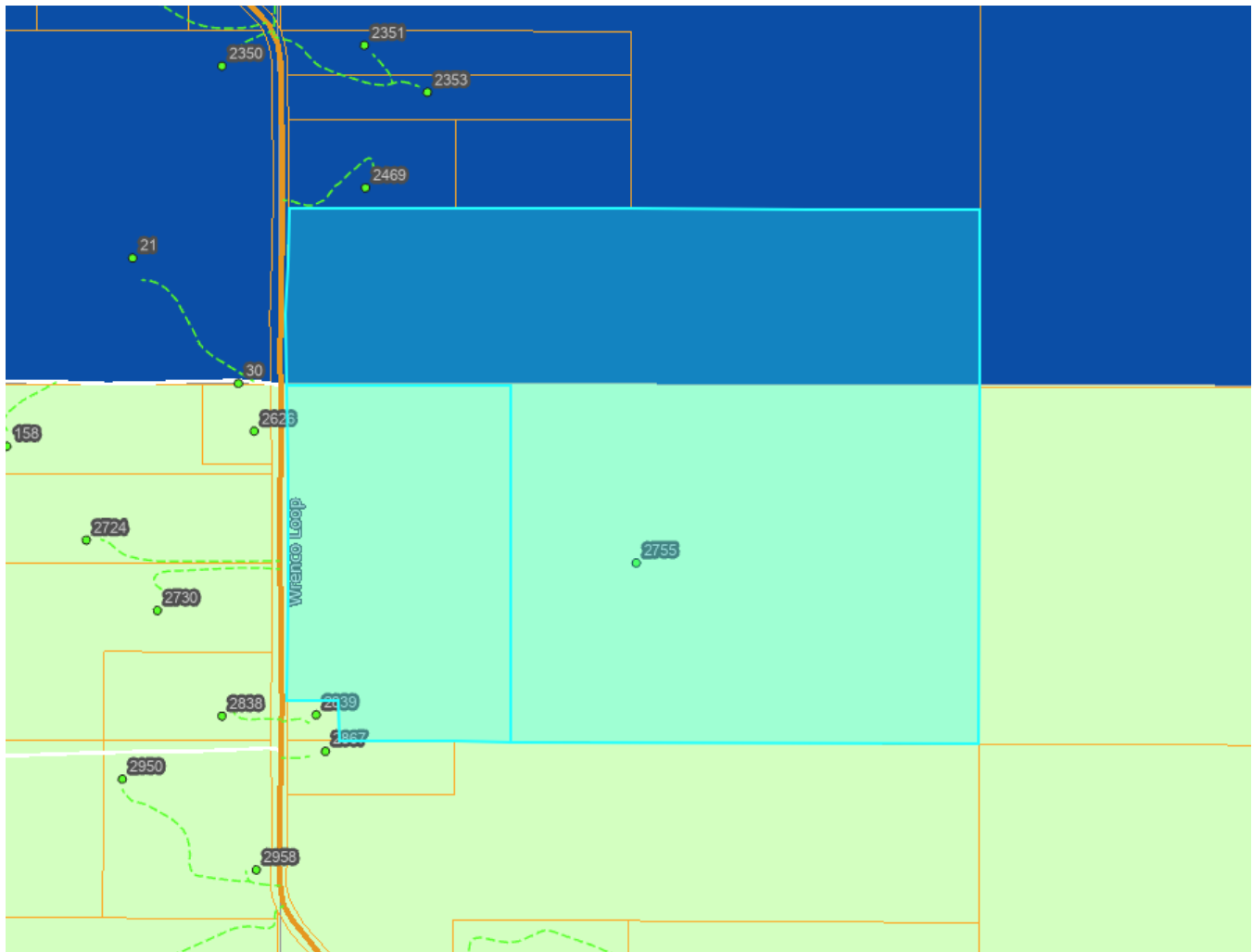
Slopes



Soils

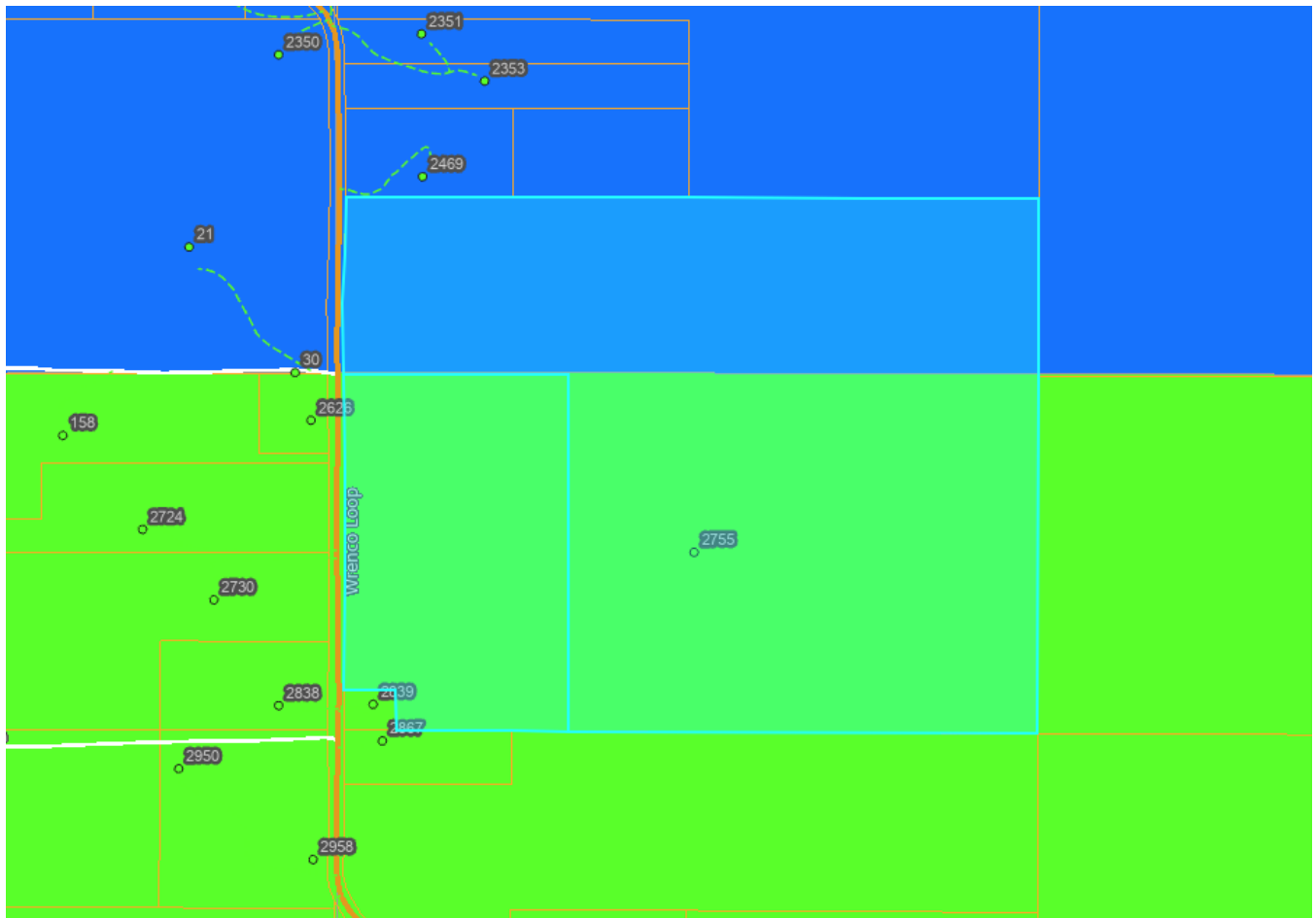


Zoning



- Alpine Village (Av)
- Recreation (Rec)
- Suburban (S)
- Commercial (C)
- Rural Service Center (Rsc)
- Industrial (I)
- Rural 5 (R-5)
- Rural 10 (R-10)
- Agricultural/forestry 10 (A/f-10)
- Agricultural/forestry 20 (A/f-20)
- Forest 40 (F)

Land Use Designation



-  Transition (≤ 2.5 AC)
-  Neighborhood Commercial (0-2.5 AC)
-  Urban (0-2.5 AC)
-  Resort Community (0-2.5 AC)
-  Alpine Community (0-2.5 AC)
-  Suburban Growth Area (2.5-5 AC)
-  Rural Residential (5-10 AC)
-  Ag/Forest Land (10-20 AC)
-  Prime Ag/Forest Land (20+ AC)
-  Remote Ag/Forest (40+ AC)

