

# 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](mailto:planning@bonnercountyid.gov) - Web site: [www.bonnercountyid.gov](http://www.bonnercountyid.gov)



## Short Plat Administrative Staff Report

---

**Project Name:** Priest River Pines 1<sup>st</sup> Addition

**File Number, Type:** SS0005-25 - Short Plat

**Request:** The applicant is proposing to divide one (1) approximate 20-acre into four (4) approximate 4.95-acre lots.

**Legal Descriptions:** 22-56N-5W TAX 24

**Location:** The property is zoned Rural 5. The project is located off Daytona Drive in Priest River, generally located in Section 22, Township 56 North, Range 05 West, Boise-Meridian.

**Parcel Numbers:** RP56N05W225560A

**Parcel Sizes:** Approximately 20-Acres

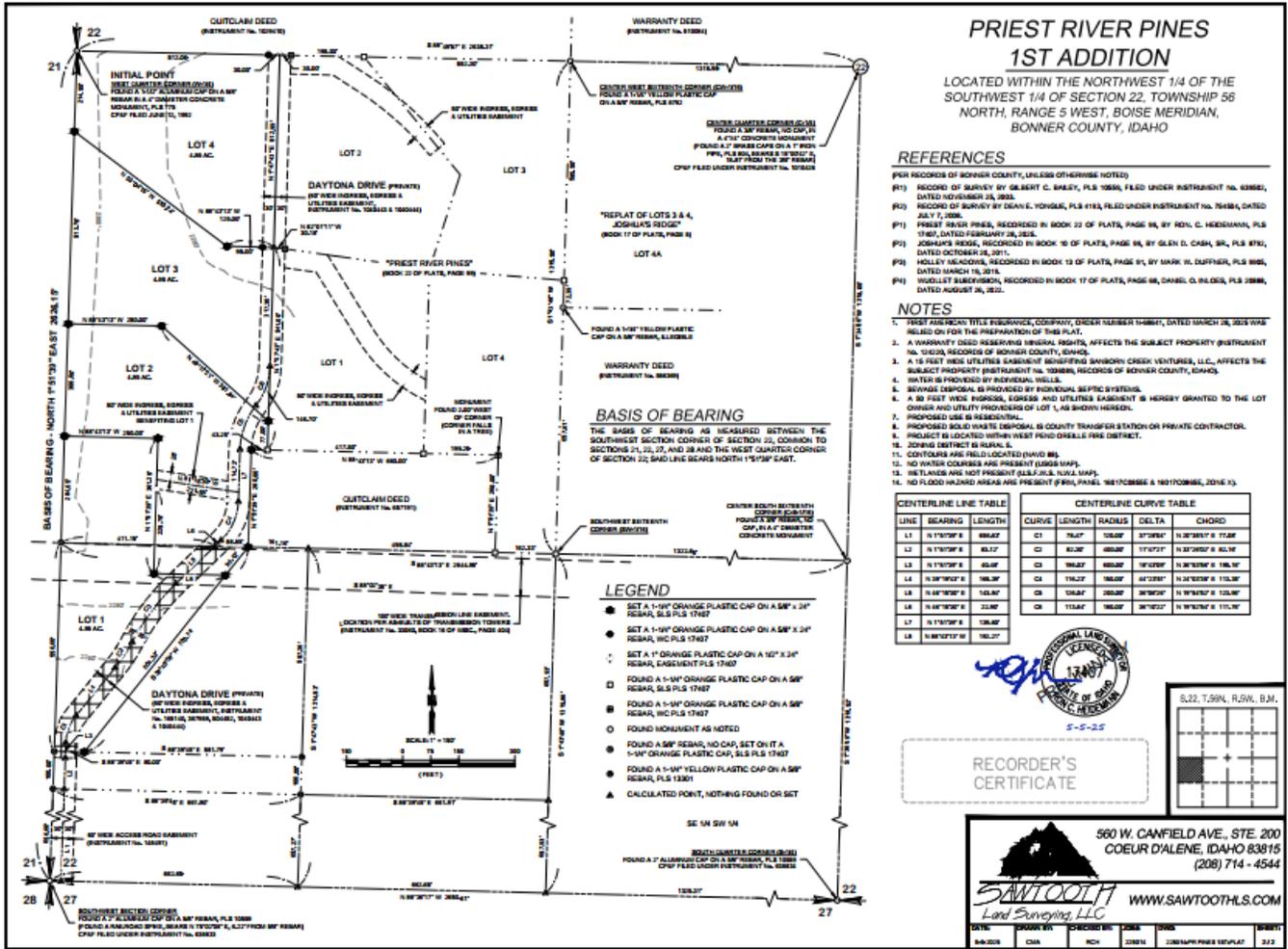
**Applicant/  
Landowner:** Sanborn Creek Ventures, LLC. – Jake Weimer  
PO BOX 55  
Priest River, ID 83856

**Project  
Representative:** Whiskey Rock Planning & Consulting – Jeremy Grimm  
614 Creekside Lane  
Sandpoint, ID 83864

**Application filed:** June 25, 2025

**Notice provided:** Mail: August 28, 2025  
Published in newspaper: August 28, 2025

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



**Project Summary:**

The applicant is proposing to divide one (1) approximate 20-acre into four (4) approximate 4.95-acre lots. The property is zoned Rural 5. The project is located off Daytona Drive in Priest River, generally located in Section 22, Township 56 North, Range 05 West, Boise-Meridian.

---

## Applicable Laws:

---

BCRC 12-268	Application Process, General Provisions
BCRC 12-411	Density and Dimensional Standards: Rural 5 District
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 20-acres
- Zone: Rural 5
- Land Use: Rural Residential (5-10 AC)

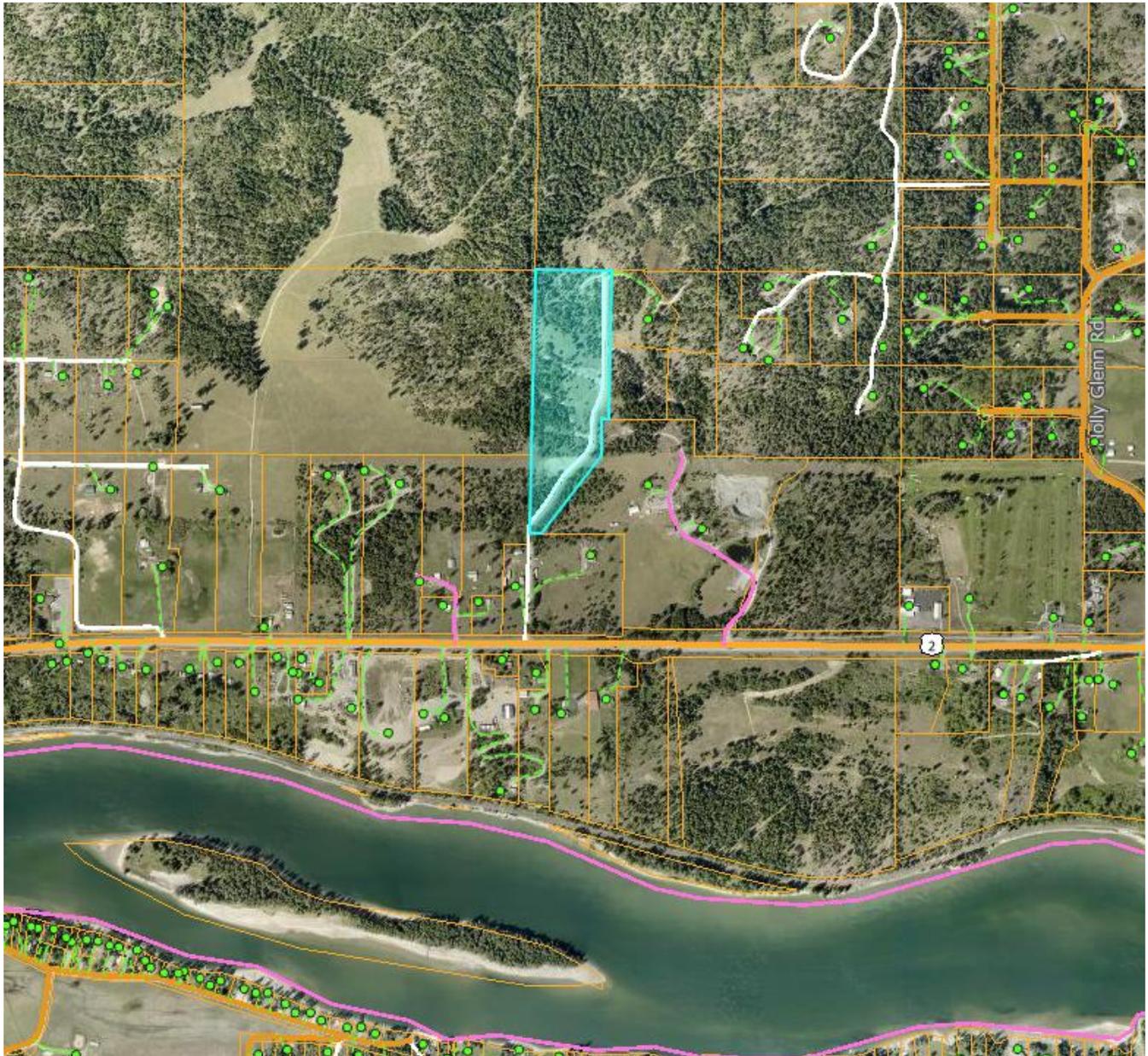
### B. Access:

- The site is accessed by Daytona Drive, a privately owned and maintained 60-foot easement.

