



Bonner County Planning Department

"Protecting property rights and enhancing property value"

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Wrenco Loop LLC
John Gillam & John Herron
P.O. Box 2224
Sandpoint, Id 83864

September 1, 2026

Subj: File S0001-26 - Meadow Ridge Estates First Addition

Appendices: (A) Reasoned Statement
(B) Approved Preliminary Plat
(C) S0001-26 Staff Report

I, Allan Songstad, hearing examiner, approve this project, FILE S0001-26, Meadow Ridge Estates First Addition, requesting the creation of 8 residential lots on a 78.17-acres property zoned A/F-10 and Rural-5 located in Section 28/33, Township 57 North, Range 3 West, Boise Meridian, Bonner County, Idaho, finding that it is in accord with the Bonner County Revised Code as enumerated in the following conclusions of law:

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

This decision is based upon the evidence submitted up to the time the Staff Report was prepared, and testimony received at this hearing. I further adopt the reasoned statement and conditions of approval (set forth below) as discussed in deliberation at this hearing, as stipulated in Idaho Code §67-6535, and adopt the analysis as presented in the Staff Report as amended during deliberation. This action does not result in a taking of private property.

Conditions of Approval:

A-1 The project is proposed to be served by individual wells for water services and individual septic systems for sewage disposal.

A-2 Per BCRC 12-620, any easements, specific constraints on building placement, other than easements, and land areas reserved, shall be shown and plainly marked on the Plats.

A-3 Per BCRC 12-621, all proposed lots which are four hundred feet (400') or less in width shall maintain a depth to width ratio of not greater than three to one (4.2:1).

A-4 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 of the following:

1. Prior to final plat, an approved water and fire hydrant system capable of providing one thousand (1,000) gallons per minute for a minimum of two (2) hours where a community water system exists or is proposed as part of the development and is capable of delivering the pressurized water supply necessary for delivering fire flows as prescribed by the international fire code, as adopted by the state fire marshal, and such later editions as may be so published and adopted by the state fire marshal, or as amended, modified or superseded, and incorporated herein by reference with a copy on file with the office of the clerk of the board of county commissioners, and hereinafter referred to as IFC.

2. A note on the final subdivision plat stating: "At the time of building location permit or building permit, the lot owner shall install a minimum two thousand

(2,000) gallon water storage system, meeting IFC standards". Refill on demand is not required to meet IFC standards.

3. A note on the final subdivision plat stating: "The installation of an approved IFC residential fire suppression sprinkler system is required in all newly constructed residences".

4. Prior to final plat, a manmade or natural water source with a dry hydrant capable of delivering adequate water supply as prescribed by IFC.

5. A note on the final subdivision plat stating: "At the time of building permit or building location permit, the lot owner shall install an approved fire suppression method to the satisfaction of Bonner County".

A note shall be included on the face of the final plat for fire suppression plan.

A-5 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 further review of the project, the proposed road names will be verified for uniqueness. Road names will require a modification if not found to be unique.

A-6 Per Ordinance 472, Section 9 of the Bonner County Road Standards Manual A Trip Generation & Distribution Letter is required for this project and must be submitted and approved before final Plat approval.

A-7 Per BCRC 12-642.B.10, the preliminary plat shall show all parcels of land intended to be dedicated for public use or reserved for the use of all property owners with the purpose indicated.

A-8 Per BCRC 12-643.I, the preliminary plat shall be valid for a period not to exceed three (3) years from the date of approval. At any time prior to the expiration date of the preliminary plat, an applicant may make a written request to the planning director for a single extension of the preliminary plat for a period up to three (3) years. The board may consider such request for extension at any regular business meeting. The extension request must be approved or denied prior to the expiration date of the preliminary plat.

A-9 Per BCRC 12-644.A, after the preliminary plat is approved, the subdivider shall have an improvement plan for the subdivision prepared by a registered civil engineer. Two (2) copies of the improvement plan shall be filed with the county engineer. This plan shall include the following:

1. The subdivision name and number, geographic grid (township, range and tier, section number and location within the section), north arrow, date and scale no smaller than one hundred feet to the inch (1" = 100').

2. The plan and profile of all proposed roads showing final grades and cross

sections of roads in accord with the requirements contained in title 2 of this Code.

