

# Bonner County Planning Department

*"Protecting property rights and enhancing property value"*

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## Short Subdivision Administrative Staff Report

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**Project Name:** Longfellow

**File Number, Type:** SS0003-26 - Short Subdivision

**Request:** The applicant is proposing to divide one (1) approximate 25.870-acre parcel into one (1) 5-acre lot, one (1) 5.12-acre lot, one (1) 7.75-acre lot, and one (1) 8.00-acre lot.

**Legal Descriptions:** 31-54N-4W TAX 35

**Location:** The project is located off Steptoe Circle in Spirit Lake, generally located in Section 31, Township 54 North, Range 4 West, Boise-Meridian, Idaho.

**Parcel Numbers:** RP54N04W315153A

**Parcel Sizes:** 25.870-Acres

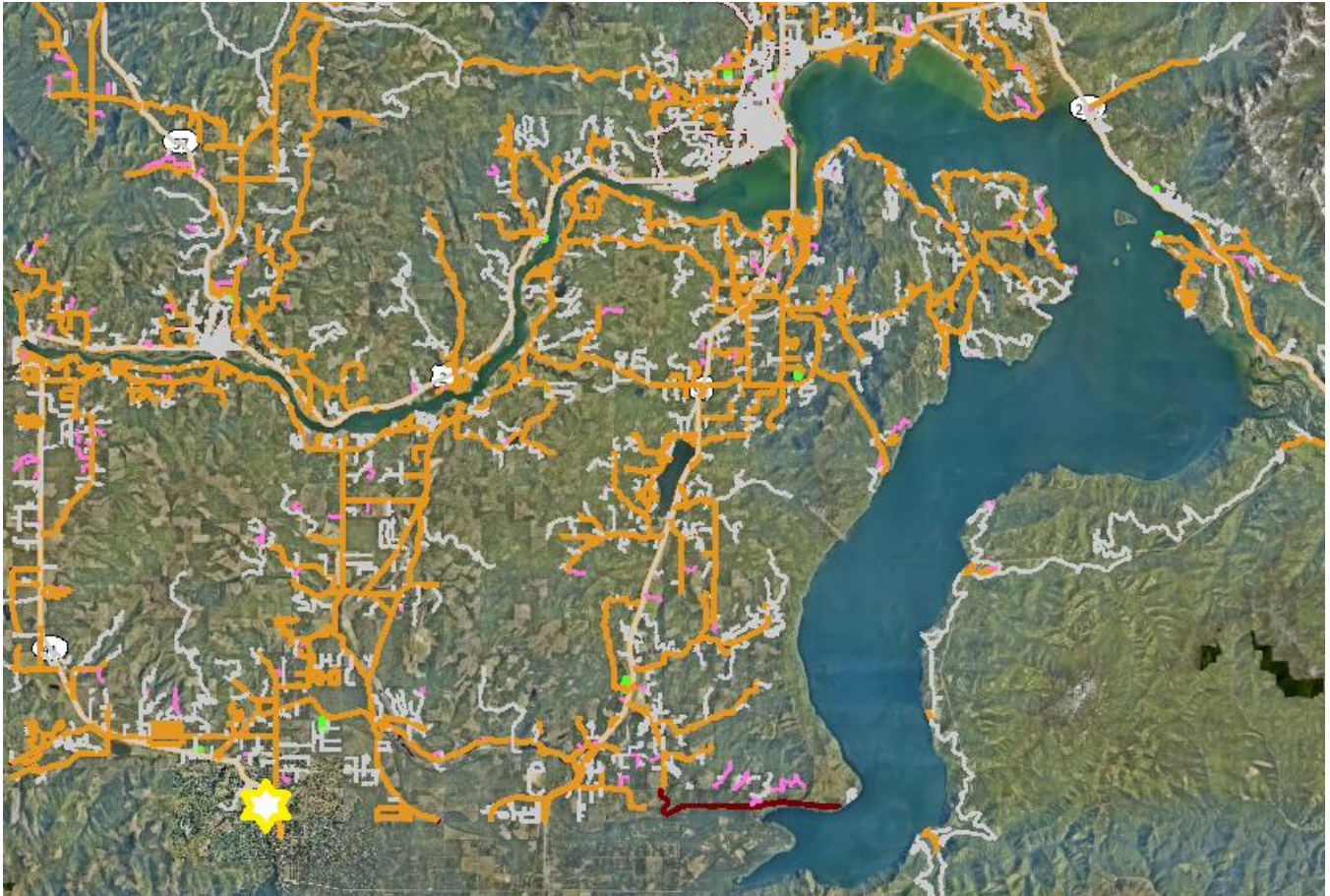
**Applicant/  
Landowner:** Daum Construction, LLC  
[REDACTED]

**Project  
Representative:** Advanced Technology Surveying, Inc.  
[REDACTED]

**Application filed:** February 6, 2026

**Notice provided:** Mail: March 10, 2026  
Published in newspaper: March 10, 2026  
AOI – City of Spirit Lake: March 10, 2026

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



# LONGFELLOW

A PORTION OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 54 NORTH, RANGE 04 WEST, B.M. BONNER COUNTY, IDAHO

PAGE 2 OF 2

INSTRUMENT NO. \_\_\_\_\_

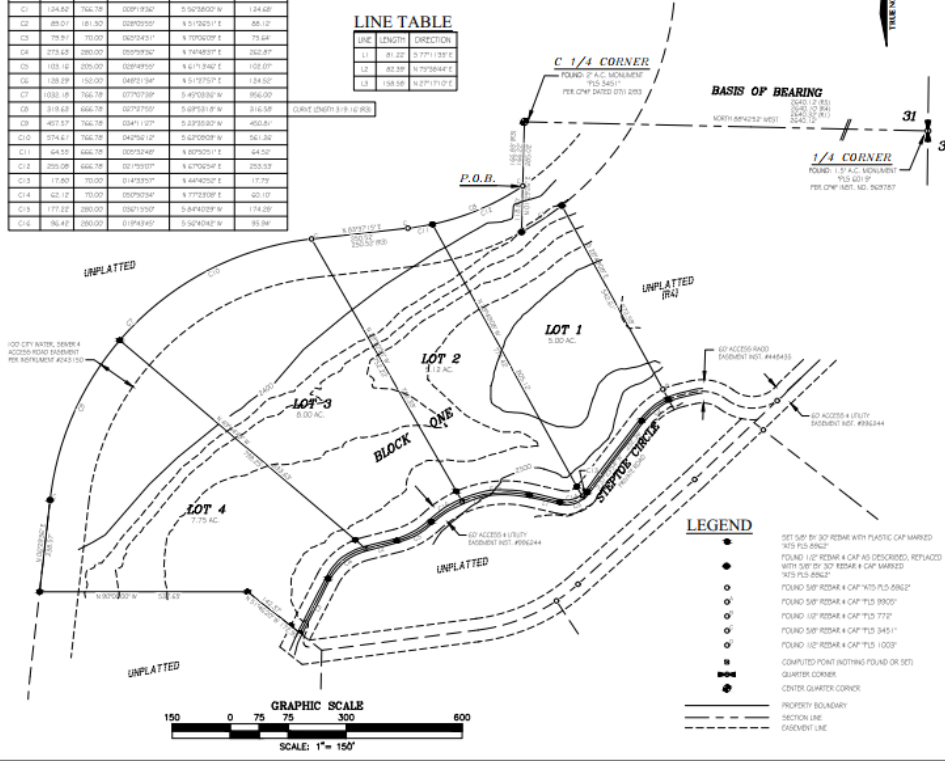


### CURVE TABLE

CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DIST.
C1	124.82	732.78	100°19'32"	S 90°50'00" W	144.69'
C2	89.51	181.30	108°09'53"	S 51°29'51" E	58.12'
C3	79.91	703.00	182°24'41"	S 70°50'59" E	79.64'
C4	273.15	280.00	103°09'32"	S 74°49'31" E	262.67'
C5	103.16	205.00	103°49'59"	S 61°17'34" E	102.87'
C6	128.87	700.00	104°01'54"	S 51°37'57" E	134.82'
C7	1032.18	732.78	107°07'59"	S 47°05'52" W	856.00'
C8	313.63	666.78	107°07'59"	S 49°53'18" W	316.58'
C9	467.57	732.78	104°11'27"	S 49°33'00" W	460.41'
C10	574.61	732.78	104°10'12"	S 47°09'01" W	561.30'
C11	64.58	666.78	100°33'48"	S 80°29'51" E	64.50'
C12	253.08	666.78	101°19'57"	S 47°00'34" E	253.52'
C13	17.80	703.00	181°49'33"	S 44°40'32" E	17.72'
C14	62.12	703.00	103°00'34"	S 77°23'09" E	62.10'
C15	177.22	280.00	102°19'59"	S 64°43'59" E	174.29'
C16	96.48	280.00	101°04'50"	S 56°00'42" W	93.89'