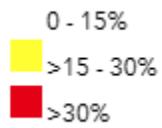
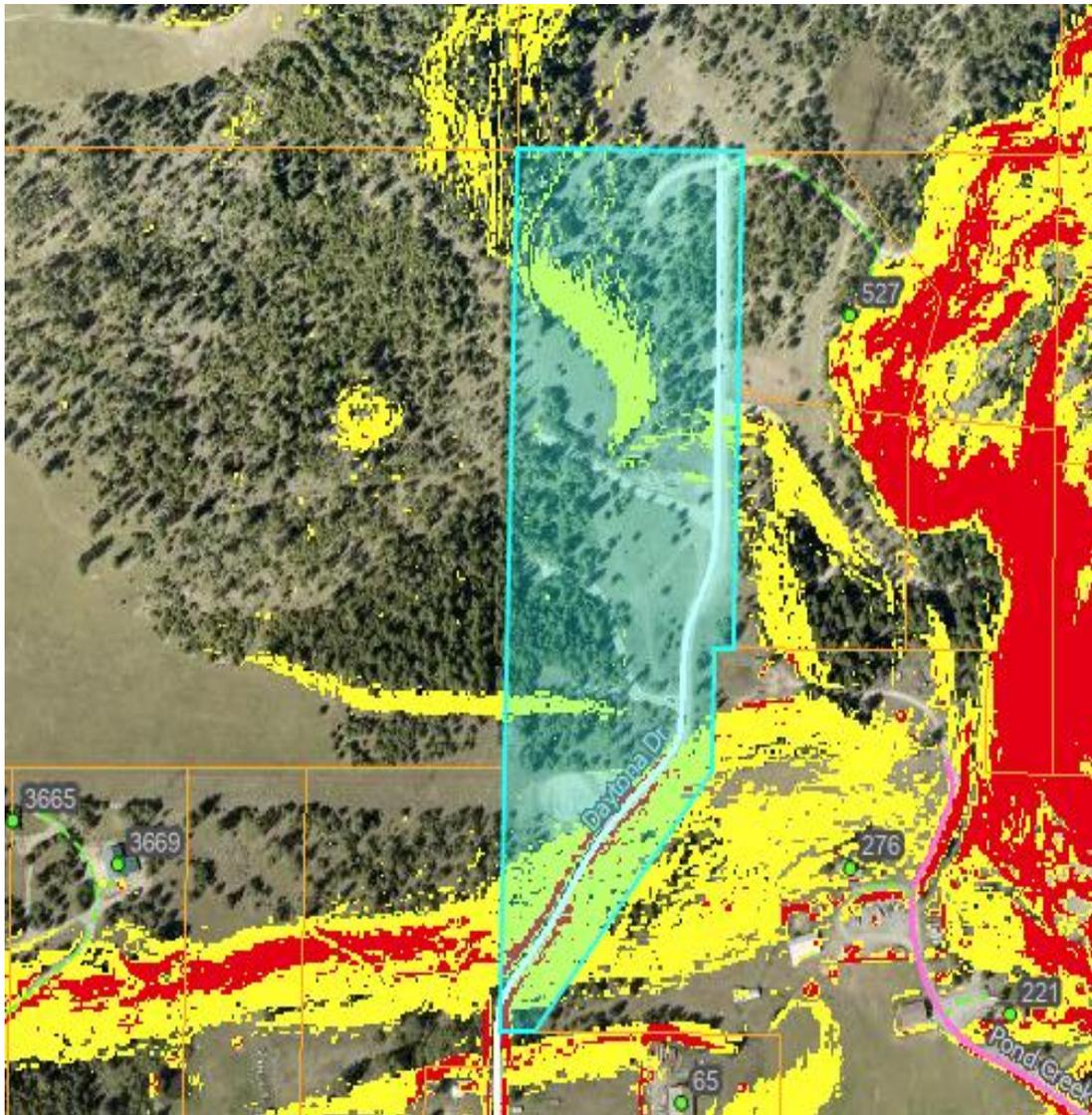
### C. Environmental Factors:

- Site contains slopes between 0%-30%. (United States Geological Survey)
- Site does not 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)

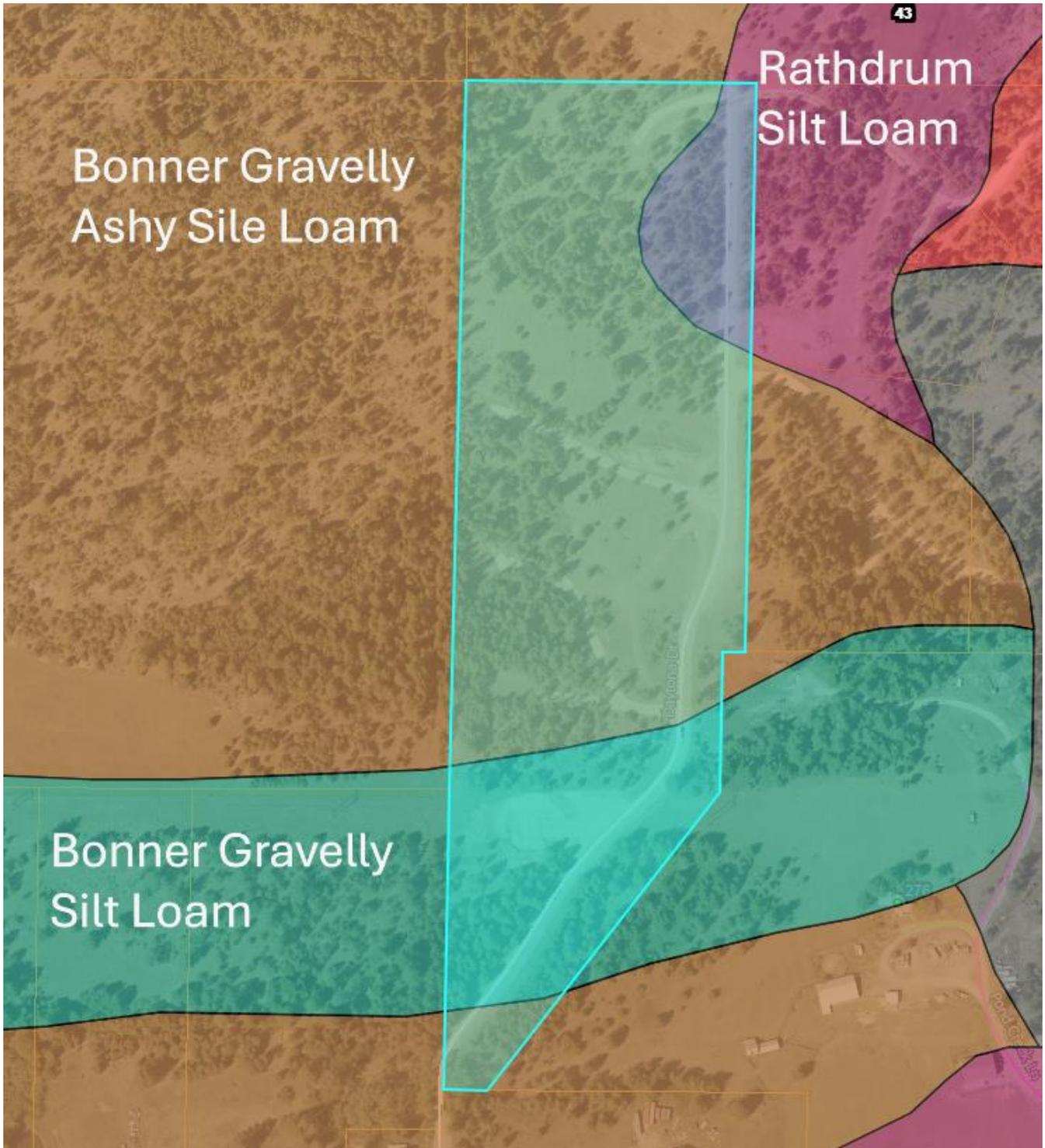
- Rathdrum silt loam, 0-2 percent slopes, (All areas are prime farmland)
- Bonner gravelly ashy silt loam, 0-4 percent slopes, (All areas are prime farmland)
- Bonner gravelly silt loam, 30-65 percent slopes, (Not prime farmland)
- Parcel is within SFHA Zone X per FIRM Panel Numbers 16017C0865E and 16017C0855E, 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.



