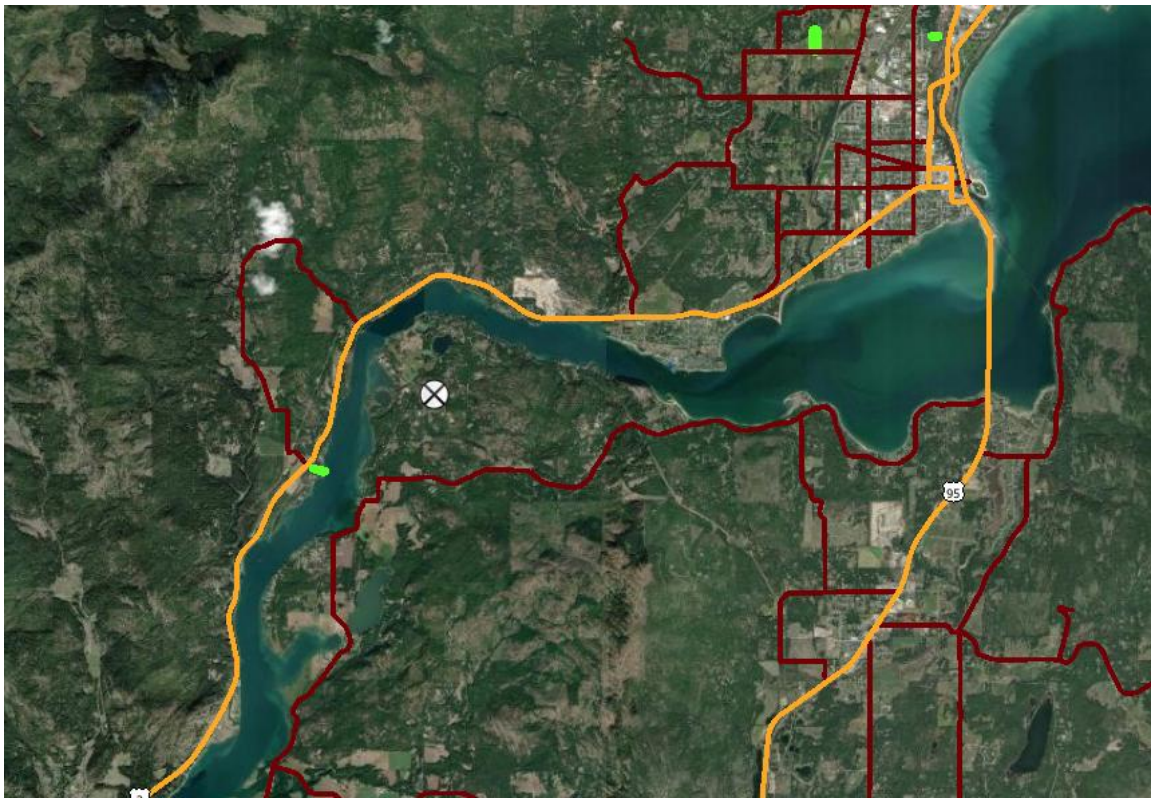
Bonner County Planning Department
"Protecting property rights and enhancing property value"
1500 Highway 2, Suite 208, Sandpoint, Idaho 83864
Phone (208) 265-1458 - Fax (866) 537-4935
Email: planning@bonnercountyid.gov - Web site: www.bonnercountyid.gov

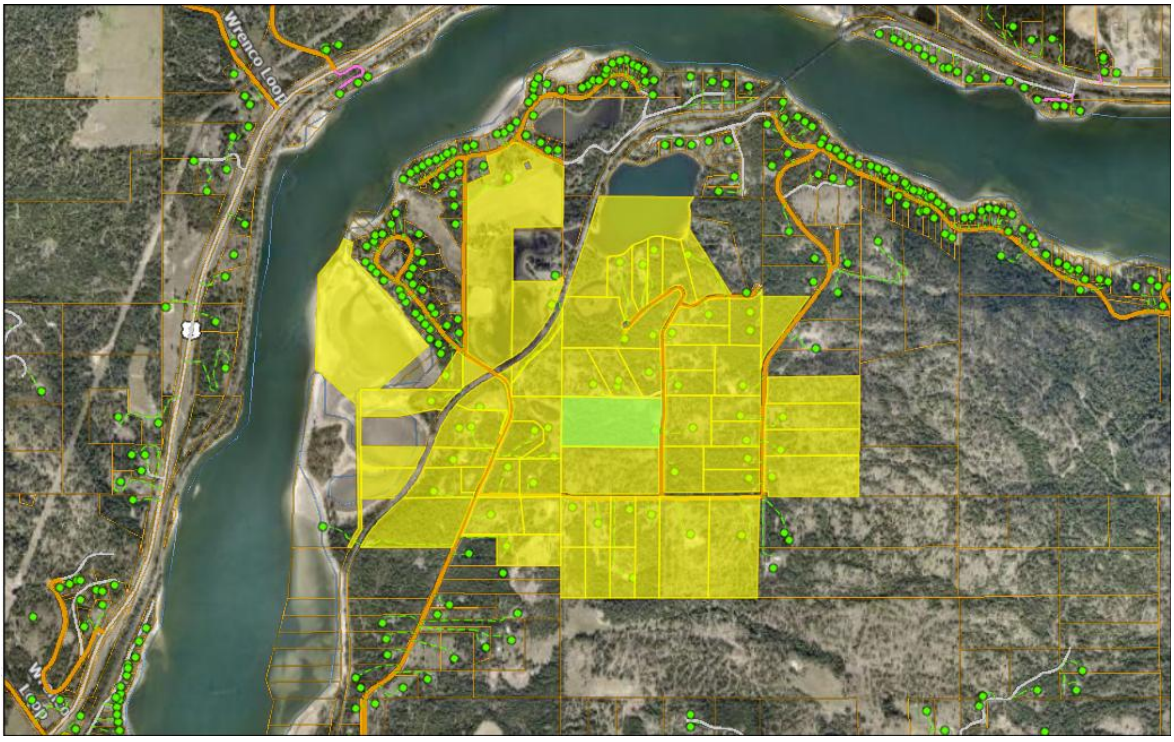
Short Subdivision Administrative Staff Report

Project Name:	**Replat of Lot 14 of Muskrat Lake**
File Number, Type:	**SS0010-26 - Short Subdivision**
Request:	The applicant is proposing to divide one (1) 19.53-acre lot into three (3) 6.51-acre lots.
Legal Description:	35-57N-3W MUSKRAT LAKE LOT 14
Location:	The property is zoned Rural 5. The project is located off Muskrat Lake Road in Section 35, Township 57 North, Range 3 West, Boise-Meridian.
Parcel Number:	RP008150000140A
Parcel Size:	19.55-Acres
Applicant/ Landowner:	Steve Masterson
Project Representative:	Dan Inloes HMH Engineering
Application filed:	May 20, 2026
Notice provided:	Mail: August 11, 2026 Published in newspaper: August 11, 2026
Enclosures:	Appendix A – Notice of Agency Review Record of Mailing Appendix B – Agency Comments