### LINE TABLE

LINE	LENGTH	DIRECTION
L1	81.22	S 77°11'13" E
L2	82.28	N 79°28'44" E
L3	138.56	N 67°11'10" E



- ### REFERENCES
- R1) SURVEY BY J. RONALD OBERGARDNER, PLS 1003, RECORDED JUNE 18 1989 AS INSTRUMENT NUMBER 2647456.
  - R2) SURVEY BY WILLIAM J. STODOLAN, PLS 853, RECORDED JULY 18 1984 AS INSTRUMENT NUMBER 258277.
  - R3) SURVEY BY JAMES P. VECKLE, PLS 3451, RECORDED AUGUST 1 1993 AS INSTRUMENT NUMBER 429920.
  - R4) SURVEY BY GALE R. DRUMHALL, PLS 772, RECORDED SEPTEMBER 20 1910 AS INSTRUMENT NUMBER 759314.
  - R5) SURVEY BY MARK W. DUFFER, PLS 9905, RECORDED NOVEMBER 20 12 AS INSTRUMENT NUMBER 835142.
  - R6) SURVEY BY ROBERT L. STRATTON, PLS 10277, RECORDED DECEMBER 20 2000 AS INSTRUMENT NUMBER 971616.
  - R7) HAYDEN INDUSTRIAL PARK BY MARK W. DUFFER, PLS 9905, RECORDED DECEMBER 20 2000 AS INSTRUMENT NUMBER 972484.
  - R8) VESTING WARRANTY DEED INSTRUMENT NUMBER 972993.
  - R9) GUTACHEM DEED FOR BOUNDARY LINE ADJUSTMENT INSTRUMENT NUMBER 80541.0.
  - R10) DAWN RANCH BY MATTHEW S. WAINSBURY, PLS 8962, RECORDED DECEMBER 20 2001 AS INSTRUMENT NUMBER 990313.
- ALL INSTRUMENT NUMBERS, BOOK AND PAGE NUMBERS, PLATS, SURVEYS, DEEDS, AND OTHER DOCUMENTS REFER TO BONNER COUNTY RECORDS, UNLESS OTHERWISE INDICATED.
- ### BASIS OF BEARING
- THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 31 PER R.I. HEREIN.

- ### SURVEYOR'S NARRATIVE/NOTES
- THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT POLICY PREPARED BY NORTH SUNDAY TITLE COMPANY DATED OCTOBER 23, 2020. CHECK NO. 23086. THIS SURVEY DOES NOT PURPORT TO SHOW THE EXISTENCE OF ALL EASEMENTS AND OR ENCUMBRANCES RECORDED OR UNRECORDED THAT MAY AFFECT THIS PROPERTY. THIS SURVEY DOES SHOW INFORMATION OF EASEMENTS THAT WERE SUPPLIED TO A.T.S., INC.
  - ANY RIGHT OF WAY DEDICATION AND/OR THE GRANTING OF PROPRITIAL EASEMENT DEPICTED ON THIS PLAN ARE DETAILED IN THE CHANGES CERTIFICATE, PAGE ONE OF THIS PLAN.
  - THIS SURVEY WAS PERFORMED BY A COMBINATION OF FIELD TRAILERING AND GPS OBSERVATIONS USING A TRIMBLE S6-2 SECOND ORDER TOTAL STATION AND TRIMBLE RB-4 GPS BASE UNIT AND A TRIMBLE R10-2 RINEX RECEIVER UNIT.
  - THIS SURVEY WAS PERFORMED ACCORDING TO GRID COORD FOR LAND BOUNDARY SURVEYS AND TERRACEAL REQUIREMENTS AND TRAILERS WERE PERFORMED AND ANALYZED TO VERIFY THAT THEY EXCEED THE REQUIREMENTS OF THIS SECTION.
  - THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE DESCRIBED PARCEL OF LAND ACCORDING TO THE BONNER COUNTY VARIOUS SUBDIVISION ORDINANCE. RECORDS USED FOR THIS PLAN ARE BASED ON RECORDS OF SURVEY AND FOUND MONUMENTATION FROM R.I.1.
  - PLATTED LOTS WERE SUBJECT TO A BLANKET ELECTRICAL TRANSMISSION LINE EASEMENT PER INSTRUMENT NO. 126852, BONNER COUNTY RECORDS.



**ADVANCED TECHNOLOGY SURVEYING & ENGINEERING**  
 9177 HEISS STREET, HAYDEN IDAHO, 83435  
 • PH: (208)-772-2745 • FAX: (208)-762-7231

SCALE: 1" = 150'  
 CHECKED BY: MMB  
 DATE: 03-17-2023  
 DRAWN BY: MMB  
 DATE: 03-17-2023  
 DWG: PLAT  
 PLOT: 02/181

## Project Summary:

The applicant is proposing to divide one (1) approximate 25.870-acre parcel into one (1) 5-acre lot, one (1) 5.12-acre lot, one (1) 7.75-acre lot, and one (1) 8.00-acre lot. The property is zoned Rural 5 (R-5). The project is located off Steptoe Circle in Spirit Lake, generally located in Section 31, Township 54 North, Range 4 West, Boise-Meridian, Idaho. The project is within the Area of City Impact for the City of Spirit Lake, and within the service area of Spirit Lake Fire District.

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## Applicable Laws:

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BCRC 12-268	Application Process, General Provisions
BCRC 12-411	Density and Dimensional Standards: Forestry, Agricultural/Forestry and Rural Zones
BCRC 12-610	Applicability/ Qualifications
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 12-642	Contents of Application
BCRC 12-644	Improvement Plan Required, Contents
BCRC 12-645	Standards for Review of all Preliminary Plats
BCRC 12-650	Contents of Application
BCRC 12-651	Short Subdivision, Procedure for Processing 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

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## Background:

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### A. Site data:

- Current Use: Vacant
- Status: Unplatted
- Size: 25.870-Acres
- Zone: Rural 5
- Land Use: Rural Residential (5-10 AC) and Transition (<=2.5 AC)

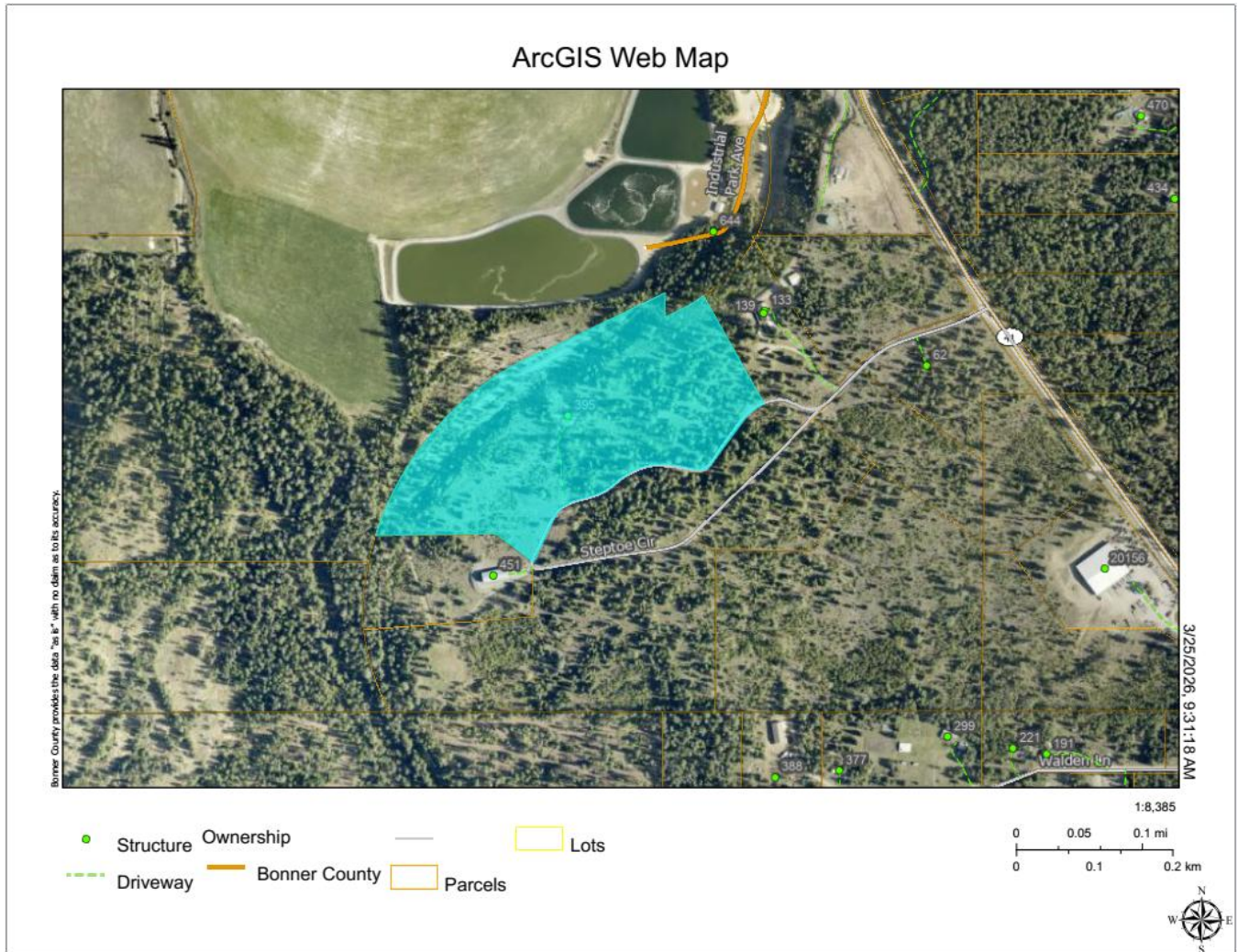
### B. Access:

- The site is located off Steptoe Circle in Spirit Lake, a privately owned and maintained right-of-way.

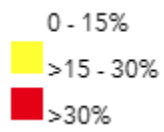
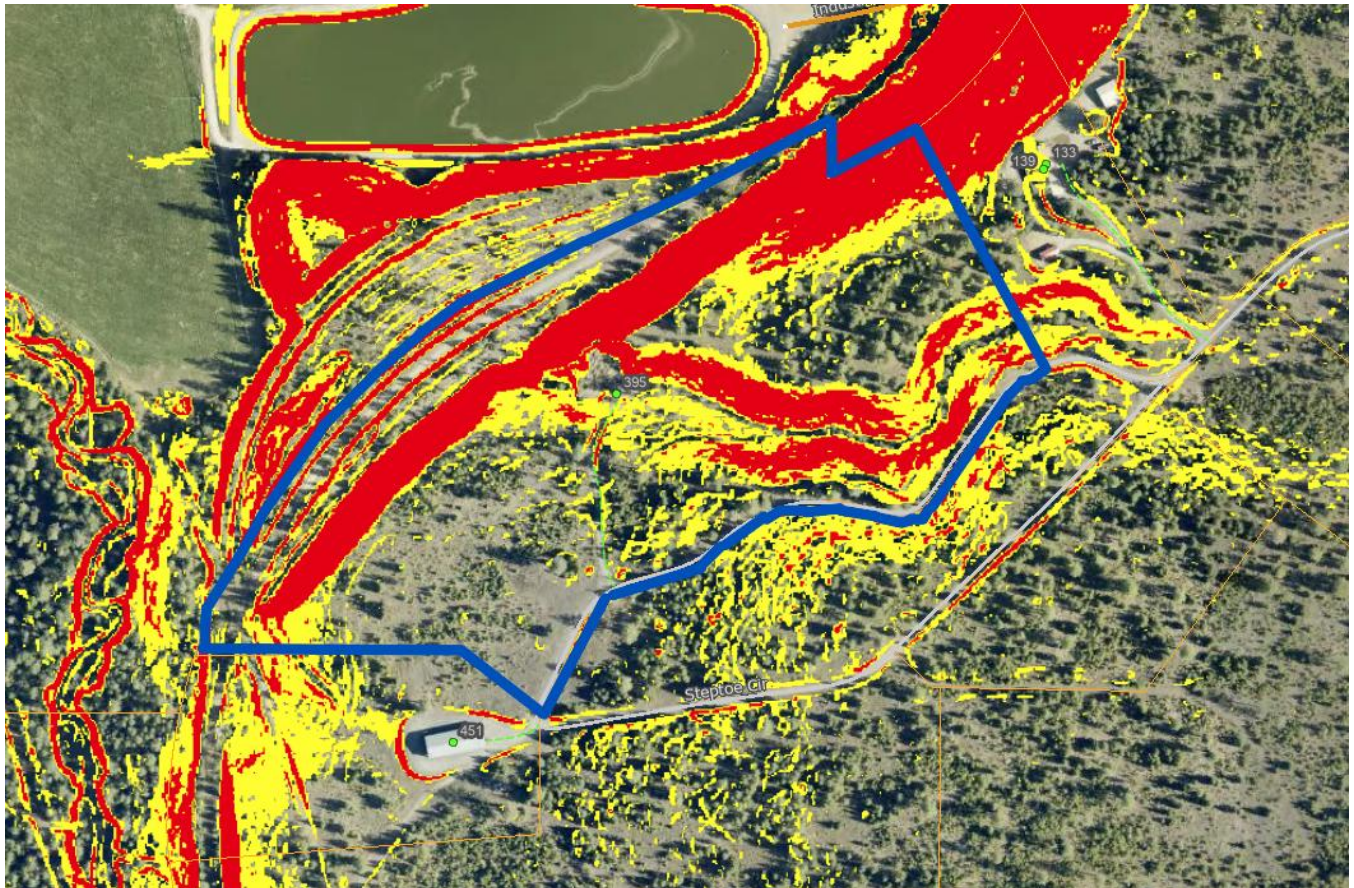
### C. Environmental Factors:

- Site does contain steep slopes between 15%-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)
  - Kootenai-Bonner gravelly silt loam, 0-20 percent slopes, (farmland of statewide importance).

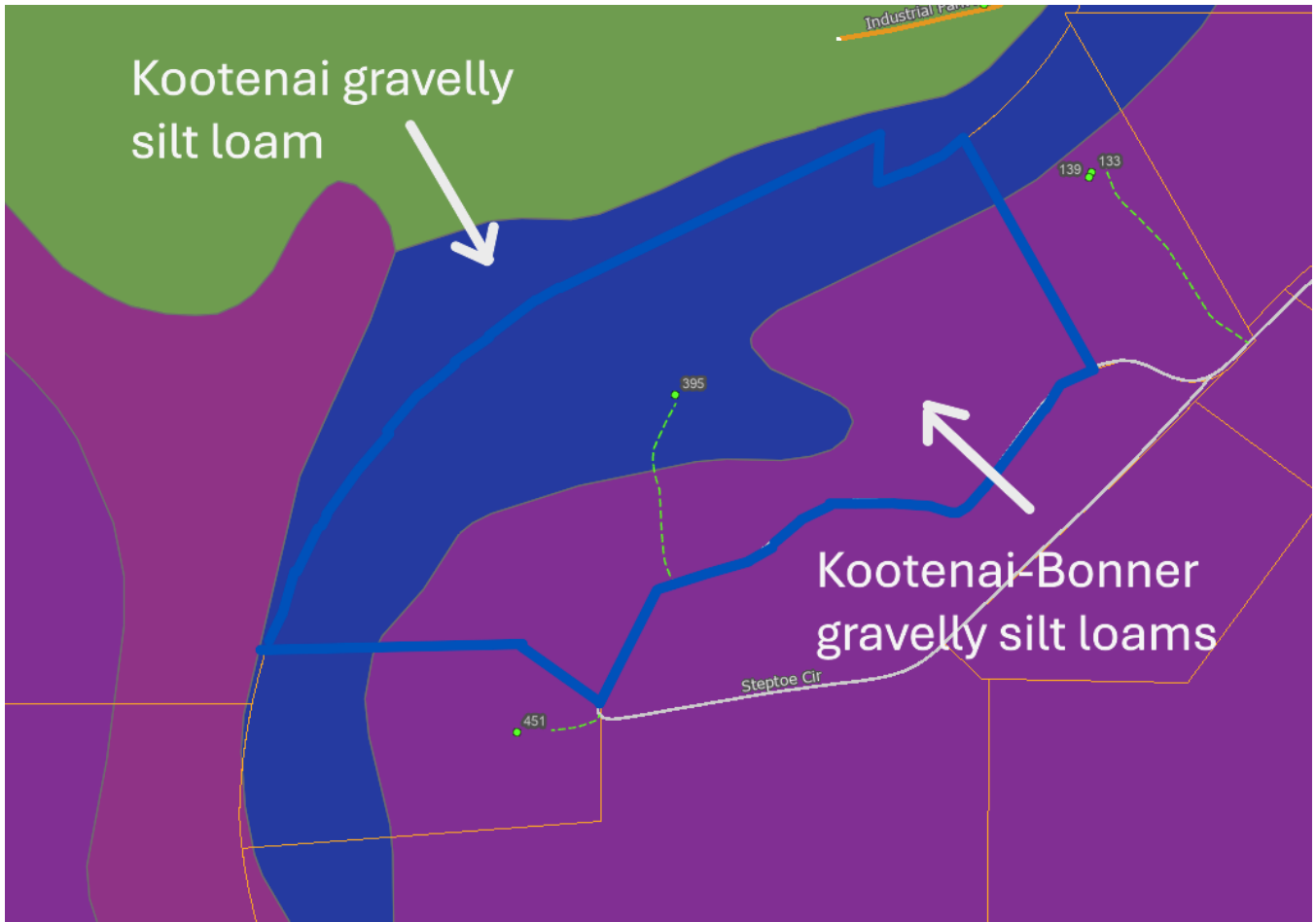
- Kootenai gravelly silt loam, 20-55 percent slopes, (not prime farmland).
- KS 04/21/2026: Parcel is within SFHA Zone X per FIRM Panel Number 16017C1325E Effective Date 11/18/2009. No further floodplain review is required on this proposal.
- No critical wildlife habitat areas identified by any local, state or federal agencies on site.



