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

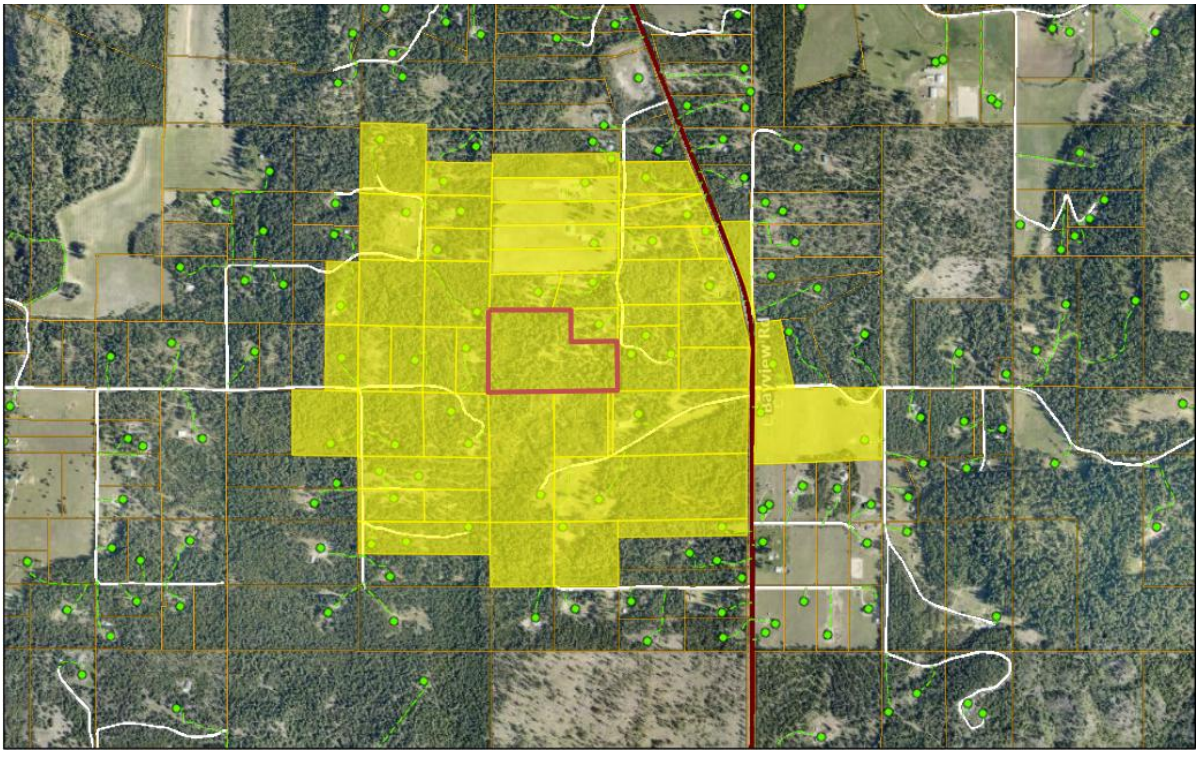
Short Subdivision Administrative Staff Report

Project Name:	**Iron Pine Subdivision**
File Number, Type:	**SS0016-26 - Short Subdivision**
Request:	The applicant is proposing to divide one (1) 21.327-acre lot into four (4) lots ranging from 5.088-acres to 6.056-acres.
Legal Description:	19-54N-02W GOV LOT 4
Location:	The property is zoned Rural 5. The project is located off Lodgepole in Section 19, Township 54 North, Range 2 West, Boise-Meridian.
Parcel Number:	RP54N02W196300A
Parcel Size:	21.327-Acres
Applicant/ Landowner:	NCO Partners, LLC Chad Oakland [redacted] Coeur d'Alene, ID 83814
Project Representative:	N/A
Application filed:	August 20, 2026
Notice provided:	Mail: September 15, 2026 Published in newspaper: September 15, 2026
Enclosures:	Appendix A – Notice of Agency Review Record of Mailing Appendix B – Agency Comments