D. Services:

- Water: Individual Well
- Sewage: Individual System
- Fire: Westside Fire Department
- Power: Northern Lights Inc.
- School District: Lake Pend Oreille School District #84
- Ambulance District: Bonner County Ambulance District

Staff Review and Analysis

BCRC	STANDARD FOR	REQUIRED	CONFORMANCE		
			Yes	No	N/A
12-2.6	Application Process				
12-268	Application Process, General Provisions	Fees, Determination of Application Completion, Agency Review, ACI Notification, Priority Applications, Written Decision.	☒	☐	☐
12-4.1	Density and Dimensional Standards				
12-411	Min. Lot Size	Min. permitted lot size of 10-acres.	☒	☐	☐
12-6.2	Design Standards				
12-620	General	Easements, constraints, reserved land areas to be shown and marked on the plats.	☒	☐	☐
12-621	Lot Design	Depth to width ratio of not more than 4.2:1 (lots more than 300 feet wide)	☒	☐	☐
12-622	Submerged Lands	Submerged lands not to be counted towards density calculations.	☐	☐	☒
12-623.A	Urban services	For lots less than 1 acres in size, urban services required.	☐	☐	☒
12-623.B	Water supply	Well Logs Demonstrate Adequate Water Availability. See Conditions of Approval.	☐	☒	☐
12-623.C	Sewage disposal	Sanitary Restriction Lift Will Be Applied	☐	☐	☒
12-623.D	Fire Plan/Fire risk Assessment/ Fire Mitigation	Fire Risk Assessment, Fire Mitigation and Fire Suppression. See Conditions of Approval.	☐	☒	☐
12-624.A	Road name	Unique road names for new roads.	☐	☐	☒
12-624.B	Road standards	No new roads proposed	☒	☐	☐
12-624.C	Legal access	Legal access to each proposed lot.	☒	☐	☐

BCRC	STANDARD FOR	REQUIRED	CONFORMANCE		
			Yes	No	N/A
12-624.D	Public road frontage	For lots less than 5 acres in size, direct frontage and direct access to public roads required.	☐	☐	☒
12-625.A	Trails and Parks	Bonner County Trails Plan	☐	☐	☒
12-625.B	Trails and Parks	Public Access, Parks and Facilities	☐	☐	☒
12-626.A	Natural Hazards	Subdivision to be designed around identified natural hazards.	☒	☐	☐
12-626.B	Conformance with BCRC 12-7	Conformance with environmental standards.	☒	☐	☐
12-6.4	Preliminary Plat Procedures				
12-640	Processing Applications		☒	☐	☐
12-641	Pre-application Review		☒	☐	☐
12-642.A	Application Content	Application Form	☒	☐	☐
12-642.B	Application Content	Preliminary Plat prepared by Idaho licensed surveyor, showing parcels to be created.	☒	☐	☐
12-642.B.1	Plat Content	Subdivision name, geographic grid, north arrow, and vicinity map, vicinity road pattern.	☒	☐	☐
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.	☒	☐	☐
12-642.B.3	Plat Content	Location, dimensions, and area of proposed lots. Lot numbering.	☒	☐	☐
12-642.B.4	Plat Content	Location, dimensions and tentative names of proposed streets and roads.	☒	☐	☐
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.	☒	☐	☐
12-642.B.6	Plat Content	Location of water courses, floodplains per FIRMs with BFEs. See Conditions of Approval.	☐	☒	☐
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	☐	☒	☐