3. The plan and profile of proposed sanitary and stormwater systems with grades and sizes indicated. Drain calculations may be required.

4. A grading plan, showing stormwater drainage for each lot.

5. Any other improvements such as curbs, gutters, sidewalks, bridges, lift stations, fire hydrants, street lighting, etc., as required, and in accord with the requirements contained in title 2 of this code.

A-10 After the approval of the improvement plans has been obtained from Bonner County, the subdivider may begin construction of improvements on site as approved. After the completion of the improvements on site, the applicant's engineer shall submit inspection reports of the built improvements to the County for review.

Per BCRC 12-644.B, the county engineer, or his representative, shall check inspection reports of the applicant's engineer and shall perform a final inspection and additional inspections (if called for). Construction and inspection of road improvements shall be completed in accord with the requirements contained in Title 2 of the Bonner County Revised Code or Appendix A of Title 12 of the Bonner County Revised Code

A-11 Per BCRC 12-644.C, in lieu of completing all improvements as required before final plat recording, the subdivider shall enter into a surety agreement with the board agreeing to complete the improvements in accordance with surety agreement conditions and preliminary and final plat approvals. A cash deposit, certificate of deposit, corporate surety bond written by an insurance company licensed in Idaho having a rating from AM Best & Company of "A" or better, letter of credit issued and backed by a federal or state chartered bank, is required equivalent to one hundred fifty percent (150%) of the project engineer's estimated cost of construction of the improvements for the purpose of guaranteeing completion of the work and repair of any defects in improvements which occur within one year of the first acceptance of the completed work by the board. Sureties guaranteeing the work and repair of any defects in improvements which occur within one year after first acceptance of the completed work by the board may be reduced by the board by one-half (1/2) for that one year. The surety agreement shall be valid for a period not to exceed two (2) calendar years from the date of approval. At any time prior to the expiration date of the surety agreement, the subdivider may make a written request to the planning director for a single extension of the surety agreement for a period up to two (2) years. The board may consider such request for extension at any regular business meeting. The extension request must be approved or denied by the board prior to the expiration date of the surety agreement.

A-12 Per BCRC 12-660, BCRC 12-661 and BCRC 12-662, the final plat shall conform to these sections of the Bonner County Revised Code.

A-13 Per BCRC 12-7.2, the applicant submitted a stormwater management and erosion control plan, dated May 20, 2026, prepared by Cedars Civil Engineering and stamped by a Idaho licensed engineer, Patrick M Fitzgerald on May 21, 2026.

Bonner County Revised Code, Section 12-262, provides an opportunity for an affected party to appeal Hearing Examiner decisions within 28 days after the written decision has been issued, **no later than September 29, 2026 at 5:00 PM**. The appeal fee must be paid for the appeal to be considered.

