

Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone (208) 265-1458 - Fax (866) 537-4935

Email: planning@bonnercountyid.gov - Web site: www.bonnercountyid.gov



Short Subdivision Administrative Staff Report

Project Name: Westmond North Lots

File Number, Type: SS0004-26 - Short Subdivision

Request: The applicant is proposing to divide one (1) 2.532-acre lot, one (1) 2.649-acre lot and one (1) 3.001-acre lot into eight (8) lots ranging from 1-1.166-acres.

Legal Descriptions: 5-55N-2W WESTMOND NORTH LOT 1
5-55N-2W WESTMOND NORTH LOT 2
5-55N-2W WESTMOND NORTH LOT 3

Location: The project is located off Westmond Road in Sagle, generally located in Section 5, Township 55 North, Range 2 West, Boise-Meridian, Idaho.

Parcel Numbers: RP017540000010A
RP017540000020A
RP017540000030A

Parcel Sizes: 2.532-Acres
2.649-Acres
3.001-Acres

**Applicant/
Landowner:** Dave Cecie
[REDACTED]

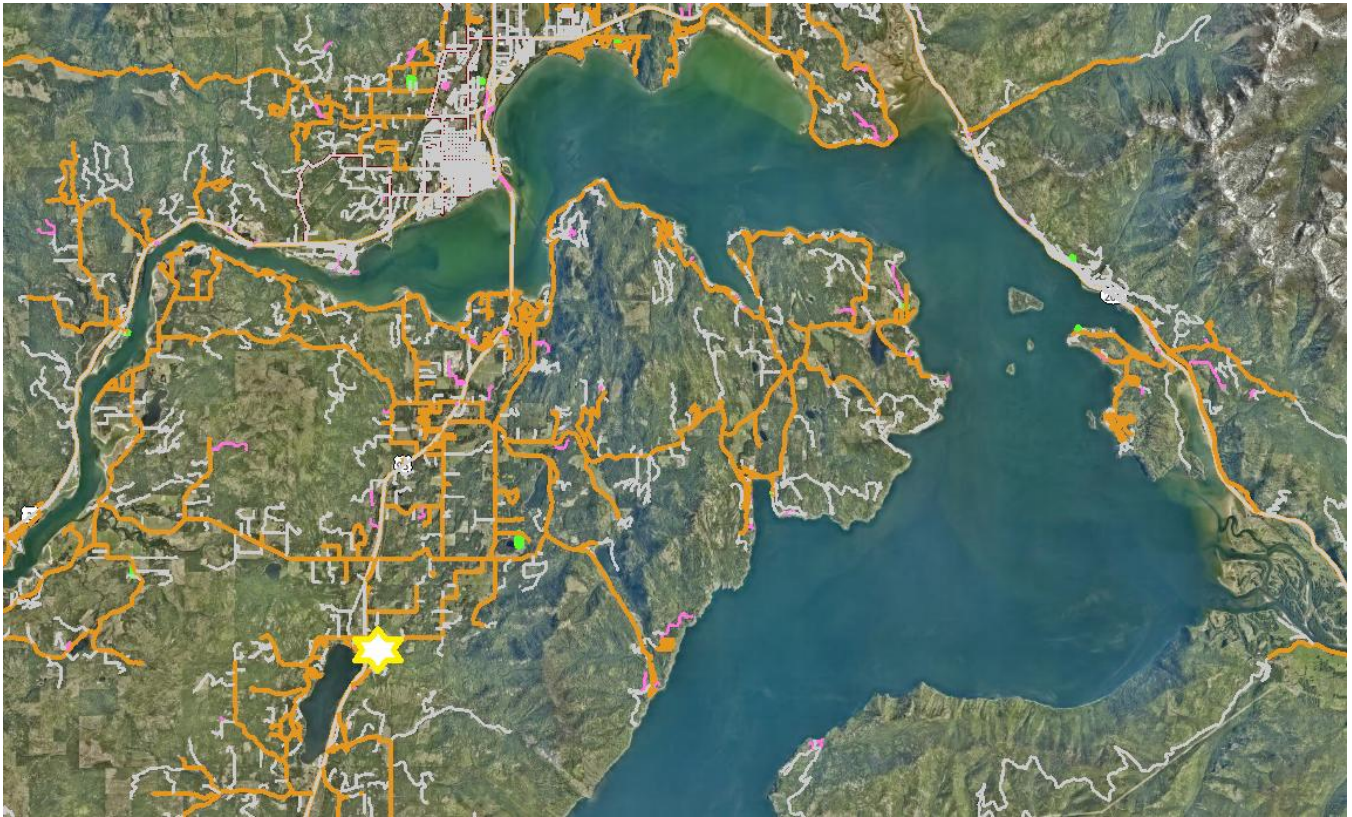
**Project
Representative:** Travis Haller
[REDACTED]

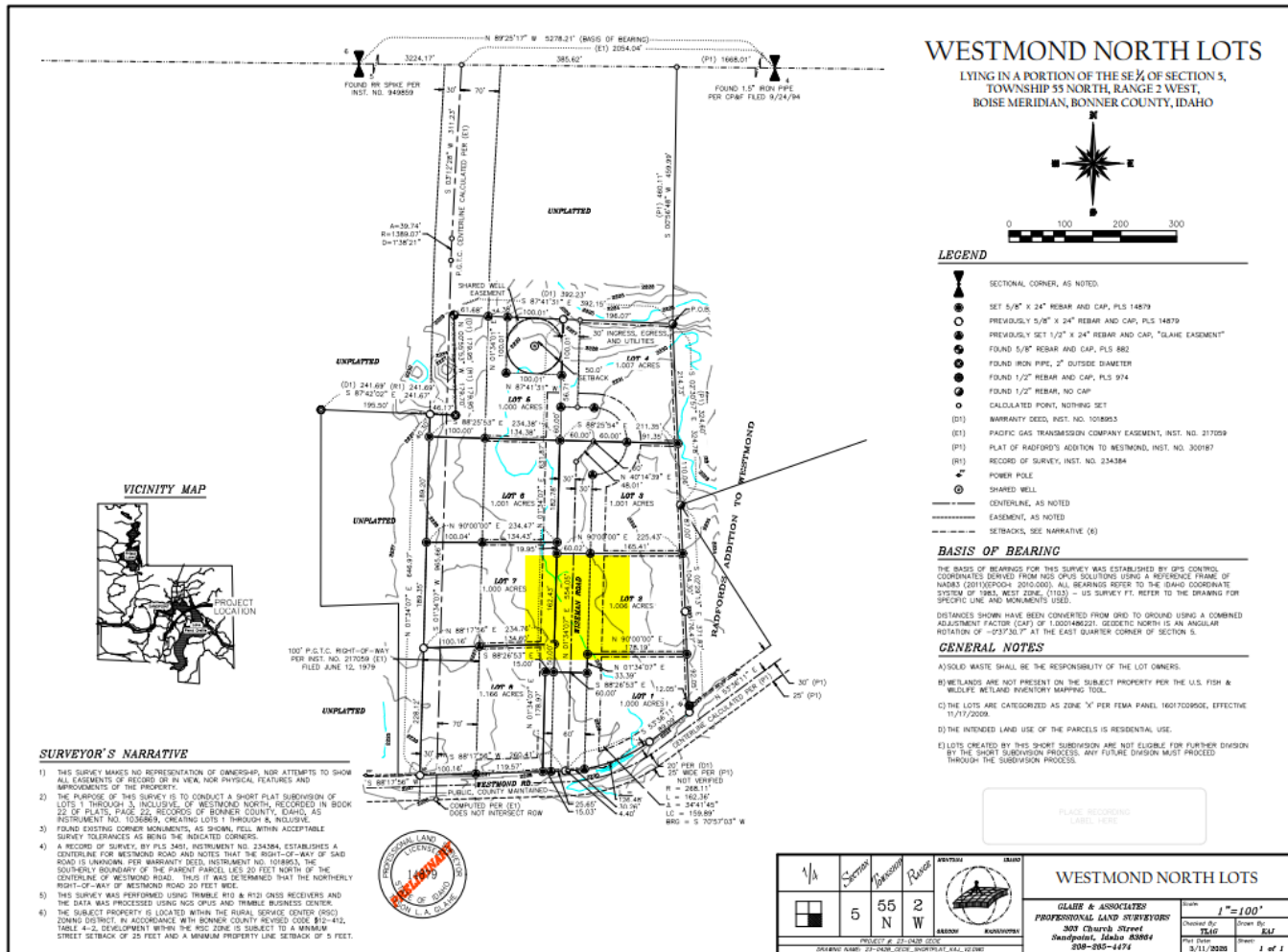
Application filed: February 6, 2026

Notice provided: Mail: March 24, 2026
Published in newspaper: March 24, 2026

Enclosures:

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





Project Summary:

The applicant is proposing to divide one (1) 2.532-acre lot, one (1) 2.649-acre lot and one (1) 3.001-acre lot into eight (8) lots ranging from 1-1.166-acres. The properties are zoned Rural Service Center. The project is located off Westmond Road in Sagle, generally located in Section 5, Township 55 North, Range 2 West, Boise-Meridian, Idaho. The project is within the service area of Sagle Fire District.