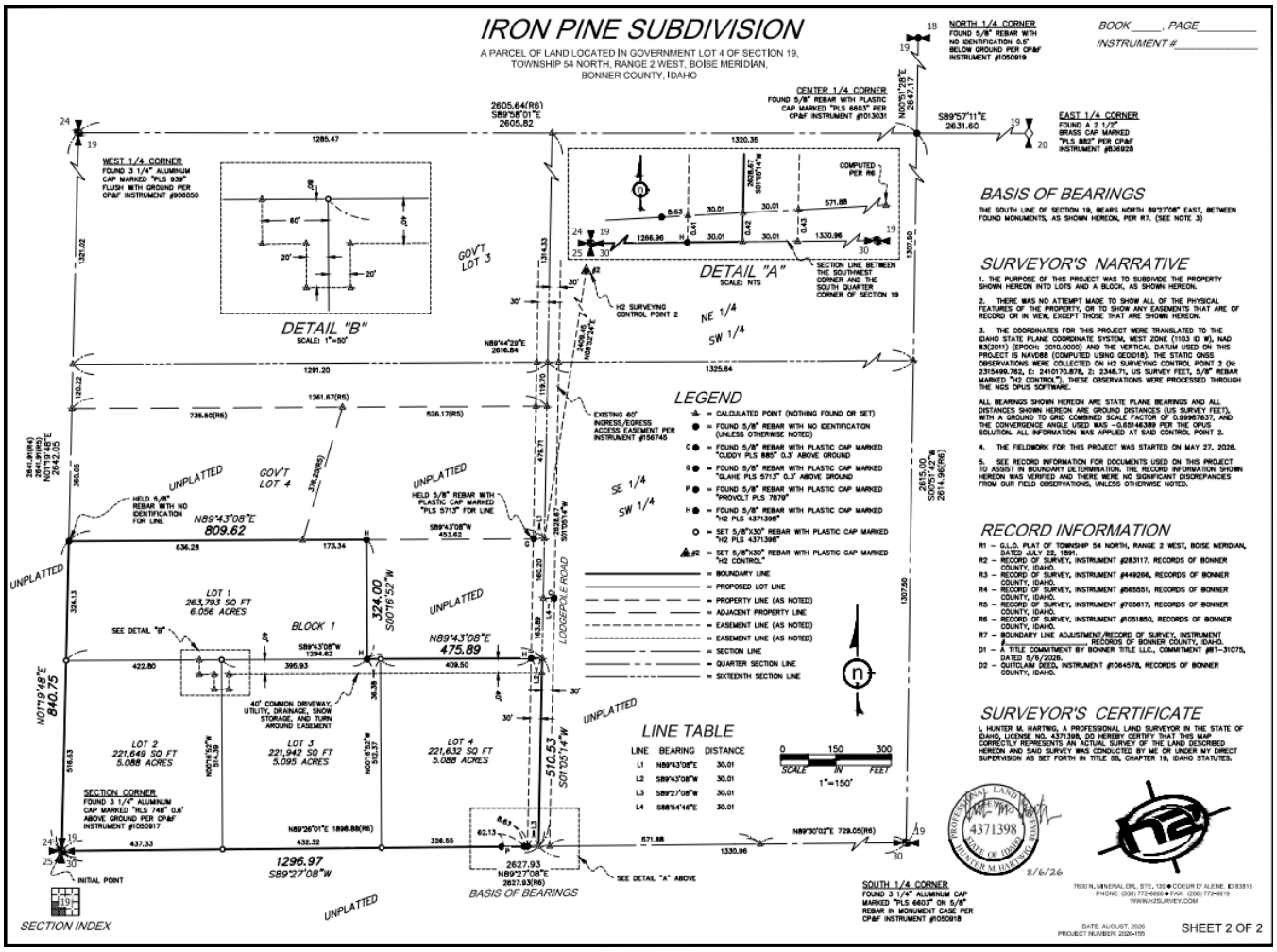
Vicinity Map



1400ft Radius Map



Site Plan



Project Summary:

The applicant is proposing to divide one (1) 21.327-acre lot into four (4) lots ranging from 5.088-acres to 6.056-acres. The property is zoned Rural 5. The project is located off Lodgepole in Section 19, Township 54 North, Range 2 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: Vacant
- Status: Unplatted
- Size: 21.327-acres
- Zone: Rural 5
- Land Use: Rural Residential (5-10 AC)

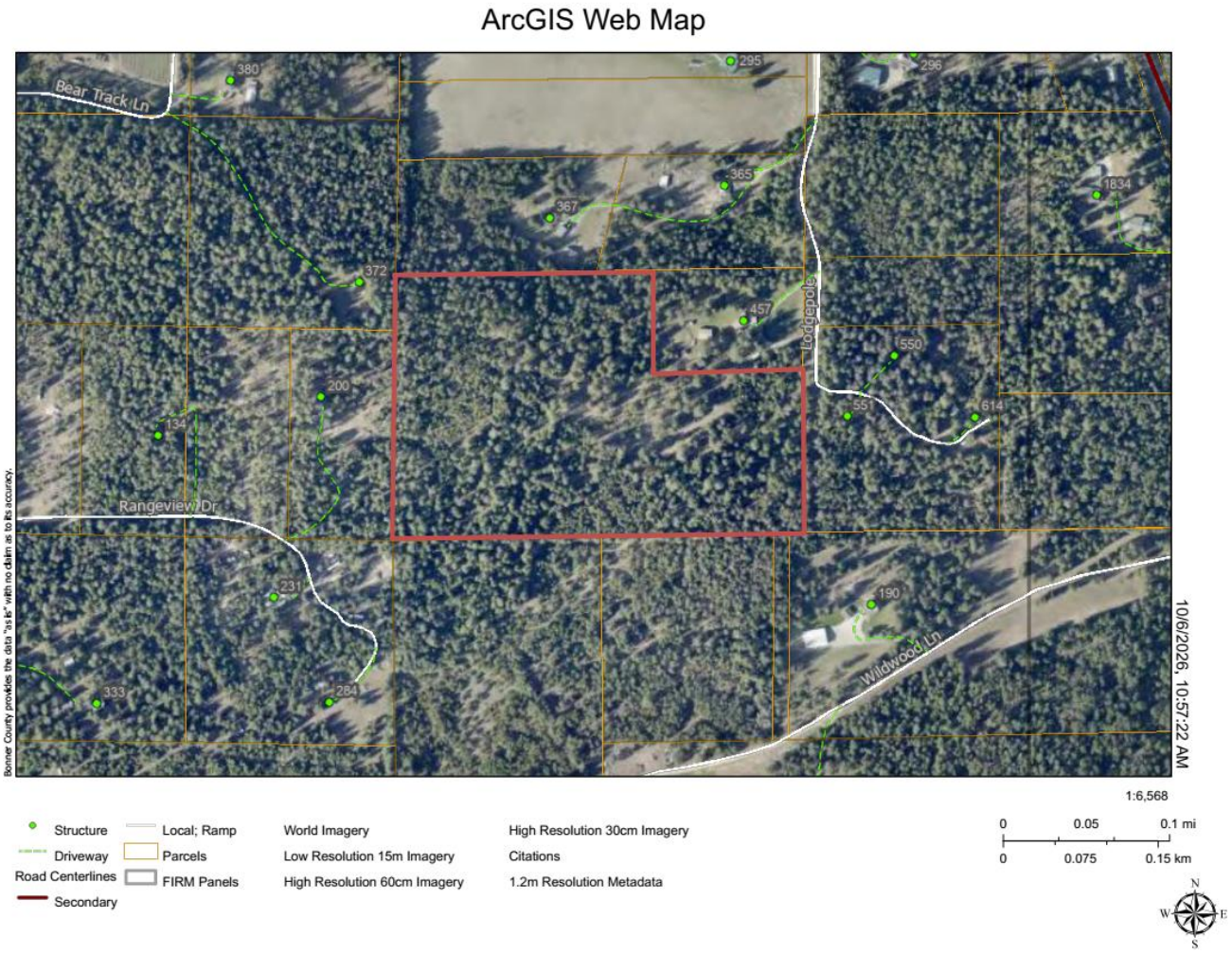
B. Access:

- The site is accessed by Lodgepole Road, a privately owned and privately maintained easement.

