

July 29, 2026

Bonner County
Road & Bridge Department
1500 Highway 2, Suite 101
Sandpoint, ID 83864

Attn: Matt Mulder, P.E.

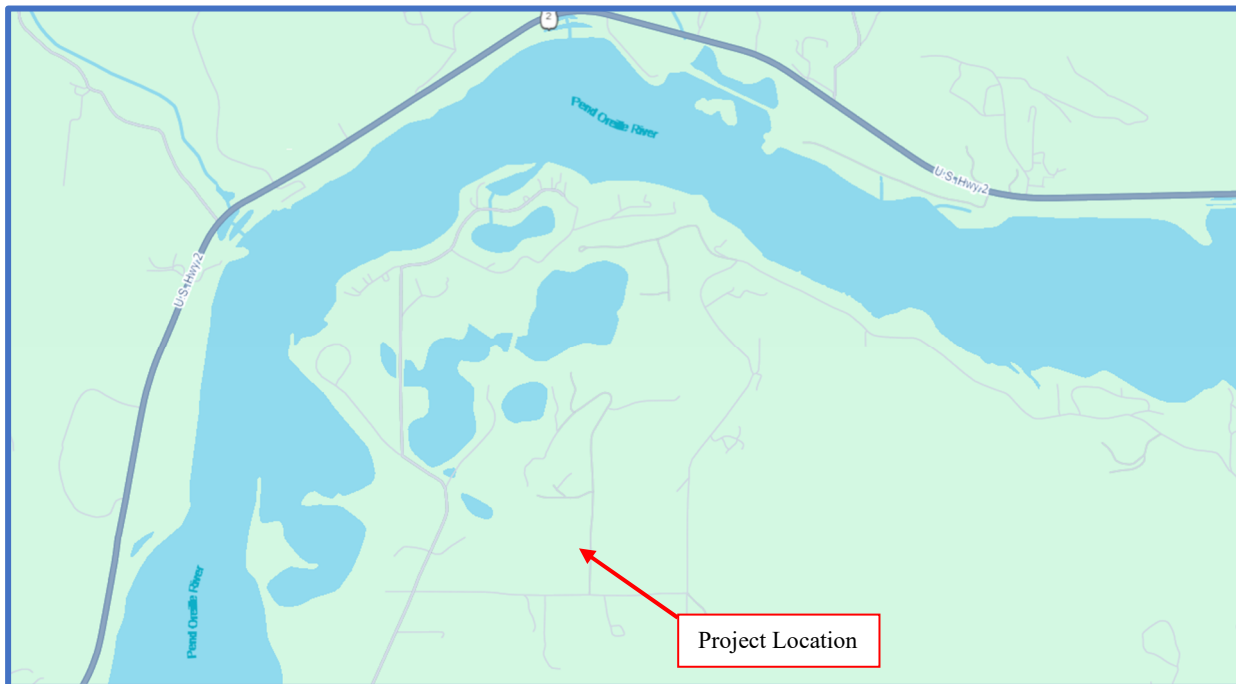
RE: Replat of Lot 14 of Muskrat Lake
Trip Generation and Distribution Letter

Dear Matt,

The purpose of this document is to provide a Trip Generation and Distribution Letter (TGDL) for the proposed Muskrat Lake Rd minor subdivision, in Bonner County, Idaho. A preliminary plat is shown in Appendix A. This letter follows the standards for Trip Generation and Distribution as required by Bonner County Road Standards Manual (March 2019) and the Institute of Transportation Engineers (ITE).

Project Location:

RP008150000140A, SECTION 35, TOWNSHIP 57 N, RANGE 3W, BOISE MERIDIAN, BONNER COUNTY, IDAHO



Project Action:

The subject property is currently a mostly-wooded 19.55 acre parcel with a Rural 5 (R-5) zoning classification. A barn is the only existing structure on the property. The replat will result in three (3) single-family parcels encompassing 6.51 acres each. Each proposed lot will be served via a private driveway from Muskrat Lake Rd.

Trip Generation:

The ITE Generation Manual, 12th Edition was used to estimate trips based on Single-Family Detached Housing (Land Use Code 210) for weekday, weekday AM peak hour, and weekday PM peak hour, respectively.

ITE Trip Generation 12th Edition

Single-Family Detached Housing (210)	X* =	T* =
Weekday	3	27
Weekday AM Peak Hour	3	2
Weekday PM Peak Hour	3	3

*X is the number of dwelling units.