Applicable Laws:

BCRC 12-268	Application Process, General Provisions
BCRC 12-411	Density and Dimensional Standards: Suburban, Commercial, Industrial, Rural Service Center, Recreation and Alpine Village 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

Background:

A. Site data:

- Current Use: Vacant
- Status: Platted as Lots 1, 2 and 3 of Westmond North
- Size: 8.182-Acres, cumulatively
- Zone: Rural Service Center
- Land Use: Transition (≤ 2.5 AC)

B. Access:

- The site is located off Westmond Road in Sagle, a Bonner County owned and maintained, public right-of-way.

C. Environmental Factors:

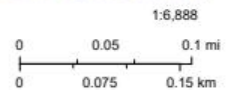
- Site does not contain steep slopes between 15%-30%+. (United States Geological Survey)
- Site does not contain mapped wetlands. (United States Fish and Wildlife Services)
- Site does not contain frontage to a mapped lake, pond, stream, river or waterbody. (National Hydrography Dataset, United States Geological Survey)
- Site contains the following types of soil. (Natural Resources Conservation Service, United States Department of Agriculture)
 - Bonner gravelly ashy silt loam, 0-4 percent slopes, (all areas are prime farmland).
 - Hoodoo silt loam, 0-1 percent slopes, (prime farmland if drained).
- KS 04/28/2026: RP017540000030A, RP017540000010A, and RP017540000020A are within SFHA Zone X per FIRM Panel Number 16017C0950E, 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.

ArcGIS Web Map



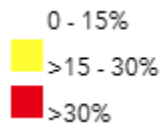
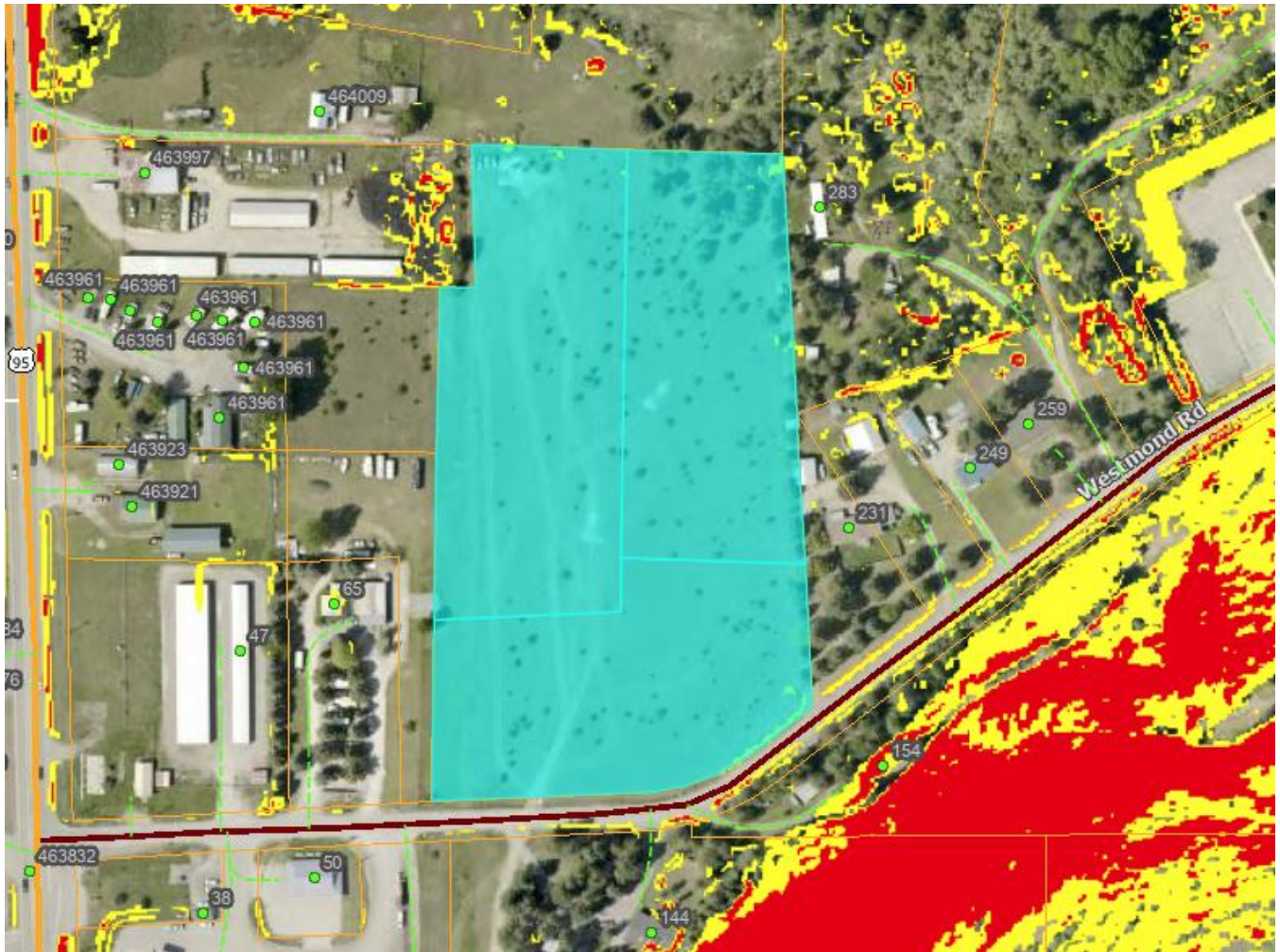
● Structure - - - Driveway □ Parcels □ Lots