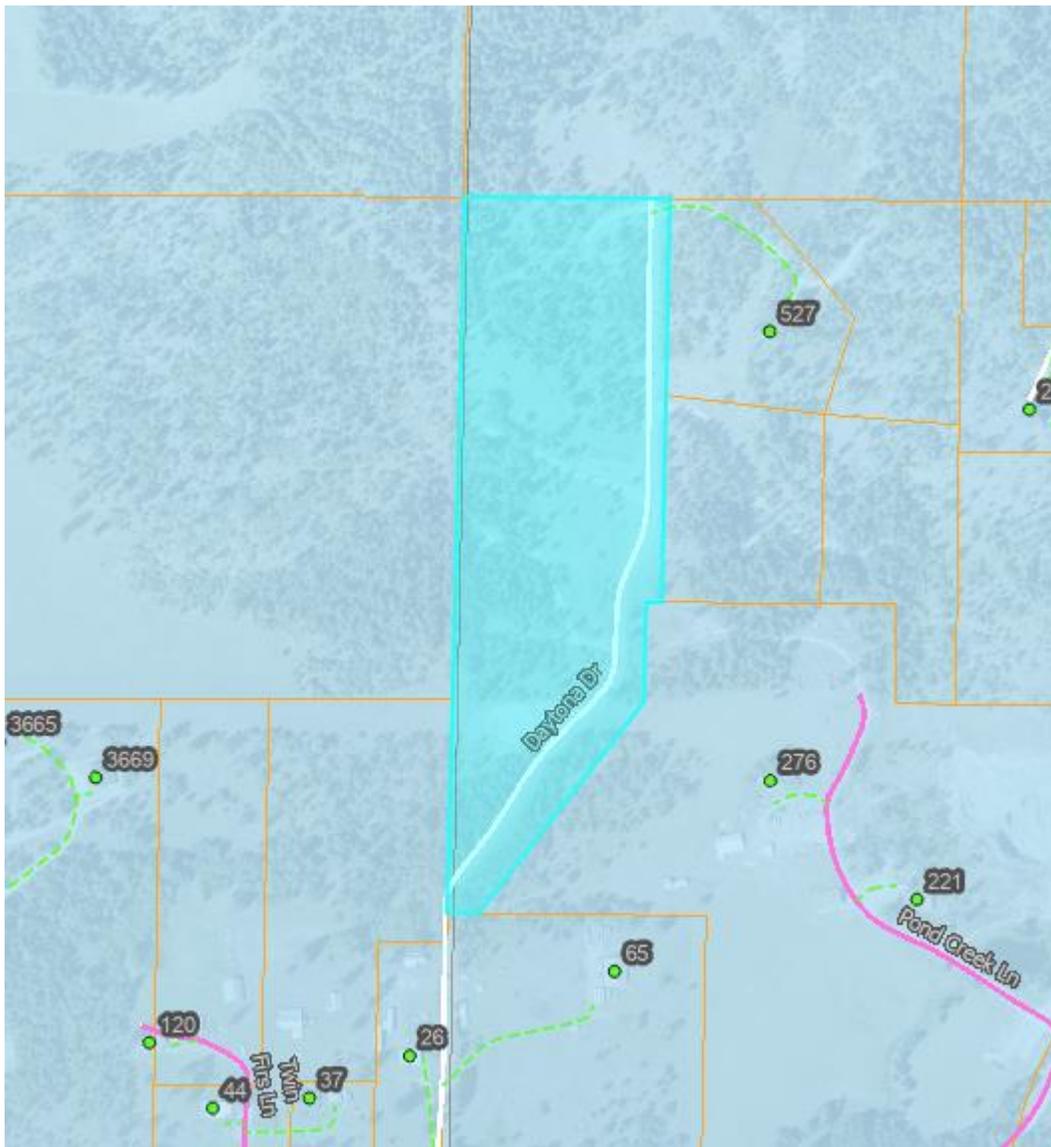
## Slopes



## Soils

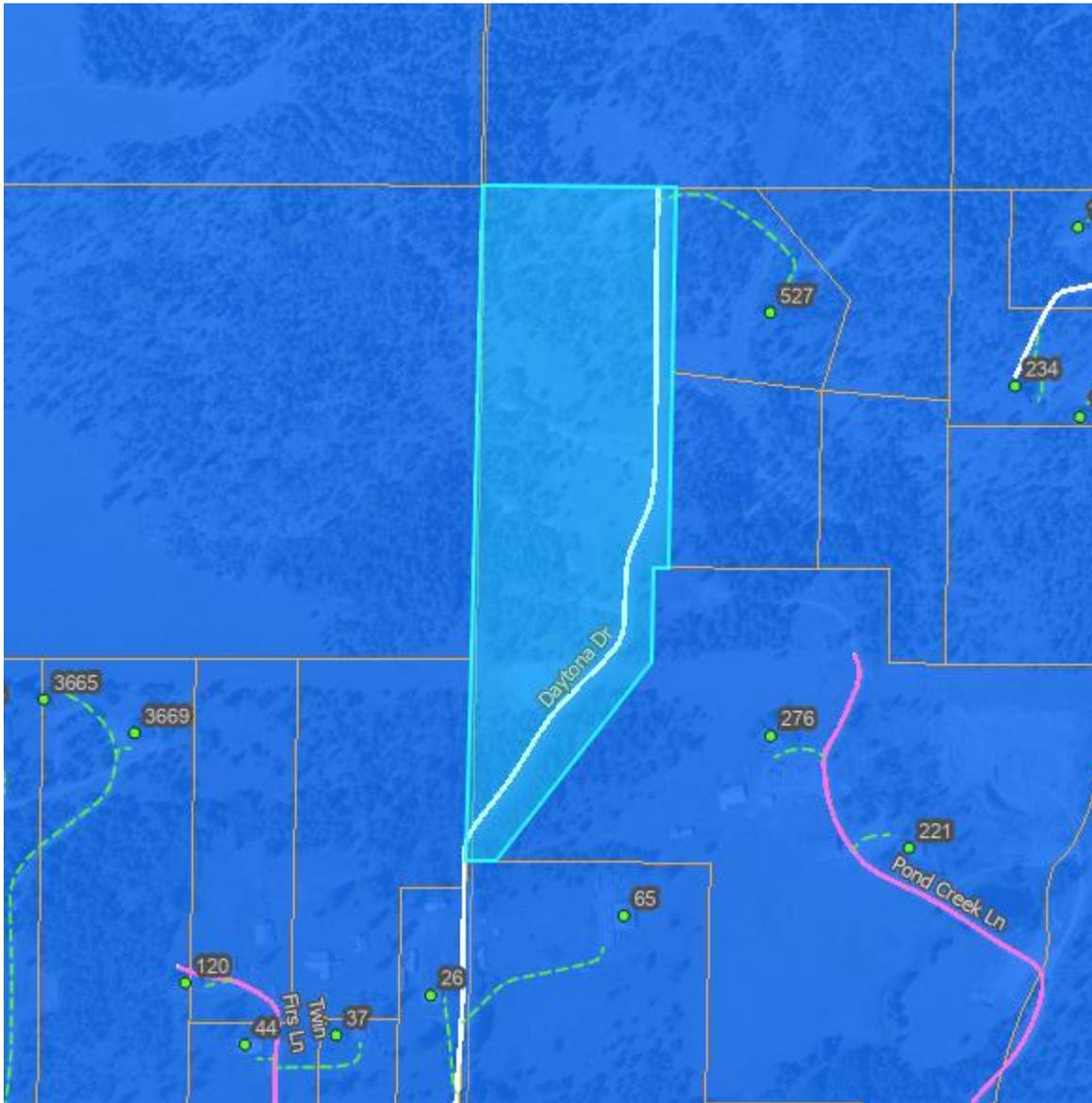


## Zoning



- 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 Wells
- Sewage: Individual Systems
- Fire: West Pend Oreille Fire Department
- Power: Avista Utilities per Application/Northern Lights Inc. per Narrative
- School District: West Bonner School District #83
- Ambulance District: Bonner County Ambulance District

---

**Staff Review and Analysis**

---

BCRC	STANDARD FOR	REQUIRED	CONFORMANCE		
			Yes	No	N/A
<b>12-2.6</b>	<b>Application Process</b>				
12-268	Application Process, General Provisions	Fees, Determination of Application Completion, Agency Review, ACI Notification, Priority Applications, Written Decision.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12-4.1</b>	<b>Density and Dimensional Standards</b>				
12-411	Min. Lot Size	Min. permitted lot size of 5-acres.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12-6.2</b>	<b>Design Standards</b>				
12-620	General	Easements, constraints, reserved land areas to be shown and marked on the plats.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12-621	Lot Design	Depth to width ratio of not more than 3.2:1 (lots less than 300 feet wide)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12-622	Submerged Lands	Submerged lands not to be counted towards density calculations.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12-623.A	Urban services	For lots less than 1 acres in size, urban services required.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12-623.B	Water supply	Well Logs Demonstrate Adequate Water Availability. <b>See Modifications Required.</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12-623.C	Sewage disposal	Sanitary Restriction Lift Will Be Applied	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12-623.D	Fire Plan/Fire risk Assessment/ Fire Mitigation	Fire Risk Assessment, Fire Mitigation and Fire Suppression. <b>See Modifications Required.</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12-624.A	Road name	Unique road names for new roads.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12-624.B	Road standards	No new roads proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12-624.C	Legal access	Legal access to each proposed lot.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12-625.A	Trails and Parks	Bonner County Trails Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12-625.B	Trails and Parks	Public Access, Parks and Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12-626.A	Natural Hazards	Subdivision to be designed around identified natural hazards.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12-626.B	Conformance with BCRC 12-7	Conformance with environmental standards.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12-6.4</b>	<b>Preliminary Plat Procedures</b>				
12-640	Processing Applications		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12-641	Pre-application Review		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12-642.A	Application Content	Application Form	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12-642.B	Application Content	Preliminary Plat prepared by Idaho licensed surveyor, showing parcels to be created.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12-642.B.1	Plat Content	Subdivision name, geographic grid, north arrow, and vicinity map, vicinity road pattern.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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. <b>See Modifications Required.</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12-642.B.3	Plat Content	Location, dimensions, and area of proposed lots. Lot numbering.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12-642.B.4	Plat Content	Location, dimensions and tentative names of proposed streets and roads.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12-642.B.6	Plat Content	Location of water courses, floodplains per FIRMs with BFEs.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12-642.B.7	Plat Content	Existing wells, springs, wetland boundaries, wetland delineations, drainage channels, overhead and underground utility lines,	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

BCRC	STANDARD FOR	REQUIRED	CONFORMANCE		
			Yes	No	N/A
		structures, sanitary sewers, and culverts within the tract.			
12-642.B.8	Plat Content	Proposed method of water supply, sewage, and solid waste disposal.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12-642.B.9	Plat Content	All easements of record, including sufficient data to identify conveyance.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12-642.B.10	Plat Content	Purpose indication for parcels reserved for public dedication or common use of property owners.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12-642.B.11	Plat Content	Statement for intended use of parcels.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12-642.C.1	Application Fee		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12-642.C.2	Road Design and Profile	Preliminary road design and profile prepared, stamped and signed by Idaho licensed engineer.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12-644.A	Improvements Plan	Plans to be prepared by a registered civil engineer. Two copies to be provided.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12-644.B	Improvements Plan	County Engineer Inspections.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12-644.C	Surety Agreement	In lieu of completing all improvements, the subdivider shall enter into a surety agreement with the Board.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12-645.A	Prelim. Plat Review Standard	In accord with purposes of Title 12 and the applicable Zoning District.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12-645.B	Prelim. Plat Review Standard	Site is physically suitable for proposed development.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12-645.C	Prelim. Plat Review Standard	No adverse impact to natural resources. If any, to be mitigated as Conditions of Approval.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12-645.D	Prelim. Plat Review Standard	Adequate services to serve the proposed subdivision.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12-645.F	Prelim. Plat Review Standard	Provision for coordinated access with the county system of roads. Proposed transportation to adequately and safely serve the future residents.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12-645.G	Prelim. Plat Review Standard	Compliance with Title 12, Subchapter 6.2.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>12-6.5</b>	<b>Short Plats, Procedures</b>				

