

Bonner County Planning Department

"Protecting property rights and enhancing property value"

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Short Subdivision Administrative Decision Letter

September 22, 2026

Russell Badgley
James. A Sewell & Associates
1319 N Division Ave
Sandpoint, ID 83864

**Subject: Short Subdivision SS0008-25, Moondance Acres 1st Addition:
Preliminary Plat Administrative Decision Letter**

Dear Russell,

The referenced application is hereby administratively approved with conditions as of the date of this letter. The Planning Director adopts the analysis as set forth in the Staff Report, and the acceptance of the modifications that had been requested, deeming them to meet the applicable codes. The Planning Director adopted additional Conditions of Approval, as enumerated in this letter.

The application was administratively continued until August 24, 2026, for additional information and modifications required. The applicants and/or their representatives have provided documentation of: a revised preliminary plat, revised closures, water-well capacity summary and a Trip Generation Letter. The ordinance and standards used in evaluating the application, the Conclusions of Law and the Conditions of Approval are as follows:

Applicable Bonner County Revised Code Standards:

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

BCRC 12-268	Application Process, General Provisions
BCRC 12-412	Density and Dimensional Standards: Suburban
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

Conclusions of Law:

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

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

Conditions of Approval:

1. Per BCRC 12-623 (D): D. All proposed lots shall be designed by the applicant to provide a fire protection plan for the proposed lots to provide, at a minimum, an assessment of fire risk and plans to reduce the risk, and provisions for defensible space, where material capable of allowing a fire to spread unchecked will be treated, cleared or modified to slow the rate and intensity of an advancing wildfire and to create an area for fire suppression operations to occur, and for at least one of the following:
 1. Prior to final plat, an approved water and fire hydrant system capable of providing one thousand (1,000) gallons per minute for a minimum of two (2) hours where a community water system exists or is proposed as part of the development and is capable of delivering the pressurized water supply necessary for delivering fire flows as

prescribed by the international fire code, as adopted by the state fire marshal, and such later editions as may be so published and adopted by the state fire marshal, or as amended, modified or superseded, and incorporated herein by reference with a copy on file with the office of the clerk of the board of county commissioners, and hereinafter referred to as IFC.

2. A note on the final subdivision plat stating: "At the time of building location permit or building permit, the lot owner shall install a minimum two thousand (2,000) gallon water storage system, meeting IFC standards". Refill on demand is not required to meet IFC standards.

3. A note on the final subdivision plat stating: "The installation of an approved IFC residential fire suppression sprinkler system is required in all newly constructed residences".

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

5. A note on the final subdivision plat stating: "At the time of building permit or building location permit, the lot owner shall install an approved fire suppression method to the satisfaction of Bonner County"

STAFF: This condition has been met by Note 15 on the revised preliminary plat.

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.

STAFF: This condition has been met by the submission of well logs in the vicinity of the subject lot.

3. Upon preliminary plat approval, a road name for the proposed road will be required from the GIS/Addressing department.

STAFF: Based on the revised preliminary plat this condition is no longer required.

4. Per BCRC 12-624 (D) All proposed lots less than five (5) acres gross shall have direct frontage on, and direct access to, a public right of way. Please submit a revised preliminary road design meeting public road standards.

STAFF: Based on the revised preliminary plat this condition is being met.

5. Per BCRC 12-642 (B)(11), A statement of intended use to be included on plat.

STAFF: This condition has been met by Note 4 on the revised preliminary plat.

6. Per Bonner County Road and Bridge Department, a Trip Generation and Distribution Letter is required to be submitted with all land use applications.

STAFF: This condition has been met by the submission of a Trip Generation Letter.

7. Per BCRC 12-6.6, a final plat shall be submitted in accordance with these sections of the Bonner County Revised Code after the approval of the preliminary plat.

8. 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.

9. Per BCRC 12-648 (B), the final plat must conform to the final plat requirements of Idaho Code Section 50-1304, BCRC 12-660 and BCRC 12-661.

10. Per BCRC 12-651 (G), the preliminary short subdivision shall be valid for a period not to exceed three (3) calendar years from the date of approval. At any time prior to the expiration date of the preliminary short subdivision, an applicant may make a written request to the planning director for an extension of the preliminary short subdivision for a period up to three (3) 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 extension request shall be processed in accordance with 12-266.1 of this Title. The extension request must be approved or denied prior to the expiration date of the preliminary short plat.

