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TO: Bonner County Planning Department

FROM: Jeremy Grimm
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DATE: 5.11.2026

SUBJECT: **PRELIMINARY PLAT NARRATIVE: GOLDEN TEE ESTATES 11TH ADDITION**

This application respectfully requests Preliminary Plat approval for the Golden Tee Estates 11th Addition, comprising 22 residential lots and 1 open space lot within the established Idaho Club Planned Unit Development (PUD). We are keeping with the exact intent, scale, and vision of the originally approved PUD site plan. Specifically, as identified on sheet 6 of the approved Golden Tee Site Plan, this exact area was designated and mapped for 24 lots in the master development. The 11th Addition is a planned, orderly, and anticipated next step in fulfilling the long-standing PUD entitlement originally approved by Bonner County.

It is critical to evaluate this Preliminary Plat within the context of its underlying authorization: PUD File C832-05. The Idaho Club is not piecemeal development; it is a comprehensively planned community that underwent an exhaustive environmental, infrastructural, and regulatory review process culminating in its 2006 approval and subsequent phased build out.

Although the original entitlement authorized a density of 498 dwelling units across the 865-acre site, recent dedication of portions of the property to the Kalispell Tribe along with other decisions will result in a far lower number of total units at build out, resulting in a less intense overall development. To secure this entitlement, the project was subjected to intense scrutiny and provided extensive technical reporting, including:

- **Land Capability and Environmental Review:** A comprehensive Land Capability Report confirmed the site's ability to withstand the 498-unit development without harmful effects related to drainage, erosion, or geological slippage.

- **Traffic and Transportation Analysis:** Extensive traffic impact studies and modeling were conducted, resulting in approved highway approaches by the Idaho Transportation Department (ITD) and coordinated access improvements.

- **Natural Resources and Agency Coordination:** The underlying approval was conditioned upon detailed wetlands delineations verified by the U.S. Army Corps of Engineers, archaeological surveys, and wildlife habitat analysis and coordination with Idaho Fish & Game.

Because the Golden Tee 11th Addition operates entirely within this vested PUD density envelope, the foundational questions of environmental impact, traffic capacity, and land capability have already been exhaustively analyzed, mitigated, and approved by the County.

In evaluating this specific phase, we respectfully direct the County to BCRC 12-642, which governs the required contents of a preliminary plat application. The code explicitly requires only a "proposed method of water supply, sewage disposal and solid waste disposal" at the preliminary platting stage. A finalized, fully constructed design is not a statutory prerequisite for preliminary approval.

However, recognizing the critical importance of infrastructure and to provide absolute certainty regarding utility capacity, we have invested heavily to go far above and beyond this basic requirement by providing fully engineered, DEQ-approved utility plans. Separating fact from inuendo or allegation is critically important.

To conclusively address any outstanding questions regarding the adequacy of public and private services—specifically sewer capacity—the applicant has provided an exhaustive administrative record of state-level authorizations. The water and wastewater system serving the Idaho Club are fully regulated, quantified, and permitted through recent actions by the Idaho Department of Environmental Quality (DEQ) and Gem State Infrastructure, LLC and TIC Utilites.

- **DEQ Facility Plan Approval:** On December 16, 2025, the Idaho DEQ issued a formal approval letter for the Gem State Water Wastewater Treatment Facility Plan. In this correspondence, DEQ confirmed that the system has a current maximum treatment capacity of 320 Equivalent Residential Units (ERUs).

- **Binding Will-Serve and Capacity Accounting:** Gem State Water issued a Will-Serve letter explicitly for the lots in the Golden Tee Estates 11th Addition. This is backed by a verified declining balance accounting confirming the allowed system capacity against only 210 active connections, leaving ample verified surplus capacity for this phase.

- **Issuance of Final Reuse Permits:** On January 16, 2026, DEQ officially issued Final Reuse Permit M-280-01 for the treatment facility, and Final Reuse Permit M-281-01 to Valiant Idaho, LLC for the land application and irrigation systems.

- **DEQ Approval of 11th Addition Water & Sewer Plans:** On January 21, 2026, DEQ issued a conditional approval letter directly authorizing the construction of the Golden Tee Estates 11th Addition Water and Sanitary Sewer Plans (consisting of 875 feet of 8-inch water main and 3-inch sewer pressure main).

These documented correspondences confirm that water and wastewater service for this phase is not conceptual; it is fully permitted, mathematically quantified, and legally allocated by the State of Idaho.