BCRC	STANDARD FOR	REQUIRED	CONFORMANCE		
			Yes	No	N/A
12-650.A	Purpose		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12-650.B	Application	Short Plat application items	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12-650.C	Permit Required	Eligibility for Short Plat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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. <b>See Modifications Required.</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12-7.2</b>	<b>Grading, Stormwater Management And Erosion Control</b>				
12-720.1	Purpose		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12-720.2	Applicability	Activities to which Subchapter 12-7.2 is applicable.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12-720.3. J	Non-applicability	Activities to which Subchapter 12-7.2 is not applicable.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12-722.1	Procedure for New Subdivisions		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>12-7.3</b>	<b>Wetlands</b>				
12-730	Purpose		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12-731	Wetland Reconnaissance	Required for all subdivisions containing mapped wetlands. (A)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12-733	Wetland Buffer and Setbacks	Buffer area may be required or 40' setback shown on plat.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>12-7.4</b>	<b>Wildlife</b>				
12-740	Purpose		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12-741	Standards for New Subdivisions		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

BCRC	STANDARD FOR	REQUIRED	CONFORMANCE		
			Yes	No	N/A
<b>12-7.5</b>	<b>Flood Damage Prevention</b>				
	Conformance with BCRC Title 14.		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>12-7.6</b>	<b>Hillsides</b>				
12-760	Purpose		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12-761	Conceptual Engineering Plan	May be required when land disturbing activity is proposed.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12-762	Geotechnical Analysis	Required when proposed building sites, roads, driveways or other development disturb slopes of 30%+ or hazardous features exist.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Staff concluded this project **is not** 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 August 28, 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 Historical Society  
 Idaho Department of Water Resources  
 Idaho State Historical Society  
 Panhandle Health District  
 West Pend Oreille Fire District

### The following agencies replied (No Comment):

Bonner County Solid Waste  
 Idaho Department of Environmental Quality  
 Idaho Department of Fish and Game  
 Idaho Transportation Department  
 Kootenai/Ponderay Sewer District

**No other agencies replied.**

### Public Comments:

At the time this Staff Report was written, no public comments were received.

---

## **Modifications Required:**

---

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)(2), Statuses of all adjoining properties to be shown.
4. Per BCRC 12-621 (A), All proposed lot which are 300 feet or less in width shall maintain a depth to width ratio of not greater than 3.2:1.
5. 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.

6. 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.
7. 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.
8. 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.
9. 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: Continue Action to a Date Certain, Pending Changes to be Made to Short Plat Design**

---

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 **October 11, 2025**.

<b>Planner's Initials: DF</b>	<b>Date: October 1, 2025</b>
-------------------------------	------------------------------

## **Appendix A – Record of Mailing**

## RECORD OF MAILING

Page 1 of 1

File No.: SS0005-25

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 **28th** day of **August 2025**.



Janna Brown, Administrative Assistant III

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

## **Appendix B - Agency Comments**





Janna Brown <janna.brown@bonnercountyid.gov>

**Re: Bonner County Planning - SS0005-25 Agency Review - Short Plat - Priest River Pines 1st Addition**

1 message

**Melissa Gault** <melissa.gault@bonnercountyid.gov>  
To: Bonner County Planning <planning@bonnercountyid.gov>

Melissa Gault  
Operations Manager  
Bonner County Solid Waste  
521 S Division Ave, Suite 102  
Sandpoint, ID 83864  
208-255-5681 Ext. 2

*"In a world where you can be anything, be kind" - Jennifer Dukes Lee*

On Thu, Aug 28, 2025 at 1:01 PM Bonner County Planning <planning@bonnercountyid.gov> wrote:  
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. The online portal is located in the County Administrative Building, Suite 208.

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

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

**Online Application Guide**

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. **Build smarter. Apply online.**

**SS0005-25-SW.pdf**  
370K

# NOTICE OF AGENCY REVIEW



I hereby certify that a true and correct copy of this "Notice of Agency Review" was digitally transmitted or mailed (postage prepaid) on this **28th** day of **August 2025**.

*Janna Brown*

Janna Brown, Administrative Assistant III

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Thursday, August 28, 2025**.

**File SS0005-25 – Short Plat – Priest River Pines 1<sup>st</sup> Addition** is requesting to divide one (1) approximate 20-acre parcel into four (4) approximate 4.95-acre lots. The property is zoned Rural 5. The project is located off Daytona Drive in Priest River, generally located in Sections 22, Township 56 North, Range 5 West, Boise-Meridian, Idaho. The project site is within the service area of West Pend Oreille Fire District.

To review this application, go to the Planning Department web site at [bonnercountyid.gov/current-projects](http://bonnercountyid.gov/current-projects). If you experience difficulties visiting the project web page, try an alternative browser (Mozilla Firefox or Google Chrome) for access. If you prefer to receive hard copies of the application or have any difficulties reaching this web site, please contact the planning department as soon as possible.

Please review the application relative to your agency's area of expertise and include any recommended conditions of approval and supporting code sections by **September 29, 2025**. If your agency requires any additional information from the applicant, please advise the planning department in writing allowing ample time for applicant response. All comments will be forwarded to the applicant and representatives. If no response is provided, staff will conclude your agency has no objections to the project or recommended conditions.

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

NO COMMENT *M. Gault*  
Name

*9.25*  
Date

# PRIEST RIVER PINES 1ST ADDITION

LOCATED WITHIN THE NORTHWEST 1/4 OF THE  
SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 68  
NORTH, RANGE 8 WEST, BOISE MERIDIAN,  
BONNER COUNTY, IDAHO

## REFERENCES

- (PER RECORDS OF BONNER COUNTY UNLESS OTHERWISE NOTED)
- (R1) RECORD OF SURVEY BY GILBERT C BAILEY PLS 10220 FILED UNDER INSTRUMENT NO. 10220 DATED NOVEMBER 20 2010
  - (R2) RECORD OF SURVEY BY DEANE YONGUE PLS 4183 FILED UNDER INSTRUMENT NO. 74564 DATED JULY 7 2010
  - (R3) PRIEST RIVER PINES RECORDED IN BOOK 22 OF PLAT PAGE 32 BY ROH C HEDGECOCK PLS 1787 DATED FEBRUARY 28 2010
  - (R4) POSITIVE BLOCK RECORDED IN BOOK 10 OF PLAT PAGE 32 BY GLEN D CARY JR PLS 3732 DATED OCTOBER 20 2011
  - (R5) HOLLEY MEADOWS RECORDED IN BOOK 13 OF PLAT PAGE 31 BY MARK W DUFFERER PLS 2010 DATED MARCH 18 2010
  - (R6) HOLLEY SUBDIVISION RECORDED IN BOOK 17 OF PLAT PAGE 31 DANIEL D HARRIS PLS 2033 DATED MARCH 26 2012

## NOTES

- 1 FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NUMBER 162641 DATED MARCH 20 2012 WAS REQUESTED FOR THE PREPARATION OF THIS PLAT
- 2 A WARRANTY DEED RESERVING MINERAL RIGHTS AFFECTS THE SUBJECT PROPERTY INSTRUMENT NO. 12428 RECORDED FOR BONNER COUNTY IDAHO
- 3 A US FOREST WIDE UTILITIES EASEMENT CONCERNING SAGEBORN CREEK VENTURES LLC AFFECTS THE SUBJECT PROPERTY INSTRUMENT NO. 10220 RECORDED FOR BONNER COUNTY IDAHO
- 4 WATER IS PROVIDED BY INDIVIDUAL WELLS
- 5 SEWAGE DISPOSAL IS PROVIDED BY INDIVIDUAL SEPTIC SYSTEMS
- 6 A 50 FEET WIDE FOREST EGRESS AND UTILITIES EASEMENT IS HEREBY GRANTED TO THE LOT OWNER AND UTILITY PROVIDERS OF LOT 1 AS SHOWN HEREON
- 7 PROPOSED USE IS RESIDENTIAL
- 8 PROPOSED SOLID WASTE DISPOSAL IS COUNTY TRANSFER STATION OR PRIVATE CONTRACTOR
- 9 PROJECT IS LOCATED WITHIN MINESTY FORD ORVILLE FIRE DISTRICT
- 10 ZONING DISTRICT IS RURAL S 2010
- 11 CENTERLINE FIELD LOCATED IN UTM 83
- 12 NO WATER COURSE IS PRESENT AT THIS MAP
- 13 UNCLAYED ARE NOT PRESENT IN UTM 83 MAP
- 14 NO FLOOD HAZARD AREAS ARE PRESENT FROM PANEL 1001/ZONE 2 1001/ZONE 3 1001/ZONE 4 1001/ZONE 5

## CENTERLINE LINE TABLE

LINE	BEARING	LENGTH
L1	N 1°52'00" E	606.67
L2	N 7°52'00" E	60.32
L3	N 1°52'00" E	60.48
L4	N 30°12'00" E	142.32
L5	N 4°12'00" E	192.54
L6	N 4°12'00" E	22.30
L7	N 1°52'00" E	130.60
L8	N 6°12'00" W	192.21

## CENTERLINE CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	78.17	120.00	37°20'00"	81.20
C2	80.30	100.00	11°57'54"	81.20
C3	120.00	600.00	10°30'00"	120.00
C4	142.32	120.00	44°22'51"	113.37
C5	126.00	200.00	36°06'00"	126.00
C6	115.60	160.00	36°40'21"	111.70



