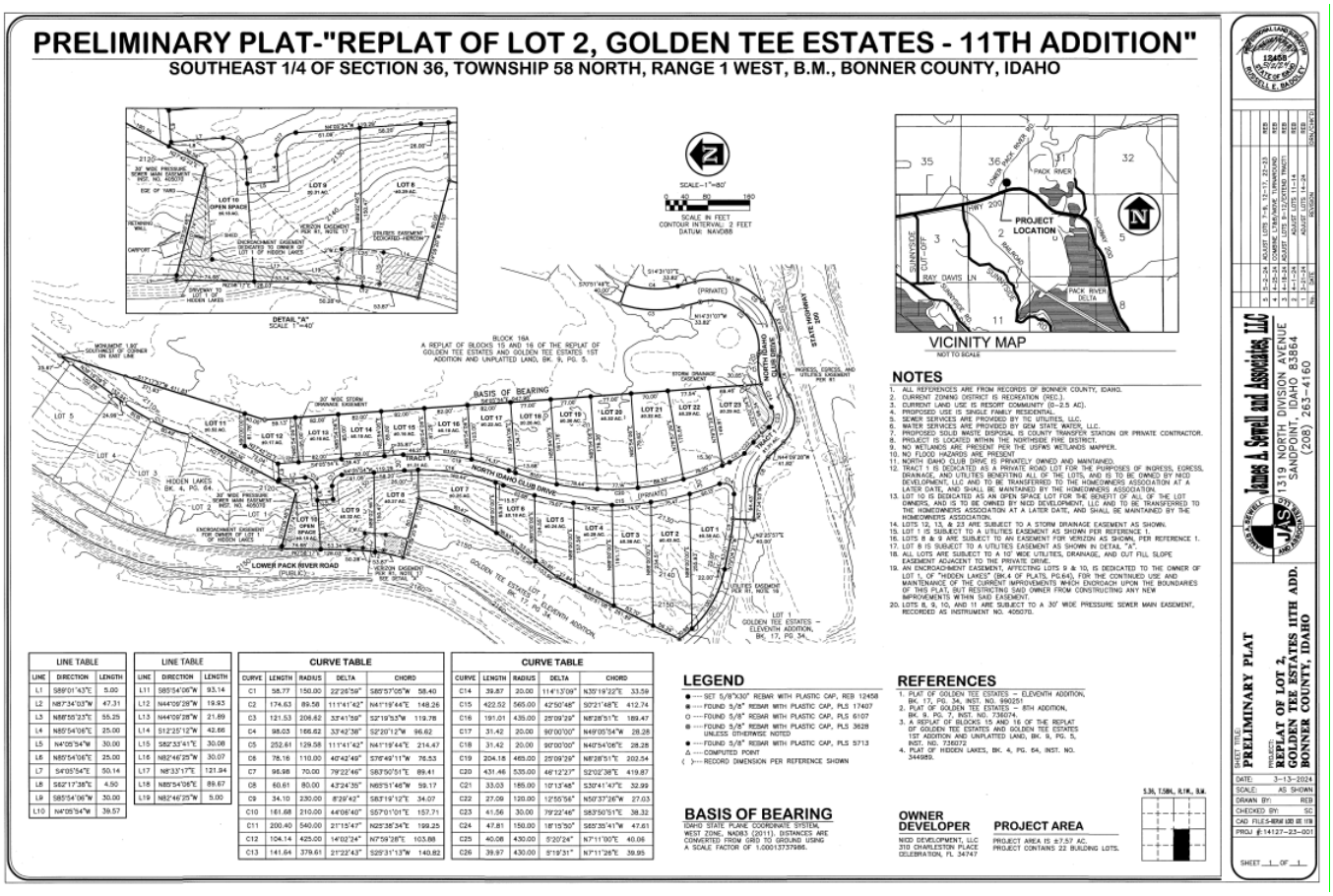
Bonner County Planning Department

"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

BOCC APPEAL
STAFF REPORT FOR NOVEMBER 17, 2026

Project Name:	**Golden Tee Estates 11th Addition- Lot 2** Subdivision in conjunction with Planned Unit Development (PUD); Planning File No. C832-05)
File Number, Type:	**S0002-26, Subdivision**
Request:	The applicant is requesting to replat the subject property into 22 residential lots ranging in area from 0.15 acres to 0.52 acres and one (1) open space lot.
Legal Description:	36-58N-1W GOLDEN TEE ESTATES 11TH ADDITION LOT 2
Location:	The subject property is located off North Idaho Club Drive, in Section 36 of Township 58 North, Range 1 West of Boise Meridian, Idaho.
Parcel Number:	RP044520000020A
Parcel Size:	Approximately 7.57 acres of platted land
Applicant/ Landowner:	NICD Development, LLC 151 Clubhouse Way Sandpoint, ID 83864
Project Representative:	Whiskey Rock Planning + Consulting 614 Creekside Lane, Sandpoint, Idaho 83864
Application filed:	May 13, 2026
Notice provided:	Mail: October 6, 2026 Site Posting: October 6, 2026 Published in newspaper: October 6, 2026
Appendices	Appendix A- Notice of Public Hearing Record of Mailing Appendix B- Public Agency Comments Appendix C- C832-05 Decision letter Appendix D- Hearing Examiner Decision



Project Summary:

The proposed subdivision is a part of the Planned Unit Development - Golden Tee Estates, Planning File No. C832-05.