NOTE: Any determination made by the Planning Director in the administration of the provisions of this title may be appealed to the Board by paying the required fee and notifying the Planning Director in writing of the intent to appeal within ten (10) working days from the date of the determination. (BCRC 12-261(A)).

Following any final decision concerning a site-specific land use request, the applicant has a right to request a regulatory taking analysis pursuant to Section 67-8003, Idaho Code (*Idaho Code §67-6535(3)*).

Please contact this department if you have any questions.

Sincerely,



Alex Feyen
Assistant Planning Director

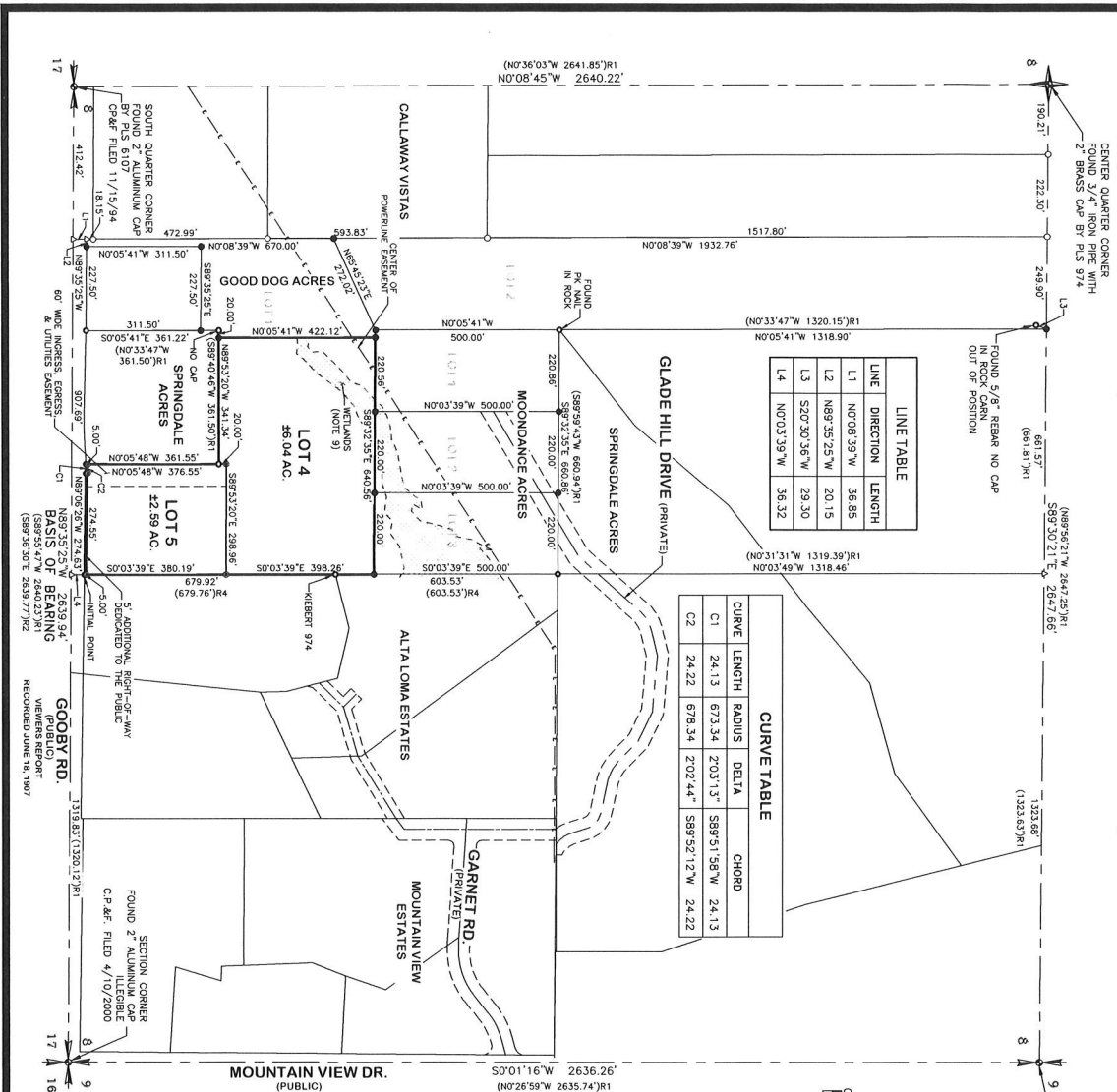
9/22/2026
Date

APPROVED PRELIMINARY PLAT

Date

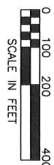
MOONDANCE ACRES 1ST ADDITION

SE 1/4, SECTION 8, TOWNSHIP 57 NORTH, RANGE 2 WEST, B.M., BONNER COUNTY, ID



LINE	DIRECTION	LENGTH
L1	N0°08'39"W	36.85
L2	N89°35'25"W	20.15
L3	S20°30'36"W	29.30
L4	N00°33'39"W	36.32

CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	24.13	673.34	203.13°	S89°51'58"W 24.13
C2	24.22	678.34	202.44°	S89°52'12"W 24.22



NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DIVIDE LOT 3 OF "GOOD DOG ACRES" (REMAINER OF LOT 4 OF "MOONDANCE ACRES"), INTO 3 NEW LOTS.

BASIS OF BEARING

GEODETIC BASED ON GPS OBSERVATIONS BETWEEN THE SOUTH QUARTER CORNER OF SECTION 8, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.

REFERENCES

1. RECORD OF SURVEY INST. NO. 193574
2. PLAT OF CALLAWAY VISTAS, BK. 2, PG. 80, INST. NO. 640322
3. RECORD OF SURVEY INST. NO. 412960
4. PLAT OF ALTA LOMA ESTATES, BK. 6, PG. 185, INST. NO. 596533
5. PLAT OF ALTA LOMA ESTATES, BK. 4, PG. 181, INST. NO. 596533
6. PLAT OF SPRINGDALE ACRES, BK. 20, PG. 89, INST. NO. 1023233
7. PLAT OF MOONDANCE ACRES, BK. 20, PG. 89, INST. NO. 1023233
8. PLAT OF GOOD DOG ACRES, BK. 22, PG. 32, INST. NO. 1037783

NOTES

- 1) ALL REFERENCES ARE FROM RECORDS OF BONNER COUNTY, IDAHO.
- 2) CURRENT ZONING DISTRICT IS SUBURBAN (S).
- 3) CURRENT LAND USE IS SINGLE FAMILY RESIDENTIAL (2.5-SAC).
- 4) PROPOSED USE IS SINGLE FAMILY RESIDENTIAL, WELL.
- 5) PROJECT IS IN FLOOD ZONE X PER FIRM PANEL 160170715E.
- 6) SEWER SERVICE IS PROVIDED BY INDIVIDUAL SEPTIC SYSTEM.
- 7) PROPOSED SOLID WASTE DISPOSAL IS COUNTY TRANSFER STATION OR PRIVATE CONTRACTOR.
- 8) PROJECT IS LOCATED WITHIN THE NORTH SIDE FIRE DISTRICT
- 9) WETLANDS WERE DELINEATED BY TOM DUEBENHOFFER PER LETTER DATED 10/10/00.
- 10) PROJECT IS IN FLOOD ZONE X PER FIRM PANEL 160170715E.
- 11) RIGHT-OF-WAY OF GOODY RD. IS PUBLIC, AND COUNTY MAINTAINED.
- 12) RIGHT-OF-WAY OF MOUNTAIN VIEW DR. IS PUBLIC, AND COUNTY MAINTAINED.
- 13) GARNET RD. IS PRIVATE AND PRIVATELY MAINTAINED.
- 14) GLADE HILL DR. IS PRIVATE AND PRIVATELY MAINTAINED.
- 15) AT THE TIME OF BUILDING PERMIT OR BUILDING LOCATION PERMIT, THE LOT WAS CONSIDERED TO BE A SINGLE LOT. THE SURVEY METHOD TO THE SATISFACTION OF BONNER COUNTY.

LEGEND

- SET 5/8"x30" REBAR WITH PLASTIC CAP, REB 12458
- PREVIOUSLY SET 5/8"x30" REBAR WITH PLASTIC CAP, REB 12458
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP BY PLS NO. 10559 UNLESS OTHERWISE NOTED
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP BY PLS NO. 10559 UNLESS OTHERWISE NOTED
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP BY PLS NO. 10559 UNLESS OTHERWISE NOTED
- COMPUTED POINT
- () RECORD DIMENSION PER REFERENCES



SECTION 8, TWP 57N, RANG 2W, B.M.

SHEET TITLE: MOONDANCE ACRES 1ST ADDITION

Thomas A. Sperry and Associates, LLC

CONSULTING ENGINEERS

SANDPOINT, ID, 83864, (208)263-4160

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