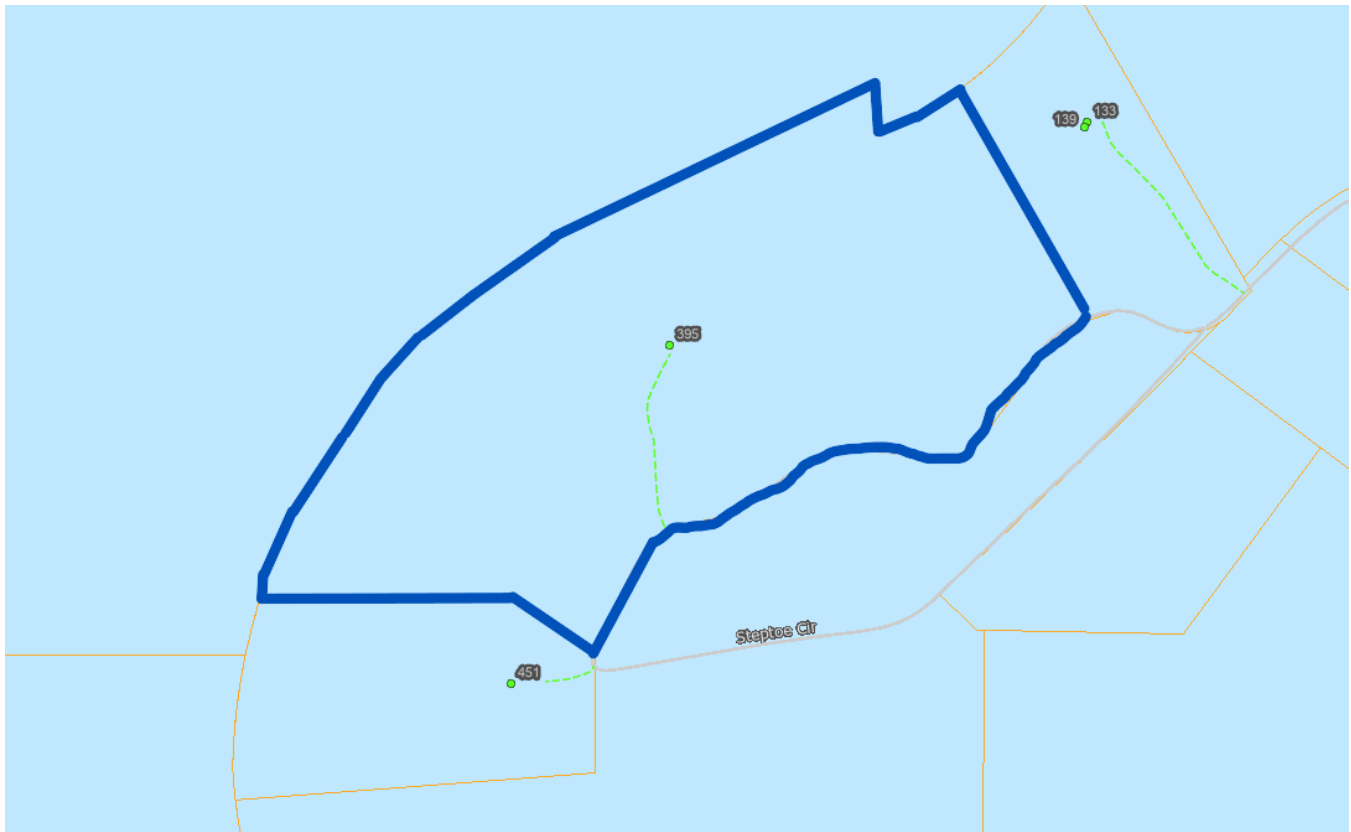
## Slopes














## Soils

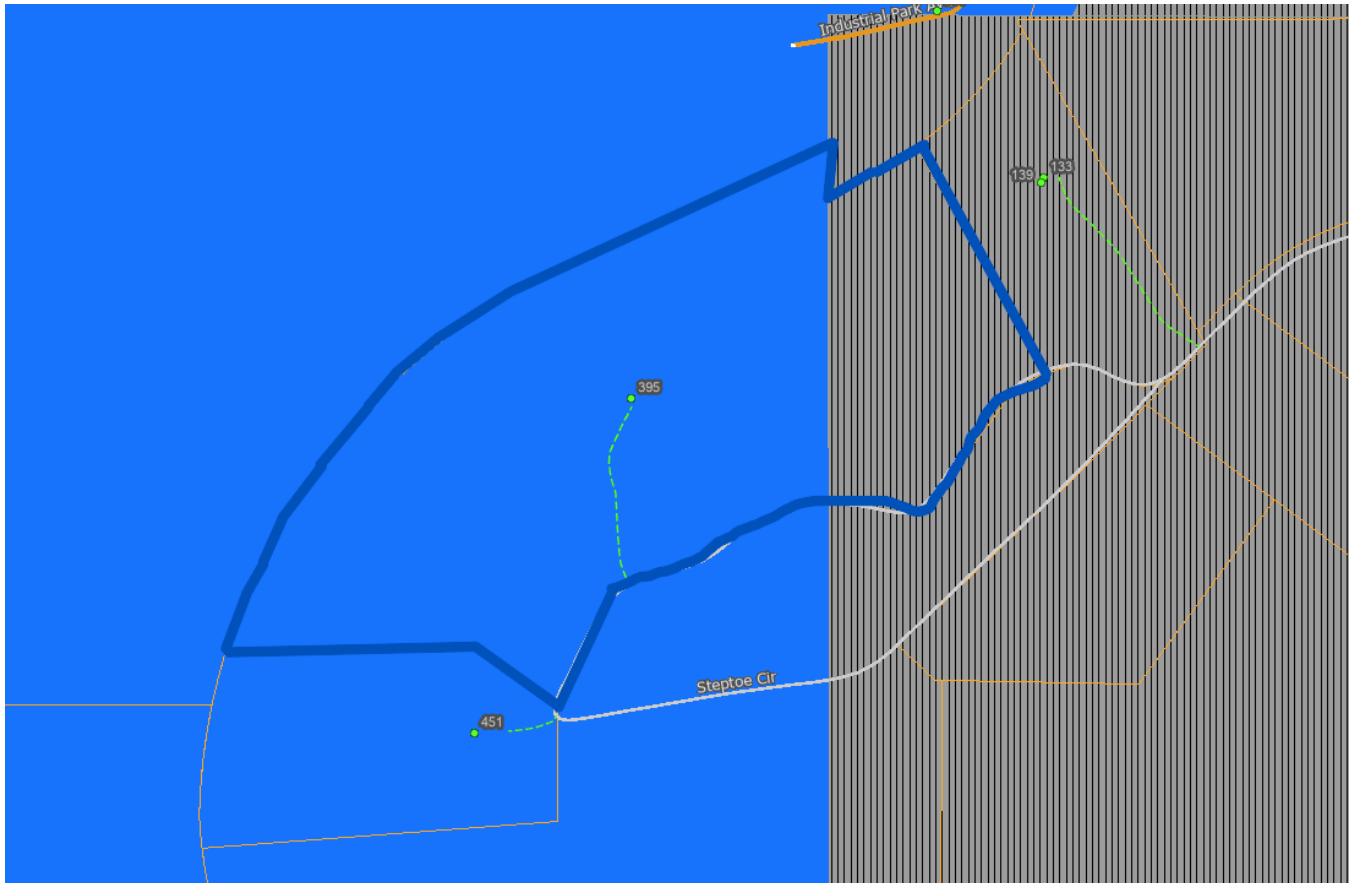












# Zoning



-  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 ( $\leq 2.5$  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 Septic Systems
- Fire: Spirit Lake Fire Department
- Power: Inland Power and Light
- School District: West Bonner School District #83
- Ambulance District: Bonner County Ambulance District