The subject property is approximately 7.57 acres of platted land located within The Idaho Club on North Idaho Club Drive in Section 36, Township 58 North, Range 1 West of Boise Meridian, Idaho. The parcel is currently zoned Recreation with a land use designation of Resort Community.

The applicant is requesting to replat the lot into 22 residential lots and open space lot. Ranging in area from 0.15 acres to 0.52 acres.

At the August 27, 2026 public hearing, the Bonner County Hearing Examiner approved this file, with conditions. The conditions are specified in Exhibit D of this staff report.

The Hearing Examiner's decision was appealed on September 18, 2026, by Dave Frohnen, Chris Norton, and Read Tuddenham.

Applicable Laws:

The following sections of BCRC, Title 12, apply to this project:

BCRC 12-2.6	Abandonments, Appeals, Complaints, Exceptions, Fees, Modifications, Public Hearings, Application Processing
BCRC 12-262	Appeals from Final Decision of Commission/Hearing Examiner
BCRC 12-268	Application Process, General Provisions
BCRC 12-412	Density and Dimensional Standards: Suburban, Commercial, Industrial, Rural Service Center, Recreation and Alpine Village 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 12-625	Design Standards: Trails and Parks
BCRC 12-626	Design Standards: Environmental Features
BCRC 12-642	Preliminary Plat, Contents of Application
BCRC 12-643	Subdivisions, Procedure for processing Preliminary Plats
BCRC 12-644	Improvement Plan Required, Contents
BCRC 12-645	Standards for review of Applications for Preliminary Plat of all Subdivisions
BCRC 12-660	Final Plat, Contents
BCRC 12-661	Endorsements to be Shown on Final Plat
BCRC 12-7.1	Shorelines
BCRC 12-7.2	Grading, Storm water 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
BCRC 12-800	Definitions

Background:

A. Site Data:

- The property currently exists as vacant land.
- The site is platted
- Approximately 7.57 acres
- Zone: Recreation
- Land Use: Resort Community

B. Access:

- The property is located on N. Idaho Club Drive, a privately owned and maintained right-of-way. The Idaho Club is accessed from Highway 200 at Idaho state owned and maintained paved right-of-way.

C. Environmental Factors:

- The site contains mapped slopes of 0-≤29% grade. (USGS)
- The site does not contain any mapped wetlands. (USFWS and NWI)
- The site does not contain any mapped waterbodies, streams, lakes or rivers. (NHD)
- Site contains the following soils: (USDA)
    - Description: Pend Oreille silt loam, 5 to 45 percent slopes
    - Type: Consociation
    - Drainage: Well Drained
    - Classification: Not prime farmland

    - Description: Mission silt loam,2 to 12 percent slopes
    - Type: Consociation
    - Drainage: Somewhat poorly drained
    - Classification: Farmland of statewide importance, if drained

- Parcels are located within SFHA Zone X and not located within floodway, per FIRM Panel 16017C0735E, Effective Date 11/18/2009.

D. Services:

- Water: TIC Utilities, LLC.
- Sewer: Gem State
- Electricity: Northern Lights, Inc.
- Natural gas: Avista Utilities
- Fire: Northside Fire District
- School District: Lake Pend Oreille School District #84
- Ambulance District: Bonner County Ambulance District
- Hospital District: Pend Oreille Hospital District

E. Comprehensive Plan, Zoning and Current Land Use

Compass	Land Use	Zoning	Current Use & Density
Site	Resort Community	Recreation	Vacant
North	Resort Community	Recreation	Residential Lots and golf course
East	Resort Community	Recreation	Vacant, golf course
South	Resort Community	Recreation	Vacant
West	Resort Community	Recreation	Single-family dwellings and lots

Agency and Public Comments:

Agencies and taxing districts were notified of this application on July 28 and October 6, 2026. A full list of the public agencies can be found in the attached Appendix A Agency comments can be found in the attached Appendix B.

The following agencies replied with comments:

- Northern Lights Inc.
- Panhandle Health District
- Bonner County Road and Bridge

The following agencies replied with no comment:

- Kootenai Ponderay Sewer District
- Bonneville Power Administration
- Idaho Department of Environmental Quality
- Idaho Department of Water Resources
- TC Energy

All other agencies did not reply

Public comments were received as of the date of this staff report and have been forwarded to the governing body for review.

BCRC 12-262 APPEALS FROM FINAL DECISION OF COMMISSION/HEARING EXAMINER:

A. Presentation Of Appeal: Any "affected person", as defined by Idaho Code title 67, chapter 65, may appeal to the Board any final decision by the Zoning Commission/hearing examiner.