BCRC	STANDARD FOR	REQUIRED	CONFORMANCE		
			Yes	No	N/A
		within the tract. See Conditions of Approval.			
12-642.B.8	Plat Content	Proposed method of water supply, sewage, and solid waste disposal.	☒	☐	☐
12-642.B.9	Plat Content	All easements of record, including sufficient data to identify conveyance.	☒	☐	☐
12-642.B.10	Plat Content	Purpose indication for parcels reserved for public dedication or common use of property owners.	☐	☐	☒
12-642.B.11	Plat Content	Statement for intended use of parcels. See Conditions of Approval.	☐	☒	☐
12-642.C.1	Application Fee		☒	☐	☐
12-642.C.2	Road Design and Profile	Preliminary road design and profile prepared, stamped and signed by Idaho licensed engineer.	☐	☐	☒
12-644.A	Improvements Plan	Plans to be prepared by a registered civil engineer. Two copies to be provided.	☐	☐	☒
12-644.B	Improvements Plan	County Engineer Inspections.	☐	☐	☒
12-644.C	Surety Agreement	In lieu of completing all improvements, the subdivider shall enter into a surety agreement with the Board.	☐	☐	☒
12-645.A	Prelim. Plat Review Standard	In accord with purposes of Title 12 and the applicable Zoning District. See Conclusions of Law.	☒	☐	☐
12-645.B	Prelim. Plat Review Standard	Site is physically suitable for proposed development. See Conclusions of Law.	☒	☐	☐
12-645.C	Prelim. Plat Review Standard	No adverse impact to natural resources. If any, to be mitigated as Conditions of Approval. See Conclusions of Law.	☒	☐	☐
12-645.D	Prelim. Plat Review Standard	Adequate services to serve the proposed subdivision. See Conclusions of Law.	☒	☐	☐
12-645.E	Prelim. Plat Review Standard	Proposed subdivision to not expose future residents or public at large to be exposed to health or safety. See Conclusions of Law.	☒	☐	☐
12-645.F	Prelim. Plat Review Standard	Provision for coordinated access with the county system of roads. Proposed transportation to adequately and safely	☒	☐	☐

BCRC	STANDARD FOR	REQUIRED	CONFORMANCE		
			Yes	No	N/A
		serve the future residents. <i>See Conclusions of Law.</i>			
12-645.G	Prelim. Plat Review Standard	Compliance with Title 12, Subchapter 6.2. <i>See Conclusions of Law.</i>	☒	☐	☐
12-6.5	Short Plats, Procedures				
12-650.A	Purpose		☒	☐	☐
12-650.B	Application	Short Plat application items	☒	☐	☐
12-650.C	Permit Required	Eligibility for Short Plat	☒	☐	☐
12-650.D	Plat Contents				
12-651	Procedure for Prelim. Short Plat Approval	Application to be filed as per BCRC 12-268, Agency Routing, Public Noticing, ACI Noticing, Comment Period, Staff Report Issuance, Written Decision, Preliminary Plat Validity, Administrative Decision Appeal. <i>See Conditions of Approval.</i>	☒	☐	☐
12-7.2	Grading, Stormwater Management And Erosion Control				
12-720.1	Purpose		☒	☐	☐
12-720.2	Applicability	Activities to which Subchapter 12-7.2 is applicable.	☐	☐	☒
12-720.3. J	Non-applicability	Activities to which Subchapter 12-7.2 is not applicable.	☒	☐	☐
12-722.1	Procedure for New Subdivisions		☐	☐	☒
12-724.4	Optional Preliminary	For preliminary plats, an optional preliminary grading/storm water management and erosion control plan may be submitted at the time of the application.	☐	☐	☒
12-7.3	Wetlands				
12-730	Purpose		☒	☐	☐
12-731	Wetland Reconnaissance	Required for all subdivisions containing mapped wetlands. (A)	☐	☒	☐
12-732	Wetland Delineation	Required for all subdivisions containing mapped wetlands. Exception where all building sites are delineated on the plat outside of wetlands based on reconnaissance. <i>See Conditions of Approval.</i>	☐	☒	☐
12-733	Wetland Buffer and Setbacks	Buffer area may be required or 40' setback shown on plat.	☐	☒	☐
12-7.4	Wildlife				

BCRC	STANDARD FOR	REQUIRED	CONFORMANCE		
			Yes	No	N/A
12-740	Purpose		☒	☐	☐
12-741	Standards for New Subdivisions		☐	☐	☒
12-7.5	Flood Damage Prevention				
	Conformance with BCRC Title 14.		☐	☐	☒
12-7.6	Hillsides				
12-760	Purpose		☒	☐	☐
12-761	Conceptual Engineering Plan	May be required when land disturbing activity is proposed.	☐	☐	☒
12-762	Geotechnical Analysis	Required when proposed building sites, roads, driveways or other development disturb slopes of 30%+ or hazardous features exist.	☐	☐	☒

Staff concluded this project **is** consistent with Bonner County Revised Code based upon the contents of this staff report, including the Standards Review, Findings of Facts, Conditions of Approval and Conclusions of Law herein.