*T is the number of trips.

Trips are estimated entering and exiting the development based on average rates given on the trip generation table for Single Family Detached Housing (Land Use Code 210).

Rates for Land Use

	ITE Code	Land Use	Quantity	Units	Trips	% Entering	% Exiting	Trips Entering	Trips Exiting
Weekday	210	Residential	3	Dwelling Units	27	52%	48%	14	13
AM Peak Hour	210	Residential	3	Dwelling Units	2	50%	50%	1	1
PM Peak Hour	210	Residential	3	Dwelling Units	3	67%	33%	2	1

Trip Distribution and Assignment:

The proposed development will result in an average of 27 trips per weekday with the highest peak hour being the PM peak of 3 trips. Vehicle trips will enter and exit the development via a private driveway from Muskrat Lake Rd. Given the project location, with Sandpoint to the east and rural residential land to the south and the Pend Oreille River to the north and west, it is estimated that 95% of the total trips are anticipated to travel to/from the City of Sandpoint. The remaining 5% of the total trips are anticipated to travel to/from the southwest. The intersection of Muskrat Lake Rd and Lake Rd south of the project is

projected to support the majority of peak hour trips. It is estimated that 90% of the trips are anticipated to travel east along Muskrat Lake Rd and 10% are estimated to travel west along Muskrat Lake Rd.

Please feel free to contact Dan Tadic, PE at (208) 635-5825 or dtadic@hmh-llc.com if you need any additional information or clarifications.

Prepared By:

Dan Tadic, P.E., & Drake Scott
HMH Engineering



Appendix A
Preliminary Plat

REPLAT OF LOT 14 OF MUSKRAT LAKE
SITUATE IN THE SW1/4 OF SECTION 35
TOWNSHIP 57 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO
2026



Vicinity Map:

SCALE: 1" = 1000'

PANHANDLE CERTIFICATE:

SANITARY RESTRICTIONS, AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13, ARE IN FORCE. NO OWNERS SHALL CONSTRUCT ANY BUILDING, DWELLING, OR SHELTER WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

THIS PLAT APPROVED THIS _____ DAY OF _____, 2026

PANHANDLE HEALTH

SANITARY RESTRICTION SATISFIED AND LIFTED THIS _____ DAY OF _____, 2026

PANHANDLE HEALTH

COUNTY SURVEYOR'S CERTIFICATE:

I, HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "REPLAT OF LOT 14 OF MUSKRAT LAKE SUBDIVISION" AND CHECKED THE PLAT AND COMPUTATIONS THEREON AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

DATED THIS _____ DAY OF _____, 2026.

BONNER COUNTY SURVEYOR

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT MCKINLEY FAMILY LLC, AND IDAHO LIMITED LIABILITY COMPANY, MANAGED BY STEVE MASTERSON, IS THE SOLE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATION AND HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS. THE SAME TO BE KNOWN AS REPLAT OF LOT 14 OF MUSKRAT LAKE, SITUATE IN THE SOUTHWEST QUARTER 35, TOWNSHIP 57 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 14 OF MUSKRAT LAKE SUBDIVISION, AS SAME IS SHOWN ON THE OFFICIAL PLAT THEREOF, RECORDED IN BOOK 4 OF PLATS AT PAGE 81 AS INSTRUMENT No. 368673 ON NOVEMBER 8TH, 1989, BONNER COUNTY RECORDS.

THE ABOVE DESCRIBED CONTAINS 19.542 ACRES (±851,270 SQ.FT.)

BE IT FURTHER KNOWN THAT:

THE INGRESS/EGRESS AND PUBLIC UTILITY EASEMENT SHOWN HEREON CROSSING LOT 14A AND LOT 14B IS HEREBY DEDICATED FOR THE SOLE USE OF LOT 14C

DOMESTIC WATER FOR THIS PLAT IS SUPPLIED BY INDIVIDUAL WELLS
SANITARY SEWER DISPOSAL IS PROVIDED BY INDIVIDUAL SEPTIC & DRAINFIELDS.