B. Filing Time Limit; Fee: Any affected person may file an appeal of the final decision of the Zoning Commission/hearing examiner with the Planning Director within twenty-eight (28) days after the final written decision of the Zoning Commission/hearing examiner has been issued. The appellant shall pay the fee required by this title upon filing the appeal. An appeal shall not be considered to be filed until such fee has been paid. Failure to file the appeal within the time limits shall cause automatic dismissal of the appeal.

C. Notice Of Appeal Contents: The notice of appeal shall be detailed in writing and shall provide the grounds for the appeal. The grounds for appeal shall be that the decision of the commission or hearing examiner was at a minimum one of the following:

1. In violation of constitutional or statutory provisions;

2. In excess of the statutory authority of the commission or hearing examiner;

3. Made upon unlawful procedure;

4. Arbitrary, capricious or an abuse of discretion; or

5. Not supported by substantial evidence on the record as a whole.

D. Procedures For Consideration Of Appeal:

1. Within sixty (60) days of the receipt of the appeal, the Board shall conduct a public hearing. The Board shall be conducted in the same manner using the same standards, as if the Board had original jurisdiction to hear the application.

2. Upon consideration, the Board may affirm, reverse, or modify the decision of the Zoning Commission/hearing examiner, after compliance with applicable procedural standards.

3. The decision of the Board shall be final, and any further recourse shall be as provided by law.

E. Applicability: The appeal process shall be coordinated with administration of land use ordinances. The procedures for appeal set forth herein shall be applied in a manner which is consistent with the zoning, subdivision and related land use ordinances of Bonner County.

F. Decision: In the event of a tie vote, due to a conflict of interest or abstention, the failure to gain an affirmative action by the Board is considered a final decision of denial of the appeal and the underlying decision shall be deemed the final decision of the Board.

Staff: At the August 27, 2026 public hearing, the Hearing Examiner, Allan Songstad, approved this file, with conditions. The written decision was rendered on September 1, 2026, with an appeal date of September 29, 2026. The Planning Director received an appeal from Chris Norton, Dave Frohnen, and Read Tuddenham on September 18, 2026, accompanied with the appropriate fee, claiming to be "affected persons", as defined by Idaho Code.

The appeal documentation from Mr.'s Frohnen, Norton, and Tuddenham has been provided to the Commissioner's prior to the hearing for their consideration and review.

Bonner County will hold the hearing within 60 days of receipt of the appeal.

This code section has been met by the appellants. The Board shall make a finding on whether the appellants are affected parties, as defined by the Local Land Use Planning Act, as well as findings on their agreement or disagreement with the Hearing Examiner's findings.

Staff Review and Analysis:

BCRC Code	Standard for	Required	Provided
12-268	Application Process, General Provisions	Agency Routing	Agencies were notified of the file on July 28 and October 6, 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.	The associated approved PUD, Condition A-7, #3 of file C832-05, was approved with lot sizes permitted below 12,000 square feet. All lots in the subdivision shall have access to urban services. See Conditions of Approval.
12-620	General	Easements, constraints, reserved land areas to be shown and marked on the plats.	The plat shall include all easements, constraints, reserved land areas to shown and marked on the plat for Golden Tee Estates- 11th addition. 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 –	The associated approved PUD, Condition A-7, #5 on file C832-05 was approved with a deviation permitted to depth to width ratio and angle of intersection requirements.

		95 degrees for lots with less than 100 feet width.	
12-622	Submerged Lands	Submerged lands not to be counted towards density calculations.	The subject lot does not contain any mapped submerged lands. Not Applicable.
12-623.A	Urban services	For lots less than 1 acres in size, urban services required.	Will-serve letter received from TIC Utilities, LLC, an affiliate of Valiant Idaho, LLC confirming that it has sufficient capacity to provide water. Gem State Water confirmed that it has sufficient capacity to provide wastewater services to all the lots in the proposed subdivision as found the will server letter dated October 7, 2025. Condition C9 of the PUD file requires "Prior to construction of sewer and water improvements for each phase of the subdivision, the applicant shall obtain approval from Idaho Department of Environmental Quality (DEQ) for the utility plans and specifications, and shall install the systems in accord with the approved plans. Prior to final plat approval for each phase, the applicant shall provide written approval of the "as-built'' improvements for sewer and water services from DEQ. Prior to final plat for each phase, the applicant shall provide written confirmation from DEQ that the capacity of the water and wastewater systems is sufficient to accommodate the additional lots" See Conditions of Approval.
12-623.B	Water supply	Lots to be served by connection to an existing public or private water system.	Will-serve letter received from TIC Utilities, LLC, confirming that it has sufficient capacity to provide water to all the lots in the proposed subdivision. See Conditions of Approval.
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.	Gem State Water confirmed that it has sufficient capacity to provide wastewater services to all the lots in the proposed subdivision as stated in will serve letter dated October 7, 2025.