Wetlands and Hydrology



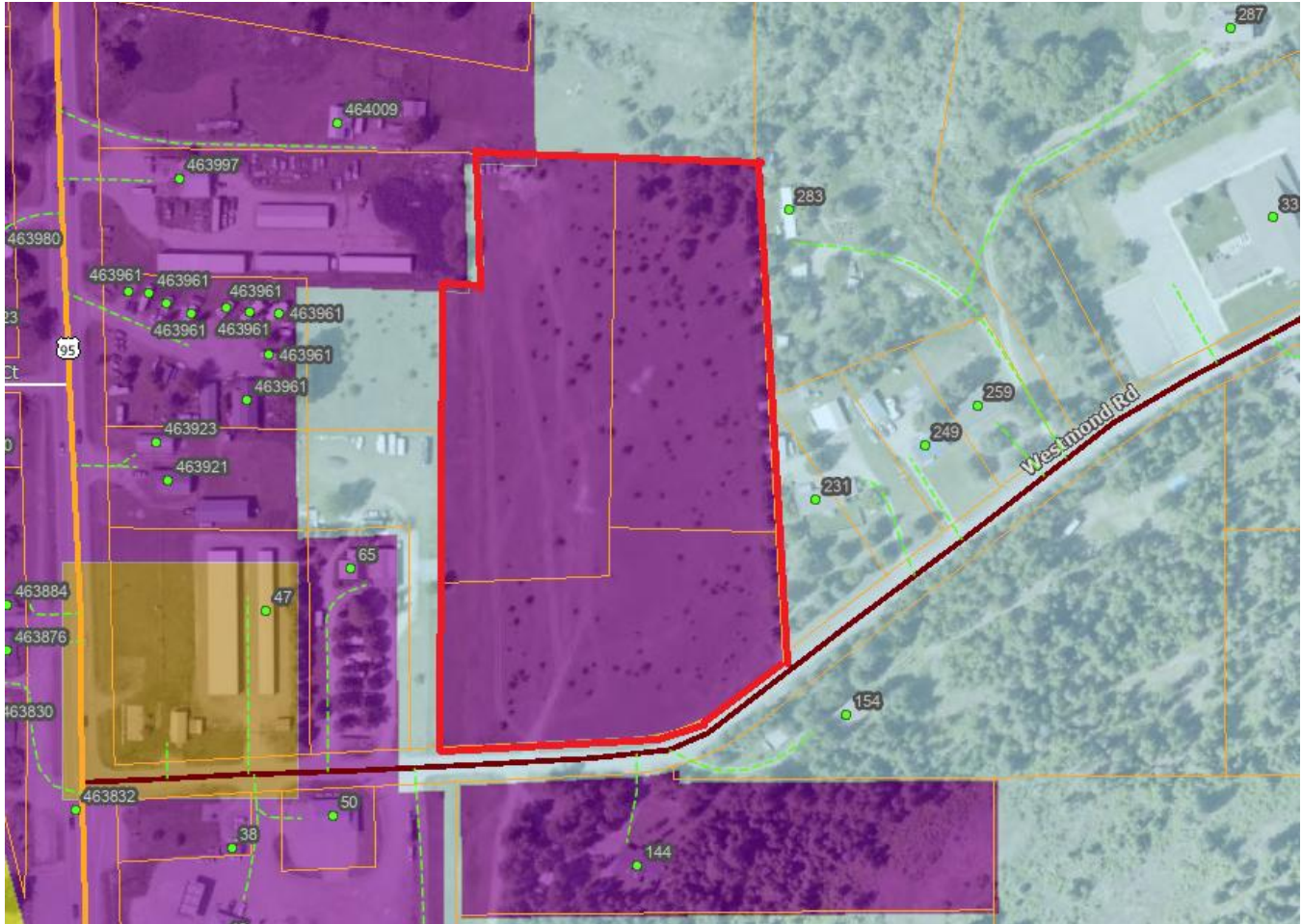
Slopes



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)

D. Services:

- Water: Proposed shared well
- Sewage: Proposed individual Septic Systems
- Fire: Sagle Fire Department
- Power: Avista Utilities
- School District: Lake Pend Oreille School District #84
- Ambulance District: Bonner County Ambulance District

Staff Review and Analysis

BCRC	STANDARD FOR	REQUIRED	CONFORMANCE		
			Yes	No	N/A
12-2.6	Application Process				
12-268	Application Process, General Provisions	Fees, Determination of Application Completion, Agency Review, ACI Notification, Priority Applications, Written Decision.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12-4.1	Density and Dimensional Standards				
12-412	Min. Lot Size	Min. permitted lot size of 1-acre.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12-6.2	Design Standards				
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 checked="" type="checkbox"/>	<input 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	Documentation by an Idaho licensed professional engineer that proposed system has sufficient production capability to serve subdivision.	<input checked="" type="checkbox"/>	<input 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. See Modifications Required.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12-624.A	Road name	Unique road names for new roads.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12-624.B	Road standards	No new roads proposed	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

BCRC	STANDARD FOR	REQUIRED	CONFORMANCE		
			Yes	No	N/A
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 frontage	For lots less than 5 acres in size, direct frontage and direct access to public roads required. Exception may be granted. See Modifications Required.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>
12-6.4	Preliminary Plat Procedures				
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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12-642.C.6	Plat Content	Location of water courses, floodplains per FIRMs with BFEs.	<input checked="" type="checkbox"/>	<input 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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

BCRC	STANDARD FOR	REQUIRED	CONFORMANCE		
			Yes	No	N/A
		within the tract.			
12-642.C.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.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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12-642.C.11	Plat Content	Statement for intended use of parcels.	<input checked="" type="checkbox"/>	<input 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. See Modifications Required.	<input type="checkbox"/>	<input checked="" 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"/>
12-6.5	Short Subdivision, Procedures				

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	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.	<input checked="" type="checkbox"/>	<input 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12-7.2	Grading, Stormwater Management And Erosion Control				
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12-722.1	Procedure for New Subdivisions	See Modifications Required.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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. See Modifications Required.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12-7.3	Wetlands				
12-730	Purpose		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>
12-7.4	Wildlife				
12-740	Purpose		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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
12-7.5	Flood Damage Prevention				
	Conformance with BCRC Title 14.		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12-7.6	Hillsides				
12-760	Purpose		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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.

Agency and Public Comments

Agencies and Taxing Districts were notified of this request on March 24, 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
 Bonner County Road and Bridge Department
 Bonneville Power Administration
 Idaho Department of Water Resources
 Idaho Transportation Department – Permits
 Northern Lights Inc.
 Panhandle Health District

The following agencies replied (No Comment):

Kootenai/Ponderay Sewer District

No other agencies replied.

Public Comments:

As of the date of this Staff Report, no public comments have been 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 12-624 (D), All lots under 5-acres to have frontage on, and direct access to a public right-of-way. Exceptions may be granted for properties in the Rural Service Center District. This application does not indicate if new road is being dedicated, or an exception is being requested.
3. Per BCRC 12-642 (D)(2), A Preliminary Road Design and Profile prepared, STAMPED and signed by Idaho licensed engineer, to be submitted.
4. Per BCRC 12-7.2, A Stormwater Management Plan, or an optional Preliminary Stormwater Plan to be submitted at time of application.
5. Per Bonner County Road and Bridge Department, a Trip Generation and Distribution Letter is required to be submitted with all land use applications.

Staff Recommendation for Action: Continue Action to a Date Certain, Pending Additional Materials Submitted

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 8, 2026**.

Planner's Initials: DF	Date: April 28, 2026
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Appendix A – Record of Mailing

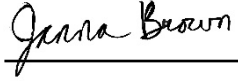
RECORD OF MAILING

Page 1 of 1

File No.: SS0004-26

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 **24th** day of **March 2026**.