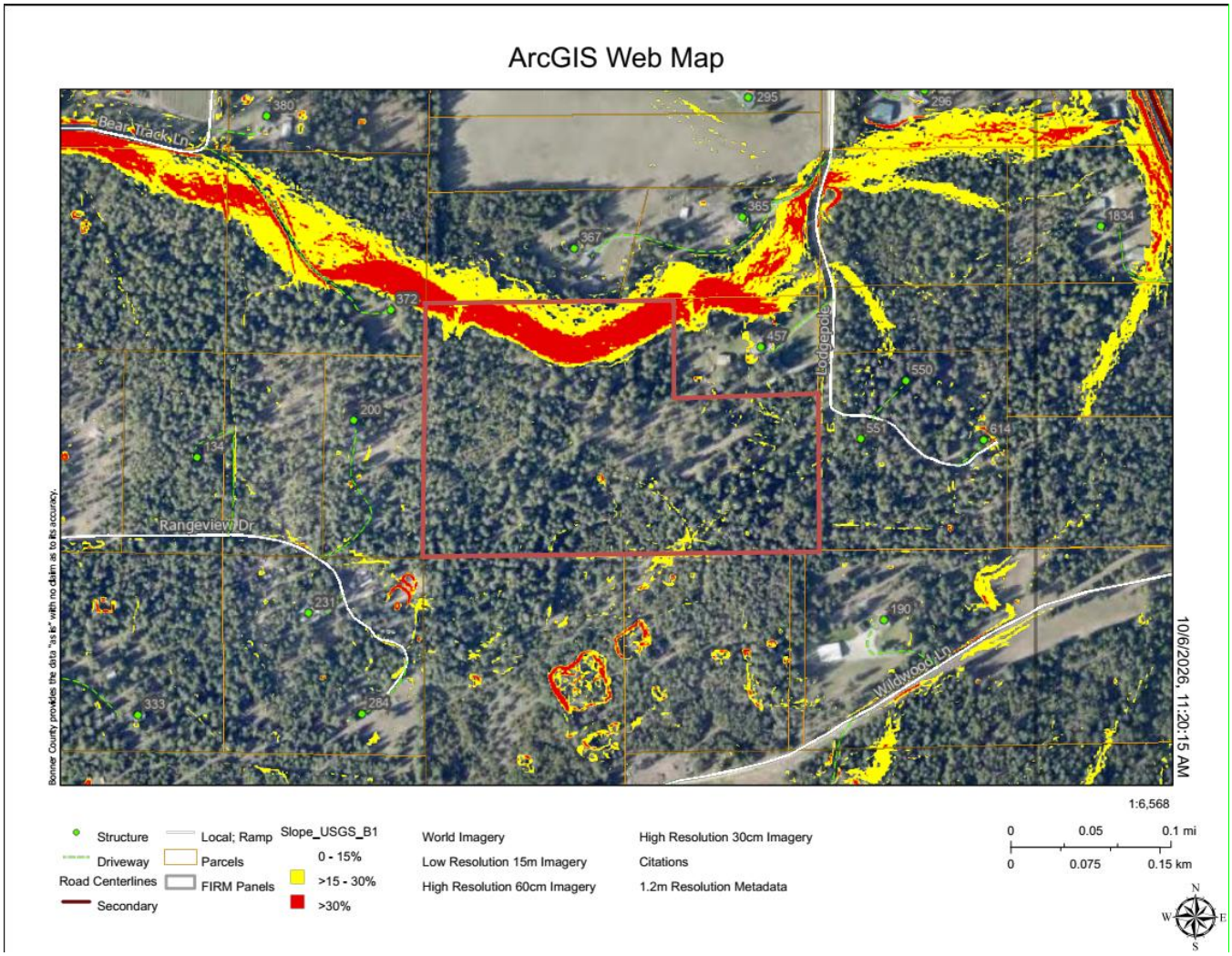
C. Environmental Factors:

- Site does contain steep slopes between 15%-30%+. (United States Geological Survey)
- Site does not contain mapped wetlands. (United States Fish and Wildlife Services)
- Site does not contain frontage to a mapped lake, pond, stream, river or waterbody. (National Hydrography Dataset, United States Geological Survey)
- Site contains the following types of soil. (Natural Resources Conservation Service, United States Department of Agriculture)
    - Bonner gravelly ashy silt loam, 0 to 4 percent slopes, consociation, all areas are prime farmland.
    - Bonner gravely silt loam, 30 to 65 percent slopes, consociation, not prime farmland.
- KS 10/6/2026: Parcel is within SFHA Zone X per FIRM Panel Number 16017C1150E, Effective Date 11/18/2009.