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**Staff Review and Analysis**

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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) or 4.2:1 (lots more 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 acre 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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12-623.C	Sewage disposal	Sanitary Restriction Lift Will Be Applied	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12-623.D	Fire Plan/Fire risk Assessment/ Fire Mitigation	Fire Risk Assessment, Fire Mitigation and Fire Suppression.	<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"/>
12-624.D	Public road	For lots less than 5 acres in size, direct	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

BCRC	STANDARD FOR	REQUIRED	CONFORMANCE		
			Yes	No	N/A
	frontage	frontage and direct access to public roads required.			
12-625.A	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>				
12-642.A	Application Content	Application Form	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12-642.B	AOI	Annexation Request was made and denied by applicable city.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12-642.C	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.C.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.C.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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12-642.C.3	Plat Content	Location, dimensions, and area of proposed lots. Lot numbering.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12-642.C.4	Plat Content	Location, dimensions and tentative names of proposed streets and roads.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12-642.C.5	Plat Content	Sufficient contours to show the shape of the land and extending at least one hundred feet beyond the subdivision limits. (No contour changes present)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12-642.C.6	Plat Content	Location of water courses, floodplains per FIRMs with BFEs.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12-642.C.7	Plat Content	Existing wells, springs, wetland boundaries, wetland delineations, drainage channels, overhead and underground utility lines, structures, sanitary sewers, and culverts within the tract.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12-642.C.8	Plat Content	Proposed method of water supply, sewage, and solid waste disposal.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

BCRC	STANDARD FOR	REQUIRED	CONFORMANCE		
			Yes	No	N/A
12-642.C.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.C.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.C.11	Plat Content	Statement for intended use of parcels.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12-642.D.1	Application Fee		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12-642.D.2	Road Design and Profile	Preliminary road design and profile prepared, stamped and signed by Idaho licensed engineer.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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. <i>See Conclusions of Law.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12-645.B	Prelim. Plat Review Standard	Site is physically suitable for proposed development. <i>See Conclusions of Law.</i>	<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. <i>See Conclusions of Law.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12-645.D	Prelim. Plat Review Standard	Adequate services to serve the proposed subdivision. <i>See Conclusions of Law.</i>	<input type="checkbox"/>	<input checked="" 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. <i>See Conclusions of Law.</i>	<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. <i>See Conclusions of Law.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12-645.G	Prelim. Plat Review Standard	Compliance with Title 12, Subchapter 6.2. <i>See Conclusions of Law.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

BCRC	STANDARD FOR	REQUIRED	CONFORMANCE		
			Yes	No	N/A
<b>12-6.5</b>	<b>Short Subdivision, Procedures</b>				
12-650.A	Purpose		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12-650.B	Application	Eligibility for Short Subdivision	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12-650.C	Permit Required	Eligibility and Restriction Note on Plat. <i>See Conditions of Approval.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12-650.D	Plat Contents				
12-651	Procedure for Prelim. Plat Approval	Application to be filed as per BCRC 12-268, Agency Routing, Public Noticing, ACI Noticing, Comment Period, Staff Report Issuance, Written Decision, Preliminary Plat Validity, Administrative Decision Appeal. <i>See Conditions of Approval.</i>	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

BCRC	STANDARD FOR	REQUIRED	CONFORMANCE		
			Yes	No	N/A
12-741	Standards for New Subdivisions		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<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, Conditions of Approval and Conclusions of Law herein.

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## Agency and Public Comments

**Agencies and Taxing Districts were notified of this request on March 3, 2026. 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  
 Bonneville Power Administration  
 Idaho Department of Water Resources  
 Idaho Transportation Department

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

Idaho Department of Environmental Quality  
 Idaho Department of Fish and Game  
 TC Energy

**No other agencies replied.**

### Public Comments:

As of the date of this Staff Report, public comments had been received.

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## Conclusions of Law:

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

**Conclusion 1:** The proposed subdivision **is not** 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 not** 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 not** designed to comply with the design criteria for subdivisions set forth in Subchapter 6.2 of this chapter.

**Conclusion 8:** The proposed subdivision **is** in conflict with the Bonner County Comprehensive Plan.

---

## Staff Recommendation for Action: Denial

---

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 **May 3, 2026**.

<b>Planner's Initials: DF</b>	<b>Date: April 23, 2026</b>
-------------------------------	-----------------------------

## **Appendix A – Record of Mailing**

## RECORD OF MAILING

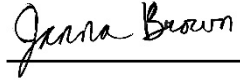
Page 1 of 1

File No.: SS0003-26

Record of Mailing Approved By:



I hereby certify that a true and correct copy of the "Notice of Administrative Plat Review" was digitally transmitted or mailed (postage prepaid) on this **10<sup>th</sup>** day of **March 2026**.



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 Sewer District - Email
Coolin-Cavanaugh Bay Fire District - Email	Drainage District #7 - 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	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 &lt;janna.brown@bonnercountyid.gov&gt;

---

**[EXT SENDER] RE: Bonner County Planning - SS0003-26 Agency Review - Short Subdivision - Longfellow**

1 message

---

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

Fri, Mar 20, 2026 at 2:18 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)

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---

**From:** Bonner County Planning <planning@bonnercountyid.gov>**Sent:** Tuesday, March 10, 2026 9:51 AM**To:** Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Alynnette Farley <abfarley@bpa.gov>; Amanda Raymond <arraymond@bpa.gov>; Amber Burgess <clerk@ebsewerdistrict.com>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Becky Meyer <becky.meyer@lposd.org>; Bill Berg <billb@bbsewer.org>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <DIRECTOR@bonnercountyhistory.org>; Bonner County Solid Waste <solidwaste@bonnercountyid.gov>; Bonnie Schademan <bonnies@inlandpower.com>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Carrol Stejer <CASTEJER@gmail.com>; charityhinshaw@sd83.org; Chief Debbie Carpenter <chief@spiritlakefire.com>; City of Clark Fork <CityClerk1@clarkforkidaho.gov>; City of Dover <cityclerk@cityofdoveridaho.org>; City of East Hope Franck <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spiritlakeid.gov; Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>; Craig Hill <craighill@hillsresort.com>; D1Permits <D1Permits@itd.idaho.gov>; dbrown@idl.idaho.gov; Dan Scholz <dan.scholz@nli.coop>; Daniel Reed <Daniel.Reed@vyvebb.com>; Dave Schuck <dave.schuck@bonnercountyid.gov>; David LaTourette <coolinfirechief@gmail.com>; David LaTourette <Coolinfdchief@gmail.com>; 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)>; Jake Gabell <[jgabell@priestriver-id.gov](mailto:jgabell@priestriver-id.gov)>; 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)>; Mike Schacht <[firedept@clarkforkidaho.gov](mailto:firedept@clarkforkidaho.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)>; Rob Serrill <[rob.sherrill@avistacorp.com](mailto:rob.sherrill@avistacorp.com)>; 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)>; 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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)>; Troy Gilbert <[troykinnickgilbert@gmail.com](mailto:troykinnickgilbert@gmail.com)>; US Fish & Wildlife Services <[fw1idahoconsultationrequests@fws.gov](mailto:fw1idahoconsultationrequests@fws.gov)>; meagan <[meagan@westbonnerlibrary.org](mailto:meagan@westbonnerlibrary.org)>; West Bonner Water & Sewer District <[cityofoldtown@hotmail.com](mailto:cityofoldtown@hotmail.com)>; 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)>; Kendra Smith <[kendra.smith@bonnercountyid.gov](mailto:kendra.smith@bonnercountyid.gov)>; Jeannie Welter <[jeannie.welter@bonnercountyid.gov](mailto:jeannie.welter@bonnercountyid.gov)>