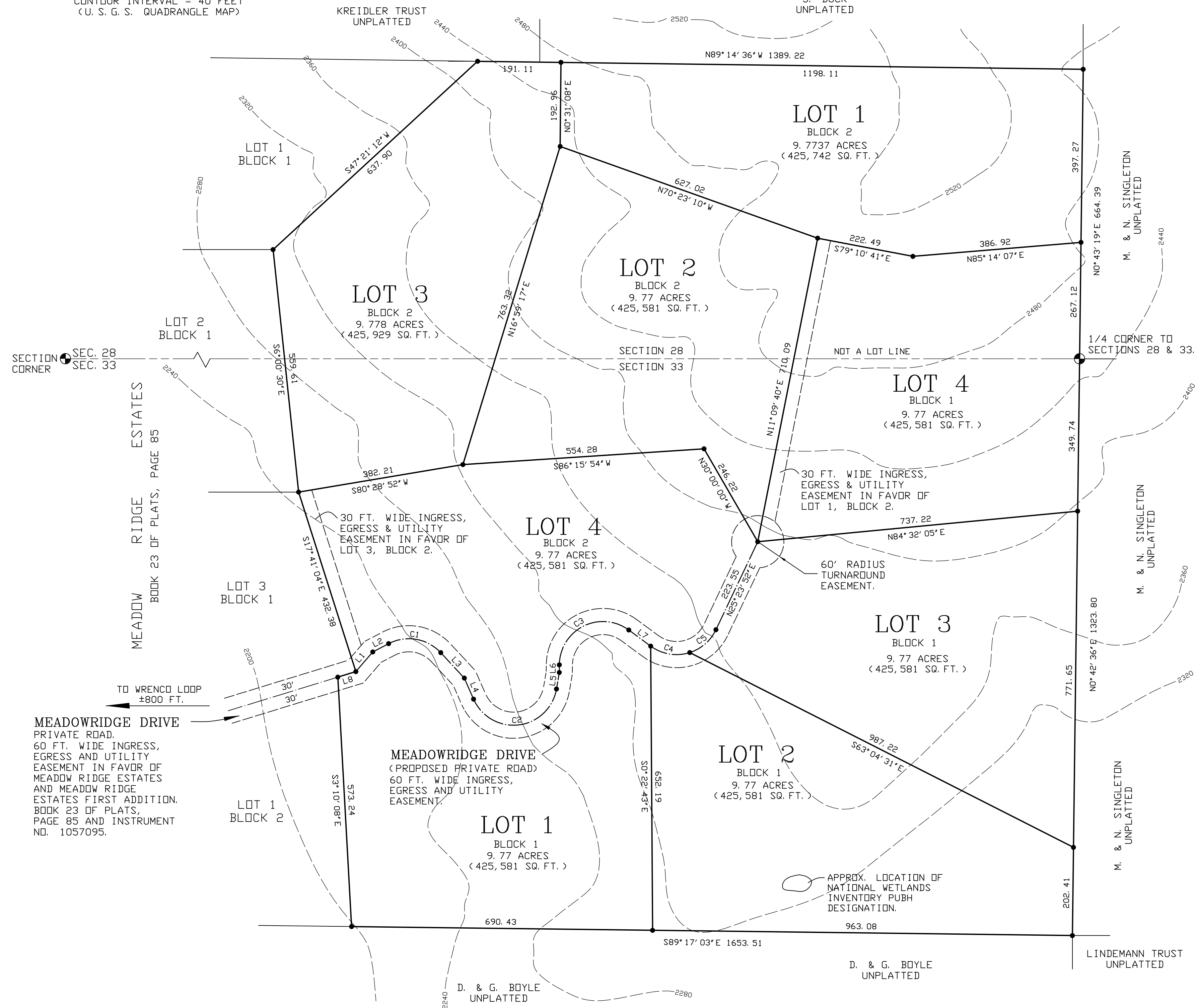
Please contact the Planning Department if you have any questions.

Signed,

A handwritten signature in black ink, appearing to read "Allan Songstad", written over a horizontal line.

Allan Songstad
Hearing Examiner

LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28 AND THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 57 NORTH, RANGE 3 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO.



- 1.) OWNER/DEVELOPER: WRENCO LODP LLC, JOHN GILLHAM AND JOHN HERRON, MEMBERS. P.O. BOX 2224, SANDPOINT, IDAHO.
- 2.) INTENDED LAND USE IS RESIDENTIAL.
- 3.) PROPERTY IS ZONED RURAL 10 (R-10) IN SECTION 28 AND AGRICULTURAL-FORESTRY 10 (A/F 10) IN SECTION 33.
- 4.) COMPREHENSIVE PLAN DESIGNATION IS RURAL-RESIDENTIAL (5-10 ACRES) IN SECTION 28 AND AG/FOREST LAND (10-20 ACRES) IN SECTION 33.
- 5.) WATER SUPPLY WILL BE PROVIDED BY INDIVIDUAL WELLS.
- 6.) SEWAGE DISPOSAL WILL BE PROVIDED BY SEPTIC TANK AND DRAINFIELD.
- 7.) SOLID WASTE DISPOSAL WILL BE PROVIDED BY EACH LOT OWNER AT THE NEAREST SOLID WASTE DISPOSAL FACILITY.
- 8.) ASSESSOR'S PARCEL NUMBER: RP57N03W287052A.
- 9.) TOTAL PARCEL AREA = 78.17 ACRES.
- 10.) THE SUBJECT PROPERTY IS WITHIN SFHA ZONE X PER FIRM PANEL NUMBER 16017C0690C, EFFECTIVE DATE 11/18/2009.
- 11.) LEGAL ACCESS TO THE SUBJECT PROPERTY IS FROM MEADOWRIDGE DRIVE, A 60 FOOT WIDE PRIVATE ROAD EASEMENT, BOOK 23 OF PLATS, PAGE 85 AND INSTRUMENT NUMBER 1057095. MEADOWRIDGE DRIVE CONNECTS DIRECTLY TO WRENCO LOOP, A PUBLIC ROAD.
- 12.) THERE ARE NO STRUCTURES OR UNDERGROUND OR OVERHEAD UTILITIES ON THE SUBJECT PROPERTY.
- 13.) A PRELIMINARY SOIL ANALYSIS WAS PERFORMED BY PANHANDLE HEALTH DISTRICT, PRELIMINARY SOIL ANALYSIS NO. 25-09-11839, DATED 11/14/2025. ANALYSIS FOUND "THE SITE APPEARS SUITABLE FOR A STANDARD SEPTIC SYSTEM ON EACH LOT".
- 14.) A PRE-APPLICATION MEETING FOR THIS PRELIMINARY PLAT WAS HELD AT THE BONNER COUNTY PLANNING DEPARTMENT ON 01/13/26.
- 15.) LOT SIZE OF 9.77 ACRES IS ALLOWED BY ADMINISTRATIVE EXCEPTION GRANTED BY THE BONNER COUNTY PLANNING DEPARTMENT.