S-5-25

RECORDER'S  
CERTIFICATE

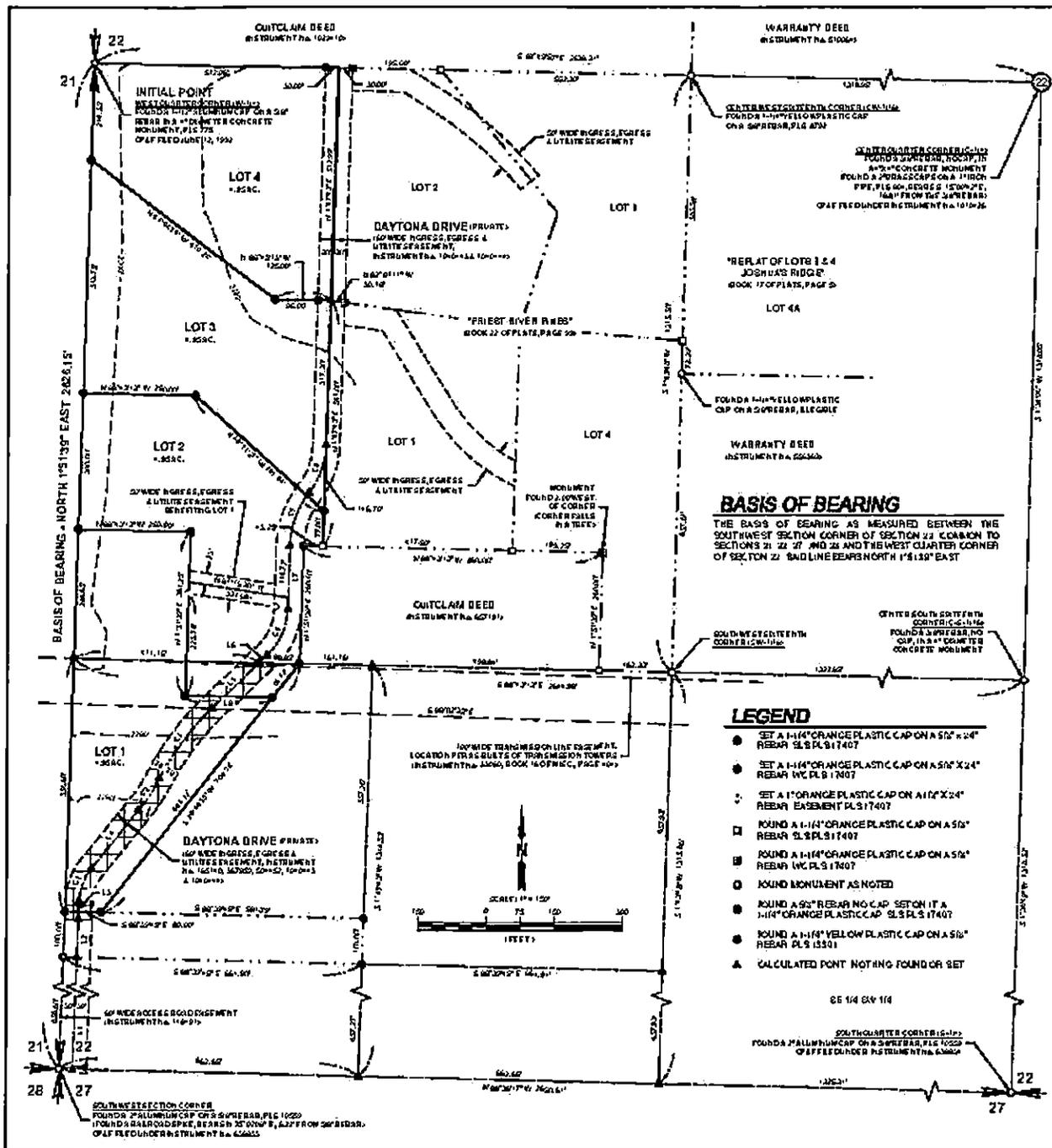
8.12 TOWN, R.20W, B.M.


600 W. CANFIELD AVE., STE. 200  
COEUR D'ALENE, IDAHO 83816  
(208) 714-4544

**SAWTOOTH**  
Land Surveying, LLC

WWW.SAWTOOTHLS.COM

DATE	DRAWN BY	CHECKED BY	SCALE	DWG#	DATE
05-20-15	OMA	RCM	2500%	2014-08-08-1516161	21.2





Janna Brown &lt;janna.brown@bonnercountyid.gov&gt;

**[EXT SENDER] RE: Bonner County Planning - SS0005-25 Agency Review - Short Plat - Priest River Pines 1st Addition**

1 message

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

Thu, Sep 4, 2025 at 2:08 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](http://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, August 28, 2025 1:01 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>; Bonner County Solid Waste <solidwaste@bonnercountyid.gov>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Carrol Stejer <CASTEJER@gmail.com>; 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 <Frankiejdunn@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>; 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@lacedewaterdistrict.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>; 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 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 <rzanhuisen@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>; meagan <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 - SS0005-25 Agency Review - Short Plat - Priest River Pines 1st Addition

**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,**

**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 or office. You can also apply on one of the kiosks provided in the Planning Department office, located in the County Administrative Building, Suite 208.

Fast & easy application process

Track your permit status in real time

Upload documents directly

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

### **Online Application Guide**

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

**Build smarter. Apply online.**



Janna Brown &lt;janna.brown@bonnercountyid.gov&gt;

---

**[EXT SENDER] RE: Bonner County Planning - SS0005-25 Agency Review - Short Plat - Priest River Pines 1st Addition**

1 message

---

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

Wed, Sep 24, 2025 at 1:28 PM

Hi Janna,

The Idaho Department of Fish and Game does not have any comments to submit for this application.

Thank you for the opportunity to review and comment,

**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](mailto:merritt.horsmon@idfg.idaho.gov)

---

**From:** Bonner County Planning <[planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov)>**Sent:** Thursday, August 28, 2025 1:01 PM**To:** Alan Brinkmeier <[alan.brinkmeier@bonnercountyid.gov](mailto:alan.brinkmeier@bonnercountyid.gov)>; Amber Burgess <[clerk@ebsewerdistrict.com](mailto:clerk@ebsewerdistrict.com)>; Army Corps of Engineers <[CENWW-RD-CDA@usace.army.mil](mailto:CENWW-RD-CDA@usace.army.mil)>; Avista Copr - Jay West <[jay.west@avistacorp.com](mailto:jay.west@avistacorp.com)>; Avista Corp - Peggy George <[peggy.george@avistacorp.com](mailto:peggy.george@avistacorp.com)>; Becky Meyer <[becky.meyer@lposd.org](mailto:becky.meyer@lposd.org)>; Bill Berg <[billb@bbsewer.org](mailto:billb@bbsewer.org)>; Bonner County Assessors <[assessorsgroup@bonnercountyid.gov](mailto:assessorsgroup@bonnercountyid.gov)>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM

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

**Cc:** David Fisher <[david.fisher@bonnercountyid.gov](mailto:david.fisher@bonnercountyid.gov)>; Alexander Feyen <[alexander.feyen@bonnercountyid.gov](mailto:alexander.feyen@bonnercountyid.gov)>

**Subject:** Bonner County Planning - SS0005-25 Agency Review - Short Plat - Priest River Pines 1st Addition

**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,**

**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 or office. You can also apply on one of the kiosks provided in the Planning Department office, located in the County Administrative Building, Suite 208.

Fast & easy application process

Track your permit status in real time

Upload documents directly

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

### **Online Application Guide**

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

**Build smarter. Apply online.**



Janna Brown &lt;janna.brown@bonnercountyid.gov&gt;

---

**[EXT SENDER] RE: Bonner County Planning - SS0005-25 Agency Review - Short Plat - Priest River Pines 1st Addition**

1 message

**Bates, Luke** <Luke.Bates@idwr.idaho.gov>

Thu, Aug 28, 2025 at 4:01 PM

To: Bonner County Planning &lt;planning@bonnercountyid.gov&gt;

Cc: Jake Weimer &lt;jakeweimer10@gmail.com&gt;, Jeremy grimm &lt;jeremy@whiskeyrockplanning.com&gt;

REF: SS0005-25

TO: Janna Brown – Bonner County Planning Department

Jake Weimer for Sanborn Creek Ventures LLC &amp; Jeremy Grimm

Good afternoon,

Idaho Department of Water Resources (IDWR) – Northern Regional Office thanks Bonner County for the opportunity to comment on SS0005-25.

The Preliminary Plat Application declares four (4) subdivided lots with each lot proposed to have a private ground water well drilled for each lot.

For **Idaho Code §42-111** please reference <https://idwr.idaho.gov/domestic-exemption/>

**Idaho Code §42-111** (current code passed July 1, 2025) authorizes an individual parcel owner non in a ground water management area to construct a ground water well for domestic exemption (no water right required) use for in-home use, livestock use, and up to ½ acre irrigation so long as daily diversion does not exceed 13,000 gpd.

During development if any of the individual lot owners exceed the domestic exemption detailed above, they are required to file for a recorded water right by submitting an Application for Permit with IDWR; each parcel owner may pursue securing recorded water rights at any time in the future or maintain their beneficial use water right covered by the domestic exemption.

The Applicant is encouraged to contact IDWR directly to engage in conversation related to water right requirements for the proposed development, but IDWR has no recommended conditions of approval for SS0005-25.