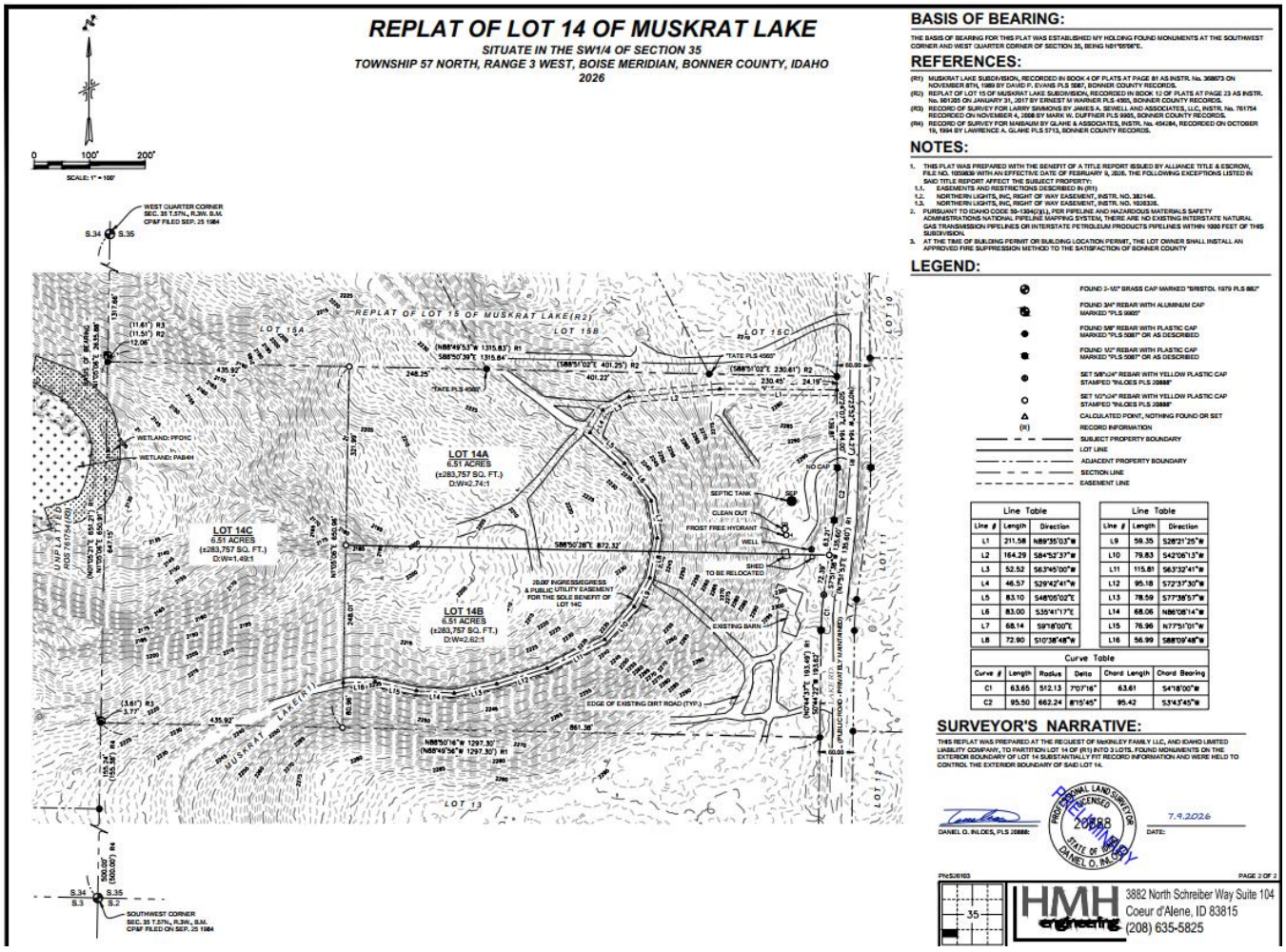
Vicinity Map



1400ft Radius Map



Site Plan



Project Summary:

The applicant is proposing to divide one (1) 19.53-acre lot into three (3) 6.51-acre lots. The property is zoned Rural 5. The project is located off Muskrat Lake Road in Section 35, Township 57 North, Range 3 West, Boise-Meridian.

Applicable Laws:

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 12-7.1	Shorelines
BCRC 12-7.2	Grading, Stormwater Management and Erosion Control
BCRC 12-7.3	Wetlands
BCRC 12-7.4	Wildlife
BCRC 12-7.5	Flood Damage Prevention
BCRC 12-7.6	Hillsides

Background:

A. Site data:

- Current Use: Residential
- Status: Platted as Lot 14 of Muskrat Lake
- Size: 19.55-acres
- Zone: Rural 5
- Land Use: Rural Residential (5-10 AC)

B. Access:

- The site is accessed by Muskrat Lake Road, a Bonner County owned and maintained public right-of-way.

C. Environmental Factors:

- Site does contain steep slopes between 15%-30%+. (United States Geological Survey)
- Site does contain mapped wetlands. (United States Fish and Wildlife Services)
- Site does not contain frontage to a mapped lake, pond, stream, river or waterbody. (National Hydrography Dataset, United States Geological Survey)
- Site contains the following types of soil. (Natural Resources Conservation Service, United States Department of Agriculture)
    - Selle fine sandy loam, 0 to 8 percent slopes, consociation, All areas are prime farmland.
- KS: Parcel is within SFHA Zone X per FIRM Panel Number 16017C0925E Effective Date 11/18/2009. No further floodplain review is required on this proposal.