VICINITY MAP
NOT TO SCALE

LINE TABLE

LINE	DISTANCE	BEARING
L1	59.56	N40°39'41"E
L2	40.98	N62°25'41"E
L3	79.58	S42°51'04"E
L4	52.77	S23°36'19"E
L5	38.40	N9°38'30"E
L6	17.54	N0°19'28"E
L7	62.42	S53°37'55"E
L8	43.37	S72°56'07"W

CURVE TABLE

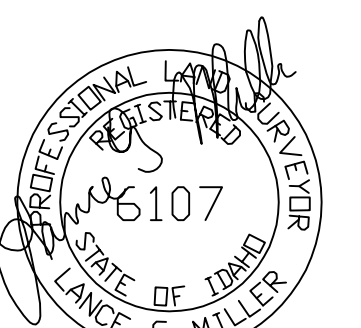
CURVE	DELTA	RADIUS	ARC LENGTH	CHORD
C1	74° 43' 15"	100.00	130.41	121.37
C2	146° 45' 11"	100.00	256.13	191.66
C3	126° 02' 36"	100.00	219.99	178.25
C4	54° 00' 42"	100.00	94.27	90.81
C5	46° 57' 30"	100.00	81.96	79.60

LEGEND

- COMPUTED POSITION.
- ◐ MONUMENTATION AS NOTED

BASIS OF BEARING

THE BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF MEADOW RIDGE ESTATES, AS RECORDED IN BOOK 23 OF PLATS, PAGE 85, RECORDS OF BONNER COUNTY, IDAHO.



01-20-26

LANCE G. MILLER, P.L.S.
7085 UPPER PACK RIVER ROAD
SANDPOINT, ID. 83864
(208) 263-1533

BCRC Code	Standard for	Required	Provided
12-268	Application Process, General Provisions	Agency Routing	Public agencies were notified of this application on July 28, 2026
12-610.B	Conformance with BCRC Title 12	Minimum Lot Size required is 12,000 sf. for Recreation District where all urban services are available.	All proposed lots are to be ± 9.77 acres. The applicant was approved for lot size minimum through planning file #VE0007-25 to create eight (8) 9.77 acre lots. Comments were received that the lot size was contrary to the zone. The planning Department was well within its authority to approve this minor deviation. See Conditions of approval.
12-620	General	Easements, constraints, reserved land areas to be shown and marked on the plats.	All these elements are found on the face of the preliminary plat. See Conditions of approval.
12-621	Lot Design	Depth to width ratio of not more than 3.2:1 for lots less than 300 feet wide; and not more than 4.2:1 for lots more than 300 feet wide. Angle of intersections with fronting road between 85 – 95 degrees for lots with less than 100 feet width.	All proposed lots have a calculated width of more than 300 feet. All lots are below the depth to width of the required 4.2:1. The D/W ratios range from 2.0 to 3.7. See Conditions of Approval
12-622	Submerged Lands	Submerged lands not to be counted towards density calculations.	The subject parcel has no submerged lands.
12-623.A	Urban services	For lots less than 1 acres in size, urban services required.	All proposed lots are to be larger than one acre. The subdivision is proposed to be served by individual wells and septic systems The applicant has received a speculative site evaluation for suitability from Panhandle Health District (PHD) on November 14, 2025. PHD