			Condition C9 of the PUD file requires "Prior to construction of sewer and water improvements for each phase of the subdivision, the applicant shall obtain approval from Idaho Department of Environmental Quality (DEQ) for the utility plans and specifications, and shall install the systems in accord with the approved plans. Prior to final plat approval for each phase, the applicant shall provide written approval of the "as-built'' improvements for sewer and water services from DEQ. Prior to final plat for each phase, the applicant shall provide written confirmation from DEQ that the capacity of the water and wastewater systems is sufficient to accommodate the additional lots" See Conditions of Approval.
12-623.D	Fire Plan/Fire risk assessment	Assessment of fire risk Fire protection plan Defensible space plan	A fire assessment plan was submitted as part of this application. The applicant is proposing to provide an approved water and fire hydrant system per BCRC 12-623.D.1. See Conditions of Approval.
12-624.A	Road name	Unique road names for new roads.	North Idaho Club Drive will be extended to serve the proposed lots.
12-624.B	Road standards	Road to be designed to meet private road standards of BCRC Title 12, Appendix A.	The associated approved PUD, Condition A-7, #4 on file C832-05 was approved with a deviation permitted to construct the private roads to a minimum of the International Fire Code Standards and to be paved. See Conditions of Approval.
12-624.C	Legal access	Legal access to each proposed lot	All lots have been proposed to have direct frontage on the extension of North Idaho Club Drive, a private road.
12-624.D	Public road frontage	For lots less than 5 acres in size, direct frontage and direct access to public roads required.	The associated approved PUD, Condition A-7, #4 on file C832-05 was approved with a deviation permitted to construct the private roads to a minimum of the

			International Fire Code Standards and to be paved. See Conditions of Approval.
12-625.A	Trails and Parks	Bonner County Trails Plan	Bonner County currently does not have an adopted trails plan. This proposal is not adjacent to any public access points of ingress/ egress.
12-625.B	Trails and Parks	Public Access, Parks and Facilities	This proposal does not offer any public access, parks and facilities.
12-626.A	Natural Hazards	Subdivision to be designed around identified natural hazards	The proposal has mapped slopes of 0-≥30% grade. The mapped slopes ≥30% appear from tree tops and not hillsides. See Standards 12-7.6 below.
12-626.B	Conformance with BCRC 12-7	Conformance with environmental standards.	This project has been reviewed to meet the requirements of Title 12, Chapter 7, see analysis below.
12-642.A	Application Content	Application form	The applicant submitted the required application for a subdivision.
12-642.B	Application Content	Preliminary Plat, prepared by Idaho licensed surveyor, showing parcels to be created.	Russell Badgley, a 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 on the face of 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 preliminary plat indicates that the proposed road will be an extension of the North Idaho Club Drive, an existing 30’ wide approved private road.
12-642.B.5	Plat Content	Sufficient contours to show the shape of the land and extending at least one	The preliminary plat shows the contour lines of Lower Pack River Road, North Idaho Club Drive, Lot

		hundred feet beyond the subdivision limits.	1 Golden Tee Estates- Eleventh Addition and the golf course.
12-642.B.6	Plat Content	Location of water courses, floodplains per FIRMs with BFEs.	Parcels are located within SFHA Zone X and not located within floodway, per FIRM Panel 16017C0735E, Effective Date 11/18/2009. Not Applicable.
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.	This proposal does not contain any mapped wetlands and is not adjacent to any mapped wetlands.
12-642.B.8	Plat Content	Proposed method of water supply, sewage and solid waste disposal.	The "Notes" portion of the preliminary plat indicates the providers of water and sewage disposal. However, note 5 and 6 will need to be corrected to indicate the correct service provider for sewer and water. Solid waste disposal is either the county transfer station or a private contractor. See Conditions of Approval.
12-642.B.9	Plat Content	All easements of record, including sufficient data to identify conveyance.	Conveyance of easements can be found in the "Notes" portion in the preliminary plat and in the subdivision guarantee.
12-642.B.10	Plat Content	Purpose indication for parcels reserved for public dedication or common use of property owners.	Note 13 of the preliminary plat indicates the dedication of Lot 10 to the property owners for common use. See Conditions of Approval.
12-642.B.11	Plat Content	Statement for intended use of parcels.	Note 4 of the preliminary plat indicates the lots are proposed to be single-family residential lots.
12-642.C.2	Road design and profile	Preliminary road design and profile prepared, stamped and signed by Idaho licensed engineer.	A preliminary road design and profile plan has been prepared by James A Sewell and Associates and is currently under review.