STEVE MASTERSON - MCKINLEY FAMILY LLC, MANAGER

DATE

NOTARY PUBLIC CERTIFICATE:

ACKNOWLEDGEMENT

STATE OF IDAHO }
COUNTY OF _____ }SS

ON THIS _____ DAY OF _____, IN THE YEAR OF 2026, BEFORE ME PERSONALLY APPEARED STEVE MASTERSON, KNOW OR IDENTIFIED TO ME TO BE THE MANAGER OF MCKINLEY FAMILY LLC, WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME. I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC: _____

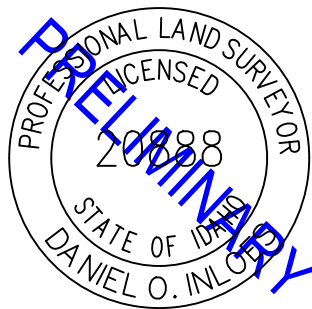
MY COMMISSION EXPIRES: _____

MALINDA BECKER
COMM. #20203294
NOTARY PUBLIC
STATE OF IDAHO

SURVEYOR'S CERTIFICATE:

THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION, AND IS BASED UPON AN ACTUAL FIELD SURVEY, IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 13, TITLE 50 OF THE IDAHO CODE. I HEREBY CERTIFY THAT ALL CORNERS AND MONUMENTS SHOWN HEREON HAVE BEEN ESTABLISHED ON THE GROUND; THAT ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCE HAVE BEEN COMPLIED WITH.

DANIEL O. INLOES, PLS 20888:



DATE: 4.10.2026

RECORDER'S CERTIFICATE:

FILED THIS _____ DAY OF _____, 2026,

AT _____ O'CLOCK _____ M. IN BOOK _____ OF PLATS AT PAGE _____.

AT THE REQUEST OF HMH ENGINEERING

INSTRUMENT NO. _____ FEE: _____.

BONNER COUNTY CLERK

COUNTY COMMISSIONER'S CERTIFICATE:

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS' OF BONNER COUNTY, IDAHO.

DATED THIS _____ DAY OF _____, IN THE YEAR OF 2026.

CHAIR OF THE BOARD OF COMMISSIONERS

PLANNING AND ZONING ADMINISTRATOR:

THIS PLAT HAS BEEN EXAMINED FOR CONFORMANCE TO THE APPLICABLE ZONING AND SUBDIVISION CODES AND APPROVED.

DATED THIS _____ DAY OF _____, IN THE YEAR OF 2026.

BONNER COUNTY PLANNING DIRECTOR, ET AL

COUNTY TREASURER'S CERTIFICATE:

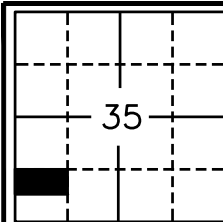
I, HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE HEREIN DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR _____

DATED THIS _____ DAY OF _____, 2026.

BONNER COUNTY TREASURER

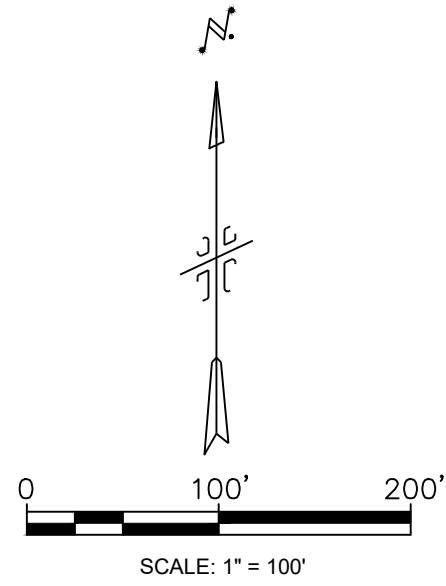
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PAGE 1 OF 2