			Indicated that the site appears suitable for standard septic system on proposed each lot
12-623.B	Water supply	Lots to be served by connection to an existing public or private water system.	Well logs were submitted for the area as part of this application indicating gallons per minute and depths. A map was provided to show that area. Comments were received expressing concern about water, however, the well logs appear to demonstrate water availability.
12-623.C	Sewage disposal	Sewage disposal method for all building sites, as approved by the Panhandle health district and/or the state of Idaho, may be provided.	The subdivision is proposed to be served by individual septic systems. The applicant submitted a preliminary soil analysis prepared by Panhandle Health District on November 4, 2025(#25-09-11839), indicating that the site is suitable for sewage disposal. The county relies on relevant agencies for their expertise on this subject.
12-623.D	Fire Plan/Fire risk assessment	Assessment of fire risk Fire protection plan Defensible space plan	A fire suppression plan and fire hazard rating has been submitted with the preliminary plat application. The report indicates that fire suppression tanks will be installed and maintained by the HOA. The fire hazard rating is 28 which is within the moderate range. A note will shall be on the face of the final plat for fire suppression. See Conditions of Approval.
12-624.A	Road name	Unique road names for new roads.	Meadowridge is the proposed name to be used. See Conditions of Approval.
12-624.B	Road standards	Road to be designed to meet private road standards of BCRC Title 12, Appendix A.	A preliminary road design was submitted and prepared by a professional licensed engineer Patrick Fitzgerald on May 20, 2026

12-624.C	Legal access	Legal access to each proposed lot	All lots are proposed to have legal access within the subdivision. Each access shall be developed to meet Appendix A private road standards. Bonner County Road & Bridge Department Title 2, road standards manual requires a Trip Generation & Distribution Letter for this project. See Conditions of Approval.
12-624.D	Public road frontage	For lots less than 5 acres in size, direct frontage and direct access to public roads required.	All proposed lots are greater than 5 acres.
12-625.A	Trails and Parks	Bonner County Trails Plan	Bonner County currently does not have an adopted trails plan.
12-625.B	Trails and Parks	Public Access, Parks and Facilities	This project is not adjacent to any public access point of ingress/egress.
12-626.A	Natural Hazards	Subdivision to be designed around identified natural hazards	The proposal does contain mapped slopes of 0-≥30% grade. There is a mapped wetland on the property. The project has been reviewed to meet the requirements of Title 12, chapter 7. See below.
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 below
12-642.A	Application Content	Application form	The applicant submitted the required application and supporting documents for a preliminary plat.
12-642.B	Application Content	Preliminary Plat, prepared by Idaho licensed surveyor, showing parcels to be created.	An Idaho licensed surveyor prepared the preliminary plat.
12-642.B.1	Plat Content	Subdivision name, geographic grid, north arrow, and vicinity map, vicinity road pattern.	These elements are all included in the submitted preliminary plat.

12-642.B.2	Plat Content	Boundary line of tract to be subdivided, intersection property lines, abutting roads, names and addresses of adjoining owners shown in their respective places of ownership on the plat.	These elements are all included in the submitted preliminary plat.
12-642.B.3	Plat Content	Location, dimensions and area of proposed lots. Lot numbering.	The surveyor has systematically numbered each lot with dimensions and locations.
12-642.B.4	Plat Content	Location, dimensions and tentative names of proposed streets and roads.	The plat exhibits one (1) 60' dedicated private right of way and two (2) 30' easements for ingress and egress. The proposed street is Meadowridge Drive.
12-642.B.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 shows the contour lines extending beyond this parcel.
12-642.B.6	Plat Content	Location of water courses, floodplains per FIRMs with BFEs.	Parcel is within SFHA Zone X per FIRM Panel Number 16017C0690E and 16017C0925E, Effective Date 11/18/2009. No further floodplain review is required on this proposal.
12-642.B.7	Plat Content	Existing wells, springs, wetland boundaries as depicted on national wetlands inventory maps or as delineated by a professional authorized by the U.S. army corps of engineers to perform wetland delineations, drainage channels, overhead and underground utility lines, structures, sanitary sewers and culverts within the tract and immediately adjacent thereto.	A Wetland Delineation Report dated February 16, 2026 was submitted with this application. Mike Fitzgerald prepared the report, P.E., the report identified a mapped wetland on Lot 2 Block 1. A 40 ft set back from the wetlands will be required for any future structure .