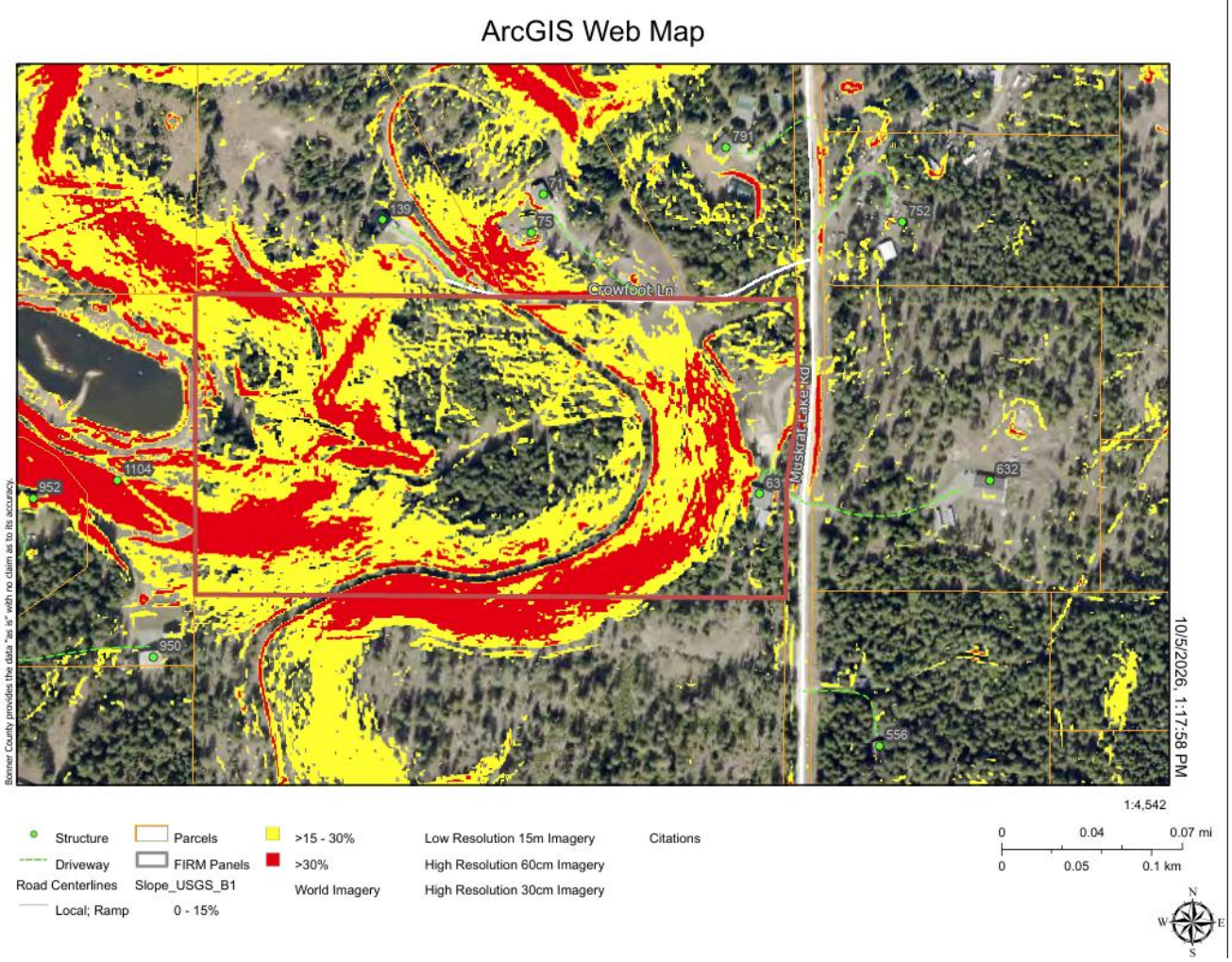
ArcGIS Web Map



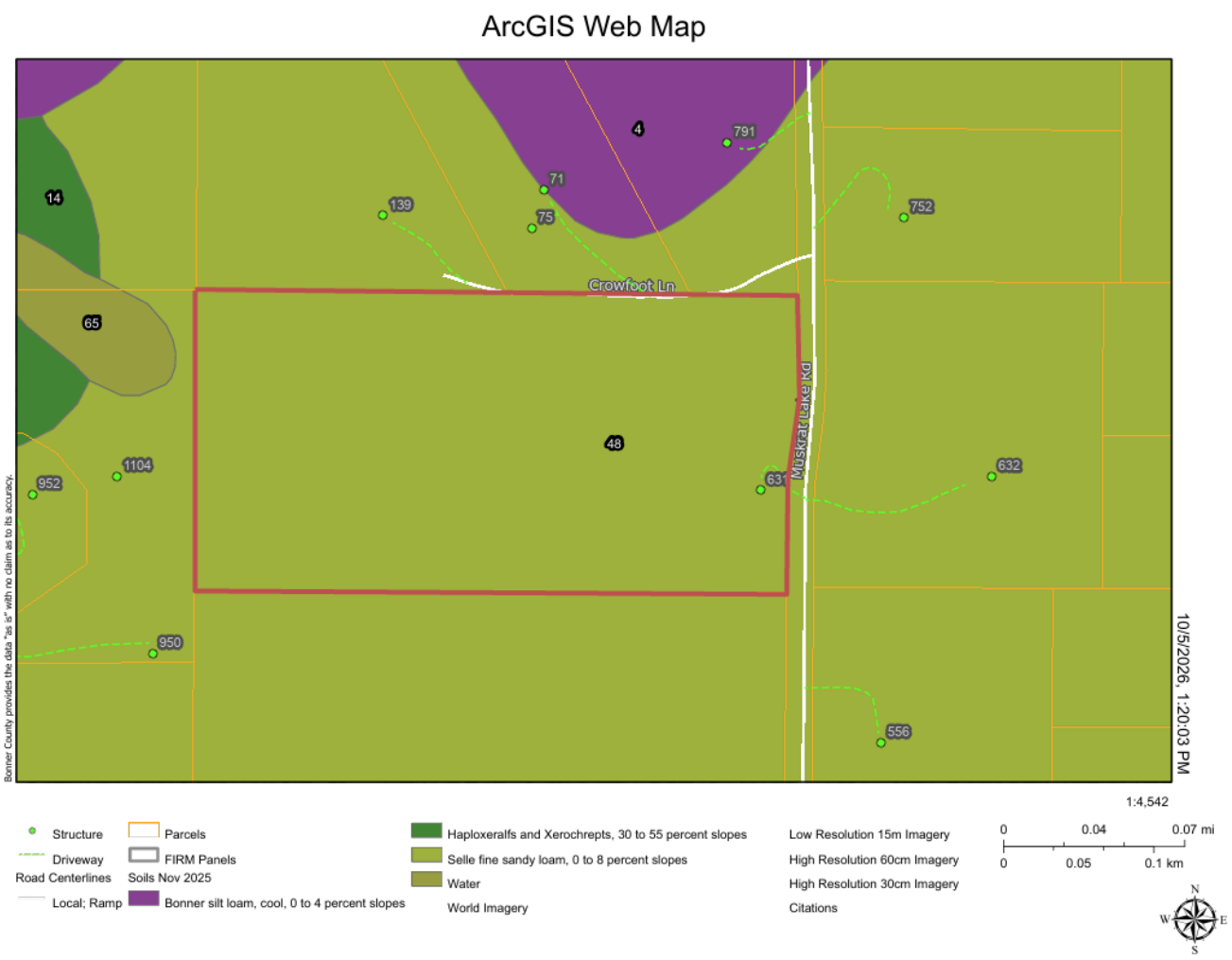
Waterbodies and Wetlands



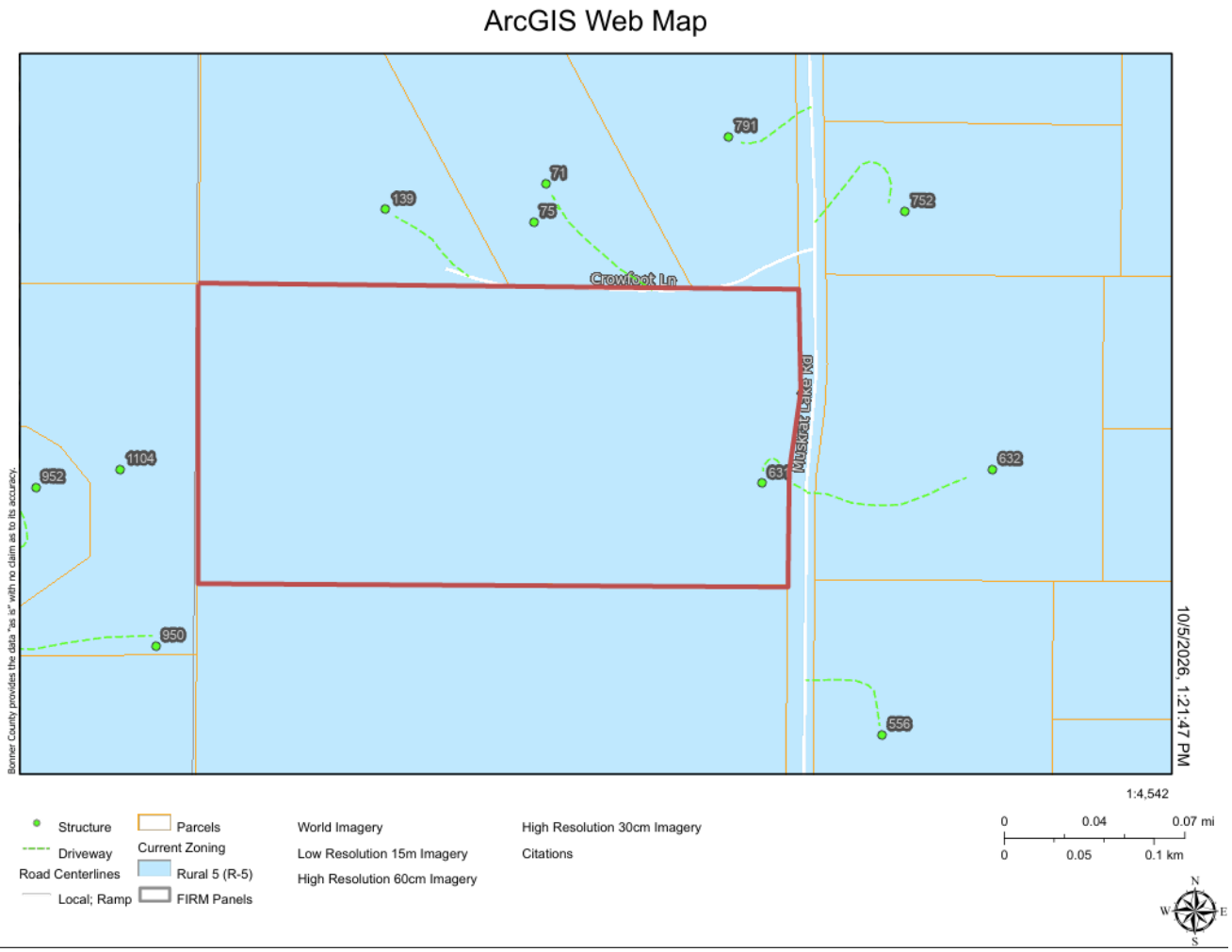
Slopes


ArcGIS Web Map
Crowfoot Ln
Muskrat Lake Rd
791
71
139
75
752
1104
952
631
632
950
556
Bonner County provides the data "as is" with no claim as to its accuracy.
10/5/2026, 1:17:58 PM
1:4,542
Structure
Driveway
Road Centerlines
Local; Ramp
Parcels
FIRM Panels
Slope_USGS_B1
0 - 15%
>15 - 30%
>30%
World Imagery
Low Resolution 15m Imagery
High Resolution 60cm Imagery
High Resolution 30cm Imagery
Citations
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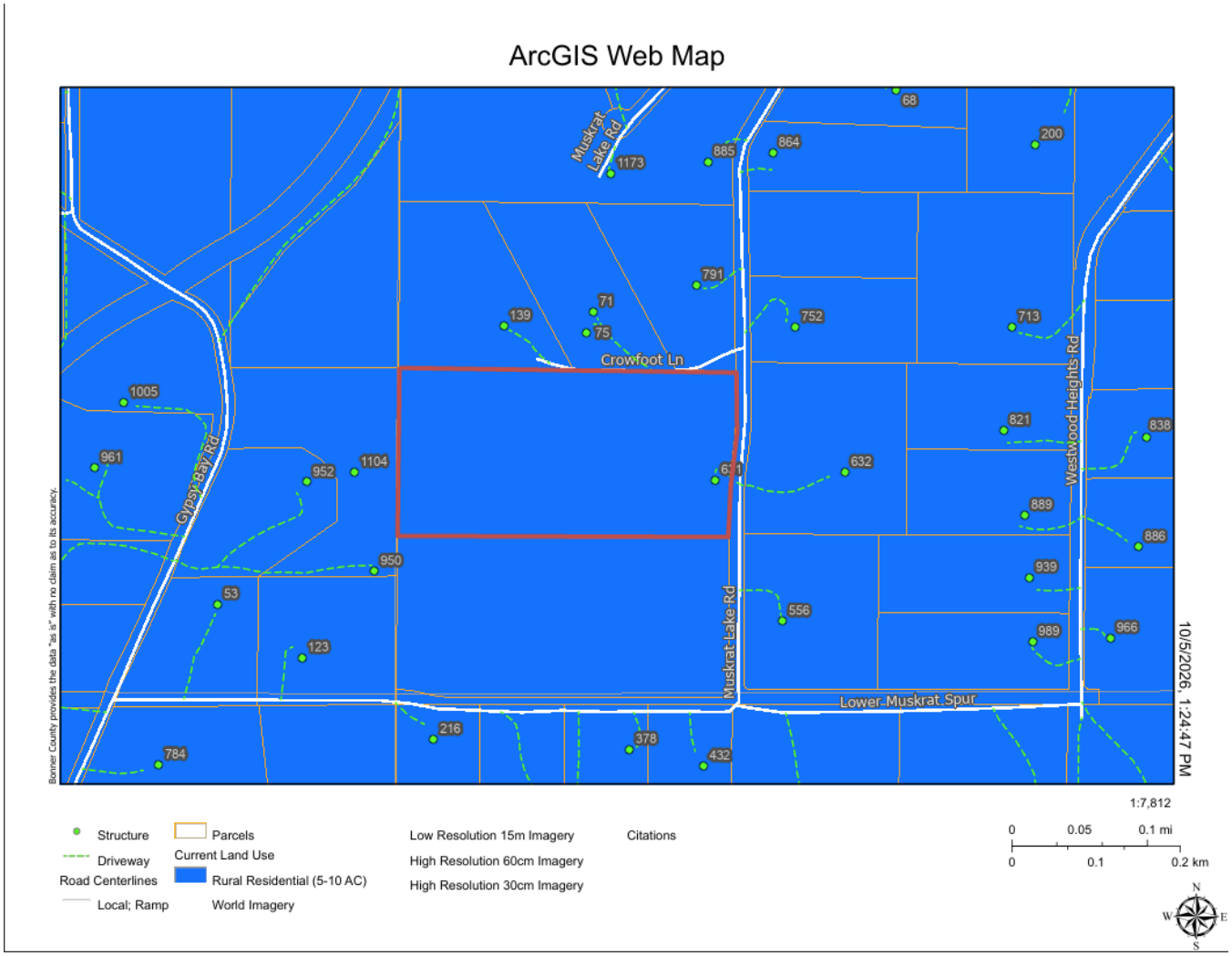
Soils


ArcGIS Web Map
4
791
14
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Crowfoot Ln
65
Muskrat Lake Rd
48
1104
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Bonner County provides the data "as is" with no claim as to its accuracy.
10/5/2026, 1:20:03 PM
1:4,542
Structure
Parcels
Driveway
FIRM Panels
Road Centerlines
Soils Nov 2025
Local; Ramp
Bonner silt loam, cool, 0 to 4 percent slopes
Haploxeralfs and Xerochrepts, 30 to 55 percent slopes
Selle fine sandy loam, 0 to 8 percent slopes
Water
World Imagery
Low Resolution 15m Imagery
High Resolution 60cm Imagery
High Resolution 30cm Imagery
Citations
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Zoning


ArcGIS Web Map
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Crowfoot Ln
Muskrat Lake Rd
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Bonner County provides the data "as is" with no claim as to its accuracy.
10/5/2026, 1:21:47 PM
1:4,542
Structure
Driveway
Road Centerlines
Local; Ramp
Parcels
Current Zoning
Rural 5 (R-5)
FIRM Panels
World Imagery
Low Resolution 15m Imagery
High Resolution 60cm Imagery
High Resolution 30cm Imagery
Citations
0
0.04
0.07 mi
0
0.05
0.1 km