Agency and Public Comments

Agencies and Taxing Districts were notified of this request on July 22, 2025. A full list of the agencies notified can be found in Appendix A. Agency Comments can be found in Appendix B.

The following agencies replied:

Bonner County Planning Floodplain Review
 Bonner County Road and Bridge
 Northern Lights Inc.
 Lake Pend Oreille School District #84
 Panhandle Health District

The following agencies replied (No Comment):

Idaho Department of Environmental Quality

No other agencies replied.

Public Comments:

Lake Pend Oreille School District #84, and Panhandle Health District submitted comments under the public comment submittal option. No other public comments were received.

Conclusions of Law:

Based upon the findings of fact, the following conclusions of law are adopted:

Conclusion 1: The proposed subdivision **is** in accord with the purposes of this Title and of the zoning district in which it is located.

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 Bonner County Comprehensive Plan.

Conditions of Approval:

1. Per BCRC 12-623 (D): 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:

1. 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.
2. 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.
3. 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".
4. Prior to final plat, a manmade or natural water source with a dry hydrant capable of delivering adequate water supply as prescribed by IFC.
5. 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"

2. Per BCRC 12-623 (B)(1), Lots to be served by an individual well on each lot: Applicants shall demonstrate how the aquifer proposed for water supply has sufficient production capability to provide drinking water to all applicable lots and that a location is available within each lot for installation of a well without conflicting with proposed sewage systems on or adjacent to the proposed lot.
3. Per BCRC 12-642 (B)(6), All FEMA flood hazard info to be shown.
4. Per BCRC 12-642 (B)(7), Existing well, sewers, wetland boundaries, structure, overhead utility lines/easements to be shown on plat.
5. Per BCRC 12-642 (B)(11), A statement of intended use to be included on plat.
6. Per BCRC 12-646, BCRC 12-647 and BCRC 12-648, a final plat shall be submitted in accordance with these sections of the Bonner County Revised Code after the approval of the preliminary plat.
7. Per BCRC 12-648 (A), the applicant shall submit final plat check fees, current preliminary title report and one blueprint copy of the proposed final plat. Instead of submitting one blueprint copy, the applicant may submit a pdf copy of the final blueline plat.
8. Per BCRC 12-648 (B), the final plat must conform to the final plat requirements of Idaho Code Section 50-1304 and BCRC 12-647.
9. Per BCRC 12-649, a digital copy of the final plat shall be submitted to the Planning

Department. The digital copy submission shall not substitute for any contents of the final plat listed above.

10. Per BCRC 12-731 (A), A wetland reconnaissance is required for all subdivisions containing mapped wetlands as determined from the U.S. Fish and Wildlife Service national wetland inventory maps.
11. Per BCRC 12-732 (A), A wetland delineation is required for all subdivisions containing a wetland based on a wetlands reconnaissance as required in section 12-731. Exception: Subdivisions where all building sites are delineated on the plat are outside of a wetland based on the wetlands reconnaissance.
12. Per BCRC 12-651 (G), the preliminary short plat 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 preliminary short plat, an applicant may make a written request to the planning director for an extension of the preliminary short plat for a period up to two (2) years, finding that conditions or applicable regulations have not changed so substantially as to warrant reconsideration of the proposed subdivision with respect to the public health, safety, and general welfare. The planning director may recommend such request for extension at any regular business meeting of the board of commissioners. The extension request must be approved or denied prior to the expiration date of the preliminary short plat.

Staff Recommendation for Action: Approval With Conditions

The applicant, or interested parties, have 10 days from the date of the issuance of this report to provide written comment in response to the staff report.

The Planning Director shall make an administrative decision to approve, approve with modifications, continue, deny or recommend a public hearing on the file following the closing of the ten-day response period on **September 2, 2025**.

Planner's Initials: DF	Date: August 22, 2025
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Appendix A – Record of Mailing

RECORD OF MAILING

Page 1 of 1

File No.: SS0004-25

Record of Mailing Approved By:



I hereby certify that a true and correct copy of the "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this **22nd** day of **July 2025**.