12-642.B.8	Plat Content	Proposed method of water supply, sewage and solid waste disposal.	Individual wells are proposed for each lot as shown in note #5 of the preliminary plat. The applicant has submitted well reports for the area. Septic tanks and drainfields are proposed as a method of sewage disposal for each lot as found in note 6. A preliminary soil analysis prepared by Panhandle Health District on November 14, 2025, indicates the property is suitable for subsurface sewage disposal. Bonner County transfer station is proposed to be utilized for solid waste found in note 7.
12-642.B.9	Plat Content	All easements of record, including sufficient data to identify conveyance.	Preliminary Plat note 11 of the plat indicates the conveyance of access to the proposed lots and recording data to identify conveyance.
12-642.B.10	Plat Content	Purpose indication for parcels reserved for public dedication or common use of property owners.	The right of way, Meadowridge Drive, has been shown on the preliminary plat indicating the dedication for public use. See Conditions of Approval
12-642.B.11	Plat Content	Statement for intended use of parcels.	Preliminary Plat note 2 of the indicates the lots are proposed to be residential.
12-642.C.2	Road design and profile	Preliminary road design and profile prepared, stamped and signed by Idaho licensed engineer.	Patrick M Fitzgerald with Cedar Civil Engineering has prepared a preliminary road design and profile plan design, dated May 20, 2026.
12-643.A	Application filed	In accord with 12-268	The applicant submitted the required application for a subdivision.
12-643.B	Public hearing	In accord with Subchapter 2.6	A public hearing was held August 27, 2026.
12-643.I	Validity of Preliminary Plat		The preliminary plat shall be valid for a period not to exceed three (3) years from the date of approval.

			See Conditions of Approval.
12-644	Improvements Plan	Plan to be prepared by a registered civil engineer. Two copies to be provided.	See conditions of approval.
12-645	Standards for Review		See Conclusions of Law.
12-660	Final Plat, Contents		Not applicable at this stage.
12-661	Endorsements on Final Plat		Noy applicable at this stage.
12-7.1	Shorelines		The subject property does not front or contain any water bodies.
12-7.2	Grading, Stormwater Management and Erosion Control	Applicability: All new subdivisions subject to the provisions of chapter 6 of this title, as amended, and all new planned unit developments subject to the provisions of chapter 2, subchapter 2.5 of this title, as amended, except as provided for in subsection 12-720.3.J of this subchapter.	The applicant submitted a stormwater management and erosion control plan prepared by Patrick M. Fitzgerald of Cedar Civil Engineering, dated May 20, 2026. See Conditions of Approval.
12-7.3	Wetlands		Per National Wetland Inventory maps, the proposal contains a freshwater pond on the southeast side of the property. The subdivider submitted a professional wetland delineation at the time of the submission of the subdivision application in accordance with this section of the Bonner County Revised Code. The report concluded that no adverse impacts to water and wetlands will occur, furthermore county code has regulations to protect environmental features including a 40 ft setback requirement.

12-7.4	Wildlife	The purpose of this subchapter is to provide measures to protect and maintain wildlife and fisheries habitat.	Idaho Department of Fish & Game commented with suggestions on how to protect wildlife. Suggestions included fencing types and vegetation. See Agency comment
12-7.5	Flood Damage Prevention	Development to occur as per BCRC, Title 14.	Parcel is within SFHA Zone X per FIRM Panel Number 16017C0690E and 16017C0925E, Effective Date 11/18/2009. No further floodplain review is required on this proposal.
12-7.6	Hillsides	Geotechnical Survey Requirement	Site does contain mapped slopes of over $\geq 30\%$ grade.