Best Regards,



**From:** Bonner County Planning <[planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov)>

**Sent:** Thursday, August 28, 2025 1:01 PM

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

Heights Water Association <[allwater49@outlook.com](mailto:allwater49@outlook.com)>; Oden Water Association - Carla Poelstra <[odenwater@gmail.com](mailto:odenwater@gmail.com)>; Pend Oreille Hospital District <[kim.kichenmaster@bonnergeneral.org](mailto:kim.kichenmaster@bonnergeneral.org)>; PHD <[EHapplications@phd1.idaho.gov](mailto:EHapplications@phd1.idaho.gov)>; Priest Lake Public Library District <[plplibrary@hotmail.com](mailto:plplibrary@hotmail.com)>; Richard Hash <[Rich.hash2022@gmail.com](mailto:Rich.hash2022@gmail.com)>; Road & Bridge - Matt Mulder <[matt.mulder@bonnercountyid.gov](mailto:matt.mulder@bonnercountyid.gov)>; Ryan Zandhuisen <[rzandhuisen@idl.idaho.gov](mailto:rzandhuisen@idl.idaho.gov)>; Sagle Valley Water and Sewer District <[saglewatersewer@gmail.com](mailto:saglewatersewer@gmail.com)>; Sagle Valley Water & Sewer District <[markc@smartplugs.com](mailto:markc@smartplugs.com)>; Sam Owen Fire Rescue Sam Owen Fire Rescue <[sofd@wow-tel.net](mailto:sofd@wow-tel.net)>; Sam Ross <[sam.ross@nli.coop](mailto:sam.ross@nli.coop)>; Sarah Gilmore <[sgilmore@sandpointidaho.gov](mailto:sgilmore@sandpointidaho.gov)>; School District 84 Transportation - James Koehler <[james.koehler@lposd.org](mailto:james.koehler@lposd.org)>; SCHWEITZER FIRE DISTRICT <[SchweitzerFireDistrict@gmail.com](mailto:SchweitzerFireDistrict@gmail.com)>; Selkirk Association of Realtors <[danielle@selkirkaor.com](mailto:danielle@selkirkaor.com)>; Selkirk Recreation District <[elgar@whoi.edu](mailto:elgar@whoi.edu)>; Sheryl Austin <[granitereeder@gmail.com](mailto:granitereeder@gmail.com)>; SOURDOUGH POINT OWNERS ASSOCIATION <[sourdoughpoint@hotmail.com](mailto:sourdoughpoint@hotmail.com)>; Southside Water and Sewer <[southsidewaterandsewer@swsdidaho.org](mailto:southsidewaterandsewer@swsdidaho.org)>; Steve Elgar <[selgar@mac.com](mailto:selgar@mac.com)>; Superintendent School Dist 84 <[kelly.fisher@lposd.org](mailto:kelly.fisher@lposd.org)>; Symone.legg@itd.idaho.gov; TC Energy / TransCanada <[US\\_crossings@tcenergy.com](mailto:US_crossings@tcenergy.com)>; Teresa Decker <[Huckleberryhoa@gmail.com](mailto:Huckleberryhoa@gmail.com)>; Teresa Decker <[huckbayutilities01@gmail.com](mailto:huckbayutilities01@gmail.com)>; Teresa Zamora <[utilities@stoneridgeidaho.com](mailto:utilities@stoneridgeidaho.com)>; Theresa Wheat <[theresa@kootenai.org](mailto:theresa@kootenai.org)>; Tim Ventress <[chventresswplvfd@hotmail.com](mailto:chventresswplvfd@hotmail.com)>; Timberlake Fire District <[Kwright@timberlakefire.com](mailto:Kwright@timberlakefire.com)>; Tom Renzi <[eplfdchief@gmail.com](mailto:eplfdchief@gmail.com)>; US Fish & Wildlife Services <[fw1idahoconsultationrequests@fws.gov](mailto:fw1idahoconsultationrequests@fws.gov)>; meagan <[meagan@westbonnerlibrary.org](mailto:meagan@westbonnerlibrary.org)>; West Pend Oreille Fire District <[wpoofd1@gmail.com](mailto:wpoofd1@gmail.com)>  
**Cc:** David Fisher <[david.fisher@bonnercountyid.gov](mailto:david.fisher@bonnercountyid.gov)>; Alexander Feyen <[alexander.feyen@bonnercountyid.gov](mailto:alexander.feyen@bonnercountyid.gov)>  
**Subject:** Bonner County Planning - SS0005-25 Agency Review - Short Plat - Priest River Pines 1st Addition

**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,**

**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 or office. You can also apply on one of the kiosks provided in the Planning Department office, located in the County Administrative Building, Suite 208.

Fast & easy application process

Track your permit status in real time

Upload documents directly

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

### **Online Application Guide**

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.**

---

 **Bates\_ Luke.vcf**  
2K



Janna Brown &lt;janna.brown@bonnercountyid.gov&gt;

---

**File SS0005-25 – Short Plat – Priest River Pines 1st Addition SHPO Rev. No.: 2025-1082**

1 message

**Chris Shaver** <Chris.Shaver@ishs.idaho.gov>

Mon, Sep 22, 2025 at 1:38 PM

To: Bonner County Planning &lt;planning@bonnercountyid.gov&gt;

Cc: "janna.brown@bonnercountyid.gov" &lt;janna.brown@bonnercountyid.gov&gt;

Thank you for the opportunity to comment on the proposed Conditional Use Permit. Our office has reviewed the project location and its potential concerns for cultural resources and have concluded that archaeological resources may be encountered, and we recommend an archaeological survey prior to any ground disturbing activities. Please see the attached letter from our office. Should you have any additional questions or concerns, please let our office know at your earliest convenience.

Sincerely,

Chris

**Christopher L. Shaver**

Compliance Archaeologist

State Historic Preservation Office

(208) 488-7467

HISTORY.IDAHO.GOV

*Preserving the past, enriching the future.*Explore a [membership](#) with the Historical Society!

---

 **2025-1082 09.22.2025.pdf**  
232K



22 September 2025

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

**Re: File SS0005-25 – Short Plat – Priest River Pines 1<sup>st</sup> Addition  
SHPO Review No.: 2025-1082**

Dear Bonner County Planning Department:

Thank you for consulting with our office on the above-referenced project. The State Historic Preservation Office is providing the following comments to the Bonner County Planning Department regarding potential effects to archaeological and historic built environment resources within the proposed project footprint or its immediate vicinity.

On 28 August 2025, our office received notification of the project application with a request for agency review. The historic property review was initiated in response to a request to divide one (1) approximate 20-acre parcel into four (4) approximate 4.95-acre lots. The property is zoned Rural 5. The project is located off Daytona Drive in Priest River, generally located in Sections 22, Township 56 North, Range 5 West, Boise-Meridian, Idaho.

Our office consulted historic aerial images and maps in addition to the Idaho Cultural Resources Information System in an effort to identify cultural resources in the area. The project location is within a region that has known archaeological resources that may be encountered during project development. Therefore, we recommend an archaeological inventory be conducted to identify any cultural resources within the 20-acre project area. This survey should be conducted by an individual or firm meeting the Secretary of the Interior's Professional Qualifications for archaeology.

A list of qualified professionals who meet the requirements for archaeologist can be found on our website at [https://history.idaho.gov/wp-content/uploads/Idaho\\_HP\\_Consultants\\_List.pdf](https://history.idaho.gov/wp-content/uploads/Idaho_HP_Consultants_List.pdf). Inclusion on this list should not be viewed as an endorsement or recommendation by the State Historic Preservation Office. More information and guidance about conducting archaeological inventories within Idaho can be found at our website at <https://history.idaho.gov/shpo/idaho-shpo-guidance/>.

In the event that previously unidentified archaeological material is inadvertently encountered during the implementation of this project, work If you have any questions, or the scope of the project changes, please contact me at [chris.shaver@ishs.idaho.gov](mailto:chris.shaver@ishs.idaho.gov) or (208) 488-7467.

Sincerely,

**Christopher L. Shaver  
Compliance Archaeologist  
Idaho State Historic Preservation Office**



**Brad Little**  
Governor of Idaho

**Janet Gallimore**  
Executive Director  
State Historic  
Preservation Officer

**Administration:**  
2205 Old Penitentiary Rd.  
Boise, Idaho 83712  
208.334.2682  
Fax: 208.334.2774

**Idaho State Museum:**  
610 Julia Davis Dr.  
Boise, Idaho 83702  
208.334.2120

**Idaho State Archives  
and State Records  
Center:**  
2205 Old Penitentiary Rd.  
Boise, Idaho 83712  
208.334.2620

**State Historic  
Preservation Office:**  
210 Main St.  
Boise, Idaho 83702  
208.334.3861

**Old Idaho Penitentiary  
and Historic Sites:**  
2445 Old Penitentiary Rd.  
Boise, Idaho 83712  
208.334.2844

HISTORY.IDAHO.GOV



Janna Brown &lt;janna.brown@bonnercountyid.gov&gt;

**[EXT SENDER] RE: Bonner County Planning - SS0005-25 Agency Review - Short Plat - Priest River Pines 1st Addition**

1 message

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

Wed, Sep 3, 2025 at 6:55 AM

No Comment from the Idaho Transportation Department.

Robert Beachler

District 1 Planning Program Manager

Idaho Transportation Department

600 W. Prairie Ave

Coeur d'Alene, ID 83815

[robert.beachler@itd.idaho.gov](mailto:robert.beachler@itd.idaho.gov)