			See Conditions of Approval.
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 has been scheduled as required and in accord with subchapter 2.6 of Title 12.
12-643.I	Validity of Preliminary Plat		The preliminary plat shall be valid for a period not to exceed three (3) years. See Conditions of Approval.
12-644	Improvements Plan	Plan to be prepared by a registered civil engineer. Two copies to be provided.	Upon approval of the preliminary plat the applicant shall submit plan prepared by a registered civil engineer. See Conditions of Approval.
12-645	Standards for Review		BCRC 12-645 standards are found in the Conditions of Approval and Conclusions of Law found in this staff report.
12-660	Final Plat, Contents		Not applicable at this stage of the project. See Conditions of Approval.
12-661	Endorsements on Final Plat		Not applicable at this stage of the project. See Conditions of Approval.
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.	Stormwater management report and erosion control plans, prepared by James A Sewell and Associates. The plans are currently being reviewed by Bonner County Engineering Department. See Conditions of Approval.
12-7.3	Wetlands		Not Applicable.
12-7.4	Wildlife	The purpose of this subchapter is to provide measures to protect and maintain wildlife and fisheries habitat.	No agencies that regulate wildlife commented on this proposal. This subdivision is a part of a Planned Unit Development – Golden Tee Estates that was designed with 17% open space (151 acres) of

			the 879 acres of development area. The proposed residential density was approved through the Planned Unit Development.
12-7.5	Flood Damage Prevention	Development to occur as per BCRC, Title 14.	Parcels are located within SFHA Zone X and not located within floodway, per FIRM Panel 16017C0735E, Effective Date 11/18/2009.
12-7.6	Hillsides	Geotechnical Survey Requirement	The proposal does not have any mapped natural slopes the are ≥30% grade. Therefore a geotechnical survey would not be required. See Conditions of Approval.

Hearing Examiner Decision: Approve, with Conditions Date: August 27, 2026

Planner's Initials: AF Date: November 10, 2026

Note: The final decision rests with the governing body after the completion of the public hearing and consideration of all relevant oral and written testimony and evidence.

Board of County Commissioners

MOTION TO UPHOLD (APPROVE):

I, Commissioner (*INSERT NAME*), move to uphold the Hearing Examiner's decision to approve this project, FILE S0002-26, Golden Tee Estates 11th Addition Subdivision, requesting the creation of 23 residential lots on a 7.57-acres property zoned Recreation and located in Section 36, Township 58 North, Range 1 West, Boise Meridian, Bonner County, 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 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.

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 move to adopt the reasoned statement as discussed in deliberation at this hearing, as stipulated in Idaho Code §67-6535, and adopt the analysis and Conditions of Approval as presented in the Staff Report (or as amended during deliberation) and direct Planning Staff to draft the written decision, have the Chair sign, and transmit to all interested parties. This action does not result in a taking of private property.

Hearing Examiner Adopted Conditions of Approval:

1. Show all easements of record including sufficient recording data to identify conveyance, if not already shown. See BCRC 12-620 and BCRC 12-642. B.9.

2. The proposal shall provide water and sewer services. Condition C-9 of File #C 832-05 shall be satisfied in full prior to Final Plat approval.

3. A fire suppression plan was submitted as part of this application. As per the submitted plan, the applicant intends to provide approved water and fire hydrant system capable of providing more than one thousand (1,000) gallons per minute for a minimum of two (2) hours where a community water system exists or exists 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 by BCRC 12-623.D.1. A letter of approval of the fire suppression plan was received from Northside Fire District. Such improvements shall be constructed prior to the recording of the final plat.

4. The associated PUD, C832-05 was approved with a deviation permitted to construct the private roads to a minimum of the International Fire Code Standards and to be paved. The proposed private road shall meet these standards.

5. All lots shall have direct road frontage.

6. Show all existing wells, springs drainage channels, overhead and underground utility lines, structures, sanitary sewers and culverts within the tract and immediately adjacent thereto, if any. See BCRC 12-642.B.7.

7. All parcels of land intended to be dedicated for public use or reserved for the use of all property owners with the purpose indicated – Indicate purpose of Lot 10. See BCRC

12-642.B.10.

8. A statement setting forth the intended land use of the parcels, i.e., residential, agricultural, commercial, industrial or other appropriate land use classifications shall be noted on the plat. See BCRC 12-642.B.11.

9. The proposed private road shall be constructed to a minimum of the International Fire Code standards and be paved. The Bonner County Engineering Department shall review the road design and profile. Updates shall be made to the plans as required and approval of the plans obtained prior to the recording of the final plat and prior to start of road construction on site.

10. Per BCRC 12-643(I) The preliminary plat shall be valid for a period not to exceed two (2) 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 two (2) 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.

An improvement plan for the subdivision shall be submitted after the approval of the preliminary plat. The contents of the plan shall include the following. See BCRC 12-644.A.

a. 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').

b. The plan and profile of all proposed roads showing final grades and cross sections of roads in accord with the requirements of International Fire Code.
c. The plan and profile of proposed sanitary and stormwater systems with grades and sizes indicated. Drain calculations may be required.

d. A grading plan, showing storm water drainage for each lot.

e. 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.

11. Applicants' engineers shall provide inspection reports for County Engineer's review and final inspections. See BCRC 12-644.B.

12. The subdivider may enter into a surety agreement with the Board in lieu of completing all improvements, other than completion of and compliance with C-9 of File #C832-05, as required before final plat recording, agreeing to complete the improvements in accordance with surety agreement conditions and preliminary and final plat approvals. See BCRC 12-
644.C for more details.