Janna Brown, Administrative Assistant III

Assessor - Email

Bay Drive Recreation District - Email

Bonner County Airport Manager - Email

Bonner County EMS - Email

Bonner County Road & Bridge - Email

Bottle Bay Water & Sewer District - Email

City of Dover - Email

City of Hope - Email

City of Oldtown - Email

City of Priest River - Email

City of Spirit Lake - Email

Coolin-Cavanaugh Bay Fire District - Email

East Bonner Library - Email

Ellisport Bay Sewer - Email

GEM STATE MINER - U.S. Mail

Idaho Department of Environmental Quality (DEQ) - Email

Idaho Department of Lands - CDA - U.S. Mail

Idaho Department of Lands - Navigable Waters & Mining - Email

Idaho Department of Water Resources - IDWR - Email

Idaho Transportation Department- District I - Email

Kalispel Bay Sewer & Water - U.S. Mail

KPBX-FM 91 SPOKANE PUBLIC RADIO - U.S. Mail

Laclede Water District - Email

Lake Pend Oreille School District, #84 (Transportation) - Email

Little Blacktail Ranch Water Association - U.S. Mail

Northern Lights, Inc. - Email

Northside Fire District - Email

Panhandle Health District - Email

Priest Lake Public Library District - Email

Sagle Valley Water & Sewer - Email

Schweitzer Fire District - Email

Selkirk Fire, Rescue & EMS - Email

Southside Water & Sewer District - Email

Spokesman-Review - U.S. Mail

Swan Shores Sewer District - U.S. Mail

Tamarack Village Water & Sewer - U.S. Mail

Trestle Creek Sewer District - Email

U.S. Fish & Wildlife Service - Email

West Bonner County Cemetery District - Email

West Bonner Library - Email

West Pend Oreille Fire District - Email

Avista Utilities - Email

Bayview Water & Sewer - Email

BONNER COUNTY DAILY BEE - U.S. Mail

Bonner County Floodplain Review - Email

Bonner County Sheriff - Email

City of Clark Fork - Email

City of East Hope - Email

City of Kootenai - Email

City of Ponderay - Email

City of Sandpoint - Email

Coolin Sewer District - Email

Drainage District #7 - Email

East Priest Lake Fire District - Email

Garfield Bay Water & Sewer District - Email

Granite Reeder Water & Sewer District - Email

Idaho Department of Fish & Game - Email

Idaho Department of Lands - Coolin - Email

Idaho Department of Lands - Sandpoint - Email

Idaho Transportation Department (Aeronautics) - U.S. Mail

Independent Highway District - Email

Kootenai-Ponderay Sewer District - Email

KSPT-KPND-KIBR RADIO - U.S. Mail

Lake Pend Oreille School District, #84 (Admin Office) - Email

Lakeland Joint School District, #272 - Email

North of the Narrows Fire District - Email

Northland/Vyve Cable Television - Email

Outlet Bay Sewer District - Email

Pend Oreille Hospital District - Email

Priest Lake Translator District - Email

Sam Owen Fire District - Email

SELKIRK ASSOCIATION OF REALTORS - U.S. Mail

Selkirk Recreation District - Email

Spirit Lake Fire District - Email

Historical Society - Email

Syringa Heights Water Association - Email

Timber Lake Fire District - Email

U.S. Army Corps of Engineers - Email

U.S. Forest Service - U.S. Mail

West Bonner County School District, #83 - Email

West Bonner Water & Sewer District - Email

West Priest Lake Fire District - Email

Appendix B - Agency Comments



Maya Johnson <maya.johnson@bonnercountyid.gov>

Bonner County Planning - SS0004-26 Agency Review - Short Subdivision - Westmond North Lots

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

Tue, Mar 31, 2026 at 10:56 AM

The Bonner County Road & Bridge Department has the following comments:

1. The Applicant has not submitted a Trip Generation and Distribution Letter (TG&D) for the project. This is required, per Ordinance 472 which adopts the Bonner County Road Standards Manual (BCRSM). Section 9 of the BCRSM - Traffic Impact Study Guidelines - states that, *"An applicant wishing to pursue a land use action within Bonner County shall first submit a trip generation and distribution letter to the County for review. The Road and Bridge Department will use this letter to help determine whether a traffic impact study should be required for the proposed land use action/project. A trip generation and distribution (TG&D) letter shall be required of all applicants wishing to pursue land use actions within Bonner County. This includes actions for both new and redevelopment land use actions. The purpose of the TG&D letter is intended to help the Road and Bridge Department determine whether a traffic impact study will be required for the development. The letter should be submitted shortly following pre-application discussions/interviews, as to provide the applicant sufficient time to develop a traffic impact study, if required by the Road and Bridge Department, prior to project approval."*

Based on this requirement which has not been met, we recommend that approvals for this project be delayed until the required TG&D letter has been provided to Bonner County for analysis.

2. A dedication of an additional 10ft of public right-of-way along the frontage of Westmond Road is requested as a condition of approval to provide 30ft from the centerline on the north side. This would match what has previously been dedicated on the adjacent Radford's Addition to Westmond Plat and provide a uniform ROW width. Our standard width for public right of way on collector roads (Westmond is a minor collector) is currently 60 to 80ft, where the existing road right-of-way width is only 45ft wide. A dedication of the additional 10ft will enhance the County's ability to maintain these roads to the highest standard. A 45ft easement/ROW as currently exists is insufficient to accommodate modern roadway widths (34ft standard for a collector), shoulders, ditches, utilities, the cuts and fills of slopes that support the road, and space for clear zone runoff areas in order to preserve the safety of our major roadways. As another example of the need, the space needed for roadway signs is required to be a minimum of 12ft off the edge of a rural roadway according to the MUTCD (Manual of Uniform Traffic Control Devices, adopted by the State of Idaho); this required offset distance is usually impossible to achieve within a 50ft ROW, making impacts with signs more likely. As density and traffic increases with each plat, the needs of having wider public road ROWs becomes more pressing and platting actions are an ideal time to address these deficiencies of the public highway system which serve the subject parcels.

3. There is not any information regarding the stormwater plans included with the application documents aside from a single note about conveyance of stormwater in the private roadside ditch. Stormwater has been an ongoing issue in this area, with frequent flooding of the neighboring RV park. Care needs to be taken to ensure that stormwater is properly handled and not just dumped into the roadside ditch and conveyed down to Westmond Road where it will become the County's problem and exacerbate the existing issues. Individual stormwater plans for each lot developed later are unlikely to be effective in addressing the issues.

4. A road approach encroachment permit will be required for the new connection to Westmond Road. The approach will need to be constructed to County standards, including a stop sign and road name signs in blue color (indicating a private roadway).

-Matt Mulder, PE
Staff Engineer
Bonner County Road & Bridge
208-255-5681 ext 1

On Tue, Mar 24, 2026 at 1:55 PM Bonner County Planning <planning@bonnercountyid.gov> wrote:

[Quoted text hidden]



Janna Brown <janna.brown@bonnercountyid.gov>

RE: Bonner County Planning - SS0004-26 Agency Review - Short Subdivision - Westmond North Lots

1 message

'Farley,Alynette B (CONTR) - TERR-BELL-1' via Mail-Planning <planning@bonnercountyid.gov>

Tue, Mar 24, 2026 at 2:14 PM

Reply-To: "Farley,Alynette B (CONTR) - TERR-BELL-1" <abfarley@bpa.gov>

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

Cc: "Farley,Alynette B (CONTR) - TERR-BELL-1" <abfarley@bpa.gov>

Thank you for the opportunity to Review,

no BPA powerline ROW near the subject proposed preliminary.

Thank you,

Alynette Farley

BONNEVILLE POWER ADMINISTRATION

DEPARTMENT OF ENERGY

CONTR (Actalent)

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

abfarley@bpa.gov | O: 509-468-3083 | C: 971-710-6926

From: Bonner County Planning <planning@bonnercountyid.gov>**Sent:** Tuesday, March 24, 2026 1:55 PM**To:** David Fisher <david.fisher@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Kendra Smith <kendra.smith@bonnercountyid.gov>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Maya Johnson <maya.johnson@bonnercountyid.gov>**Subject:** Bonner County Planning - SS0004-26 Agency Review - Short Subdivision - Westmond North Lots

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



Maya Johnson <maya.johnson@bonnercountyid.gov>

Bonner County Planning - SS0004-26 Agency Review - Short Subdivision - Westmond North Lots

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

Tue, Mar 31, 2026 at 8:52 AM

REF: SS0004-26

TO: Bonner County Planning Department

Good morning,

Idaho Department of Water Resources (IDWR) – Northern Regional Office has comments which don't impact the proposed subdivision of properties at this stage of development but does impact authorized water usage as contemplated for eight total subdivided lots if approved:

- 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. The project proposes development of eight homes that will share a ground water well for domestic uses. Eight lots resulting in subdivision of land for development purposes require an approved water permit prior to diversion of water if the proposed use: a) exceeds 13,000 gpd in home use for all homes or b) any external water uses from the shared well.

IDWR recommends the applicants or their representatives contact IDWR to discuss filing an application for permit at minimum 90 days prior to and contemplated diversion of water from the shared well.

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](https://www.idwr.idaho.gov/locations/northern-regional-office)

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

Sent: Tuesday, March 24, 2026 1:55 PM

To: David Fisher <david.fisher@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Kendra Smith <kendra.smith@bonnercountyid.gov>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Maya Johnson <maya.johnson@bonnercountyid.gov>

Subject: Bonner County Planning - SS0004-26 Agency Review - Short Subdivision - Westmond North Lots

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.

[Quoted text hidden]

[Quoted text hidden]



Bonner County Planning - SS0004-26 Agency Review - Short Subdivision - Westmond North Lots

Symone Legg <Symone.Legg@itd.idaho.gov>
To: Bonner County Planning <planning@bonnercountyid.gov>
Cc: Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>

Based on the limited number of vehicles produced by this development and the left and right turn lanes on US-95, ITD Permits has no objection.