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Land Use Designation



D. Services:

- Water: Individual Wells
- Sewage: Individual Systems
- Fire: Sagle Fire District
- Power: Northern Lights, Inc.
- School District: Bonner School District #84
- Ambulance District: Bonner County Ambulance District

Staff Review and Analysis

BCRC	STANDARD FOR	REQUIRED	Provided
12-2.6	**Application Process**		
12-268	Application Process, General Provisions	Fees, Determination of Application Completion, Agency Review, ACI Notification, Priority Applications, Written Decision.	Fees paid, application deemed complete on 7/30/26, routed to agencies on 8/11/26
12-4.1	**Density and Dimensional Standards**		
12-411	Min. Lot Size	Min. permitted lot size of 5-acres.	The smallest lots proposed are 6.51-acres.
12-6.2	**Design Standards**		
12-620	General	Easements, constraints, reserved land areas to be shown and marked on the plats.	Project complies. All easements shown. Plat is stamped by a licensed surveyor.
12-621	Lot Design	Depth to width ratio of not more than 3.2:1 (lots less than 300 feet wide) and 4.2:1 (lots more than 300 feet wide)	The greatest proposed depth to width ratio is 2.74:1 where a maximum of 4.2:1 is allowed.
12-622	Submerged Lands	Submerged lands not to be counted towards density calculations.	No submerged lands are present. Not applicable
12-623.A	Urban services	For lots less than 1 acre in size, urban services required.	Not applicable, the smallest proposed lot is 6.51-acres.
12-623.B	Water supply	Applicants shall demonstrate how the aquifer proposed for water supply has sufficient production capability to provide drinking water to all applicable lots and that a location is available within each lot for installation of a well without conflicting with proposed sewage systems on or adjacent to the proposed lot.	Well logs not submitted. See Modification #1.