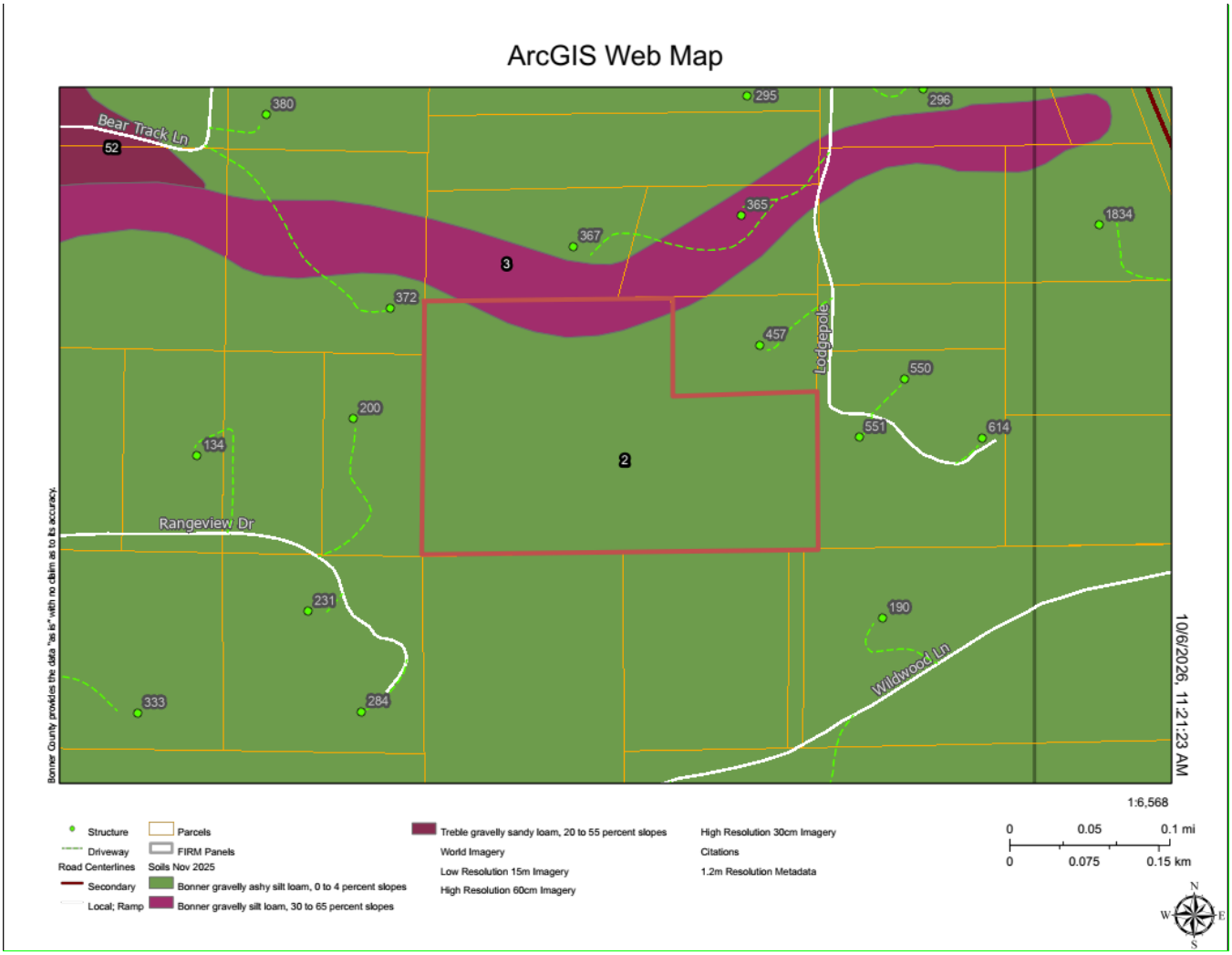
Waterbodies and Wetlands



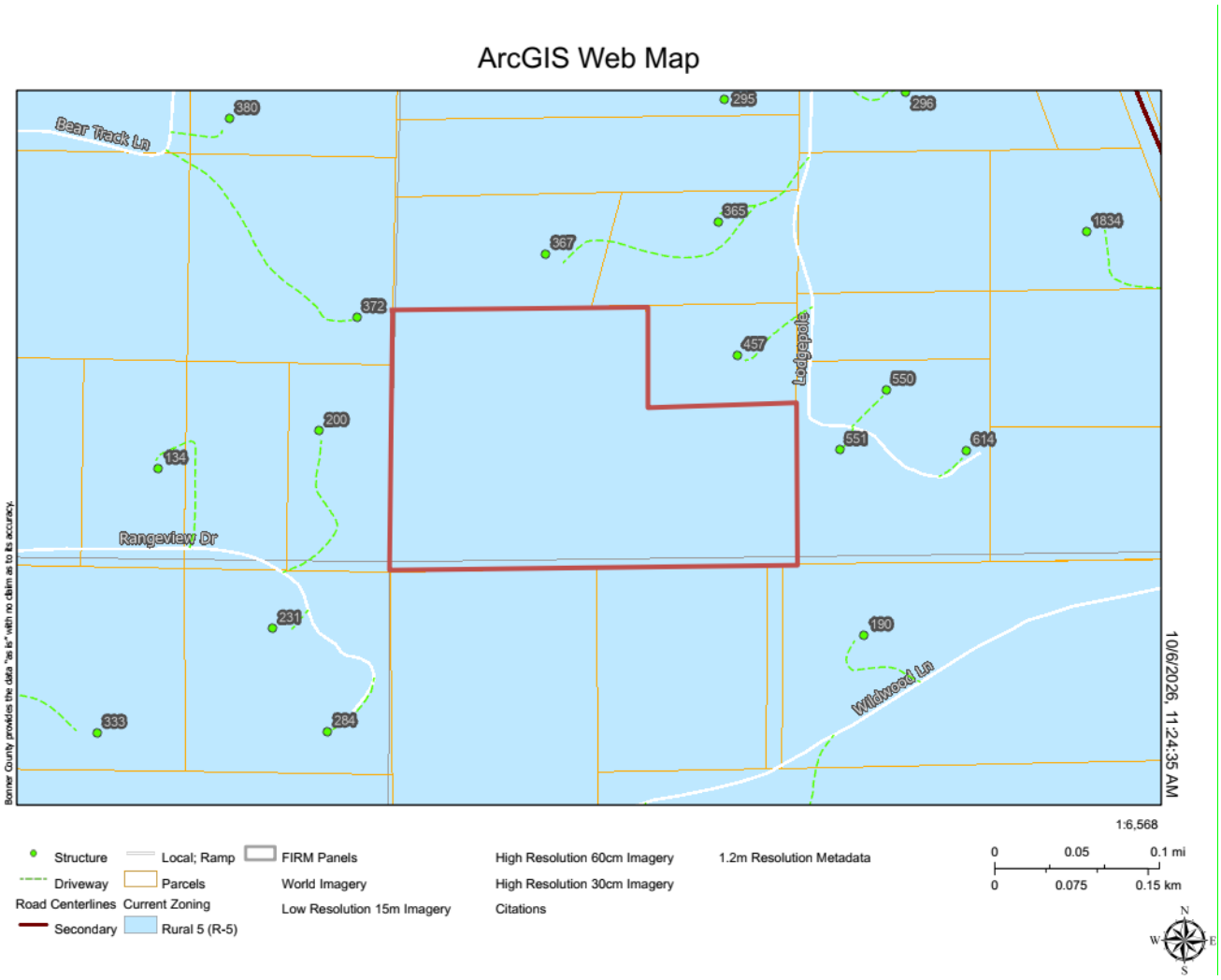
Slopes


ArcGIS Web Map
Bear Tracks Ln
Rangeview Dr
Lodgepole
Wildwood Ln
380
295
296
365
367
1834
372
457
550
200
614
231
190
333
284
Bonner County provides the data "as is" with no claim as to its accuracy.
10/6/2026, 11:20:15 AM
1:6,568
Structure
Driveway
Road Centerlines
Secondary
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
1.2m Resolution Metadata
0
0.05
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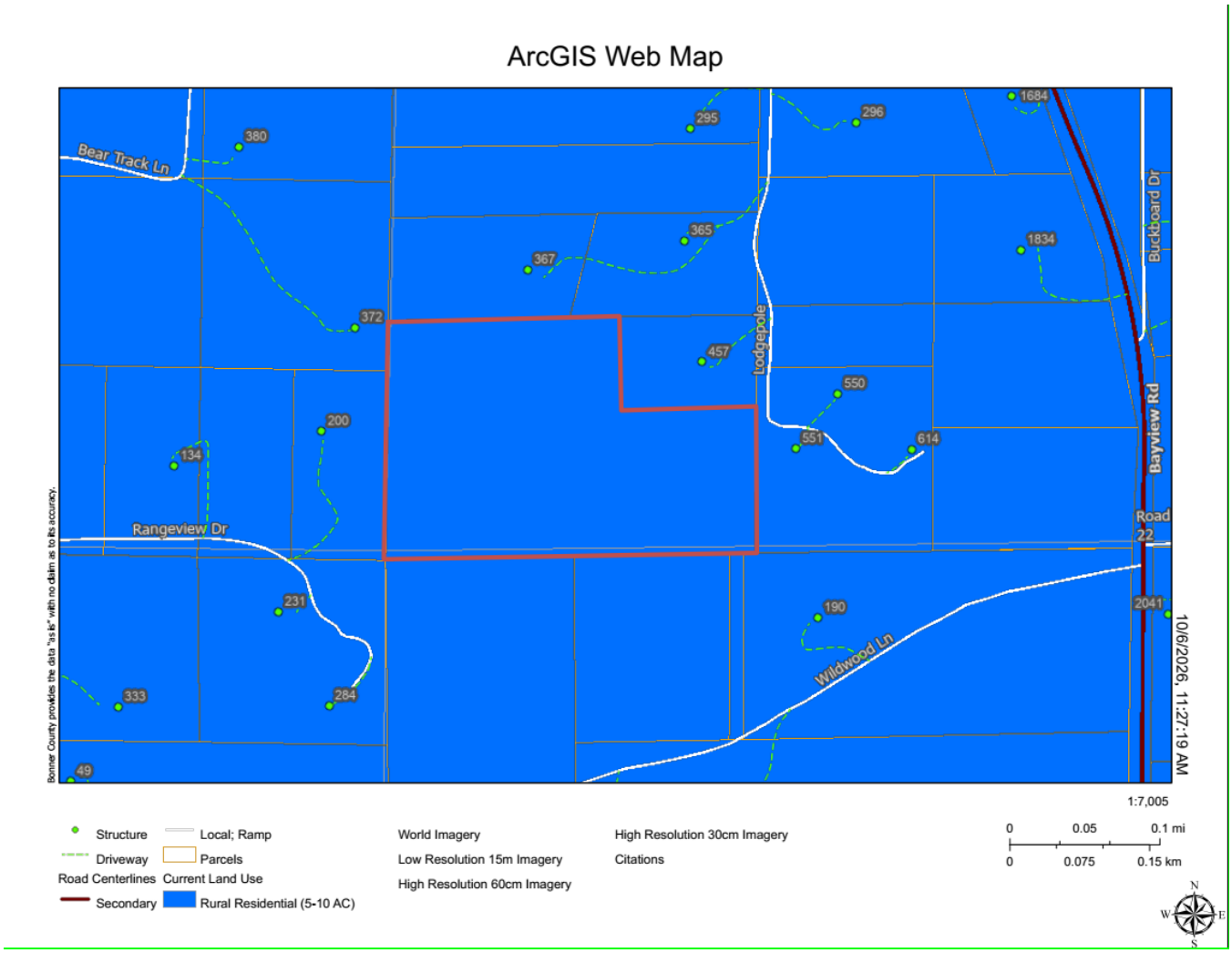
Soils