This phase is perfectly aligned with the goals and policies outlined in the Bonner County Comprehensive Plan:

Land Use Component

The Comprehensive Plan strongly encourages "placing higher density development in areas that can be served by good road systems and public services" rather than allowing sprawl into productive timber and agricultural lands. Furthermore, the "Resort Community" land use designation explicitly "provides for urban-like densities for areas centered around the recreational areas developed for winter and water sports, golf and hiking, where urban services are provided". The Golden Tee 11th Addition perfectly aligns with these goals by clustering the 22 proposed lots within an existing golf course PUD that is already served by centralized urban-level water and sewer services.

Community Design Component

A primary goal of this chapter is the preservation of rural character by ensuring that "new development should occur in areas of similar densities and with compatible uses". By locating the 11th Addition entirely within the previously approved phased area of the Idaho Club PUD, the development guarantees highly compatible uses and densities with the existing neighborhood. The plan also explicitly encourages "cluster development" to preserve the natural features and open spaces of the broader community, which is the foundational design principle of the Idaho Club PUD.

Housing Component

The Housing chapter emphasizes that housing density "should be greatest in and around the county's nine cities" or in suburban areas where "urban services (sewer and water) are available". By accommodating the demand for housing within a master-planned resort community that has existing utility infrastructure, the 11th Addition helps satisfy housing demand without forcing density into remote, unsewered rural areas.

Economic Development Component

The Comprehensive Plan recommends policies specifically designed to foster sectors that have historically been a significant part of the county's economic base, explicitly including "recreation". The plan recognizes that the county's high quality of life and consistent tourism draw are major economic strengths. Approving the preliminary plat supports economic growth associated with home site construction and bolsters the long-term viability of a major recreational anchor in the county.

Public Services, Facilities, and Utilities Component

This chapter outlines that developments should responsibly connect to centralized utility systems regulated by the Idaho Department of Environmental Quality (DEQ) rather than relying heavily on individual septic systems. By connecting the 11th Addition to the Gem State Water and TIC Utilities systems—which have heavily invested in DEQ Facility Plan approvals, binding Will-Serve letters, and state-issued Reuse Permits—the application directly advances the county's policy for safe, centralized, and strictly regulated public utility expansion.

Hazardous Areas Component

The plan aims to protect life and property by discouraging development in high-hazard areas, such as steep slopes and floodplains. The 11th Addition has been designed to avoid steep slopes and contains no mapped natural hazards. Furthermore, it meets wildfire mitigation goals by providing an approved IFC-compliant water and fire hydrant system capable of delivering 1,000 gallons per minute for a minimum of two hours.

Objective Facts of this application:

1. **Vested Entitlement:** The proposed plat operates within the unit density allocation and environmental mitigations established by the exhaustive review and approval of the Idaho Club PUD (File C832-05).

2. **Zoning & Master Plan:** The subject property is zoned Recreation and is located within the originally approved PUD master site plan.

3. **Statutory Plat Standard:** BCRC 12-642 establishes specific objective standards for a preliminary plat submission and approval which have been satisfied.

4. **Sewer Infrastructure & Capacity:** Gem State Infrastructure has issued a Will-Serve letter and declining balance accounting verifying ample remaining capacity for the 11th Addition.

5. **DEQ Facility Plan Approval:** On December 16, 2025, the Idaho DEQ formally approved the Gem State Wastewater Treatment Facility Plan, validating a 320 ERU current maximum treatment capacity.

6. **DEQ Reuse Permits Issued:** Active DEQ Reuse Permits M-280-01 and M-281-01 were issued on January 16, 2026, fully authorizing the treatment and disposal of wastewater.

7. **DEQ Plan Approval:** The Idaho DEQ formally approved the Golden Tee Estates 11th Addition Water and Sanitary Sewer Plans on January 21, 2026.

The Golden Tee Estates 11th Addition Preliminary Plat complies with the standards of review set forth in BCRC 12-645. The proposed subdivision is in accord with the purposes of the Recreation zoning district and the vested master plan.

The public and private services—specifically water and sewer services—are demonstrably adequate for the needs of future residents. The applicant has overwhelmingly satisfied the preliminary plat requirements of BCRC including 12-642(B)(8) by presenting heavily invested, fully engineered plans carrying active DEQ approvals and utility Will-Serve commitments. Through the submission of the December 2025 DEQ Facility Plan approval, the January 2026 DEQ Reuse Permits, and the verified Gem State Will-Serve capacity accounting, it is an established, objective fact that adequate utility capacity exists to serve this subdivision. Furthermore, the foundational impacts of this development were exhaustively evaluated and mitigated during the original C832-05 PUD approval. Therefore, the application successfully satisfies all relevant local and state criteria for Preliminary Plat approval. We eagerly await the processing of this application and are available should there be any questions or facts requiring additional information.

Respectfully,

Jeremy Grimm

President
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