BCRC	STANDARD FOR	REQUIRED	Provided
12-623.C	Sewage disposal	Sanitary Restriction Lift Will Be Applied	Preliminary Plat has included a signature box for Panhandle Health District to approve. A sanitary restriction clause is all that is required. PHD has completed a Preliminary Soil Analysis and determined that all 3 of the proposed parcels appear suitable for septic systems.
12-623.D	Fire Plan/Fire risk Assessment/ Fire Mitigation	Fire Risk Assessment, Fire Mitigation and Fire Suppression.	A fire risk assessment and fire management plan were submitted. A fire restriction note in conformance with BCRC 12-623 D.4 is shown on the plat.
12-624.A	Road name	Unique road names for new roads.	No new roads are being proposed. This section is not applicable.
12-624.B	Road standards	Roads designed to private road standards set forth in Appendix A.	Not applicable. No new roads are being proposed.
12-624.C	Legal access	Legal access to each proposed lot.	Lots 14A and 14B has direct frontage on Muskrat Lake Road. Lot 14C will have a driveway easement through Lots 14A and B.
12-624.D	Public road frontage	For lots less than 5 acres in size, direct frontage and direct access to public roads required.	Not applicable, all lots are 6.51-acres.
12-625.A	Trails and Parks	Public Access, Parks and Facilities	Not applicable. An approved county trails plan does not exist.
12-626.A	Natural Hazards	Subdivision to be designed around identified natural hazards.	Lot 14C contains a small portion of wetlands along the West property line. All lots contain slopes of 15-30%, but still appear to have buildable areas throughout.
12-626.B	Conformance with BCRC 12-7	Conformance with environmental standards.	The project has been reviewed to meet the requirements of Title 12, Chapter 7. **See analysis of BCRC 12-7 below.**
12-6.4	**Preliminary Plat Procedures**		

BCRC	STANDARD FOR	REQUIRED	Provided
12-642.A	Application Content	Application Form	Proposal complies. Application deemed complete by staff on July 30, 2026. Plat is stamped by a licensed Idaho surveyor.
12-642.B	AOI	Annexation Request was made and denied by applicable city.	Not Applicable, the project site is not within an Area of Impact.
12-642.C	Application Content	Preliminary Plat prepared by Idaho licensed surveyor, showing parcels to be created.	Proposal complies. Plat is stamped by a licensed Idaho surveyor.
12-642.C.1	Plat Content	Subdivision name, geographic grid, north arrow, and vicinity map, vicinity road pattern.	Proposal complies. Plat is stamped by a licensed Idaho surveyor.
12-642.C.2	Plat Content	Boundary line of tract to be subdivided, intersection property lines, abutting roads, and statuses of adjoining properties.	The preliminary plat is drawn to scale. Roads, property lines and statuses of adjoining properties are all shown on the preliminary plat.
12-642.C.3	Plat Content	Location, dimensions, and area of proposed lots. Lot numbering.	Proposal complies. Plat is stamped by a licensed Idaho surveyor certifying their accuracy.
12-642.C.4	Plat Content	Location, dimensions and tentative names of proposed streets and roads.	No new roads are being proposed. This section is not applicable.
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.	Proposal complies. Plat is stamped by a licensed Idaho surveyor certifying their accuracy.
12-642.C.6	Plat Content	Location of water courses, floodplains per FIRMs with BFEs.	The site does not contain any water courses or floodplains. Not applicable.
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.	Proposal complies. Plat is stamped by a licensed Idaho surveyor certifying their accuracy.
12-642.C.8	Plat Content	Proposed method of water supply, sewage, and solid waste disposal.	Individual septic systems are planned. Individual wells are proposed. Solid Waste disposal to be provided by individual lot owner, via county transfer

BCRC	STANDARD FOR	REQUIRED	Provided
			station. PHD has completed a Preliminary Soil Analysis and determined that all 3 of the proposed parcels appear suitable for septic systems.
12-642.C.9	Plat Content	All easements of record, including sufficient data to identify conveyance.	Proposal complies. Plat is stamped by a licensed Idaho surveyor certifying their accuracy.
12-642.C.10	Plat Content	Purpose indication for parcels reserved for public dedication or common use of property owners.	No lots are proposed to be reserved for public dedication or common use of property owners.
12-642.C.11	Plat Content	Statement for intended use of parcels.	No statement for intended use was shown on the plat. See conditions of approval #1.
12-642.D.1	Application Fee		Proposal complies. Application vested on May 20, 2026, and deemed complete on July 30, 2026.
12-642.D.2	Road Design and Profile	Preliminary road design and profile prepared, stamped and signed by Idaho licensed engineer.	Not applicable. No new roads are being proposed.
12-644.A	Improvements Plan	Plans to be prepared by a registered civil engineer. Two copies to be provided.	Not applicable. No new roads are being proposed.
12-644.B	Improvements Plan	County Engineer Inspections.	This is a requirement to be completed prior to final plat and not required for the preliminary plat approval.
12-644.C	Surety Agreement	In lieu of completing all improvements, the subdivider shall enter into a surety agreement with the Board.	Not applicable at this stage of the project.
12-645.A	Prelim. Plat Review Standard	In accord with purposes of Title 12 and the applicable Zoning District.	See Conclusion of Law #1.
12-645.B	Prelim. Plat Review Standard	Site is physically suitable for proposed development.	See Conclusion of Law #2.

BCRC	STANDARD FOR	REQUIRED	Provided
12-645.C	Prelim. Plat Review Standard	No adverse impact to natural resources. If any, to be mitigated as Conditions of Approval.	See Conclusion of Law #3.
12-645.D	Prelim. Plat Review Standard	Adequate services to serve the proposed subdivision.	See Conclusion of Law #4.
12-645.E	Prelim. Plat Review Standard	Proposed subdivision to not expose future residents or public at large to be exposed to health or safety.	See Conclusion of Law #5.
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.	See Conclusion of Law #6.
12-645.G	Prelim. Plat Review Standard	Compliance with Title 12, Subchapter 6.2.	See Conclusion of Law #7.
12-6.5	**Short Subdivision, Procedures**		
12-650.A	Purpose		Project Complies
12-650.B	Application	Eligibility for Short Subdivision	Project complies. Application is for 3 lots.
12-650.C	Permit Required	Eligibility and Restriction Note on Plat.	Restriction notes are not included on endorsement page of plat. See conditions of approval #2.
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.	Fees paid on May 27, 2026, application deemed complete on 7/30/26, routed to agencies on 8/11/26.
12-7.1	**Shorelines**		
12-710	Purpose		Not applicable.
12-714.B	Delineated on Final Plat	Shoreline vegetation buffer management areas shall be delineated on the final plat of any subdivision.	Not applicable, there are no waterbodies, or watercourses within this proposal.
12-7.2	**Grading, Stormwater Management and Erosion Control**		
12-720.1	Purpose		Applicable

BCRC	STANDARD FOR	REQUIRED	Provided
12-720.2	Applicability	Activities to which Subchapter 12-7.2 is applicable.	This application is for a subdivision subject to provisions of chapter 6.
12-720.3. J	Non-applicability	Activities to which Subchapter 12-7.2 is not applicable.	The applicant is proposing to create additional impervious surface through the creation of a private driveway for Lot 14C.
12-722.1	Procedure for New Subdivisions	Stormwater plan to be submitted at the time of application. Final plat shall not be signed until all requirements have been met.	A stormwater plan was submitted with the initial application.
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.	A preliminary stormwater management plan was submitted and stamped by an Idaho licensed Engineer.
12-7.3	**Wetlands**		
12-730	Purpose		Not applicable.
12-731	Wetland Reconnaissance	Required for all subdivisions containing mapped wetlands. (A)	A wetland reconnaissance has not been submitted. See Modification #2.
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.	No wetlands have been delineated at this time. See Modification #3.
12-733	Wetland Buffer and Setbacks	Buffer area may be required or 40’ setback shown on plat.	After review of the wetland reconnaissance/delineation, wetland buffers may be required.
12-7.4	**Wildlife**		
12-740	Purpose		Not applicable.
12-741	Standards for New Subdivisions		No critical wildlife habitat mapped or identified by any public agency.
12-7.5	**Flood Damage Prevention**		
	Conformance with BCRC Title 14.		Project site does not contain any mapped floodplains or floodways.
12-7.6	**Hillsides**		

BCRC	STANDARD FOR	REQUIRED	Provided
12-760	Purpose		Applicable
12-761	Conceptual Engineering Plan	May be required when land disturbing activity is proposed.	A geotechnical engineering report was submitted with the initial application.
12-762	Geotechnical Analysis	Required when proposed building sites, roads, driveways or other development disturb slopes of 30%+ or hazardous features exist.	A geotechnical engineering report was submitted with the initial application.