ArcGIS Web Map
Bear Track Ln
52
380
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1834
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372
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Lodgepole
550
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551
614
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Rangeview Dr
231
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Wildwood Ln
333
284
Bonner County provides the data "as is" with no claim as to its accuracy.
10/6/2026, 11:21:23 AM
1:6,568
Structure
Driveway
Road Centerlines
Secondary
Local; Ramp
Parcels
FIRM Panels
Soils Nov 2025
Bonner gravelly ashy silt loam, 0 to 4 percent slopes
Bonner gravelly silt loam, 30 to 65 percent slopes
Treble gravelly sandy loam, 20 to 55 percent slopes
World Imagery
Low Resolution 15m Imagery
High Resolution 60cm Imagery
High Resolution 30cm Imagery
Citations
1.2m Resolution Metadata
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Zoning


ArcGIS Web Map
Bear Track Ln
380
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1834
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Ladybird Ln
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Rangeview Dr
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Wildwood Ln
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Bonner County provides the data "as is" with no claim as to its accuracy.
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Structure
Driveway
Road Centerlines
Secondary
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
1.2m Resolution Metadata
0
0.05
0.1 mi
0
0.075
0.15 km
N
W
E
S

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 9/10/26, routed to agencies on 9/15/26
12-4.1	**Density and Dimensional Standards**		
12-411	Min. Lot Size	Min. permitted lot size of 5-acres.	The smallest lot proposed is 5.088-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 2.96:1 where a maximum of 3.2:1 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 5.088-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 were submitted for the surrounding area showing an average of 12 gpm.

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 lift the sanitary restrictions.
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 have not been submitted. A fire restriction note in conformance with BCRC 12-623 D.4 is not shown on the preliminary plat. See Modification #1.
12-624.A	Road name	Unique road names for new roads.	A unique road name for the proposed road, Iron Pine Trail, was listed in the application but was not shown on the preliminary plat. Applicant will need to work with GIS/Addressing on road name approval. See Conditions of Approval #1.
12-624.B	Road standards	Roads designed to private road standards set forth in Appendix A.	A preliminary roadway improvement plan has been submitted and stamped by an Idaho licensed Engineer.
12-624.C	Legal access	Legal access to each proposed lot.	All lots to be provided legal access through the newly dedicated 40' access easement shown on the plat.
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 over 5-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.	Proposed Lot 1 does contain some mapped slopes, but there appears to be sufficient building area. There are no mapped wetlands, streams, or Special Flood Hazard Areas.
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.**

BCRC	STANDARD FOR	REQUIRED	Provided
12-6.4	**Preliminary Plat Procedures**		
12-642.A	Application Content	Application Form	Proposal complies. Application deemed complete by staff on September 10, 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.	Preliminary plat does not show the tentative name of the proposed road.
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.	The preliminary plat face within the site development plan contains contours. Project complies.
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.
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	Individual septic systems are planned. Individual wells are

BCRC	STANDARD FOR	REQUIRED	Provided
		disposal.	proposed. Solid Waste disposal to be provided by individual lot owner, via county transfer station.
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 #2.
12-642.D.1	Application Fee		Proposal complies. Application vested on August 21, 2026, and deemed complete on September 10, 2026.
12-642.D.2	Road Design and Profile	Preliminary road design and profile prepared, stamped and signed by Idaho licensed engineer.	A preliminary roadway improvement plan has been submitted to show compliance with the private road standards. The plan was prepared and stamped by an Idaho licensed Engineer.
12-644.A	Improvements Plan	Plans to be prepared by a registered civil engineer. Two copies to be provided.	This is a requirement to be submitted prior to final plat and not required for the preliminary plat approval.
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 4 lots.
12-650.C	Permit Required	Eligibility and Restriction Note on Plat.	Restriction note is not included on endorsement page of plat. See Modification #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 August 20, 2026, application deemed complete on 9/10/26, routed to agencies on 9/15/26.
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 new private road.
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 preliminary stormwater management plan was submitted and stamped by an Idaho licensed Engineer.
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)	Not applicable. The site does not contain mapped wetlands.
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.	Not applicable. The site does not contain mapped wetlands.
12-733	Wetland Buffer and Setbacks	Buffer area may be required or 40’ setback shown on plat.	Not applicable. The site does not contain mapped wetlands.
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**		
12-760	Purpose		Applicable
12-761	Conceptual	May be required when land	Not applicable. No

BCRC	STANDARD FOR	REQUIRED	Provided
	Engineering Plan	disturbing activity is proposed.	development is proposed on land exceeding a 30% slope.
12-762	Geotechnical Analysis	Required when proposed building sites, roads, driveways or other development disturb slopes of 30%+ or hazardous features exist.	Not applicable. No development is proposed on land exceeding a 30% slope.

Staff concluded this project **is** 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 September 15, 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:

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

The following agencies replied (No Comment):

Kootenai-Ponderay Sewer District
Idaho Transportation Department
Idaho Department of Environmental Quality
Bonneville Power Administration

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 12-624. A: All new roads created for subdivisions shall be designated by unique road names, unless such roads are determined to be and are designed to be extensions of existing roads. Upon preliminary plat approval, applicant will need to work with GIS/Addressing on an approved road name.

2. 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.

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. 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 (1) 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: "The installation of an approved IFC residential fire suppression sprinkler system is required in all newly constructed residences".
    3. Prior to final plat, a manmade or natural water source with a dry hydrant capable of delivering adequate water supply as prescribed by IFC.
    4. 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 12-650 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.

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 20, 2026**.