13. The final plat shall comply with all conditions as listed in BCRC 12-646 and shall showthe following on the plat –

a. The "initial point" and description thereof, shall be indicated on the drawing and the

location and description in conformance with Idaho Code. (BRCR 12-646.C)

b. Street lines of all existing or recorded streets, principal property lines, patent lines, Township lines or Section lines, intersecting, crossing or contiguous to the subdivision (which should be mathematically tied to the lines of the subdivision by distances and bearings) and the status of adjoining property shall be indicated (name of subdivision or unplatted area). (BRCR 12-646.D)

c. The accurate location and description and filing of all monuments shall be in accordance with the Corner Perpetuation and Filing Act, Idaho Code title 55,
File S0002-26 August 27, 2026 Page 14 of 17 chapter 16. (BRCR 12-646.E)

d. The accurate outline of all property that is offered for dedication for public use, with the purpose indicated thereon and all property owners in the subdivision and conform with the Idaho Code. (BRCR 12-646.H)

e. Private restrictions, if any. (BCRC 12-646.I)

f. A certificate of a licensed engineer or surveyor of the State to the effect that the plat represents a survey made by him that all of the monuments, shown thereon, actually exist and that their positions are as shown. (BCRC 12-646.K)

14. All endorsements shall be shown on the final plat per BCRC 12-647.

15. Stormwater management report and erosion control plans, prepared by James A Sewell & Associates, were submitted as part of the application. The plans are currently under reviewed by Bonner County Engineering Department. These plans shall be resubmitted and approved by Bonner County Engineering Department prior to the recording of the final plat or prior to the start of construction activities on site.

16. After the approval of the preliminary plat, a final plat shall be prepared in conformance with BCRC 12-646, BCRC 12-647 and submitted to the Planning Department for review. The applicant shall also submit a copy of a current preliminary title report along with the final plat, as per BCRC 12-648.

17. A digital copy of the final plat shall be submitted to the Bonner County Planning Department satisfying the requirements of BCRC 12-649.

18. The applicant shall follow conditions found in file #C832-05 including without limitation C-9 requiring "as built" water and sewer improvements approved by Idaho Department of Environmental Quality sufficient to serve this proposed subdivision.

MOTION TO REVERSE (DENY):

I, Commissioner (*INSERT NAME*), move to reverse the decision of the Hearing Examiner and deny this project, FILE S0002-26, Golden Tee Estates 11th Addition Subdivision, requesting the creation of 23 residential lots on a 7.57-acres property zoned Recreation and located in Section 36, Township 58 North, Range 1 West, Boise Meridian, Bonner County, Bonner County, Idaho, based upon the following conclusions:

Conclusion 1: The proposed subdivision **is/ is not** in accord with the purposes of this Title and of the zoning district in which it is located.

Conclusion 2: The site **is/ is not** physically suitable for the proposed development.

Conclusion 3: The design of the proposed subdivision **will not/ will** 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/ are not** adequate for the needs of future residents or users.

Conclusion 5: The proposed subdivision **will not/ will** 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/ will not** provide for coordinated access with the county system of roads and with adjacent properties and **will not/ will** impede the use of public easements for access to, or through the proposed subdivision. The proposed transportation system **is/ is not** 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/ is not** 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 move to adopt the reasoned statement as discussed in deliberation at this hearing, as stipulated in Idaho Code §67-6535, adopt the analysis as presented in the Staff Report (or as amended during deliberation) and direct Planning Staff to draft the written decision, have the Chair sign, and transmit to all interested parties. This action does not result in a taking of private property.

The action that could be taken, if any, to obtain approval of this Preliminary Plat is to:

1. File a new application with the Planning Department and meet the requirements of Bonner County Revised Code OR;
2. Pursue such remedies that may be available at Title 67, Chapter 65 of Idaho Code.

The complete file is available for review in the Planning Department, 1500 Highway 2, Suite #208, Sandpoint, ID. Staff reports are available online one week before the hearing at www.bonnercountyid.gov Bonner County Revised Code (BCRC) is available at the Planning Department or online.

Appendix A- Notice of Public Hearing Record of Mailing

RECORD OF MAILING

File Number: File S0002-26
Record of Mailing Approved By: _ _
Hearing Date: 11.17.26

I hereby certify that a true and correct copy of the "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this **10th** day of **October 2026**.

Maya Johnson, 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- Public Agency Comments

Janna Brown

From: Anderson,Marcus R (CONTR) - TERR-BELL-1 <MRAnderson@bpa.gov>
Sent: Tuesday, October 6, 2026 4:40 PM
To: Planning
Subject: RE: Bonner Co FW: Request for Agency Review & Comment – Due by November 3, 2026 – Appeal File S0002-26 Bonner County Planning

Follow Up Flag: Follow up
Flag Status: Completed

You don't often get email from mranderson@bpa.gov. Learn why this is important

Hello. Bonneville Power has reviewed the public hearing notice for Appeal File S0002-26. BPA does not have any assets at this location, any adjustments will not affect BPA's transmission towers, nor the access and maintenance thereof.

Please direct all public hearing requests to me going forward. Thank you.