Staff concluded this project **is** consistent with Bonner County Revised Code, pending modifications being made, 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 August 11, 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:

Panhandle Health District
Northern Lights, Inc.
Bonner County Road & Bridge
Idaho Department of Water Resources
Bonner County Historical Society

The following agencies replied (No Comment):

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

No other agencies replied.

Public Comments:

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

Conclusions of Law:

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

Conclusion 1: The proposed subdivision **is** in accord with the purposes of this Title and of

the zoning district in which it is located.

Conclusion 2: The site **is** physically suitable for the proposed development.

Conclusion 3: The design of the proposed subdivision **will not** adversely impact Bonner County's natural resources, as identified in the comprehensive plan. Any adverse impacts or potential for impacts shall be mitigated as a condition of approval.

Conclusion 4: The public and private services, including but not limited to water, sewer services, solid waste, fire protection, emergency services, and school facilities and transportation, which will serve the proposed subdivision **are** adequate for the needs of future residents or users.

Conclusion 5: The proposed subdivision **will not** cause circumstances to exist that will cause future residents or the public at large to be exposed to hazards to health or safety.

Conclusion 6: The design of the proposed subdivision or related improvements **will** provide for coordinated access with the county system of roads and with adjacent properties and **will not** impede the use of public easements for access to, or through the proposed subdivision. The proposed transportation system **is** designed to adequately and safely serve the future residents or users without adversely impacting the existing transportation system by reducing the quality or level of service or creating hazards or congestion.

Conclusion 7: The proposed subdivision **is** designed to comply with the design criteria for subdivisions set forth in Subchapter 6.2 of this chapter.

Proposed Conditions of Approval:

1. Per BCRC 12-642 C.11: Plat shall include a statement setting forth the intended land use of the parcels, i.e., residential, agricultural, commercial, industrial or other appropriate land use classifications.

2. Per BCRC 12-650 C: Lands divided using a short subdivision are not eligible for further division by the short subdivision process. This restriction shall be noted on the plat. Future divisions of any lot created by short subdivision must proceed through the Subdivision process.

3. Per BCRC 12-660, BCRC 12-661 and BCRC 12-662, a final plat shall be submitted in accordance with these sections of the Bonner County Revised Code after the approval of the preliminary plat.

4. Per BCRC 12-648 (A), the applicant shall submit final plat check fees, current preliminary title report and one blueprint copy of the proposed final plat. Instead of submitting one blueprint copy, the applicant may submit a pdf copy of the final blueline plat.

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

6. Per BCRC 12-651 (G), the preliminary short subdivision shall be valid for a period not to exceed three (3) calendar years from the date of approval. At any time prior to the expiration date of the preliminary short subdivision, an applicant may make a written request to the planning director for an extension of the preliminary short subdivision for a period up to three (3) years, finding that conditions or applicable regulations have not changed so substantially as to warrant reconsideration of the proposed subdivision with respect to the public health, safety, and general welfare. The extension request shall be processed in accordance with 12-266.1 of this Title. The extension request must be approved or denied prior to the expiration date of the preliminary short plat.

Modifications Required:

1. Per BCRC 12-623 B.1: Lots to be served by an individual well on each lot: Applicants shall demonstrate how the aquifer proposed for water supply has sufficient production capability to provide drinking water to all applicable lots and that a location is available within each lot for installation of a well without conflicting with proposed sewage systems on or adjacent to the proposed lot.
2. Per BCRC 12-731 (A): A Wetland Reconnaissance is required for all subdivisions containing mapped wetlands as determined from the U.S. Fish and Wildlife service national wetland inventory maps.
3. Per BCRC 12-732: A professional wetlands delineation shall be submitted at the time of application for: A. All subdivisions featuring lots containing a wetland based on a wetlands reconnaissance as required in section 12-731 of this subchapter. Exception: Subdivisions where all building sites are delineated

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 November 9, 2026.

Planner's Initials: KS	**Date:** October 29**, 2026**

Appendix A – Record of Mailing

RECORD OF MAILING

Page 1 of 1
File No.: SS0010-26
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 **11th** day of **August 2026**.

Janna Brown

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

Maya Johnson

From: Bonner County History Museum <hannah@bonnercountyhistory.org>
Sent: Tuesday, August 18, 2026 3:26 PM
To: Planning
Subject: Re: Request for Review & Comment - Due by September 10, 2026 - File SS0010-26 - Bonner County Planning

Follow Up Flag: Follow up
Flag Status: Completed

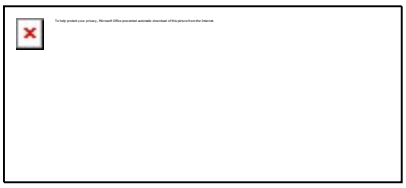
This site does not contain any special areas or sites as identified in the State Historic Preservation Office's Idaho Cultural Resource Information System (ICRIS).

Thank you,
Hannah Combs
Bonner County Historical Society

On Tue, Aug 11, 2026 at 11:48 AM Planning <Planning@bonnercountyid.gov> wrote:

> You are invited to comment on this application, your comments must be received by the Bonner County Planning Department by 5 p.m. **September 10, 2026**.
>
> 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.
>
> *Maya Johnson*
>
> Administrative Assistant III
>
> Bonner County Planning Department
>
> 1500 Highway 2, Suite 208
>
> Sandpoint, Idaho 83856
>
> Phone: (208) 265-1458 ext. 1277

--
Hannah Combs
Executive Director



Bonner County Historical Society & Museum

611 S. Ella Ave

Sandpoint, ID 83864

208.263.2344

Learn more about your Historical Society!

Become a member today

Janna Brown

From: Matt Mulder
Sent: Friday, August 28, 2026 7:09 AM
To: Planning
Subject: Re: Request for Review & Comment - Due by September 10, 2026 - File SS0010-26 - Bonner County Planning

Planning,
The Bonner County Road & Bridge Department has the following comments.

1. Based on the Trip Generation & Distribution Letter submitted, a traffic impact study is not warranted for the low volume of vehicles being generated.

2. Muskrat Lake Road is a privately maintained public roadway. The road is reasonably able to handle the minor increase in traffic, but does not meet current standards as the roadway is approximately 14ft wide at this location. It may be warranted to have The Applicant improve the roadway adjacent to their frontage, widening out the roadway to 22ft to allow easier 2-way traffic, and improving and re-establishing ditches after the widening. I do not believe it would be warranted to require widening improvements of the entire length of the roadway for such a small short subdivision.

3. The new roadway serving these lots will require a road approach encroachment permit from our department where it connects to the public roadway.

Matt Mulder, PE
Engineer
Bonner County Road and Bridge Department
208-255-5681 ext 1165

From: Planning <Planning@bonnercountyid.gov>
Sent: Tuesday, August 11, 2026 11:48 AM
To: Planning <Planning@bonnercountyid.gov>
Subject: Request for Review & Comment - Due by September 10, 2026 - File SS0010-26 - Bonner County Planning

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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.