Thank you,
Symone Legg | Project Coordinator
Idaho Transportation Department | D1 Traffic
Work: 208-772-8073 | 208.772.1297
Email: symone.legg@itd.idaho.gov | itd.idaho.gov

Enhancing quality of life through transportation

From: Bonner County Planning <planning@bonnercountyid.gov>
Sent: Tuesday, March 24, 2026 1:55 PM
To: David Fisher <david.fisher@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Kendra Smith <kendra.smith@bonnercountyid.gov>; Alexander Fe
<maya.johnson@bonnercountyid.gov>
Subject: Bonner County Planning - SS0004-26 Agency Review - Short Subdivision - Westmond North Lots

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize any with any concerns.

[Quoted text hidden]

[Quoted text hidden]



Janna Brown <janna.brown@bonnercountyid.gov>

RE: Bonner County Planning - SS0004-26 Agency Review - Short Subdivision - Westmond North Lots

1 message

'KPSD Clerk' via Mail-Planning <planning@bonnercountyid.gov>
Reply-To: KPSD Clerk <clerk@kootenaiponderaysewerdistrict.org>
To: planning@bonnercountyid.gov

Tue, Mar 24, 2026 at 3:36 PM

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

Beate Pryor



Clerk - Administrative Assistant
Kootenai-Ponderay Sewer District
511 Whiskey Jack Road Sandpoint, ID 83864
Office Hours: 8:30 am – 5:00 pm, Monday through Thursday
Phone: 208.263.0229

From: Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>
Sent: Tuesday, March 24, 2026 2:12 PM
To: KPSD Clerk <clerk@kootenaiponderaysewerdistrict.org>
Subject: FW: Bonner County Planning - SS0004-26 Agency Review - Short Subdivision - Westmond North Lots

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”



From: Bonner County Planning <planning@bonnercountyid.gov>
Sent: Tuesday, March 24, 2026 1:55 PM
To: David Fisher <david.fisher@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Kendra Smith <kendra.smith@bonnercountyid.gov>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Maya Johnson <maya.johnson@bonnercountyid.gov>
Subject: Bonner County Planning - SS0004-26 Agency Review - Short Subdivision - Westmond North Lots

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

 **2026_03_SS0004-26_Agency Review.pdf**
217K

NOTICE OF ADMINISTRATIVE PLAT REVIEW



I hereby certify that a true and correct copy of this "Notice of Administrative Plat Review" was digitally transmitted or mailed (postage prepaid) on this **24th** day of **March 2026**.

Janna Brown

Janna Brown, Administrative Assistant III

This notice was mailed to political subdivisions, property owners within 1400 feet of the subject property, and the media on **Tuesday, March 24, 2026**.

File SS0004-26 – Short Subdivision – Westmond North Lots

The above-named application has been submitted to the Bonner County Planning Department for processing and has been determined to be complete. The applicant is proposing to divide one (1) 2.532-acre lot, one (1) 2.649-acre lot and one (1) 3.001-acre lot into eight (8) lots ranging from 1-1.166-acres. The properties are zoned Rural Service Center. The project is located off Westmond Road in Sagle, generally located in Section 5, Township 55 North, Range 2 West, Boise-Meridian, Idaho. The project is within the service area of Sagle Fire District.

To review this application, go to the Planning Department web site at 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 **April 23, 2026**. 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 3/24/2026
Name Date

Out of boundaries.

PRELIMINARY SITE PLAN FOR
WESTMOND NORTH
 LYING IN A PORTION OF SE 1/4 OF
 SECTION 5 TOWNSHIP 55 NORTH, RANGE
 2 WEST, BOISE MERIDIAN, BONNER
 COUNTY, IDAHO

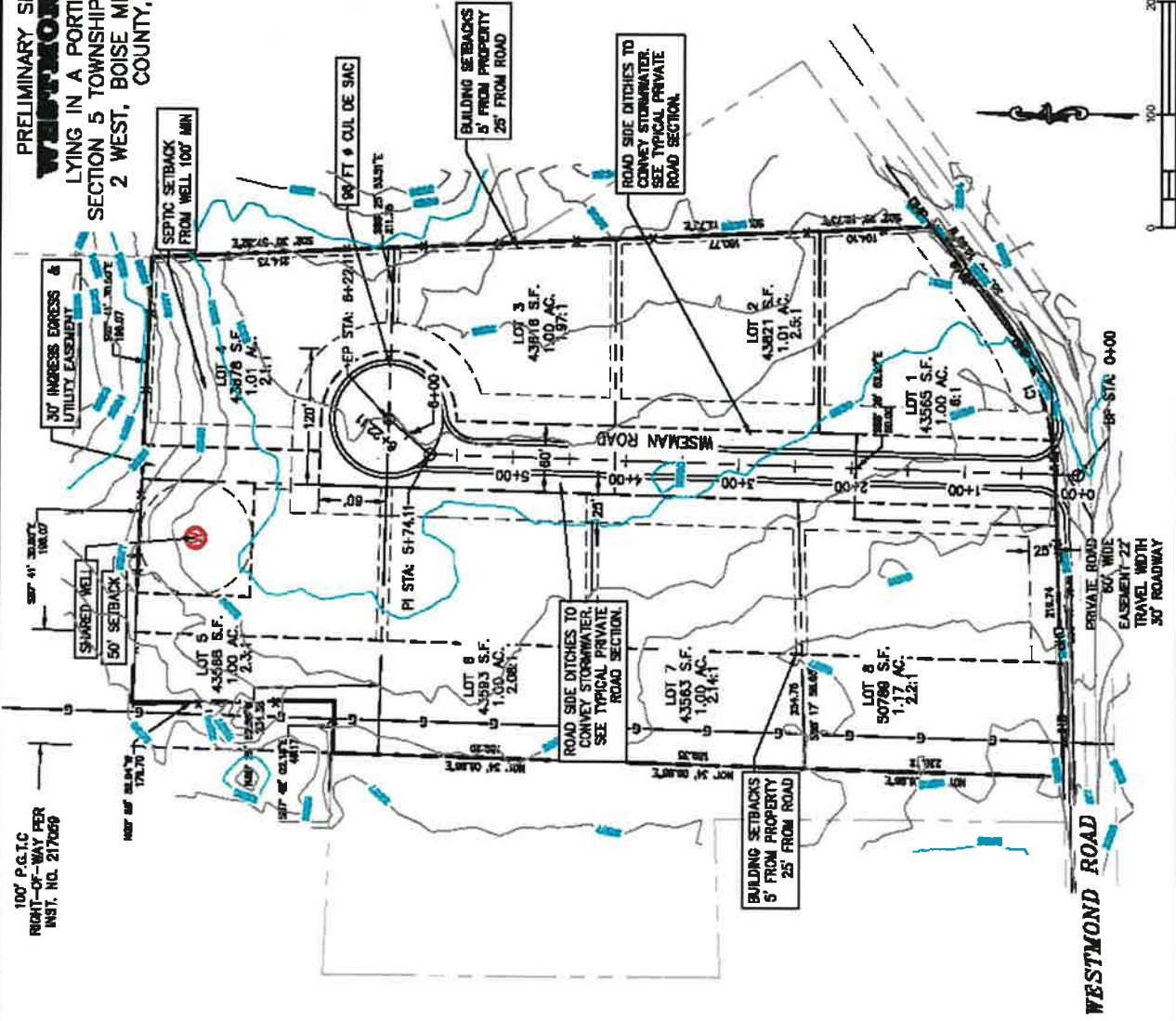


PROJECT LOCATION

VICINITY MAP
 N.T.S.

PARCEL CURVE TABLE

SEGMENT	RADIUS	LENGTH	CHORD LENGTH	CHORD BEARING
G1	286.11'	182.38'	199.89'	57057037W



- LEGEND
- PROJECT SITE
 - PROPERTY LINE
 - CENTERLINE ROAD
 - EASEMENT LINE
 - SETBACK LINE
 - NATURAL GAS PIPELINE
 - UNDERGROUND POWER LINES
 - OVERHEAD POWER LINES
 - FENCE
 - X DHP
 - X

EXISTING GRADE & CONTOUR
 REFER TO SURVEY

PROPERTY MONUMENTS
 REFER TO SURVEY

WELL LOCATION



Know what's below.
 Call before you dig.