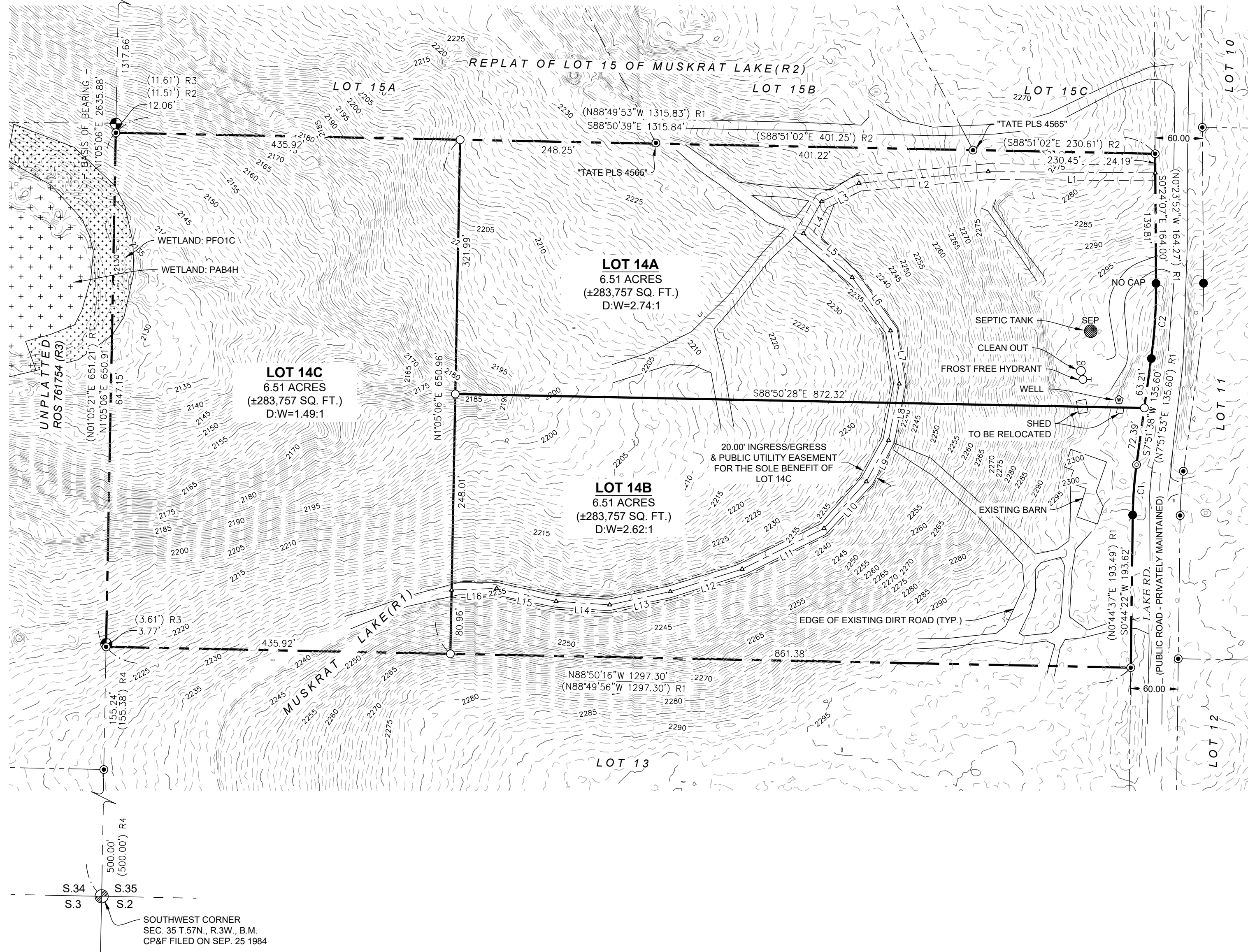


3882 North Schreiber Way Suite 104
Coeur d'Alene, ID 83815
(208) 635-5825

REPLAT OF LOT 14 OF MUSKRAT LAKE
SITUATE IN THE SW1/4 OF SECTION 35
TOWNSHIP 57 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO
2026



WEST QUARTER CORNER
SEC. 35 T.57N., R.3W. B.M.
CP&F FILED SEP. 25 1984



S.34 S.35
S.3 S.2
SOUTHWEST CORNER
SEC. 35 T.57N., R.3W., B.M.
CP&F FILED ON SEP. 25 1984

BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS PLAT WAS ESTABLISHED MY HOLDING FOUND MONUMENTS AT THE SOUTHWEST CORNER AND WEST QUARTER CORNER OF SECTION 35, BEING N01°05'06"E.