Maya Johnson

From: DEQ Comments <deqcomments@deq.idaho.gov>
Sent: Friday, August 14, 2026 1:13 PM
To: Planning
Subject: RE: Request for Review & Comment - Due by September 10, 2026 - File SS0010-26 - Bonner County Planning

Follow Up Flag: Follow up
Flag Status: Flagged

Good Afternoon,

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

Thank you,

Idaho Department of Environmental Quality
2110 Ironwood Parkway, Coeur d'Alene, Idaho 83814
Office Line: 208.769.1422
www.deq.idaho.gov

Our mission: To protect human health and the quality of Idaho's air, land, and water.

From: Planning <Planning@bonnercountyid.gov>
Sent: Tuesday, August 11, 2026 11:48 AM
To: Planning <Planning@bonnercountyid.gov>
Subject: Request for Review & Comment - Due by September 10, 2026 - File SS0010-26 - Bonner County Planning

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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.

Maya Johnson
Administrative Assistant III

Maya Johnson

From: Horsmon,Merritt <merritt.horsmon@idfg.idaho.gov>
Sent: Tuesday, September 1, 2026 2:02 PM
To: Planning
Subject: RE: Request for Review & Comment - Due by September 10, 2026 - File SS0010-26 - Bonner County Planning

Follow Up Flag: Follow up
Flag Status: Flagged

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

From: Planning <Planning@bonnercountyid.gov>
Sent: Tuesday, August 11, 2026 11:48 AM
To: Planning <Planning@bonnercountyid.gov>
Subject: Request for Review & Comment - Due by September 10, 2026 - File SS0010-26 - Bonner County Planning

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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.

Maya Johnson

From: Bates, Luke <Luke.Bates@idwr.idaho.gov>
Sent: Thursday, August 20, 2026 2:15 PM
To: Planning
Subject: RE: Request for Review & Comment - Due by September 10, 2026 - File SS0010-26 - Bonner County Planning

REF: SS0010-26

TO: Bonner County Planning Department

CC: Advanced Technology Surveying, Inc. - Representative

Good morning,

The Replat of Lot 14 of Muskrat Lake contemplates water use from a private well.

Idaho Department of Water Resources (IDWR) – Northern Regional Office offers the following information as educational reference to the Applicants related to private ground water well usage & surface water usage if applicable:

- 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. **At this stage of the project development IDWR doesn't have any requirements that would preclude approval of SS0010-26.**

- Any water use development that contemplates diversion of surface water source(s) (River, Stream, Spring), if developed after 5/20/1971, requires an approved water Permit prior to the diversion of water in accordance with Idaho Code §42-351.

Thank you for the opportunity to comment,

Luke Bates – Sr Water Resource Agent
Idaho Department of Water Resources
Northern Regional Office
208-762-2817
7600 N Mineral Dr Suite 100 Coeur D Alene ID 83815-7763

From: Planning <Planning@bonnercountyid.gov>
Sent: Tuesday, August 11, 2026 11:48 AM
To: Planning <Planning@bonnercountyid.gov>
Subject: Request for Review & Comment - Due by September 10, 2026 - File SS0010-26 - Bonner County Planning

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.

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Please see attached for details.

Maya Johnson

Administrative Assistant III
Bonner County Planning Department
1500 Highway 2, Suite 208
Sandpoint, Idaho 83856
Phone: (208) 265-1458 ext. 1277

Maya Johnson

From: Symone Legg <Symone.Legg@itd.idaho.gov>
Sent: Thursday, August 13, 2026 8:50 AM
To: Planning
Cc: Kimberly Hobson
Subject: Re: Request for Review & Comment - Due by September 10, 2026 - File SS0010-26 - Bonner County Planning

ITD Permits has no comment.

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: Planning <Planning@bonnercountyid.gov>
Sent: Tuesday, August 11, 2026 11:48 AM
To: Planning <Planning@bonnercountyid.gov>
Subject: Request for Review & Comment - Due by September 10, 2026 - File SS0010-26 - Bonner County Planning

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.

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Please see attached for details.

Maya Johnson
Administrative Assistant III
Bonner County Planning Department
1500 Highway 2, Suite 208
Sandpoint, Idaho 83856
Phone: (208) 265-1458 ext. 1277

Maya Johnson

From: Robert Beachler <Robert.Beachler@itd.idaho.gov>
Sent: Tuesday, August 11, 2026 12:29 PM
To: Planning
Subject: RE: Request for Review & Comment - Due by September 10, 2026 - File SS0010-26 - Bonner County Planning

Follow Up Flag: Follow up
Flag Status: Flagged

No Comment from the Idaho Transportation Department.

Robert Beachler
District 1 Planning Program Manager
Idaho Transportation Department
600 W. Prairie Ave
Coeur d'Alene, ID 83815
robert.beachler@itd.idaho.gov
(208) 772-1216
Office Hours M-TH 6-4:30

From: Planning <Planning@bonnercountyid.gov>
Sent: Tuesday, August 11, 2026 11:48 AM
To: Planning <Planning@bonnercountyid.gov>
Subject: Request for Review & Comment - Due by September 10, 2026 - File SS0010-26 - Bonner County Planning

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.

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Please see attached for details.

Maya Johnson
Administrative Assistant III
Bonner County Planning Department
1500 Highway 2, Suite 208
Sandpoint, Idaho 83856
Phone: (208) 265-1458 ext. 1277