PROJECT #	24006
DRAWN BY	ICE
CHECKED BY	DWL
NOT VALID OR APPROVED WHEN ELECTRONIC SIGNATURE DOES NOT COVER THIS NOTE	
SCALE	1"=100' (Valid for 11"x17" prints only)
SHEET	1 OF 1

FOR REVIEW ONLY
 PRELIMINARY
 NOT FOR CONSTRUCTION

100' P.C.T.C
 RIGHT-OF-WAY PER
 INST. NO. 217059

50' INGRESS EGRESS &
 UTILITY EASEMENT

SEPTIC SETBACK
 FROM WELL 100' MIN

90' FT & OUL DE SAC
 SEE 25' WAST.

BUILDING SETBACKS
 5' FROM PROPERTY
 25' FROM ROAD

ROAD SIDE DITCHES TO
 CONVEY STORMWATER
 SEE TYPICAL PRIVATE
 ROAD SECTION

BUILDING SETBACKS
 5' FROM PROPERTY
 25' FROM ROAD

PRIVATE ROAD
 60' WIDE
 EASEMENT 22'
 TRAVEL WIDTH
 30' ROADWAY

WESTMOND ROAD



SHEET TITLE	PRELIMINARY SITE PLAN
OWNER	BEAR CREEK EQUITY INVESTMENTS LLC
PROJECT	WESTMOND NORTH BONNER COUNTY, IDAHO
DATE	
DESCRIPTION	

811 logo

CALL BEFORE YOU DIG

1/8/2026

811 logo

CALL BEFORE YOU DIG

1/8/2026



Janna Brown <janna.brown@bonnercountyid.gov>

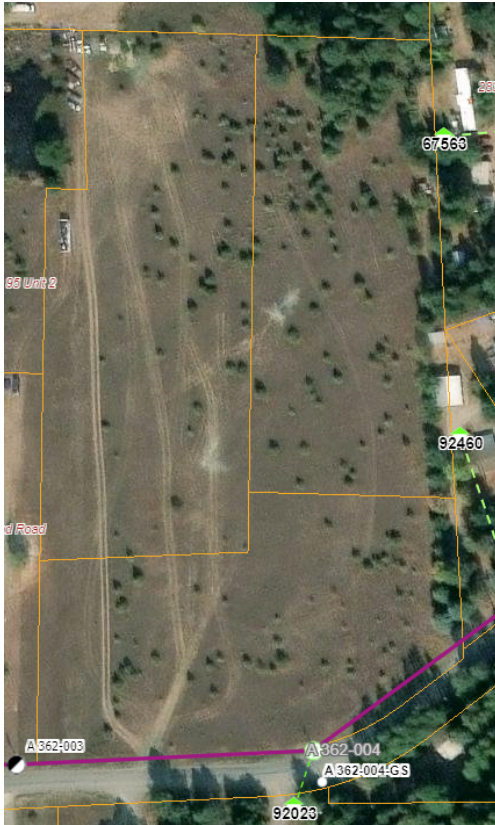
Re: Bonner County Planning - SS0004-26 Agency Review - Short Subdivision - Westmond North Lots

1 message

'Sam Ross' via Mail-Planning <planning@bonnercountyid.gov>
Reply-To: Sam Ross <sam.ross@nli.coop>
To: Bonner County Planning <planning@bonnercountyid.gov>
Cc: Dan Scholz <Dan.Scholz@nli.coop>, Kristin Burge <kristin.burge@nli.coop>

Hi Janna,

NLI is not opposed to the proposed short subdivision in SS0004-26.
We own a three-phase overhead line along the north edge of Westmond Road and can provide underground electrical services to each of the lots in the subdivision.



The owners will need to submit a developer application to NLI to begin the engineering process.
I have attached that application, so the developers have it.

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

Samuel Ross
Engineering Assistant I
Northern Lights, INC.
Email: Sam.ross@nli.coop
Office: 208.255.7183
Cell: 208.946.7787

NWPPA Certified Staking Technician

NLI	ADDRESSES	PHONE NUMBERS	REPORT AN OUTAGE
	HEADQUARTERS 421 Chevy St Sagle, ID 83860	MAIN OFFICE (208) 263-5141	OUTAGE HOTLINE (866) 665-4837
<i>The power of local service</i>	MAILING ADDRESS PO Box 269 Sagle, ID 83860	TOLL-FREE (800) 326-9594	CALL BEFORE YOU DIG
SINCE 1935			811 Know what's below. Call before you dig.

From: Bonner County Planning <planning@bonnercountyid.gov>
Sent: Tuesday, March 24, 2026 1:55 PM
To: David Fisher <david.fisher@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Kendra Smith <kendra.smith@bonnercountyid.gov>; Alexander Feyen <alexander.feyen@bc

3/24/26, 4:28 PM

Bonner County Mail - Re: Bonner County Planning - SS0004-26 Agency Review - Short Subdivision - Westmond North Lots

<maya.johnson@bonnercountyid.gov>


Subject: Bonner County Planning - SS0004-26 Agency Review - Short Subdivision - Westmond North Lots

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**

[CAUTION: This email originated from outside of Northern Lights Inc. Do not click links or open attachments unless you recognize the sender and know the content is safe]

 **20230905-NLI-Develper-Application-Memo-v1.pdf**
326K



NORTHERN LIGHTS, INC. DEVELOPERS APPLICATION CHECKLIST

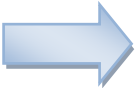
If you have a 3-phase project, contact New Service for a Power Requirement Form

ITEMS NEEDED BEFORE PROJECT IS ENGINEERED:

Applications will not be processed until all requested information is provided.



COMPLETED APPLICATION



COPY OF DEED



PLAT MAP OF SUBDIVISION, CONDITIONAL USE PERMIT (CUP) and Planned Unit Development (PUD)

- A paper copy of a county approved plat map or development plan
- An electronic drawing (AutoCAD 2000.dwg format on CD or email)



APPLICATION/ENGINEERING FEE: **\$2,000.00**. Valid for 1 year from the date the application is received in our office.

ITEMS NEEDED AFTER ENGINEERING VISIT TO YOUR SITE:



ESTIMATED COSTS FOR PROJECT

- Estimated cost calculated by engineer based on all costs - after construction, your project will be "trued-up" to actual cost.



EASEMENTS

- Needed for NLI to install and maintain the new powerline



ENCROACHMENT PERMITS

- Encroachment permits may be required & will be determined by the Engineering Department. (such as Forest Service, Road Permits, Railroad, etc) **If an encroachment permit is needed on your project, you will need to provide NLI with payment of the permit fees before we will apply for the permit.**



IF A METERED SERVICE(S) IS NEEDED

- New service application in addition to subdivision application (attached)
- State Electrical Permit (for each metered service)
- Energizing Permit (in Cities of Sandpoint, & Dover)

Developers Line Extension Fee Schedule

A developer is considered any person, association, sub-divider, corporation or entity that submits an application to extend power to four or more contiguous parcels, a planned unit development, four or more multi-family or condominium units, or industrial loads greater than 150 kva.

In order for Northern Lights to schedule an engineering visit and provide a cost estimate for a subdivision trunkline or multi-family development, an applicant must:

1. Provide a paper copy of a recorded deed for the property.
2. Provide a paper copy of a county approved Subdivision Plat, Conditional Use Permit (CUP) or Planned Unit Development Plan (PUD).
3. Provide a digital dataset of your final subdivision plat map, CUP or PUD clearly denoting property or lot corner monuments, property or lot boundaries, and any road or utility right-of-way boundaries. Data will be provided in an AutoCAD 2000.dwg format on CD or via an email attachment (email: Jon.Lafountain@nli.coop). All digital data must be submitted referencing the appropriate State Plane Coordinate System for the location.
4. Subdivisions must have all property lot corners clearly identified and monumented by a Licensed Professional Land Surveyor.

For all line extensions, the electrical system shall be designed and installed in a manner that most efficiently utilizes NLI facilities, taking into consideration future maintenance and the addition of new services on the extensions. Within developments the electrical system should be designed to enable each lot adjacent to the proposed lot lines to have access to a pole, junction box or transformer.