REFERENCES:

- (R1) MUSKRAT LAKE SUBDIVISION, RECORDED IN BOOK 4 OF PLATS AT PAGE 81 AS INSTR. No. 368673 ON NOVEMBER 8TH, 1989 BY DAVID P. EVANS PLS 5087, BONNER COUNTY RECORDS.
(R2) REPLAT OF LOT 15 OF MUSKRAT LAKE SUBDIVISION, RECORDED IN BOOK 12 OF PLATS AT PAGE 23 AS INSTR. No. 901205 ON JANUARY 31, 2017 BY ERNEST M WARNER PLS 4565, BONNER COUNTY RECORDS
(R3) RECORD OF SURVEY FOR LARRY SIMMONS BY JAMES A. SEWELL AND ASSOCIATES, LLC, INSTR. No. 761754 RECORDED ON NOVEMBER 4, 2008 BY MARK W. DUFFNER PLS 9905, BONNER COUNTY RECORDS
(R4) RECORD OF SURVEY FOR MAIBAUM BY GLAHE & ASSOCIATES, INSTR. No. 454284, RECORDED ON OCTOBER 19, 1994 BY LAWRENCE A. GLAHE PLS 5713, BONNER COUNTY RECORDS.

NOTES:

1. THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT ISSUED BY ALLIANCE TITLE & ESCROW, FILE No. 1059839 WITH AN EFFECTIVE DATE OF FEBRUARY 9, 2026. THE FOLLOWING EXCEPTIONS LISTED IN SAID TITLE REPORT AFFECT THE SUBJECT PROPERTY:
1.1. EASEMENTS AND RESTRICTIONS DESCRIBED IN (R1)
1.2. NORTHERN LIGHTS, INC, RIGHT OF WAY EASEMENT, INSTR. No. 382146.
1.3. NORTHERN LIGHTS, INC, RIGHT OF WAY EASEMENT, INSTR. No. 1026326.
2. PURSUANT TO IDAHO CODE 50-1304(2)(L), PER PIPELINE AND HAZARDOUS MATERIALS SAFETY ADMINISTRATIONS NATIONAL PIPELINE MAPPING SYSTEM, THERE ARE NO EXISTING INTERSTATE NATURAL GAS TRANSMISSION PIPELINES OR INTERSTATE PETROLEUM PRODUCTS PIPELINES WITHIN 1000 FEET OF THIS SUBDIVISION.

LEGEND:

- FOUND 2-1/2" BRASS CAP MARKED "BRISTOL 1979 PLS 882"
● FOUND 3/4" REBAR WITH ALUMINUM CAP MARKED "PLS 9905"
● FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "PLS 5087" OR AS DESCRIBED
● FOUND 1/2" REBAR WITH PLASTIC CAP MARKED "PLS 5087" OR AS DESCRIBED
● SET 5/8"x24" REBAR WITH YELLOW PLASTIC CAP STAMPED "INLOES PLS 20888"
○ SET 1/2"x24" REBAR WITH YELLOW PLASTIC CAP STAMPED "INLOES PLS 20888"
△ CALCULATED POINT, NOTHING FOUND OR SET
(R) RECORD INFORMATION
--- SUBJECT PROPERTY BOUNDARY
--- LOT LINE
--- ADJACENT PROPERTY BOUNDARY
--- SECTION LINE
--- EASEMENT LINE

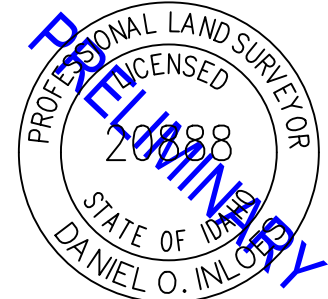
Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction
L1	211.58	N89°35'03"W	L9	59.35	S28°21'25"W
L2	164.29	S84°52'37"W	L10	79.83	S42°06'13"W
L3	52.52	S63°45'00"W	L11	115.81	S63°32'41"W
L4	46.57	S29°42'41"W	L12	95.18	S72°37'30"W
L5	83.10	S48°05'02"E	L13	78.59	S77°38'57"W
L6	83.00	S35°41'17"E	L14	68.06	N86°08'14"W
L7	68.14	S9°18'00"E	L15	76.96	N77°51'01"W
L8	72.90	S10°38'48"W	L16	56.99	S88°09'48"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	63.65	512.13	7°07'16"	63.61	S4°18'00"W
C2	95.50	662.24	8°15'45"	95.42	S3°43'45"W

SURVEYOR'S NARRATIVE:

THIS REPLAT WAS PREPARED AT THE REQUEST OF MCKINLEY FAMILY LLC, AND IDAHO LIMITED LIABILITY COMPANY, TO PARTITION LOT 14 OF (R1) INTO 3 LOTS. FOUND MONUMENTS ON THE EXTERIOR BOUNDARY OF LOT 14 SUBSTANTIALLY FIT RECORD INFORMATION AND WERE HELD TO CONTROL THE EXTERIOR BOUNDARY OF SAID LOT 14.