Janna Brown, Administrative Assistant III

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

Public Comment - File SS0004-25

File SS0004-25 - Short Plat - Meadow Ridge Estates

Email *

kelly.fisher@lposd.org

Your Name: *

Dr. Becky Meyer

Your Address: *

365 Triangle Drive, Ponderay, ID 83852

Your Opinion: *

⌵ Dropdown

Opposed



Enter your comment regarding the above referenced file *

The Lake Pend Oreille School District recognizes that development will occur, and we openly welcome families into our community. However, we are conscious of the impact increased student enrollment and new development can have on our patrons and educational program.

Unlike other states, Idaho does not allow school districts to require impact fees on developments. The primary avenue for school districts to fund new facilities is to pass a school construction bond. Bond proposals are funded solely by property taxes approved by local voters and require a 66 $\frac{2}{3}$ super-majority to pass.

While we recognize the importance of addressing housing needs in our community, our schools have definitely seen an impact with the influx of new developments in our area. The scale and density of the area will present significant challenges for our district.

We are already operating near or above capacity at several of our school sites. Adding multiple new residential units, many of which are expected to house families with school-aged children, will strain our ability to provide a safe, high-quality education to all students. Therefore, Lake Pend Oreille School District is opposed to development and any new development that does not take into consideration our growth needs.

Recently, some Idaho School Districts have had developers approach them with an option of a voluntary support contribution per housing unit. Even though voluntary contributions will certainly not fully fund new schools, they would give the District an avenue to save for land acquisition and building upgrades. As such, we encourage the developer to engage with the district in good faith and provide voluntary support in the form of monetary contributions, land dedication, or other meaningful mitigation efforts.

The quality of our public schools is a vital part of our community's appeal and long-term sustainability. Responsible development must include planning for the impact on schools. We look forward to working with planning agencies and developers to find a balanced solution that supports both housing and educational needs. If you have any questions or want to discuss the direct effects of development on our district, please contact the District Office at 208-263-2184.

Sincerely,

Dr. Becky Meyer

This form was created inside of Bonner County.

Google Forms

Public Comment - File SS0004-25

File SS0004-25 - Short Plat - Meadow Ridge Estates

Email *

acerise@phd1.idaho.gov

Your Name: *

Amanda Cerise

Your Address: *

2101 W Pine Street Sandpoint

Your Opinion: *

⌵ Dropdown

Neutral



Enter your comment regarding the above referenced file *

If the County is requiring sanitary restrictions to be lifted for this plat, a land application must be submitted to PHD.

This form was created inside of Bonner County.





Dylan Young <dylan.young@bonnercountyid.gov>

[EXT SENDER] RE: Bonner County Planning - SS0003-25 Agency Review - Preliminary Short Plat - Hamilton Pond

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

Thu, Jul 31, 2025 at 2:10 PM

Good Afternoon,

Thank you for providing the opportunity to comment. DEQ has no environmental impact comments for the project listed above at this stage of development.

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 <planning@bonnercountyid.gov>

Sent: Thursday, July 17, 2025 12:12 PM

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>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Carrol Stejer <CASTEJER@gmail.com>; Bell, Chace <Chace.Bell@idwr.idaho.gov>; Chief Debbie Carpenter <chief@spiritleakefire.com>; City of Clark Fork <city@clarkforkidaho.org>; City of Dover <cityclerk@cityofdoveridaho.org>; City of East Hope Franck <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; City of Oldtown <cityofoldtown@hotmail.com>; City of Priest River <layers@priestriver-id.gov>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spiritleakeid.gov; Clark Fork Fire Department <firedept@clarkforkidaho.org>; Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>; Coolin-Cavanaugh Bay Fire Protection District <coolinfirechief@gmail.com>; 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>; 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 <Frankiejduhn@hotmail.com>; Fritz Broschet <outletbaysewer@gmail.com>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.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>; Jamie Brown <jamieb@inlandpower.com>; 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 <joe.kren@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@lacedewaterdistrict.org>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; Matt Diel <matt.diel@lposd.org>; Midas Water <midaswatercorp@gmail.com>; Mike Ahmer <mahmer@idl.idaho.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 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>; 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: Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Daniel Britt <daniel.britt@bonnercountyid.gov>
Subject: Bonner County Planning - SS0003-25 Agency Review - Preliminary Short Plat - Hamilton Pond

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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.