If you have a three-phase project, you need to include the three-phase power requirement form that can be found on our web page at nli.coop “new service applications” or by contacting the office. NLI’s engineer cannot design your project without this form.

FEES:

Single phase multi-family dwellings, developments and industrial loads of 150 kva or larger

\$2,000.00 for application engineering fee

PLUS Mobilization Fee

PLUS Hookup/Impact fee(s) dependent on transformer(s) and meter(s) required

PLUS total estimated cost of construction based on material & labor required to complete project

Multi-phase and industrial services shall be evaluated on a case-by-case basis.

Developers are billed actual cost for their project. The engineer will calculate an estimated cost for the project as a result of their site visit which needs to be paid prior to construction being scheduled. A final true-up for the project will be calculated based on material and labor figures after construction has been completed (this evaluation takes about 3 months to complete). At that time Northern Lights will either issue a refund check or bill for the additional construction costs. This process, on average, takes up to three months for final determination.

In addition to the standard \$2,000.00 application/engineering fee, the developer may be required to pay a deposit up to the total estimated costs of installing the required facilities prior to the field engineering at the cooperative’s discretion.

- Any permit fees for encroachments (i.e. railroads, county roads, highways, State, or Federal land) will need to be paid for by the applicant prior to NLI applying for the permits. These permits vary in the time it takes to obtain and must be approved before we can send your project to construction. These fees will need to be paid for by the applicant prior to NLI applying for the permits.

Additional charges may be assessed for installations between November 1st and March 31st as construction during winter months can greatly increase the final “true up” cost. These extra costs, also estimates, may need to be paid before NLI crews begin construction. All installation is subject to weather conditions. If your job cannot be completed during our regular building season, it will be placed on the next spring construction schedule.

Developers Line Extension Fee Schedule

If construction has not been completed within one (1) year after the date of application, the project may be canceled at the discretion of NLI. If requested, NLI may grant a time extension; however, the applicant shall pay the line extension rates in effect at the time of construction. Projects are considered valid for one year from the date of application or until work is completed on any phase engineered by NLI, whichever occurs first. This means that a new application will be required for each phase of any development.

Temporary Services - Construction temps for industrial projects (as in batch plants, temp office sites, etc.): For temporary extensions of less than 12 months duration, applicants shall pay the total cost of installation and the estimated cost of removal with credit allowed for salvage values. All charges shall be paid prior to installation.

Construction temps for single phase projects (as in single family dwellings or small commercial uses): Applicants will be assessed full cost of the project all the way in to the permanent service, **PLUS** a \$500 Temporary Fee. For underground services the applicant will be required to provide and install conduit and pull rope to the permanent location. **Temporaries must be converted to their permanent location within one year, from the date they were energized, or NLI will consider the temporary pedestal their permanent service. After one year it will be necessary to apply for a Service Change and pay additional charges to move the service to a new location.**

Yard light services - Applications for NLI owned and maintained yard light service will be accepted if the requested yard light is more than 500 feet from the member's metered electrical service. Applicants for NLI owned and maintained yard lights shall pay 100% of the actual cost of the installation and agree to pay for said lighting service under provisions of the appropriate Rate Schedule for a minimum of 36 months. If the member cancels the yard light service before the three years are up, said member will be billed for the remainder of the contract in one lump sum.



REMEMBER ALWAYS CALL BEFORE YOU DIG. THE NATIONAL ONE CALL NUMBER IS 811. "One call" is free, easy and a way to protect you from injury and expense.

(Policy effective 6/1/19)



APPLICATION FOR DEVELOPERS

In order for Northern Lights to schedule an engineering visit and provide a cost estimate for a subdivision trunkline, an applicant must:

1. Provide a paper copy of a recorded deed for the property.
2. Provide a paper copy of a county (or city) approved Subdivision Plat or Conditional Use Permit (CUP) or Planned Unit Development (PUD).
3. Provide a digital dataset of your final subdivision plat map or CUP/PUD map clearly denoting property or lot corner monuments, property or lot boundaries, and any road or utility right-of-way boundaries. Data should be provided in AutoCAD 2000.dwg format on CD or via an email attachment. All digital data must be submitted referencing the appropriate State Plane Coordinate System for the location.
4. Subdivisions need to have all property lot corners clearly identified and monumented by a Licensed Professional Land Surveyor.

Name of Subdivision or Development: _____

Owner's Name: _____

Phone #: _____ Cell #: _____ E-mail Address: _____

Current Mailing Address: _____
PO Box/Street City State Zip

Authorized Representative: _____

Representative's Mailing Address (if different than owner) _____
PO Box/Street City State Zip

Phone #: _____ Cell #: _____ E-mail Address _____


General Contractor: _____
(If different than owner or authorized representative)

Phone #: _____ Cell #: _____ E-mail Address: _____

Physical location of property (street): _____ Number of Lots: _____

Closest NLI pole or transformer #: _____ Are the existing lines overhead or underground? _____

Who is your nearest NLI neighbor? _____

 Signature: _____ Date _____

If you plan to have one or more metered services with this application, also fill out the attached service application form. If you plan to have a 3-phase service, fill out the 3-phase form.

Do you want NLI's engineer to meet with a different contact person?

Contact person: _____ Phone #: _____

Contact cell #: _____ Contact e-mail: _____



PO Box 269
 421 Chevy Street
 Sagle ID 83860
 1(800)326-9594 or (208)263-5141
 Fax (208) 263-0220
<http://www.nli.coop>

SERVICE APPLICATION FORM

(If you want a metered service)
 Fill out this form the way you want the
 billing account to be set up.

Name: _____ SS#: _____ DOB _____

Co-Applicant Name: _____ SS#: _____ DOB _____

Business Name: _____ Tax ID#: _____

Mailing Address: _____
 PO Box / Street City State Zip Code

Home Phone: _____ Cell Phone: _____ Co-Applicant Cell Phone: _____

E-Mail Address: _____ Co-Applicant E-Mail Address: _____

Employer: _____ Work Phone: _____
 If self-employed, please include your business name

Co-Applicant Employer: _____ Work Phone: _____
 If self-employed, please include your business name

Physical Address of Property - Street/Road (not lot or block desc.) _____

Is your property in a subdivision? If yes - Subdivision Name: _____ Lot & Block: _____

Have you ever been a member of NLI? Yes ___ No ___ If yes, name on account or account #: _____

<u>Will powerline cross any?</u>	<u>What type of service are you planning?</u>	<u>What type of heating system will you use?</u>
<input type="checkbox"/> County Road <input type="checkbox"/> State Highway <input type="checkbox"/> USFS property <input type="checkbox"/> State Property <input type="checkbox"/> Railroad <input type="checkbox"/> Gas Pipeline <input type="checkbox"/> Creek/Swamp	<input type="checkbox"/> Residential (please state use below (house/shop/barn, etc.?) _____ <input type="checkbox"/> Commercial <input type="checkbox"/> Other (use?): _____	<input type="checkbox"/> Electric <input type="checkbox"/> Gas <input type="checkbox"/> Propane <input type="checkbox"/> Wood <input type="checkbox"/> Other: _____
	<u>What size electrical service entrance?</u>	<u>What type of water heater do you intend to install?</u>
	<input type="checkbox"/> 200 amp (standard) <input type="checkbox"/> Other (specify size) _____	<input type="checkbox"/> Electric <input type="checkbox"/> Gas <input type="checkbox"/> Propane

Please note that the homeowner or a licensed electrician must submit an electrical inspection permit to NLI in order for the project to be placed on the construction schedule. All construction charges must be paid and other required paperwork and/or county/state permits must be submitted prior to construction scheduling.

 **Signature of Applicant(s)** _____ **Date:** _____



Panhandle Health District

Healthy People in Healthy Communities

Public Health
Prevent. Promote. Protect.
Panhandle Health District



4/22/2026

Janna Brown

Bonner County Planning Dept

1500 Highway 2, Suite 208

Sandpoint, ID 83864

RP017540000010A
RP017540000020A
RP017540000030A

RE: SS004-26 SHORT SUBDIVISION – WESTMOND NORTH LOTS

Panhandle Health District (PHD) has reviewed the Bonner County Planning Application referenced above, and has the following comments:

The applicant indicates an intention to create eight (8) new parcels from three (3) existing parcels to be served by individual subsurface sewage disposal systems (septic) and a shared well. It also appears there is an intention to “lift sanitary restrictions” on the parcels.