Planner's Initials: KS	**Date: November 10, 2026**

Appendix A – Record of Mailing

RECORD OF MAILING

File No.: SS0016-26
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 **15th** day of **September 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

Janna Brown

From: Matt Mulder
Sent: Tuesday, September 15, 2026 11:38 AM
To: Planning
Subject: Re: Request for Review & Comment - Due by October 15, 2026 - File SS0016-26 - Bonner County Planning

Planning,
The 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."*

   Now, that said, it's apparent to me in this case that a traffic impact study would not be warranted from such a small number of lots being created. I am not aware of any major safety concerns in this area.

2. Lodgepole Rd should be clearly labeled as a private road on the plat in addition to the easement callout.

3. The approach of Lodgepole Rd onto Bayview Rd, which is a hard surfaced County-maintained road, has previously been permitted by our department and no further action is required.

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

From: Planning <Planning@bonnercountyid.gov>
Sent: Tuesday, September 15, 2026 10:11 AM
Cc: Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Maya Johnson <Maya.Johnson@bonnercountyid.gov>
Subject: Request for Review & Comment - Due by October 15, 2026 - File SS0016-26 - Bonner County Planning

You are invited to comment on this application, your comments must be received by the Bonner County Planning Department by **5 p.m. October 15, 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.

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

Janna Brown

From: Farley,Alynette B (CONTR) - TERR-BELL-1 <abfarley@bpa.gov>
Sent: Tuesday, September 15, 2026 10:31 AM
To: Planning
Cc: Farley,Alynette B (CONTR) - TERR-BELL-1
Subject: Reply File SS0016-26 - Bonner County Planning RE: Request for Review & Comment - Due by October 15, 2026 -

No comment no BPA ROW @ location.

Alynette Farley
BONNEVILLE POWER ADMINISTRATION
DEPARTMENT OF ENERGY
CONTR (Actalent)
Right-of-Way Agent I Real Property Services I TERR
abfarley@bpa.Gov I O: 509-468-3083 I C: 971-710-6926

From: Planning <Planning@bonnercountyid.gov>
Sent: Tuesday, September 15, 2026 10:12 AM
Cc: Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Maya Johnson <Maya.Johnson@bonnercountyid.gov>
Subject: Request for Review & Comment - Due by October 15, 2026 - File SS0016-26 - Bonner County Planning

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Please see attached for details.

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

Janna Brown

From: DEQ Comments <deqcomments@deq.idaho.gov>
Sent: Thursday, October 1, 2026 1:41 PM
To: Planning
Subject: RE: Request for Review & Comment - Due by October 15, 2026 - File SS0016-26 - Bonner County Planning

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, September 15, 2026 10:12 AM
Cc: Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Maya Johnson <Maya.Johnson@bonnercountyid.gov>
Subject: Request for Review & Comment - Due by October 15, 2026 - File SS0016-26 - 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 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

From: Bonner County History Museum <hannah@bonnercountyhistory.org>
Sent: Tuesday, September 29, 2026 10:02 AM
To: Planning
Subject: Re: Request for Review & Comment - Due by October 15, 2026 - File SS0016-26 - Bonner County Planning

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, Sep 15, 2026 at 10:11 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. October 15, 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.
>
> **Thank you,**
> **Janna Brown, Administrative Assistant III**
> **Bonner County Planning Department**
> **208-265-1458 ext - 1252**

--

Hannah Combs
Executive Director

Bonner County Historical Society & Museum

611 S. Ella Ave

Sandpoint, ID 83864

208.263.2344

Maya Johnson

From: Bonner County History Museum <hannah@bonnercountyhistory.org>
Sent: Tuesday, September 29, 2026 10:02 AM
To: Planning
Subject: Re: Request for Review & Comment - Due by October 15, 2026 - File SS0016-26 - Bonner County Planning

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, Sep 15, 2026 at 10:11 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. October 15, 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.
>
> **Thank you,**
> **Janna Brown, Administrative Assistant III**
> **Bonner County Planning Department**
> **208-265-1458 ext - 1252**

--

Hannah Combs
Executive Director

Bonner County Historical Society & Museum

611 S: Ella Ave

Sandpoint, ID 83864

208.263.2344

Maya Johnson

From: Bates, Luke <Luke.Bates@idwr.idaho.gov>
Sent: Friday, September 18, 2026 3:31 PM
To: Planning
Cc: Jeannie Welter; Alexander Feyen; Maya Johnson
Subject: RE: Request for Review & Comment - Due by October 15, 2026 - File SS0016-26 - Bonner County Planning

REF: SS0016-26

TO: Bonner County Planning Department

Good afternoon,

Idaho Department of Water Resources (IDWR) – Northern Regional Office has no comments on the proposed short subdivision, but 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.
    - Typically, irrigation of greater than ½ acre moves property owners out of the domestic exemption status and mandates a water right filing to be in compliance with Idaho Code.

- 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**.

Individual property owners should reach out to IDWR to discuss the merits of securing recorded water rights to better protect their properties natural resources.

Thank you for the opportunity to comment,

IDAHO DEPARTMENT OF WATER RESOURCES

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, September 15, 2026 10:12 AM
Cc: Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Maya Johnson <Maya.Johnson@bonnercountyid.gov>
Subject: Request for Review & Comment - Due by October 15, 2026 - File SS0016-26 - 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.

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

Janna Brown

From: Symone Legg <Symone.Legg@itd.idaho.gov>
Sent: Tuesday, September 15, 2026 12:13 PM
To: Planning
Cc: Kimberly Hobson
Subject: Re: Request for Review & Comment - Due by October 15, 2026 - File SS0016-26 - 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, September 15, 2026 10:11 AM
Cc: Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Maya Johnson <Maya.Johnson@bonnercountyid.gov>
Subject: Request for Review & Comment - Due by October 15, 2026 - File SS0016-26 - 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.

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

Janna Brown

From: KPSD Clerk <clerk@kootenaiponderaysewerdistrict.org>
Sent: Thursday, September 17, 2026 8:31 AM
To: Planning
Subject: RE: Request for Review & Comment - Due by October 15, 2026 - File SS0016-26 - Bonner County Planning
Attachments: SS0016-26 Notice of Agency Review.pdf

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

Beate Pryor
District Clerk
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, September 15, 2026 10:59 AM
To: KPSD Clerk <clerk@kootenaiponderaysewerdistrict.org>
Subject: FW: Request for Review & Comment - Due by October 15, 2026 - File SS0016-26 - Bonner County Planning

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: Planning <Planning@bonnercountyid.gov>
Sent: Tuesday, September 15, 2026 10:12 AM
Cc: Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Maya Johnson <Maya.Johnson@bonnercountyid.gov>
Subject: Request for Review & Comment - Due by October 15, 2026 - File SS0016-26 - Bonner County Planning

You are invited to comment on this application, your comments must be received by the Bonner County Planning Department by **5 p.m. October 15, 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.

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

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 **15th** day of **September 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, September 15, 2026**.