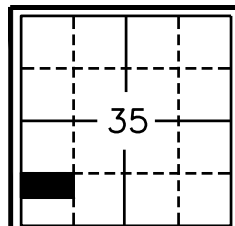
DANIEL O. INLOES, PLS 20888:



DATE: 4.10.2026

PN:S26103

PAGE 2 OF 2



HMH engineering
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Appendix B
ITE Reference Material

Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 132

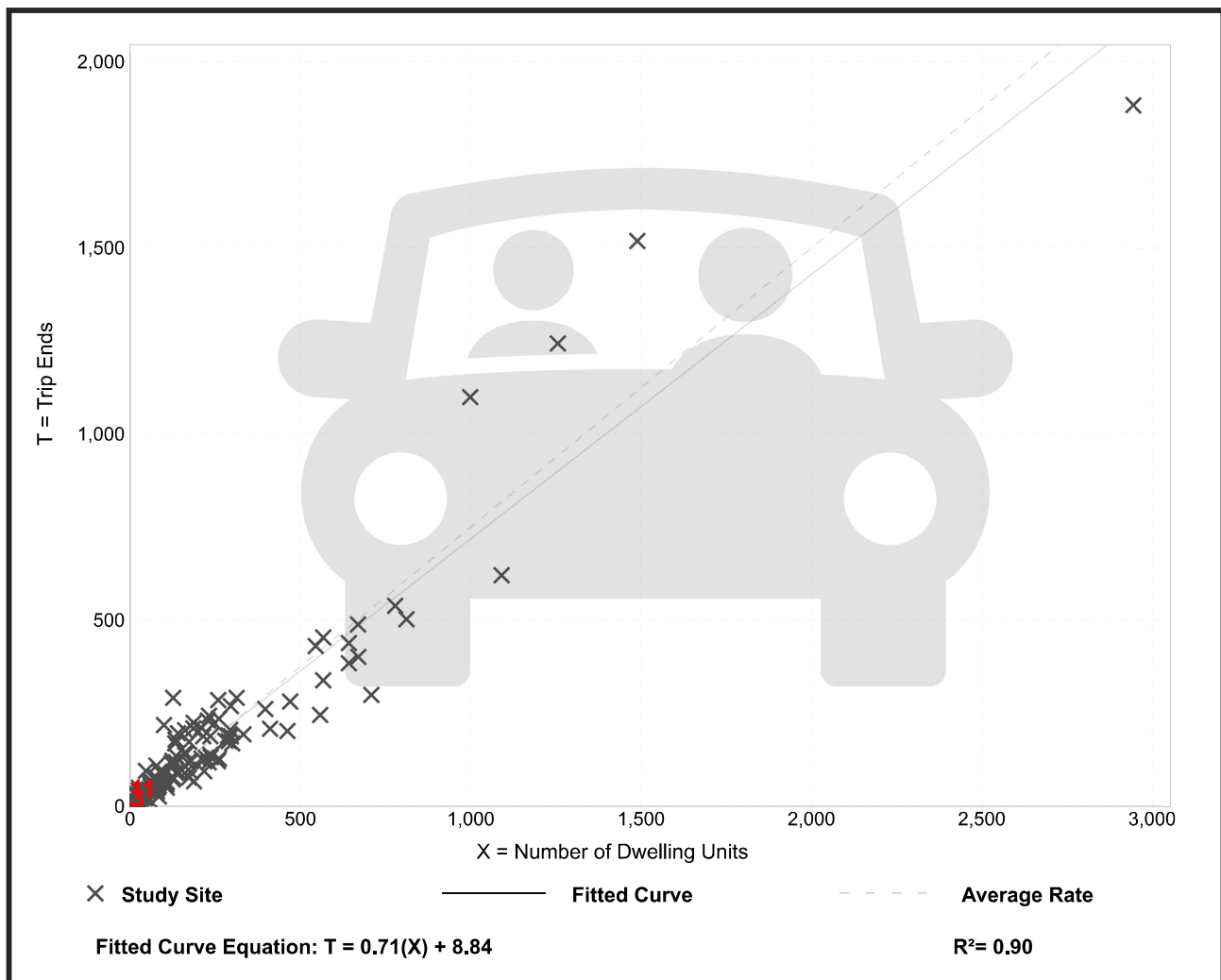
Avg. Num. of Dwelling Units: 232

Directional Distribution: 27% entering, 73% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.75	0.32 - 2.27	0.26