**Subject:** Bonner County Planning - SS0003-26 Agency Review - Short Subdivision - Longfellow

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

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

**Thank you,**

**Janna Brown, Administrative Assistant III**

**Bonner County Planning Department**

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Maya Johnson <maya.johnson@bonnercountyid.gov>

---

**[EXT SENDER] RE: Bonner County Planning - SS0003-26 Agency Review - Short Subdivision - Longfellow**

---

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

Fri, Apr 10, 2026 at 10:32 AM

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:** Tuesday, March 10, 2026 9:51 AM

**To:** Alan Brinkmeier <[alan.brinkmeier@bonnercountyid.gov](mailto:alan.brinkmeier@bonnercountyid.gov)>; Alynnette Farley <[abfarley@bpa.gov](mailto:abfarley@bpa.gov)>; Amanda Raymond <[arraymond@bpa.gov](mailto:arraymond@bpa.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)>; 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)>; Bonnie Schademan <[bonnies@inlandpower.com](mailto:bonnies@inlandpower.com)>; 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>; charityhinshaw@sd83.org; Chief Debbie Carpenter <chief@spirittlakefire.com>; City of Clark Fork <CityClerk1@clarkforkidaho.gov>; City of Dover <cityclerk@cityofdoveridaho.org>; City of East Hope Franck <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spirittlakeid.gov; Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>; Craig Hill <craighill@hillsresort.com>; D1Permits <D1Permits@itd.idaho.gov>; dbrown@idl.idaho.gov; Dan Scholz <dan.scholz@nli.coop>; Daniel Reed <Daniel.Reed@vyvebb.com>; Dave Schuck <dave.schuck@bonnercountyid.gov>; David LaTourette <coolinfirechief@gmail.com>; David LaTourette <Coolinfdchief@gmail.com>; Dean Davis <deandavis@sd83.org>; East Bonner Library <Amanda@ebonnerlibrary.org>; East Priest Lake Fire District <eastpriestlakefd@gmail.com>; Erik Sjoquist <esjoquist@idl.idaho.gov>; Federal Aviation Administration <Heather.pate@faa.gov>; Frankie Dunn <frankiejdunn@hotmail.com>; Fritz Broschet <outletbaysewer@gmail.com>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; 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>; Jake Gabell <jgabell@priestriver-id.gov>; Janice Best <janicesb@televar.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Jason Kimberling <jason.kimberling@itd.idaho.gov>; Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Jessie Roe <BWSD637@gmail.com>; joekren@sd83.org; Jordan Brooks <coolinsewer@gmail.com>; KayLeigh Miller <klmiller@ponderay.org>; kbsd sewer <kbsdpl@hotmail.com>; Ken Flint <ken\_flint@tcenergy.com>; Kenny Huston <kenny.huston@oer.idaho.gov>; Kim Hoodenpyle <kjh5345@gmail.com>; Kim Spacek <kimspacek@sd83.org>; Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>; Laclede Water District <info@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>; Mike Schacht <firedept@clarkforkidaho.gov>; Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>; Navy - Glynis Casey <glynis.casey@navy.mil>; North of the Narrows Fire District <northofthenarrowsfire@gmail.com>; Northern Info <northerninfo@idwr.idaho.gov>; Northern Lights <kristin.mettke@nli.coop>; Northern Lights - Clint Brewing <clint.brewington@nli.coop>; Northside Water and Syringa Heights Water Association <allwater49@outlook.com>; Oden Water Association - Carla Poelstra <odenwater@gmail.com>; Pend Oreille Hospital District <kim.kichenmaster@bonnergeneral.org>; PHD <EHApplications@phd1.idaho.gov>; Priest Lake Public Library District <plplibrary@hotmail.com>; Richard Hash <Rich.hash2022@gmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Rob Serrill <rob.sherrill@avistacorp.com>; Ryan Zandhuisen <rzandhuisen@idl.idaho.gov>; Sagle Valley Water and Sewer District <saglewatersewer@gmail.com>; Sagle Valley Water & Sewer District <markc@smartplugs.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; Sam Ross <sam.ross@nli.coop>; Sarah Gilmore <sgilmore@sandpointidaho.gov>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; SCHWEITZER FIRE DISTRICT <SchweitzerFireDistrict@gmail.com>; Selkirk Association of Realtors <danielle@selkirkaor.com>; Selkirk Recreation District <elgar@whoi.edu>; Sheryl Austin <granitereeder@gmail.com>; SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Steve Elgar <selgar@mac.com>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Symone.legg@itd.idaho.gov; Tammy Miller <tmiller@selkirkfire.com>; Tammy Miller <tmiller@selkirkfire.us>; TC Energy / TransCanada <US\_crossings@tcenergy.com>; Teresa Decker <Huckleberryhoa@gmail.com>; Teresa Decker <huckbayutilities01@gmail.com>; Teresa Zamora <utilities@stoneridgeidaho.com>; Theresa Wheat <theresa@kootenai.org>; Tim Ventress <chventresswplvfd@hotmail.com>; Timberlake Fire District <Kwright@timberlakefire.com>; Tom Renzi <epifdchief@gmail.com>; Troy Gilbert <troykinnickgilbert@gmail.com>; US Fish & Wildlife Services <fw1idahoconsultationrequests@fws.gov>; meagan <meagan@westbonnerlibrary.org>; West Bonner Water & Sewer District <cityofoldtown@hotmail.com>; West Pend Oreille Fire District <wpofd1@gmail.com>

**Cc:** David Fisher <david.fisher@bonnercountyid.gov>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Kendra Smith <kendra.smith@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>

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

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

**Thank you,**

**Janna Brown, Administrative Assistant III**

**Bonner County Planning Department**

**208-265-1458 ext - 1252**

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

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**[EXT SENDER] RE: Bonner County Planning - SS0003-26 Agency Review - Short Subdivision - Longfellow**

1 message

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

Wed, Mar 11, 2026 at 8:12 AM

REF: SS0003-26

TO: Bonner County Planning Department

Good morning,

The proposed project declares individual private ground water well(s) will be developed by each parcel owner under the Services section. Idaho's water law has provisions which authorize parcel owners to construct and/or utilize a private well without obtaining recorded water rights as described in the first bullet comment below.

Idaho Department of Water Resources (IDWR) – Northern Regional Office offers the following comments:

- Any water uses from an existing ground water well(s) that do not have established water rights, which shall exceed water uses authorized in Idaho Code §42-111 following project completion: a new Application for Permit is required prior to the diversion of water.
- IDWR doesn't have any requirements that would impede short subdivision approval by the County as it isn't within IDWR's jurisdiction.

Thank you for the opportunity to comment,

Luke Bates – Sr Water Resource Agent

Idaho Department of Water Resources

Northern Regional Office

7600 N Mineral Dr Suite 100 Coeur D Alene ID 83815-7763

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**From:** Bonner County Planning <planning@bonnercountyid.gov>**Sent:** Tuesday, March 10, 2026 9:51 AM**To:** Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Alynette Farley <abfarley@bpa.gov>; Amanda Raymond <arraymond@bpa.gov>; Amber Burgess <clerk@ebsewerdistrict.com>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Becky Meyer <becky.meyer@lposd.org>; Bill Berg <billb@bbsewer.org>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <DIRECTOR@bonnercountyhistory.org>; Bonner County Solid Waste <solidwaste@bonnercountyid.gov>; Bonnie Schademan <bonnies@inlandpower.com>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Carrol Stejer <CASTEJER@gmail.com>; charityhinshaw@sd83.org; Chief

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**Cc:** David Fisher <[david.fisher@bonnercountyid.gov](mailto:david.fisher@bonnercountyid.gov)>; Alexander Feyen <[alexander.feyen@bonnercountyid.gov](mailto:alexander.feyen@bonnercountyid.gov)>; Kendra Smith <[kendra.smith@bonnercountyid.gov](mailto:kendra.smith@bonnercountyid.gov)>; Jeannie Welter <[jeannie.welter@bonnercountyid.gov](mailto:jeannie.welter@bonnercountyid.gov)>

**Subject:** Bonner County Planning - SS0003-26 Agency Review - Short Subdivision - Longfellow

**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**

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**Build smarter. Apply online.**