File SS0016-26 – Short Subdivision – Iron Pine Subdivision: Request to subdivide a 21.327-acre parcel into four lots ranging from 5.088-acres to 6.056-acres. The property is zoned Rural-5. The project is located off Lodgepole Road in Section 19, Township 54 North, Range 2 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 **October 15, 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.

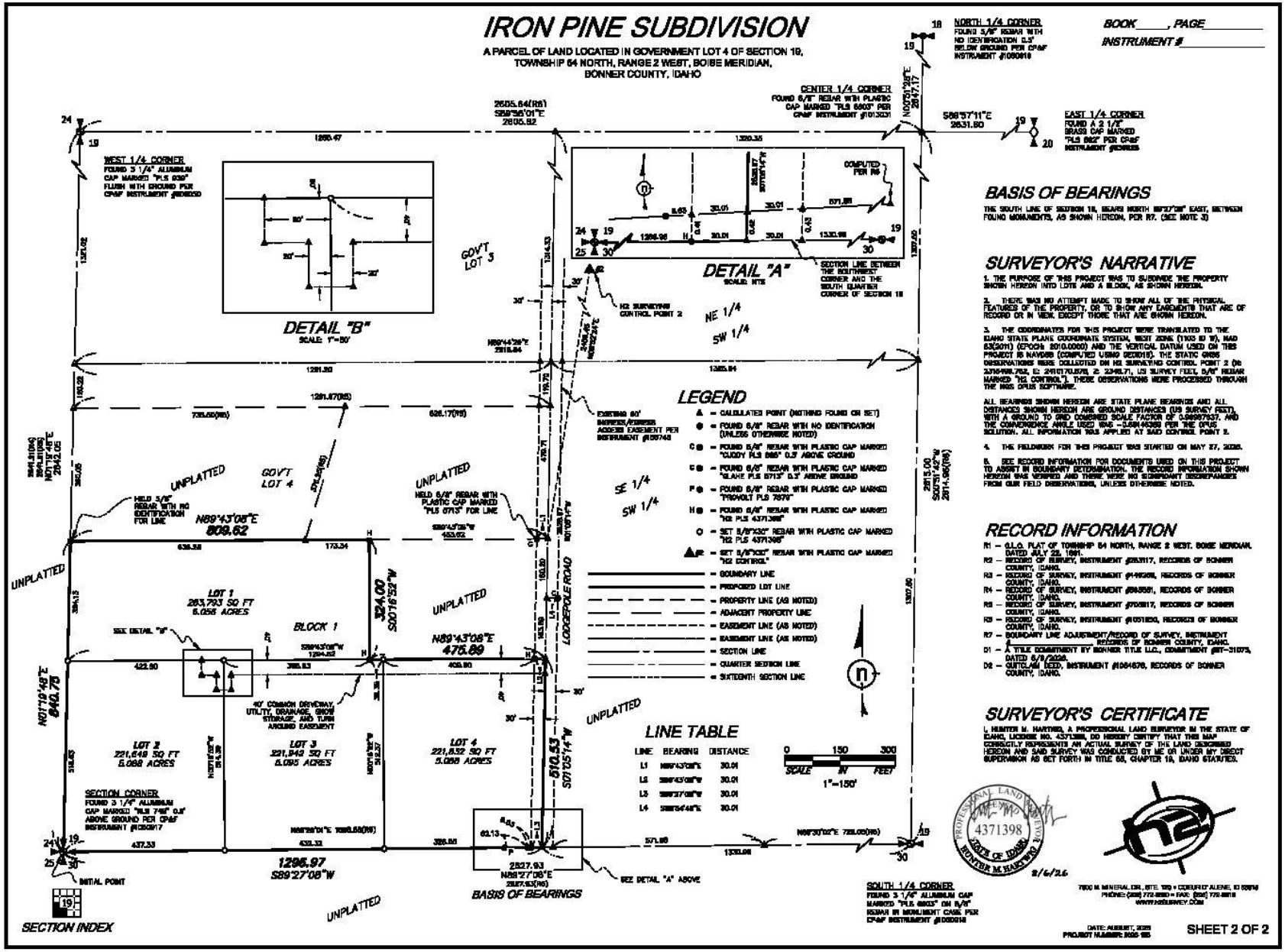
NO COMMENT Kootenai-Ponderay Sewer District 9/17/2026

Out of boundaries.

IRON PINE SUBDIVISION

A PARCEL OF LAND LOCATED IN GOVERNMENT LOT 4 OF SECTION 19,
TOWNSHIP 54 NORTH, RANGE 2 WEST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO

BOOK_____, PAGE_____
INSTRUMENT #_____



LEGEND

- ▲ = CALCULATED POINT (NOTHING FOUND OR SET)
- ● = FOUND 5/8" REBAR WITH NO IDENTIFICATION (UNLESS OTHERWISE NOTED)
- C● = FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "CUDDY PLS 9857" 0.3' ABOVE GROUND
- S● = FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "SLAKE PLS 8713" 0.3' ABOVE GROUND
- P● = FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "PROVOLT PLS 7879"
- H● = FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "H2 PLS 4371398"
- ○ = SET 5/8"X30" REBAR WITH PLASTIC CAP MARKED "H2 PLS 4371398"
- ▲P = SET 5/8"X30" REBAR WITH PLASTIC CAP MARKED "H2 CONTROL"
- = BOUNDARY LINE
- = PROPOSED LOT LINE
- = PROPERTY LINE (AS NOTED)
- = ADJACENT PROPERTY LINE
- = EASEMENT LINE (AS NOTED)
- = EASEMENT LINE (AS NOTED)
- = SECTION LINE
- = QUARTER SECTION LINE
- = SIXTEENTH SECTION LINE

LINE TABLE

LINE	BEARING	DISTANCE
L1	N89°43'08"E	30.01
L2	S89°43'08"W	30.01
L3	S89°27'08"W	30.01
L4	S89°54'48"E	30.01

SCALE: 0 150 300 IN FEET
1"=150'

BASIS OF BEARINGS

THE SOUTH LINE OF SECTION 19, BEARS NORTH 89°27'08" EAST, BETWEEN FOUND MONUMENTS, AS SHOWN HEREON, PER R7. (SEE NOTE 3)

SURVEYOR'S NARRATIVE

1. THE PURPOSE OF THIS PROJECT WAS TO SUBDIVIDE THE PROPERTY SHOWN HEREON INTO LOTS AND A BLOCK, AS SHOWN HEREON.

2. THERE WAS NO ATTEMPT MADE TO SHOW ALL OF THE PHYSICAL FEATURES OF THE PROPERTY, OR TO SHOW ANY EASEMENTS THAT ARE OF RECORD OR IN VIEW, EXCEPT THOSE THAT ARE SHOWN HEREON.