[Quoted text hidden]



Dylan Young <dylan.young@bonnercountyid.gov>

File SS0004-25- Short Plat - Meadow Ridge Estates

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

Wed, Aug 13, 2025 at 1:47 PM

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.

Jason Topp
Director
Bonner County Road & Bridge
Office number 208-255-5681
Ext. 1



Janna Brown <janna.brown@bonnercountyid.gov>

Re: Bonner County Planning - SS0004-25 Agency Review - Short Plat - Meadow Ridge Estates

1 message

'Sam Ross' via Mail-Planning <planning@bonnercountyid.gov>

Reply-To: Sam Ross <sam.ross@nli.coop>

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

Janna,

NLI has a single-phase overhead power line spanning along the east edge of Wrenco Loop-- on the west boundary of the proposed 4 lots.



NLI can provide electrical services those lots shown in the preliminary plat.

The owners will need to apply for new services online at www.nli.coop.

Thanks for the opportunity to review and comment--sincerely,

Samuel Ross

Engineering Assistant I

Northern Lights, INC.

Email: Sam.ross@nli.coop

Office: 208.255.7183

Cell: 208.946.7787

NWPPA Certified Staking Technician

  <i>The power of local service</i> SINCE 1935    	ADDRESSES  HEADQUARTERS 421 Chevy St Sagle, ID 83860  MAILING ADDRESS PO Box 269 Sagle, ID 83860	PHONE NUMBERS  MAIN OFFICE (208) 263-5141  TOLL-FREE (800) 326-9594	REPORT AN OUTAGE  OUTAGE HOTLINE (866) 665-4837 CALL BEFORE YOU DIG  Know what's below. Call before you dig.
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From: Bonner County Planning <planning@bonnercountyid.gov>

Sent: Tuesday, July 22, 2025 11:53 AM

To: Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Amber Burgess <clerk@ebsewerdistrict.com>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Al Peggy George <peggy.george@avistacorp.com>; Becky Meyer <becky.meyer@lposd.org>; Bill Berg <billb@bbsewer.org>; Bonner County Assessors <assessorsgroup@bonnerc MUSEUM <DIRECTOR@bonnercountyhistory.org>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Carrol Stejer <CAS` Chief Debbie Carpenter <chief@spirittakefire.com>; City of Clark Fork <city@clarkforkidaho.org>; City of Dover <cityclerk@cityofdoveridaho.org>; City of East Hope Franck <easth City of Oldtown <cityofoldtown@hotmail.com>; City of Priest River <layers@priestriver-id.gov>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spiril Department <firedept@clarkforkidaho.org>; Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>; Coolin-Cavanaugh Bay Fire Protection District <coolinfirechief@ <D1Permits@itd.idaho.gov>; Dan Brown <dbrown@idl.idaho.gov>; Dan Scholz <Dan.Scholz@nli.coop>; Dave Schuck <dave.schuck@bonnercountyid.gov>; Dean Davis <dean