(208) 772-1216

Office Hours M-TH 6-4:30

---

**From:** Bonner County Planning <[planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov)>

**Sent:** Thursday, August 28, 2025 1:01 PM

**To:** Alan Brinkmeier <[alan.brinkmeier@bonnercountyid.gov](mailto:alan.brinkmeier@bonnercountyid.gov)>; Amber Burgess <[clerk@ebsewerdistrict.com](mailto:clerk@ebsewerdistrict.com)>; Army Corps of Engineers <[CENWW-RD-CDA@usace.army.mil](mailto:CENWW-RD-CDA@usace.army.mil)>; Avista Copr - Jay West <[jay.west@avistacorp.com](mailto:jay.west@avistacorp.com)>; Avista Corp - Peggy George <[peggy.george@avistacorp.com](mailto:peggy.george@avistacorp.com)>; Becky Meyer <[becky.meyer@lposd.org](mailto:becky.meyer@lposd.org)>; Bill Berg <[billb@bbsewer.org](mailto:billb@bbsewer.org)>; Bonner County Assessors <[assessorsgroup@bonnercountyid.gov](mailto:assessorsgroup@bonnercountyid.gov)>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <[DIRECTOR@bonnercountyhistory.org](mailto:DIRECTOR@bonnercountyhistory.org)>; Bonner County Solid Waste <[solidwaste@bonnercountyid.gov](mailto:solidwaste@bonnercountyid.gov)>; Brenna Garro <[Brenna.Garro@oer.idaho.gov](mailto:Brenna.Garro@oer.idaho.gov)>; Bryan Quayle <[quaylelanduseconsulting@gmail.com](mailto:quaylelanduseconsulting@gmail.com)>; Carrol Stejer <[CASTEJER@gmail.com](mailto:CASTEJER@gmail.com)>; Chief Debbie Carpenter <[chief@spiritlakefire.com](mailto:chief@spiritlakefire.com)>; City of Clark Fork <[city@clarkforkidaho.org](mailto:city@clarkforkidaho.org)>; City of Dover <[cityclerk@cityofdoveridaho.org](mailto:cityclerk@cityofdoveridaho.org)>; City of East Hope Franck <[easthope.city@gmail.com](mailto:easthope.city@gmail.com)>; City of Hope <[hopecityclerk@gmail.com](mailto:hopecityclerk@gmail.com)>; City of Oldtown <[cityofoldtown@hotmail.com](mailto:cityofoldtown@hotmail.com)>; City of Priest River <[layers@priestriver-id.gov](mailto:layers@priestriver-id.gov)>; City of Sandpoint Planning <[cityplanning@sandpointidaho.gov](mailto:cityplanning@sandpointidaho.gov)>; [cityclerk@spiritlakeid.gov](mailto:cityclerk@spiritlakeid.gov); Clark Fork Fire Department <[firedept@clarkforkidaho.org](mailto:firedept@clarkforkidaho.org)>; Colleen Johnson <[CJohnson@kootenaiponderaysewerdistrict.org](mailto:CJohnson@kootenaiponderaysewerdistrict.org)>; Coolin-Cavanaugh Bay Fire Protection District <[coolinfirechief@gmail.com](mailto:coolinfirechief@gmail.com)>; Craig Hill <[craighill@hillsresort.com](mailto:craighill@hillsresort.com)>; D1Permits <[D1Permits@itd.idaho.gov](mailto:D1Permits@itd.idaho.gov)>; Dan Brown <[dbrown@idl.idaho.gov](mailto:dbrown@idl.idaho.gov)>; Dan Scholz <[dan.scholz@nli.coop](mailto:dan.scholz@nli.coop)>; Dave Schuck <[dave.schuck@bonnercountyid.gov](mailto:dave.schuck@bonnercountyid.gov)>; Dean Davis <[deandavis@sd83.org](mailto:deandavis@sd83.org)>; East Bonner Library <[Amanda@ebonnerlibrary.org](mailto:Amanda@ebonnerlibrary.org)>; East Priest Lake Fire District <[eastpriestlakefd@gmail.com](mailto:eastpriestlakefd@gmail.com)>; Erik Sjoquist <[esjoquist@idl.idaho.gov](mailto:esjoquist@idl.idaho.gov)>; Federal Aviation Administration

<[Heather.pate@faa.gov](mailto:Heather.pate@faa.gov)>; Frankie Dunn <[Frankiejdunn@hotmail.com](mailto:Frankiejdunn@hotmail.com)>; Fritz Broschet <[outletbaysewer@gmail.com](mailto:outletbaysewer@gmail.com)>; Garfield Bay Water and Sewer District Clerk <[garfieldbaywsd@hotmail.com](mailto:garfieldbaywsd@hotmail.com)>; Gavin Gilcrease <[ggilcrease@sandpointidaho.gov](mailto:ggilcrease@sandpointidaho.gov)>; Horsmon, Merritt <[merritt.horsmon@idfg.idaho.gov](mailto:merritt.horsmon@idfg.idaho.gov)>; ID State Historical Society - Dan Everhart <[dan.everhart@ishs.idaho.gov](mailto:dan.everhart@ishs.idaho.gov)>; Idaho Department of Environmental Quality <[deqcomments@deq.idaho.gov](mailto:deqcomments@deq.idaho.gov)>; Independent Hwy Dist - Julie Bishop <[ihdclerk@gmail.com](mailto:ihdclerk@gmail.com)>; Robert Beachler <[Robert.Beachler@itd.idaho.gov](mailto:Robert.Beachler@itd.idaho.gov)>; Stacy Simkins <[Stacy.Simkins@itd.idaho.gov](mailto:Stacy.Simkins@itd.idaho.gov)>; Jack Schenck <[Jack.schenck@vyvebb.com](mailto:Jack.schenck@vyvebb.com)>; Jamie Brown <[jamieb@inlandpower.com](mailto:jamieb@inlandpower.com)>; Janice Best <[janicesb@televar.com](mailto:janicesb@televar.com)>; Jason Johnson <[jason.johnson@bonnercountyid.gov](mailto:jason.johnson@bonnercountyid.gov)>; Jason Kimberling <[Jason.Kimberling@itd.idaho.gov](mailto:Jason.Kimberling@itd.idaho.gov)>; Jeff Lindsey <[jeff.lindsey@bonnercountyid.gov](mailto:jeff.lindsey@bonnercountyid.gov)>; Jessie Roe <[BWSD637@gmail.com](mailto:BWSD637@gmail.com)>; Joe Kren <[joekren@sd83.org](mailto:joekren@sd83.org)>; Jordan Brooks <[coolinsewer@gmail.com](mailto:coolinsewer@gmail.com)>; KayLeigh Miller <[klmiller@ponderay.org](mailto:klmiller@ponderay.org)>; kbsd sewer <[kbsdpl@hotmail.com](mailto:kbsdpl@hotmail.com)>; Ken Flint <[ken\\_flint@tcenergy.com](mailto:ken_flint@tcenergy.com)>; Kenny Huston <[kenny.huston@oer.idaho.gov](mailto:kenny.huston@oer.idaho.gov)>; Kim Hoodenpyle <[kjh5345@gmail.com](mailto:kjh5345@gmail.com)>; Kim Spacek <[kimspacek@sd83.org](mailto:kimspacek@sd83.org)>; Kimberly Hobson <[Kimberly.Hobson@itd.idaho.gov](mailto:Kimberly.Hobson@itd.idaho.gov)>; Laclede Water District <[info@lacledewaterdistrict.org](mailto:info@lacledewaterdistrict.org)>; Lakeland Joint School District #272 <[cpursley@lakeland272.org](mailto:cpursley@lakeland272.org)>; Lisa Rosa <[hr@ebonnerlibrary.org](mailto:hr@ebonnerlibrary.org)>; Luke Bates <[luke.bates@idwr.idaho.gov](mailto:luke.bates@idwr.idaho.gov)>; Matt Diel <[matt.diel@lposd.org](mailto:matt.diel@lposd.org)>; Midas Water <[midaswatercorp@gmail.com](mailto:midaswatercorp@gmail.com)>; Mike Ahmer <[mahmer@idl.idaho.gov](mailto:mahmer@idl.idaho.gov)>; Natural Resource Conservation Service - Greg Becker <[greg.becker@id.usda.gov](mailto:greg.becker@id.usda.gov)>; Navy - Glynis Casey <[glynis.casey@navy.mil](mailto:glynis.casey@navy.mil)>; North of the Narrows Fire District <[northofthenarrowsfire@gmail.com](mailto:northofthenarrowsfire@gmail.com)>; Northern Info <[northerninfo@idwr.idaho.gov](mailto:northerninfo@idwr.idaho.gov)>; Northern Lights <[kristin.mettke@nli.coop](mailto:kristin.mettke@nli.coop)>; Northern Lights - Clint Brewing <[clint.brewington@nli.coop](mailto:clint.brewington@nli.coop)>; Northside Water and Syringa Heights Water Association <[allwater49@outlook.com](mailto:allwater49@outlook.com)>; Oden Water Association - Carla Poelstra <[odenwater@gmail.com](mailto:odenwater@gmail.com)>; Pend Oreille Hospital District <[kim.kichenmaster@bonnergeneral.org](mailto:kim.kichenmaster@bonnergeneral.org)>; PHD <[EHapplications@phd1.idaho.gov](mailto:EHapplications@phd1.idaho.gov)>; Priest Lake Public Library District <[plplibrary@hotmail.com](mailto:plplibrary@hotmail.com)>; Richard Hash <[Rich.hash2022@gmail.com](mailto:Rich.hash2022@gmail.com)>; Road & Bridge - Matt Mulder <[matt.mulder@bonnercountyid.gov](mailto:matt.mulder@bonnercountyid.gov)>; Ryan Zandhuisen <[rzandhuisen@idl.idaho.gov](mailto:rzandhuisen@idl.idaho.gov)>; Sagle Valley Water and Sewer District <[saglewatersewer@gmail.com](mailto:saglewatersewer@gmail.com)>; Sagle Valley Water & Sewer District <[markc@smartplugs.com](mailto:markc@smartplugs.com)>; Sam Owen Fire Rescue Sam Owen Fire Rescue <[sofd@wow-tel.net](mailto:sofd@wow-tel.net)>; Sam Ross <[sam.ross@nli.coop](mailto:sam.ross@nli.coop)>; Sarah Gilmore <[sgilmore@sandpointidaho.gov](mailto:sgilmore@sandpointidaho.gov)>; School District 84 Transportation - James Koehler <[james.koehler@lposd.org](mailto:james.koehler@lposd.org)>; SCHWEITZER FIRE DISTRICT <[SchweitzerFireDistrict@gmail.com](mailto:SchweitzerFireDistrict@gmail.com)>; Selkirk Association of Realtors <[danielle@selkirkaor.com](mailto:danielle@selkirkaor.com)>; Selkirk Recreation District <[elgar@whoi.edu](mailto:elgar@whoi.edu)>; Sheryl Austin <[granitereeder@gmail.com](mailto:granitereeder@gmail.com)>; SOURDOUGH POINT OWNERS ASSOCIATION <[sourdoughpoint@hotmail.com](mailto:sourdoughpoint@hotmail.com)>; Southside Water and Sewer <[southsidewaterandsewer@swsdidaho.org](mailto:southsidewaterandsewer@swsdidaho.org)>; Steve Elgar <[selgar@mac.com](mailto:selgar@mac.com)>; Superintendent School Dist 84 <[kelly.fisher@lposd.org](mailto:kelly.fisher@lposd.org)>; Symone Legg <[Symone.Legg@itd.idaho.gov](mailto:Symone.Legg@itd.idaho.gov)>; TC Energy / TransCanada <[US\\_crossings@tcenergy.com](mailto:US_crossings@tcenergy.com)>; Teresa Decker <[Huckleberryhoa@gmail.com](mailto:Huckleberryhoa@gmail.com)>; Teresa Decker <[huckbayutilities01@gmail.com](mailto:huckbayutilities01@gmail.com)>; Teresa Zamora <[utilities@stoneridgeidaho.com](mailto:utilities@stoneridgeidaho.com)>; Theresa Wheat <[theresa@kootenai.org](mailto:theresa@kootenai.org)>; Tim Ventress <[chventresswplvfd@hotmail.com](mailto:chventresswplvfd@hotmail.com)>; Timberlake Fire District <[Kwright@timberlakefire.com](mailto:Kwright@timberlakefire.com)>; Tom Renzi <[epfldchief@gmail.com](mailto:epfldchief@gmail.com)>; US Fish & Wildlife Services <[fw1idahoconsultationrequests@fws.gov](mailto:fw1idahoconsultationrequests@fws.gov)>; West Bonner Library <[meagan@westbonnerlibrary.org](mailto:meagan@westbonnerlibrary.org)>; West Pend Oreille Fire District <[wpofd1@gmail.com](mailto:wpofd1@gmail.com)>  
**Cc:** David Fisher <[david.fisher@bonnercountyid.gov](mailto:david.fisher@bonnercountyid.gov)>; Alexander Feyen <[alexander.feyen@bonnercountyid.gov](mailto:alexander.feyen@bonnercountyid.gov)>  
**Subject:** Bonner County Planning - SS0005-25 Agency Review - Short Plat - Priest River Pines 1st Addition