3. THE COORDINATES FOR THIS PROJECT WERE TRANSLATED TO THE IDAHO STATE PLANE COORDINATE SYSTEM, WEST ZONE (1103 ID W), NAD 83(2011) (EPOCH: 2010.0000) AND THE VERTICAL DATUM USED ON THIS PROJECT IS NAVD88 (COMPUTED USING GEOID18). THE STATIC GNSS OBSERVATIONS WERE COLLECTED ON H2 SURVEYING CONTROL POINT 2 (N: 2,756,998.762, E: 2,161,703.578, Z: 2,248.71, US SURVEY FEET, 5/8" REBAR MARKED "H2 CONTROL"). THESE OBSERVATIONS WERE PROCESSED THROUGH THE NGS OPUS SOFTWARE.

ALL BEARINGS SHOWN HEREON ARE STATE PLANE BEARINGS AND ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES (US SURVEY FEET), WITH A GROUND TO GRID COMBINED SCALE FACTOR OF 0.999977537, AND THE CONVERGENCE ANGLE USED WAS -0°09'46.368" PER THE OPUS SOLUTION. ALL INFORMATION WAS APPLIED AT SAID CONTROL POINT 2.

4. THE FIELDWORK FOR THIS PROJECT WAS STARTED ON MAY 27, 2025.

5. SEE RECORD INFORMATION FOR DOCUMENTS USED ON THIS PROJECT TO ASSIST IN BOUNDARY DETERMINATION. THE RECORD INFORMATION SHOWN HEREON WAS VERIFIED AND THERE WERE NO SIGNIFICANT DISCREPANCIES FROM OUR FIELD OBSERVATIONS, UNLESS OTHERWISE NOTED.

RECORD INFORMATION

R1 – G.L.O. PLAT OF TOWNSHIP 54 NORTH, RANGE 2 WEST, BOISE MERIDIAN, DATED JULY 22, 1991.
R2 – RECORD OF SURVEY, INSTRUMENT #953117, RECORDS OF BONNER COUNTY, IDAHO.
R3 – RECORD OF SURVEY, INSTRUMENT #1149268, RECORDS OF BONNER COUNTY, IDAHO.
R4 – RECORD OF SURVEY, INSTRUMENT #968581, RECORDS OF BONNER COUNTY, IDAHO.
R5 – RECORD OF SURVEY, INSTRUMENT #709817, RECORDS OF BONNER COUNTY, IDAHO.
R6 – RECORD OF SURVEY, INSTRUMENT #1051830, RECORDS OF BONNER COUNTY, IDAHO.
R7 – BOUNDARY LINE ADJUSTMENT/RECORD OF SURVEY, INSTRUMENT #_____, RECORDS OF BONNER COUNTY, IDAHO.
D1 – A TITLE COMMITMENT BY BONNER TITLE LLC., COMMITMENT #BT-31073, DATED 5/8/2026.
D2 – QUITCLAIM DEED, INSTRUMENT #1064578, RECORDS OF BONNER COUNTY, IDAHO.

SURVEYOR'S CERTIFICATE

I, HUNTER M. HARTNER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, LICENSE NO. 4371398, DO HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREON AND SAID SURVEY WAS CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION AS SET FORTH IN TITLE 55, CHAPTER 19, IDAHO STATUTES.

PROFESSIONAL LAND SURVEYOR 4371398 STATE OF IDAHO HUNTER M. HARTNER

8/6/26

7900 N. MINERAL DR., STE. 100 • COEUR D'ALENE, ID 83815
PHONE: (208) 772-8660 • FAX: (208) 772-8815
WWW.H2SURVEY.COM

DATE: AUGUST, 2026
PROJECT NUMBER: 2025-105

Janna Brown

From: Sam Ross <sam.ross@nli.coop>
Sent: Wednesday, September 16, 2026 11:15 AM
To: Planning; chad@nwidaho.com; Dan Scholz
Cc: Jeannie Welter; Alexander Feyen; Maya Johnson
Subject: Re: Request for Review & Comment - Due by October 15, 2026 - File SS0016-26 - Bonner County Planning

Good morning,

NLI has reviewed the project SS0016-26, Iron Pine Subdivision.
NLI can likely provide power to all 4 proposed lots.
After speaking with the developer, they also own the parcel at 457 Lodgepole Rd (nearest line). They will provide NLI with a utility easement from the driveway, south, to the new 40-ft common driveway and utility easement shown on the plat. From there the line will span west to the hammerhead turnaround shown in Detail "B".
It would look something like what is sketched below:

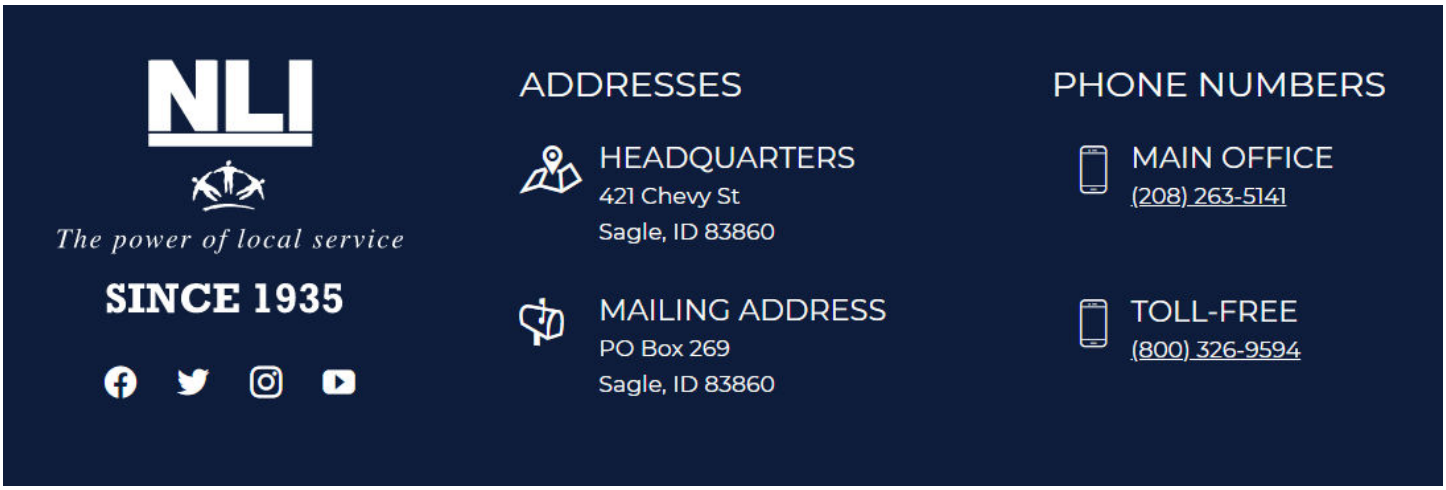


The developer will also be provided with NLI's Developer Application, so construction plans can be engineered.

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, September 15, 2026 10:11 AM
Cc: Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Maya Johnson <Maya.Johnson@bonnercountyid.gov>
Subject: Request for Review & Comment - Due by October 15, 2026 - File SS0016-26 - 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.

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]