Data Plot and Equation



Single-Family Detached Housing (210)

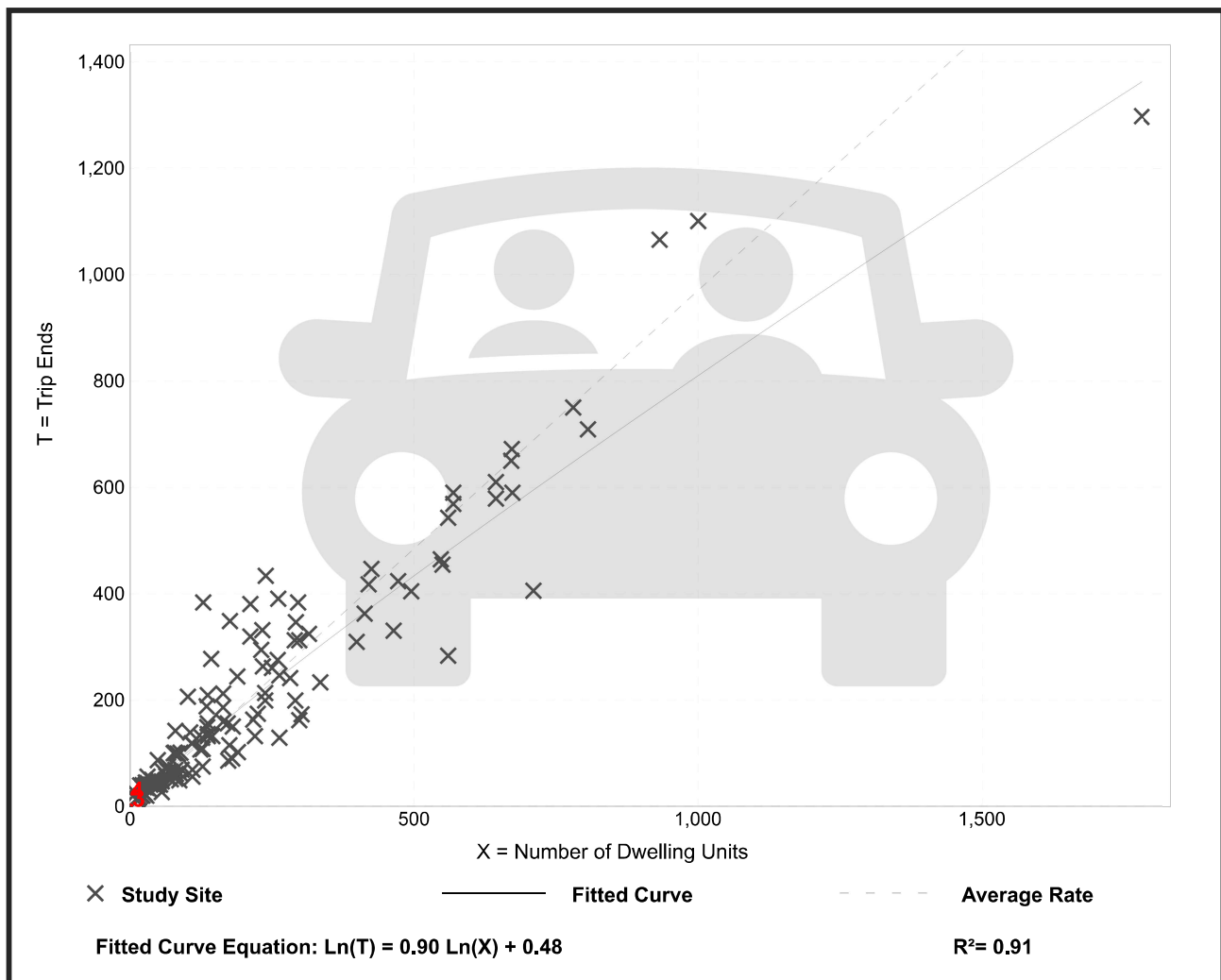
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 138
Avg. Num. of Dwelling Units: 214
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.97	0.49 - 2.98	0.32

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 155
Avg. Num. of Dwelling Units: 261
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.09	3.47 - 23.80	2.29

Data Plot and Equation