Marcus Anderson
BONNEVILLE POWER ADMINISTRATION
DEPARTMENT OF ENERGY
(CONTR) ACS Professional Staffing
Realty Technician 2 | Real Property Services | TERR
MRAnderson@bpa.gov | O: 509-468-3082 | C: 564-237-4984

From: Planning <Planning@bonnercountyid.gov>
Sent: Tuesday, October 6, 2026 2:03 PM
To: Planning <Planning@bonnercountyid.gov>
Cc: Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Maya Johnson <maya.johnson@bonnercountyid.gov>; Planning <Planning@bonnercountyid.gov>
Subject: Request for Agency Review & Comment – Due by November 3, 2026 – Appeal File S0002-26 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. November 3, 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.

Have a wonderful day!

Thank you,
Maya Johnson

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

Maya Johnson

From: 'Farley,Alynette B (CONTR) - TERR-BELL-1' via Mail-Planning <planning@bonnercountyid.gov>
Sent: Tuesday, July 28, 2026 2:25 PM
To: Planning
Cc: Farley,Alynette B (CONTR) - TERR-BELL-1
Subject: s0002-26 RE: Request for Review & Comment - Due by August 13, 2026 - File S0002-26 - Bonner County Planning

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, July 28, 2026 10:43 AM
To: Planning <Planning@bonnercountyid.gov>
Cc: Janna Brown <janna.brown@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>
Subject: Request for Review & Comment - Due by August 13, 2026 - File S0002-26 - 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. August 13, 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.

Have a wonderful day!

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

To unsubscribe from this group and stop receiving emails from it, send an email to planning+unsubscribe@bonnercountyid.gov.

Maya Johnson

From: DEQ Comments <deqcomments@deq.idaho.gov>
Sent: Friday, August 14, 2026 1:10 PM
To: Planning
Subject: RE: Request for Review & Comment - Due by August 13, 2026 - File S0002-26 - Bonner County Planning

Follow Up Flag: Follow up
Flag Status: Flagged

Good Afternoon,

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

Thank you,

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

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

From: Planning <Planning@bonnercountyid.gov>
Sent: Tuesday, July 28, 2026 10:43 AM
To: Planning <Planning@bonnercountyid.gov>
Cc: Janna Brown <janna.brown@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>
Subject: Request for Review & Comment - Due by August 13, 2026 - File S0002-26 - Bonner County Planning

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

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Please see attached for details.

Have a wonderful day!

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

Outlook

[EXT SENDER] RE: Request for Review & Comment - Due by August 13, 2026 - File S0002-26 - Bonner County Planning

From planning@bonnercountyid.gov <planning@bonnercountyid.gov>
on behalf of
Bates, Luke <Luke.Bates@idwr.idaho.gov>
Date Wed 7/29/2026 7:42 AM
To Planning <Planning@bonnercountyid.gov>

REF: S0002-26

TO: Bonner County Planning Department

Good morning,

Idaho Department of Water Resources (IDWR) – Northern Regional Office doesn't have any comments for the proposed application(s), as the water services contemplate connecting to an established municipal water provider with a will serve with TIC, LLC Utilities.

Thank you for the opportunity to comment,

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

From: Planning <Planning@bonnercountyid.gov>
Sent: Tuesday, July 28, 2026 10:43 AM
To: Planning <Planning@bonnercountyid.gov>
Cc: Janna Brown <janna.brown@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>
Subject: Request for Review & Comment - Due by August 13, 2026 - File S0002-26 - Bonner County Planning

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Please see attached for details.

Have a wonderful day!

Maya Johnson

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

Kootenai-Ponderay Sewer District

P.O. Box 562
Kootenai, ID 83840

Office – 511 Whiskey Jack Road

Phone (208) 263-0229
Fax (208) 265-5326
Emergency (208) 290-5979

July 28, 2026

Bonner County Planning Department
1500 Highway 2, Suite 208
Sandpoint, Idaho 83864

RE: FILE S0002-26-Preliminary Plat Subdivision-Golden Tee Estates Eleventh Addition

Dear Sir or Madam,

The above-referenced property is not within the current boundaries of the Kootenai-Ponderay Sewer District (KPSD). Therefore, KPSD has no comment.

Sincerely,

Beate Pryor

Beate Pryor
District Clerk
Clerk@kootenaiponderaysewerdistrict.org

"USDA is an equal opportunity provider and employer."