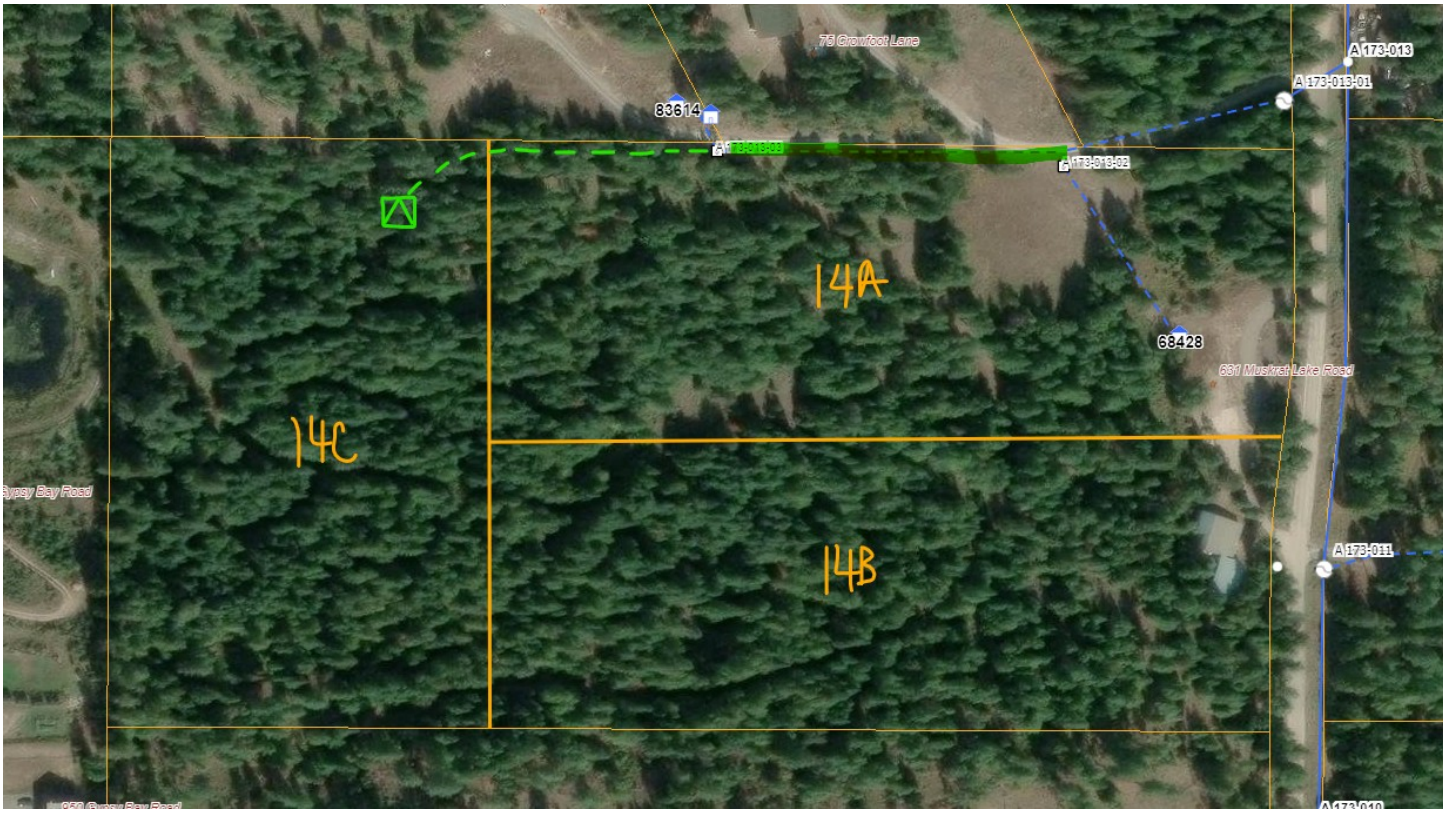
Maya Johnson

From: Sam Ross <sam.ross@nli.coop>
Sent: Tuesday, August 11, 2026 5:33 PM
To: Planning
Subject: Re: Request for Review & Comment - Due by September 10, 2026 - File SS0010-26 - Bonner County Planning

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon,

NLI has reviewed the proposed replate, project file SS0010-26.



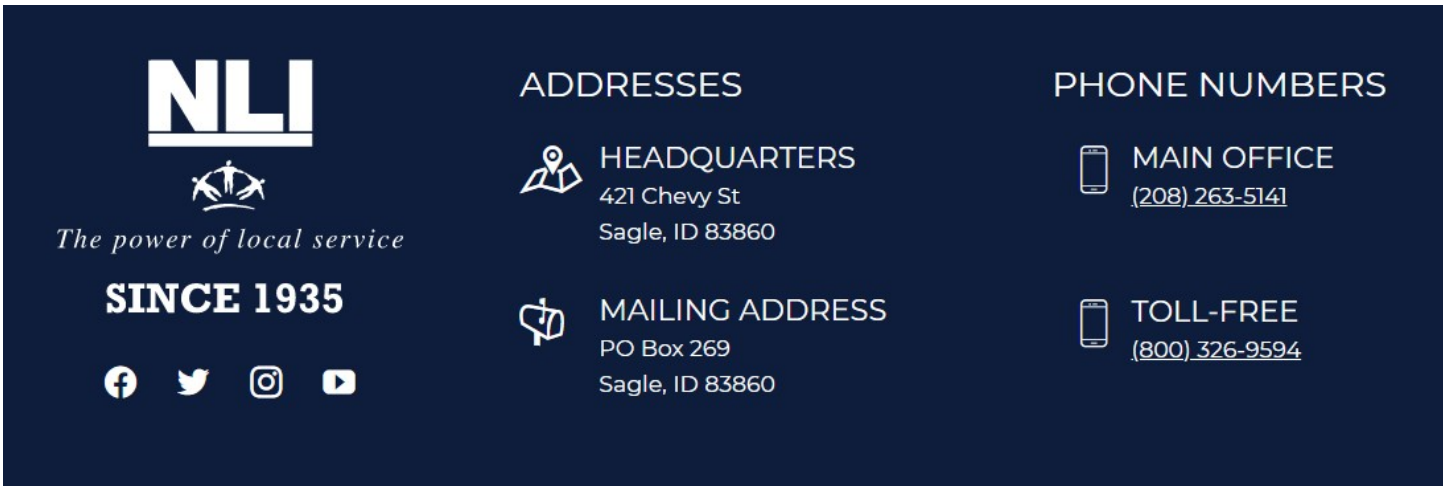
NLI has an existing underground primary distribution line running along the north lot line of proposed Lot 14A.
This line would be best extended to Lot 14C along the property line as opposed to the 20-ft access and utility easement through Lot 14A and 14B.

NLI would ask that the developer include the north 20-ft of parcel 14A for utilities as it is aligned best with the existing line and is already in the setback of Lot 14A.

Thank you for the opportunity to review and comment--sincerely,

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

NWPPA Certified Staking Technician



From: Planning <Planning@bonnercountyid.gov>
Sent: Tuesday, August 11, 2026 11:48 AM
To: Planning <Planning@bonnercountyid.gov>
Subject: Request for Review & Comment - Due by September 10, 2026 - File SS0010-26 - Bonner County Planning

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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.

Maya Johnson
Administrative Assistant III
Bonner County Planning Department
1500 Highway 2, Suite 208
Sandpoint, Idaho 83856
Phone: (208) 265-1458 ext. 1277

[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]

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 **11th** day of **August 2026**.

Janna Brown

Janna Brown, Administrative Assistant III

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Tuesday, August 11, 2026**.

File SS0010-26 – Short Subdivision – Replat of Lot 14 of Muskrat Lake: Request to divide one 19.55-acre lot into three (3) 6.51-acre lots. The property is zoned Rural 5 and is located off Muskrat Lake Road in Section 35, Township 57 North, Range 3 West, Boise-Meridian.

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 **September 10, 2026, at 5 p.m**. 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 See attached PHD comment 8/14/26

Name Date

Panhandle Health District

Healthy People in Healthy Communities

Public Health
Prevent. Promote. Protect.
Panhandle Health District

8/14/2026

Jana Brown, Administrative Assistant III

Bonner County Planning Dept

1500 Highway 2, Suite 208

Sandpoint, ID 83864

RE: SS00010-26 Short Subdivision – Replat Lot 14 Muskrat Lake

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

A review of PHD records indicates that the parent parcel (RP008150000140A) associated with this Short Subdivision application has been served by an Individual Sewage Disposal System (90-09-73834). The applicant indicates an intention to create 3 new parcels served by subsurface sewage disposal systems (septic systems) & individual wells. PHD conducted a Preliminary Soils Analysis (26-09-12789) and determined that all 3 of the proposed parcels appear suitable for septic systems and the sanitary services would be adequate as proposed, relevant to IDAPA rule sets & current standards.

Best regards,

Sarah Tonyan, EHS

Maya Johnson

From: Ken Flint <ken_flint@tcenergy.com>
Sent: Tuesday, August 18, 2026 9:56 AM
To: Planning
Subject: Re: [EXTERNAL] Request for Review & Comment - Due by September 10, 2026 - File SS0010-26 - Bonner County Planning

No Comment. Not near TC Energy ROW.

Ken

From: US Crossings <us_crossings@tcenergy.com>
Sent: Tuesday, August 11, 2026 11:53 AM
To: Ken Flint <ken_flint@tcenergy.com>
Subject: FW: [EXTERNAL] Request for Review & Comment - Due by September 10, 2026 - File SS0010-26 - Bonner County Planning

FYI

From: Planning <Planning@bonnercountyid.gov>
Sent: Tuesday, August 11, 2026 1:48 PM
To: Planning <Planning@bonnercountyid.gov>
Subject: [EXTERNAL] Request for Review & Comment - Due by September 10, 2026 - File SS0010-26 - Bonner County Planning

EXTERNAL EMAIL: PROCEED WITH CAUTION.
This e-mail has originated from outside of the organization. Do not respond, click on links or open attachments unless you recognize the sender or know the content is safe. If this email looks suspicious, report it.

You are invited to comment on this application, your comments must be received by the Bonner County Planning Department by 5 p.m. **September 10, 2026**.

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.

Maya Johnson
Administrative Assistant III
Bonner County Planning Department
1500 Highway 2, Suite 208
Sandpoint, Idaho 83856
Phone: (208) 265-1458 ext. 1277

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