**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,**

**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 or office. You can also apply on one of the kiosks provided in the Planning Department office, located in the County Administrative Building, Suite 208.

Fast & easy application process

Track your permit status in real time

Upload documents directly

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

**Online Application Guide**

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

**Build smarter. Apply online.**



Janna Brown &lt;janna.brown@bonnercountyid.gov&gt;

## [EXT SENDER] RE: Bonner County Planning - SS0005-25 Agency Review - Short Plat - Priest River Pines 1st Addition

1 message

**D1Permits** <D1Permits@itd.idaho.gov>  
To: Bonner County Planning <planning@bonnercountyid.gov>

Thu, Aug 28, 2025 at 3:09 PM

ITD would require a permit for the approach they are wishing to use. It is currently unpermitted and no legal approach exists.

They can pay here: <https://otc.cdc.nicusa.com/Public2.aspx?portal=id&organization=ITD%20Online%20-%20District%201>

And apply here: <https://survey123.arcgis.com/share/a2d69aa0e44c403e8182b92724c6dd3e?portalUrl=https://gisp.itd.idaho.gov/portal>

Have a nice day!



**Kimberly Hobson**  
*Project Coordinator*  
*Innovation Steward*

**District 1**

**Work:** 208.772.8079

**Email:** [kimberly.hobson@itd.idaho.gov](mailto:kimberly.hobson@itd.idaho.gov)

**Website:** [itd.idaho.gov](http://itd.idaho.gov)

**Work schedule:** M-W-Th-F 6AM- 4:30 PM

**From:** Bonner County Planning <[planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov)>

**Sent:** Thursday, August 28, 2025 1:01 PM

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

<chief@spirittlakefire.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@spirittlakeid.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>; Dan Brown <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 <Frankiejdunn@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>; 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>; 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 <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@lacedewaterdistrict.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>; 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 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>; 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 - SS0005-25 Agency Review - Short Plat - Priest River Pines 1st Addition

**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,**

**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 or office. You can also apply on one of the kiosks provided in the Planning Department office, located in the County Administrative Building, Suite 208.

Fast & easy application process

Track your permit status in real time

Upload documents directly

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

**Online Application Guide**

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

**Build smarter. Apply online.**



Janna Brown <janna.brown@bonnercountyid.gov>

---

**File SS0005-25 Short Plat**

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, Sep 17, 2025 at 3:29 PM

Good Afternoon:

Attached is the District's response to the above-named file.

**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\_09\_bc\_SS0005\_25ShortPlat.pdf**  
80K

# NOTICE OF AGENCY REVIEW



I hereby certify that a true and correct copy of this "Notice of Agency Review" was digitally transmitted or mailed (postage prepaid) on this **28th** day of **August 2025**.

Jenna Brown  
Jenna Brown, Administrative Assistant III

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Thursday, August 28, 2025**.

**File SS0005-25 – Short Plat – Priest River Pines 1<sup>st</sup> Addition** is requesting to divide one (1) approximate 20-acre parcel into four (4) approximate 4.95-acre lots. The property is zoned Rural 5. The project is located off Daytona Drive in Priest River, generally located in Sections 22, Township 56 North, Range 5 West, Boise-Meridian, Idaho. The project site is within the service area of West Pend Oreille Fire District.

To review this application, go to the Planning Department web site at [bonnercountyid.gov/current-projects](http://bonnercountyid.gov/current-projects). If you experience difficulties visiting the project web page, try an alternative browser (Mozilla Firefox or Google Chrome) for access. If you prefer to receive hard copies of the application or have any difficulties reaching this web site, please contact the planning department as soon as possible.

Please review the application relative to your agency's area of expertise and include any recommended conditions of approval and supporting code sections by **September 29, 2025**. If your agency requires any additional information from the applicant, please advise the planning department in writing allowing ample time for applicant response. All comments will be forwarded to the applicant and representatives. If no response is provided, staff will conclude your agency has no objections to the project or recommended conditions.

**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 <sup>AS</sup> 9/17/25  
Name Date

*Out of District Boundaries*



Janna Brown <janna.brown@bonnercountyid.gov>

**[EXT SENDER] SS0005-25-SHORT PLAT-PRIEST RIVER PINES 1ST ADDITION**

1 message

**Denis Twohig** <dtwohig@phd1.idaho.gov>  
To: Bonner County Planning <planning@bonnercountyid.gov>

Thu, Aug 28, 2025 at 3:53 PM

 <b>Public Health</b> <small>Prevent. Promote. Protect.</small> <b>Panhandle Health District</b>	<p><b>Denis Twohig</b>   Technical Records Specialist 1</p> <p>2101 W Pine St. Sandpoint, ID 83864</p> <p><b>P:</b> 208.265.6384</p> <p><b>E:</b> ehapplications@phd1.idaho.gov</p> <p><b>W:</b> <a href="http://Panhandlehealthdistrict.org">Panhandlehealthdistrict.org</a></p>
--	---

**IMPORTANT:** The information contained in this email may be privileged, confidential or otherwise protected from disclosure.

All persons are advised that they may face penalties under state and federal law for sharing this information with unauthorized individuals.

If you received this email in error, please reply to the sender that you received this information in error.

Also, please delete this email after replying to the sender.

 **SS0005-25-SHORT PLAT-PRIEST RIVER PINES 1ST ADDITION.pdf**  
528K



# Panhandle Health District

*Healthy People in Healthy Communities*

**Public Health**

Prevent. Promote. Protect.

**Panhandle Health District**

August 28, 2025

Bonner County Planning Department

Attn: Janna Brown

Re: SS0005-25-Short Plat – Priest River Pines 1<sup>st</sup> Addition

Panhandle Health District (PHD) notes that the application states there is to be individual septic provided for each new lot. PHD has no record of septic approval for the property. We recommend the applicant contact PHD to assess the septic feasibility of the proposed lots.

Amanda J Cerise

Registered Environmental Health Specialist

Panhandle Health District

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

# NOTICE OF AGENCY REVIEW



I hereby certify that a true and correct copy of this "Notice of Agency Review" was digitally transmitted or mailed (postage prepaid) on this **28th** day of **August 2025**.

Jana Brown  
Jana Brown, Administrative Assistant III

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Thursday, August 28, 2025**.

---

**File SS0005-25 – Short Plat – Priest River Pines 1<sup>st</sup> Addition** is requesting to divide one (1) approximate 20-acre parcel into four (4) approximate 4.95-acre lots. The property is zoned Rural 5. The project is located off Daytona Drive in Priest River, generally located in Sections 22, Township 56 North, Range 5 West, Boise-Meridian, Idaho. The project site is within the service area of West Pend Oreille Fire District.

To review this application, go to the Planning Department web site at [bonnercountyid.gov/current-projects](http://bonnercountyid.gov/current-projects). If you experience difficulties visiting the project web page, try an alternative browser (Mozilla Firefox or Google Chrome) for access. If you prefer to receive hard copies of the application or have any difficulties reaching this web site, please contact the planning department as soon as possible.

Please review the application relative to your agency's area of expertise and include any recommended conditions of approval and supporting code sections by **September 29, 2025**. If your agency requires any additional information from the applicant, please advise the planning department in writing allowing ample time for applicant response. All comments will be forwarded to the applicant and representatives. If no response is provided, staff will conclude your agency has no objections to the project or recommended conditions.

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

NO COMMENT \_\_\_\_\_  
Name Date



Janna Brown <janna.brown@bonnercountyid.gov>

---

**[EXT SENDER] File SS0005-25 comments**

1 message

---

**Wpfd District 1** <wpofd1@gmail.com>

Wed, Sep 24, 2025 at 12:01 PM

To: [planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov)

20' wide road driving surface from the highway, not including shoulders.  
Single driveways need to be; 12' wide driving surface.  
Any driveway 200' or more, turnouts must be provided.

Chief Jamie Painton  
West Pend Oreille Fire District