PHD has not conducted a current site evaluation for the proposed parcels, nor received a completed PHD Land Development Application. Before PHD can properly review the project to verify whether the sanitary services as proposed (shared well and individual septic) will be adequate for PHD to lift sanitary restrictions, PHD must receive a completed Panhandle Health District (PHD) Land Development Application and all associated fees.

PHD would like to encourage the applicant to contact PHD prior to proceeding, as the only way to know if the sanitary services as proposed will be adequate is to assess the site(s) for compliance with the relevant IDAPA rule sets & current standards. PHD will be able to provide the appropriate signature block language for the sanitary restriction lift after we complete our review process and receive all required information.

Best regards,

Sarah Tonyan, EHS

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

PRELIMINARY SITE PLAN FOR
WESTMOND NORTH
 LYING IN A PORTION OF SE 1/4 OF
 SECTION 5 TOWNSHIP 55 NORTH, RANGE
 2 WEST, BOISE MERIDIAN, BONNER
 COUNTY, IDAHO



VICINITY MAP
 N.T.S.

PARCEL CURVE TABLE

SEGMENT	RADIUS	LENGTH	CHORD LENGTH	CHORD BEARING
C1	286.11'	182.36'	159.69'	S70°57'03"W

LEGEND

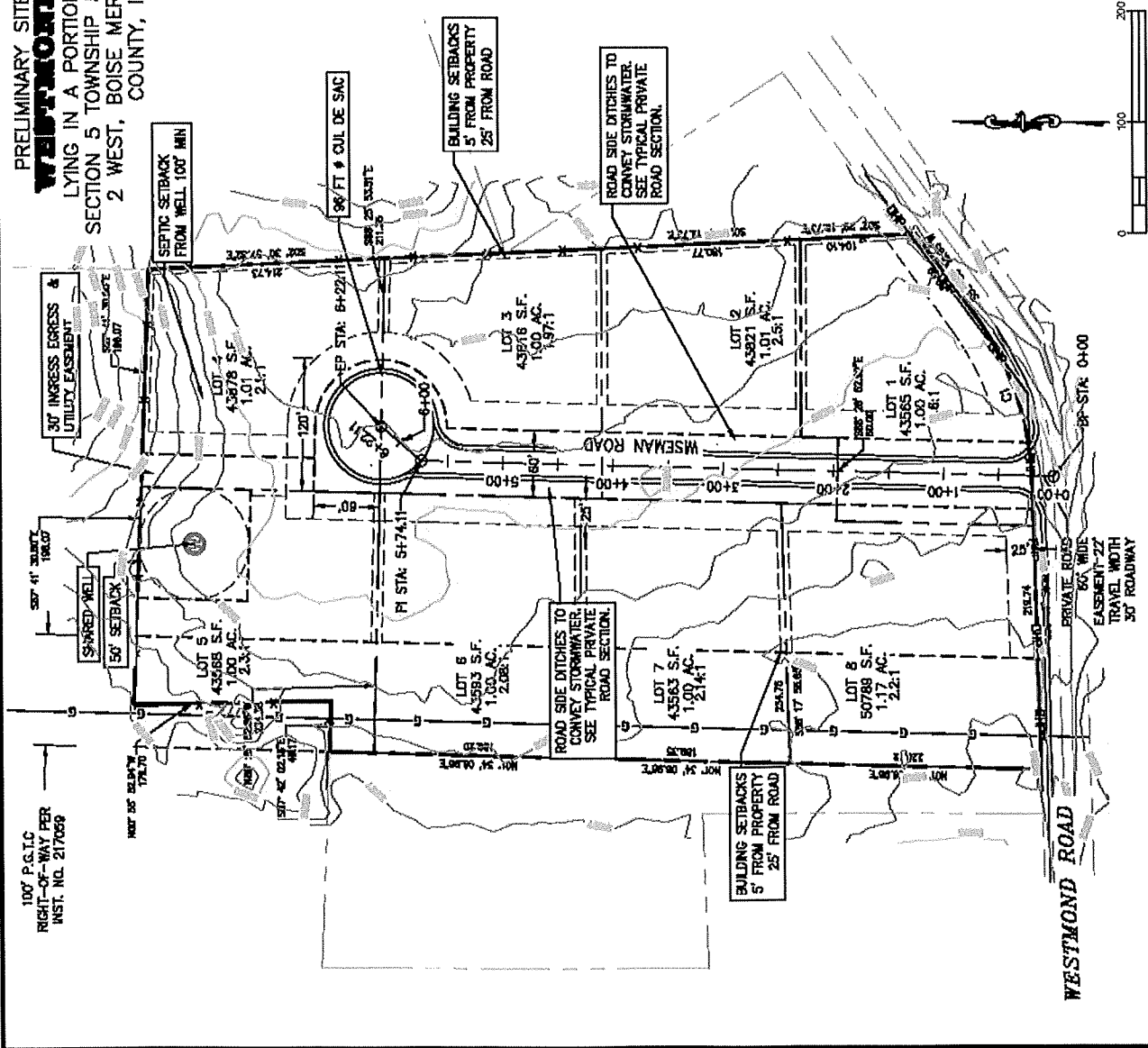
---	PROJECT SITE
---	PROPERTY LINE
---	CENTERLINE ROAD
---	EASEMENT LINE
---	SETBACK LINE
---	NATURAL GAS PIPELINE
---	UNDERGROUND POWER LINES
---	OVERHEAD POWER LINES
---	FENCE
---	DIP
---	X
---	EXISTING GRADE 5' CONTOUR
---	EXISTING GRADE 1' CONTOUR
---	PROPERTY MONUMENTS
---	REFER TO SURVEY
---	WELL LOCATION



Know what's below.
 Call before you dig.

PROJECT #	24005
DRAWN BY:	ICE
CHECKED BY:	DWL
NOT VALID OR APPROVED WHEN ELECTRONIC SIGNATURE DOES NOT COVER THIS NOTE	
SCALE:	1"=100' (VALID FOR 11"x17" PRINTS ONLY)
SHEET 1 OF 1	

FOR REVIEW ONLY
 NOT FOR CONSTRUCTION



154' had well
 65' westward

OPTH needs to
 app to Review
 ENRPO S&L for
 further distribution

OWNER	DATE	DESCRIPTION
BEAR CREEK EQUITY INVESTMENTS LLC		

SHEET TITLE	PRELIMINARY SITE PLAN
PROJECT	WESTMOND NORTH BONNER COUNTY, IDAHO

414 GIBBER STREET, SUITE 200
 SHARONVILLE, OH 45120
 513-233-9282
 info@7engineering.com

DATE	1/8/2025
DRAWING DATE	



NOTICE OF ADMINISTRATIVE PLAT REVIEW

I hereby certify that a true and correct copy of this "Notice of Administrative Plat Review" was digitally transmitted or mailed (postage prepaid) on this **24th** day of **March 2026**.

Janna Brown
Janna Brown, Administrative Assistant III

This notice was mailed to political subdivisions, property owners within 1400 feet of the subject property, and the media on **Tuesday, March 24, 2026**.

File SS0004-26 – Short Subdivision – Westmond North Lots

The above-named application has been submitted to the Bonner County Planning Department for processing and has been determined to be complete. The applicant is proposing to divide one (1) 2.532-acre lot, one (1) 2.649-acre lot and one (1) 3.001-acre lot into eight (8) lots ranging from 1-1.166-acres. The properties are zoned Rural Service Center. The project is located off Westmond Road in Sagle, generally located in Section 5, Township 55 North, Range 2 West, Boise-Meridian, Idaho. The project is within the service area of Sagle Fire District.

To review this application, go to the Planning Department web site at 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 **April 23, 2026**. 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 please see attached PHD comment 4/22/26
Name _____ Date _____