<Amanda@bonnerlibrary.org>; East Priest Lake Fire District <eastpriestlakefd@gmail.com>; Erik Sjoquist <esjoquist@idl.idaho.gov>; Federal Aviation Administration <Heather.J.Broschet <outletbaysewer@gmail.com>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Horsn Society - Dan Everhart <dan.everhart@ishs.idaho.gov>; Idaho Department of Environmental Quality <deqcomments@deq.idaho.gov>; Independent Hwy Dist - Julie Bishop <ihdcle <robert.beachler@itd.idaho.gov>; ITD - Stacy Simkins <stacy.simkins@itd.idaho.gov>; Jack Schenck <Jack.schenck@vyvebb.com>; Jamie Brown <jamieb@inlandpower.com>; <jason.johnson@bonnercountyid.gov>; Jason Kimberling <jason.kimberling@itd.idaho.gov>; Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Jessie Roe <BWSD637@gmail.c <coolinsewer@gmail.com>; Kayleigh Miller <klmiller@ponderay.org>; kbsd sewer <kbsdpl@hotmail.com>; Ken Flint <ken_flint@tcenergy.com>; Kenny Huston <kenny.huston@ Spacek <kimspacek@sd83.org>; Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>; Laclede Water District <info@lacedewaterdistrict.org>; Lakeland Joint School District #272 <hr@bonnerlibrary.org>; Matt Diel <matt.diel@lposd.org>; Midas Water <midaswatercorp@gmail.com>; Mike Ahmer <mahmer@idl.idaho.gov>; Natural Resource Conservatio Casey <glynis.casey@navy.mil>; North of the Narrows Fire District <northofthenarrowsfire@gmail.com>; Kristin Burge <kristin.burge@nli.coop>; Clint Brewington <Clint.Brewing Association <allwater49@outlook.com>; Oden Water Association - Carla Poelstra <odenwater@gmail.com>; Pend Oreille Hospital District <kim.kichenmaster@bonnergeneral.org Library District <plplibrary@hotmail.com>; Richard Hash <Rich.hash2022@gmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Ryan Zandhuisen <rza <sagewatersewer@gmail.com>; Sagle Valley Water & Sewer District <markc@smartplugs.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; Sam Ross <ss <sgilmore@sandpointidaho.gov>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; SCHWEITZER FIRE DISTRICT <SchweitzerFireDistrict@gmail.cor Selkirk Recreation District <elgar@whoi.edu>; Sheryl Austin <granitereeder@gmail.com>; SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>; Southside Steve Elgar <selgar@mac.com>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Symone.legg@itd.idaho.gov <Symone.legg@itd.idaho.gov>; TC Energy / TransCanada <Huckleberryhoa@gmail.com>; Teresa Decker <huckbayutilities01@gmail.com>; Teresa Zamora <utilities@stoneridgeidaho.com>; Theresa Wheat <theresa@kootenai.org>; Tii District <Kwright@timberlakefire.com>; Tom Renzi <eplfdchief@gmail.com>; US Fish & Wildlife Services <fw1idahoconsultationrequests@fws.gov>; West Bonner Library <meag <wpofd1@gmail.com>

Cc: David Fisher <david.fisher@bonnercountyid.gov>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>

Subject: Bonner County Planning - SS0004-25 Agency Review - Short Plat - Meadow Ridge Estates

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,
Janna Brown, Administrative Assistant III
Bonner County Planning Department
208-265-1458 ext - 1252

Now Live: Apply for Your Building Location Permit Online!

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

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Dylan Young <dylan.young@bonnercountyid.gov>

Re: Bonner County Planning - SS0004-25 Agency Review - Short Plat - Meadow Ridge Estates

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

Thu, Jul 31, 2025 at 2:10 PM

Good Afternoon,

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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 <planning@bonnercountyid.gov>

Sent: Tuesday, July 22, 2025 11:54 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>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Carrol Stejer <CASTEJER@gmail.com>; Bell, Chace <Chace.Bell@idwr.idaho.gov>; Chief Debbie Carpenter <chief@spiritlakefire.com>; City of Clark Fork <city@clarkforkidaho.org>; City of Dover <cityclerk@cityofdoveridaho.org>; City of East Hope Franck <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; City of Oldtown <cityofoldtown@hotmail.com>; City of Priest River <layers@priestriver-id.gov>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spiritlakeid.gov; Clark Fork Fire Department <firedept@clarkforkidaho.org>; Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>; Coolin-Cavanaugh Bay Fire Protection District <coolinfirechief@gmail.com>; 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>; 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 <Frankiejduhn@hotmail.com>; Fritz Broschet <outletbaysewer@gmail.com>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; Horsmon, Merritt <merritt.horsmon@idfg.idaho.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>; Jamie Brown <jamieb@inlandpower.com>; 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 <joe.kren@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@lacedewaterdistrict.org>; Lakeland Joint School District #272 <cpursley@lakeland272.org>; Lisa Rosa <hr@ebonnerlibrary.org>; Matt Diel <matt.diel@lposd.org>; Midas Water <midaswatercorp@gmail.com>; Mike Ahmer <mahmer@idl.idaho.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 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; 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>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>
Subject: Bonner County Planning - SS0004-25 Agency Review - Short Plat - Meadow Ridge Estates

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