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

## [EXT SENDER] Re: Bonner County Planning - SS0003-26 Agency Review - Short Subdivision - Longfellow

1 message

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

Tue, Mar 10, 2026 at 1:00 PM

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

Cc: Kimberly Hobson &lt;Kimberly.Hobson@itd.idaho.gov&gt;, Robert Beachler &lt;Robert.Beachler@itd.idaho.gov&gt;

Applicant will need to apply for an encroachment permit to access SH-41. If there are future plans of multiple residences using this approach, applicant needs to apply for a multi-family residential approach. Applicant may apply here:  
<https://survey123.arcgis.com/share/a2d69aa0e44c403e8182b92724c6dd3e?portalUrl=https://gisp.itd.idaho.gov/portal>

Thank you,

**Symone Legg** | Project Coordinator  
 Idaho Transportation Department | D1 Traffic  
 Work: 208-772-8073 | 208.772.1297  
 Email: [symone.legg@itd.idaho.gov](mailto:symone.legg@itd.idaho.gov) | [itd.idaho.gov](http://itd.idaho.gov)

*Enhancing quality of life through transportation*

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

**Sent:** Tuesday, March 10, 2026 9:51 AM

**To:** Alan Brinkmeier <[alan.brinkmeier@bonnercountyid.gov](mailto:alan.brinkmeier@bonnercountyid.gov)>; Alynette Farley <[abfarley@bpa.gov](mailto:abfarley@bpa.gov)>; Amanda Raymond <[arraymond@bpa.gov](mailto:arraymond@bpa.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)>; 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)>; Bonnie Schademan <[bonnies@inlandpower.com](mailto:bonnies@inlandpower.com)>; Brenna Garro <[Brenna.Garro@oer.idaho.gov](mailto:Brenna.Garro@oer.idaho.gov)>; 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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)>; 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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)>; Rob Serrill <[rob.sherrill@avistacorp.com](mailto:rob.sherrill@avistacorp.com)>; 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)>; Tammy Miller <[tmiller@selkirkfire.com](mailto:tmiller@selkirkfire.com)>; Tammy Miller <[tmiller@selkirkfire.us](mailto:tmiller@selkirkfire.us)>; 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)>; Troy Gilbert <[troykinnickgilbert@gmail.com](mailto:troykinnickgilbert@gmail.com)>; US Fish & Wildlife Services <[fw1idahoconsultationrequests@fws.gov](mailto:fw1idahoconsultationrequests@fws.gov)>; West Bonner Library <[meagan@westbonnerlibrary.org](mailto:meagan@westbonnerlibrary.org)>; West Bonner Water & Sewer District <[cityofoldtown@hotmail.com](mailto:cityofoldtown@hotmail.com)>; 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)>; Kendra Smith <[kendra.smith@bonnercountyid.gov](mailto:kendra.smith@bonnercountyid.gov)>; Jeannie Welter <[jeannie.welter@bonnercountyid.gov](mailto:jeannie.welter@bonnercountyid.gov)>

**Subject:** Bonner County Planning - SS0003-26 Agency Review - Short Subdivision - Longfellow

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

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

## Re: [EXTERNAL] Bonner County Planning - SS0003-26 Agency Review - Short Subdivision - Longfellow

1 message

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

Wed, Mar 18, 2026 at 8:12 AM

No comment for TC Energy/ Not near pipeline.

Ken

---

**From:** Bonner County Planning <planning@bonnercountyid.gov>  
**Sent:** Tuesday, March 10, 2026 9:51 AM  
**To:** Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>; Alynette Farley <abfarley@bpa.gov>; Amanda Raymond <arraymond@bpa.gov>; Amber Burgess <clerk@ebsewerdistrict.com>; Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>; Becky Meyer <becky.meyer@lposd.org>; Bill Berg <billb@bbsewer.org>; Bonner County Assessors <assessorsgroup@bonnercountyid.gov>; BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <DIRECTOR@bonnercountyhistory.org>; Bonner County Solid Waste <solidwaste@bonnercountyid.gov>; Bonnie Schademan <bonnies@inlandpower.com>; Brenna Garro <Brenna.Garro@oer.idaho.gov>; Bryan Quayle <quaylelanduseconsulting@gmail.com>; Carrol Stejer <CASTEJER@gmail.com>; Charity Hinshaw <Charityhinshaw@sd83.org>; Chief Debbie Carpenter <chief@spiritleakefire.com>; City of Clark Fork <CityClerk1@clarkforkidaho.gov>; City of Dover <cityclerk@cityofdoveridaho.org>; City of East Hope Franck <easthope.city@gmail.com>; City of Hope <hopecityclerk@gmail.com>; City of Sandpoint Planning <cityplanning@sandpointidaho.gov>; cityclerk@spiritleakeid.gov <cityclerk@spiritleakeid.gov>; Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>; Craig Hill <craighill@hillsresort.com>; D1Permits <D1Permits@itd.idaho.gov>; Dan Brown <dbrown@idl.idaho.gov>; Dan Scholz <dan.scholz@nli.coop>; Daniel Reed <Daniel.Reed@vyvebb.com>; Dave Schuck <dave.schuck@bonnercountyid.gov>; David LaTourette <coolinfirechief@gmail.com>; David LaTourette <Coolinfdchief@gmail.com>; Dean Davis <deandavis@sd83.org>; East Bonner Library <Amanda@ebonnerlibrary.org>; East Priest Lake Fire District <eastpriestlakefd@gmail.com>; Erik Sjoquist <esjoquist@idl.idaho.gov>; Federal Aviation Administration <Heather.pate@faa.gov>; Frankie Dunn <frankiejdunn@hotmail.com>; Fritz Broschet <outletbaysewer@gmail.com>; Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>; Gavin Gilcrease <ggilcrease@sandpointidaho.gov>; 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>; ITD - Robert Beachler <robert.beachler@itd.idaho.gov>; ITD - Stacy Simkins <stacy.simkins@itd.idaho.gov>; Jake Gabell <jgabell@priestriver-id.gov>; Janice Best <janicesb@televar.com>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Jason Kimberling <jason.kimberling@itd.idaho.gov>; Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>; Jessie Roe <BWSD637@gmail.com>; Joe Kren <joekren@sd83.org>; Jordan Brooks <coolinsewer@gmail.com>; KayLeigh Miller <klmiller@ponderay.org>; kbsd sewer <kbsdpl@hotmail.com>; Ken Flint <ken\_flint@tcenergy.com>; Kenny Huston <kenny.huston@oer.idaho.gov>; Kim Hoodenpyle

<kjh5345@gmail.com>; Kim Spacek <kimspacek@sd83.org>; Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>; Laclede Water District <info@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>; Mike Schacht <firedept@clarkforkidaho.gov>; Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>; Navy - Glynis Casey <glynis.casey@navy.mil>; North of the Narrows Fire District <northofthenarrowsfire@gmail.com>; Northern Info <northerninfo@idwr.idaho.gov>; Northern Lights <kristin.mettke@nli.coop>; Northern Lights - Clint Brewing <clint.brewington@nli.coop>; Northside Water and Syringa Heights Water Association <allwater49@outlook.com>; Oden Water Association - Carla Poelstra <odenwater@gmail.com>; Pend Oreille Hospital District <kim.kichenmaster@bonnergeneral.org>; PHD <EHApplications@phd1.idaho.gov>; Priest Lake Public Library District <plplibrary@hotmail.com>; Richard Hash <Rich.hash2022@gmail.com>; Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>; Rob Serrill <rob.sherrill@avistacorp.com>; Ryan Zandhuisen <rzandhuisen@idl.idaho.gov>; Sagle Valley Water and Sewer District <saglewatersewer@gmail.com>; Sagle Valley Water & Sewer District <markc@smartplugs.com>; Sam Owen Fire Rescue Sam Owen Fire Rescue <sofd@wow-tel.net>; Sam Ross <sam.ross@nli.coop>; Sarah Gilmore <sgilmore@sandpointidaho.gov>; School District 84 Transportation - James Koehler <james.koehler@lposd.org>; SCHWEITZER FIRE DISTRICT <SchweitzerFireDistrict@gmail.com>; Selkirk Association of Realtors <danielle@selkirkaor.com>; Selkirk Recreation District <elgar@whoi.edu>; Sheryl Austin <granitereeder@gmail.com>; SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>; Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>; Steve Elgar <selgar@mac.com>; Superintendent School Dist 84 <kelly.fisher@lposd.org>; Symone.legg@itd.idaho.gov <Symone.legg@itd.idaho.gov>; Tammy Miller <tmiller@selkirkfire.com>; Tammy Miller <tmiller@selkirkfire.us>; US Crossings <us\_crossings@tcenergy.com>; Teresa Decker <Huckleberryhoa@gmail.com>; Teresa Decker <huckbayutilities01@gmail.com>; Teresa Zamora <utilities@stoneridgeidaho.com>; Theresa Wheat <theresa@kootenai.org>; Tim Ventress <chventresswplvfd@hotmail.com>; Timberlake Fire District <Kwright@timberlakefire.com>; Tom Renzi <epfldchief@gmail.com>; Troy Gilbert <troykinnickgilbert@gmail.com>; US Fish & Wildlife Services <fw1idahoconsultationrequests@fws.gov>; West Bonner Library <meagan@westbonnerlibrary.org>; West Bonner Water & Sewer District <cityofoldtown@hotmail.com>; West Pend Oreille Fire District <wpofd1@gmail.com>

**Cc:** David Fisher <david.fisher@bonnercountyid.gov>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Kendra Smith <kendra.smith@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>

**Subject:** [EXTERNAL] Bonner County Planning - SS0003-26 Agency Review - Short Subdivision - Longfellow

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Bonner County Planning Department  
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David Fisher &lt;david.fisher@bonnercountyid.gov&gt;

## Bonner County Planning - SS0003-26 Agency Review - Short Subdivision - Longfellow

2 messages

**Bonner County Planning** <planning@bonnercountyid.gov>

Tue, Mar 10, 2026 at 9:51 AM

To: Alan Brinkmeier <alan.brinkmeier@bonnercountyid.gov>, Alynette Farley <abfarley@bpa.gov>, Amanda Raymond <arraymond@bpa.gov>, Amber Burgess <clerk@ebsewerdistrict.com>, Army Corps of Engineers <CENWW-RD-CDA@usace.army.mil>, Becky Meyer <becky.meyer@lposd.org>, Bill Berg <billb@bbsewer.org>, Bonner County Assessors <assessorsgroup@bonnercountyid.gov>, BONNER COUNTY HISTORICAL SOCIETY AND MUSEUM <DIRECTOR@bonnercountyhistory.org>, Bonner County Solid Waste <solidwaste@bonnercountyid.gov>, Bonnie Schademan <bonnies@inlandpower.com>, Brenna Garro <Brenna.Garro@oer.idaho.gov>, Bryan Quayle <quaylelanduseconsulting@gmail.com>, Carrol Stejer <CASTEJER@gmail.com>, Charity Hinshaw <Charityhinshaw@sd83.org>, Chief Debbie Carpenter <chief@spiritlakefire.com>, City of Clark Fork <CityClerk1@clarkforkidaho.gov>, City of Dover <cityclerk@cityofdoveridaho.org>, City of East Hope Franck <easthope.city@gmail.com>, City of Hope <hopecityclerk@gmail.com>, City of Sandpoint Planning <cityplanning@sandpointidaho.gov>, "cityclerk@spiritlakeid.gov" <cityclerk@spiritlakeid.gov>, Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>, Craig Hill <craighill@hillsresort.com>, D1Permits <D1Permits@itd.idaho.gov>, Dan Brown <dbrown@idl.idaho.gov>, Dan Scholz <dan.scholz@nli.coop>, Daniel Reed <Daniel.Reed@vyvebb.com>, Dave Schuck <dave.schuck@bonnercountyid.gov>, David LaTourette <coolinfirechief@gmail.com>, David LaTourette <Coolinfdchief@gmail.com>, Dean Davis <deandavis@sd83.org>, East Bonner Library <Amanda@ebonnerlibrary.org>, East Priest Lake Fire District <eastpriestlakefd@gmail.com>, Erik Sjoquist <esjoquist@idl.idaho.gov>, Federal Aviation Administration <Heather.pate@faa.gov>, Frankie Dunn <frankiejdunn@hotmail.com>, Fritz Broschet <outletbaysewer@gmail.com>, Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>, Gavin Gilcrease <ggilcrease@sandpointidaho.gov>, "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>, ITD - Robert Beachler <robert.beachler@itd.idaho.gov>, ITD - Stacy Simkins <stacy.simkins@itd.idaho.gov>, Jake Gabell <jgabell@priestriver-id.gov>, Janice Best <janicesb@televar.com>, Jason Johnson <jason.johnson@bonnercountyid.gov>, Jason Kimberling <jason.kimberling@itd.idaho.gov>, Jeff Lindsey <jeff.lindsey@bonnercountyid.gov>, Jessie Roe <BWSD637@gmail.com>, Joe Kren <joekren@sd83.org>, Jordan Brooks <coolinsewer@gmail.com>, KayLeigh Miller <klmiller@ponderay.org>, kbsd sewer <kbsdpl@hotmail.com>, Ken Flint <ken\_flint@tcenergy.com>, Kenny Huston <kenny.huston@oer.idaho.gov>, Kim Hoodenpyle <kjh5345@gmail.com>, Kim Spacek <kimspacek@sd83.org>, Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>, Laclede Water District <info@lacledewaterdistrict.org>, Lakeland Joint School District #272 <cpursley@lakeland272.org>, Lisa Rosa <hr@ebonnerlibrary.org>, Luke Bates <luke.bates@idwr.idaho.gov>, Matt Diel <matt.diel@lposd.org>, Midas Water <midaswatercorp@gmail.com>, Mike Ahmer <mahmer@idl.idaho.gov>, Mike Schacht <firedept@clarkforkidaho.gov>, Natural Resource Conservation Service - Greg Becker <greg.becker@id.usda.gov>, Navy - Glynis Casey <glynis.casey@navy.mil>, North of the Narrows Fire District <northofthenarrowsfire@gmail.com>, Northern Info <northerninfo@idwr.idaho.gov>, Northern Lights <kristin.mettke@nli.coop>, Northern Lights - Clint Brewing <clint.brewington@nli.coop>, Northside Water and Syringa Heights Water Association <allwater49@outlook.com>, Oden Water Association - Carla Poelstra <odenwater@gmail.com>, Pend Oreille Hospital District <kim.kichenmaster@bonnergeneral.org>, PHD <EHApplications@phd1.idaho.gov>, Priest Lake Public Library District <plplibrary@hotmail.com>, Richard Hash <Rich.hash2022@gmail.com>, Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>, Rob Serrill <rob.sherrill@avistacorp.com>, 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 <sofd@wow-tel.net>, Sam Ross <sam.ross@nli.coop>, Sarah Gilmore <sgilmore@sandpointidaho.gov>, School District 84 Transportation - James Koehler <james.koehler@lposd.org>, SCHWEITZER FIRE DISTRICT <SchweitzerFireDistrict@gmail.com>, Selkirk Association of Realtors <danielle@selkirkaor.com>, Selkirk Recreation District <elgar@whoi.edu>, Sheryl Austin <granitereeder@gmail.com>, SOURDOUGH POINT OWNERS ASSOCIATION <sourdoughpoint@hotmail.com>, Southside Water and Sewer <southsidewaterandsewer@swsdidaho.org>, Steve Elgar <selgar@mac.com>, Superintendent School Dist 84 <kelly.fisher@lposd.org>, "Symone.legg@itd.idaho.gov" <Symone.legg@itd.idaho.gov>, Tammy Miller <tmiller@selkirkfire.com>, Tammy Miller <tmiller@selkirkfire.us>, 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>, Troy Gilbert <troykinnickgilbert@gmail.com>, US Fish & Wildlife Services <fw1idahoconsultationrequests@fws.gov>, West Bonner Library

<meagan@westbonnerlibrary.org>, West Bonner Water & Sewer District <cityofoldtown@hotmail.com>, West Pend Oreille Fire District <wpofd1@gmail.com>

Cc: David Fisher <david.fisher@bonnercountyid.gov>, Alexander Feyen <alexander.feyen@bonnercountyid.gov>, Kendra Smith <kendra.smith@bonnercountyid.gov>, Jeannie Welter <jeannie.welter@bonnercountyid.gov>

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### **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.**

 **SS0003-26 Notice of Agency Review.pdf**  
721K

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Tue, Mar 10, 2026 at 10:47 AM

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NO BPA TRANSMISSION LINE NEAR PROPERTY.

Alynette Farley

## **BONNEVILLE POWER ADMINISTRATION**

### **DEPARTMENT OF ENERGY**

#### **CONTR (Actalent)**

Right-of-Way Agent | Real Property Services | TERR

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