NOTICE OF PUBLIC HEARING

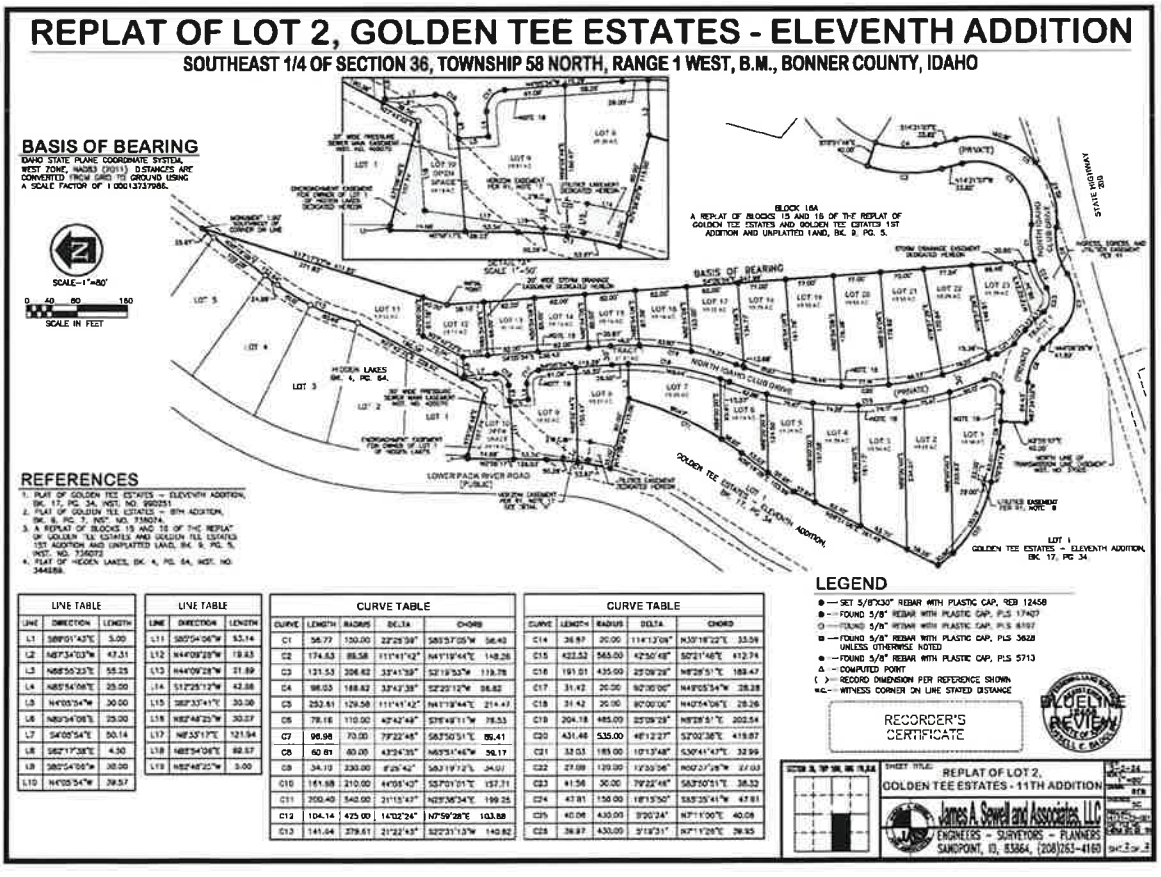
NOTICE IS HEREBY GIVEN that the Bonner County Hearing Examiner will hold a public hearing at **10:00 am** on **Thursday, August 27, 2026**, in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following request:

File S0002-26 – Preliminary Plat Subdivision – Golden Tee Estates Eleventh Addition:
Request to divide one 7.57-acre lot into twenty-three residential lots ranging from 0.15-acres to 0.52-acres. The parcel is zoned Recreation. The project site is located off N. Idaho Club Drive, Section 36, Township 58 North, Range 1 West, Boise-Meridian.

For details regarding this application, Zoom teleconference, or YouTube livestream, visit the Planning Department web site at **www.bonnercountyid.gov/departments/Planning**. Staff reports are available online or may be viewed at the planning department approximately a week before the scheduled hearing.

Written statements must be submitted to the planning department record no later than August 13, 2026, at 5:00 PM. Written statements not exceeding one standard letter sized, single spaced page may be submitted at the public hearing. Statements can be sent to the Bonner County Planning Department at 1500 Highway 2, Suite 208, Sandpoint, Idaho 83864; faxed to 866-537-4935 or e-mailed to planning@bonnercountyid.gov. The referenced start time stated above reflects the beginning of the hearing. Specific file start time and hearing duration vary.

During the hearing for this application, the public will be given an opportunity to provide testimony and/or evidence regarding how the proposal does or does not comply with the applicable approval criteria of the Bonner County Revised Code. At the close of the public hearing, the governing board will make a decision on the application that may include, but is not limited to, approval, denial, remand, or continuance of the public hearing. Any person needing special accommodations to participate in the public hearing should contact the Bonner County Planning Department at (208) 265-1458 at least 48 hours prior to the scheduled hearing.



Maya Johnson

From: Sam Ross <sam.ross@nli.coop>
Sent: Thursday, July 30, 2026 7:08 AM
To: Planning; Aaron McNall; Dan Scholz
Cc: Janna Brown; Jeannie Welter
Subject: Re: Request for Review & Comment - Due by August 13, 2026 - File S0002-26 - Bonner County Planning

NLI has reviewed project file S0002-26, the Golden Tee Estates Eleventh Addition. NLI serves the northern portion of The Idaho Club / Golden Tee Estates and has a three-phase underground line that runs along North Idaho Club Drive.

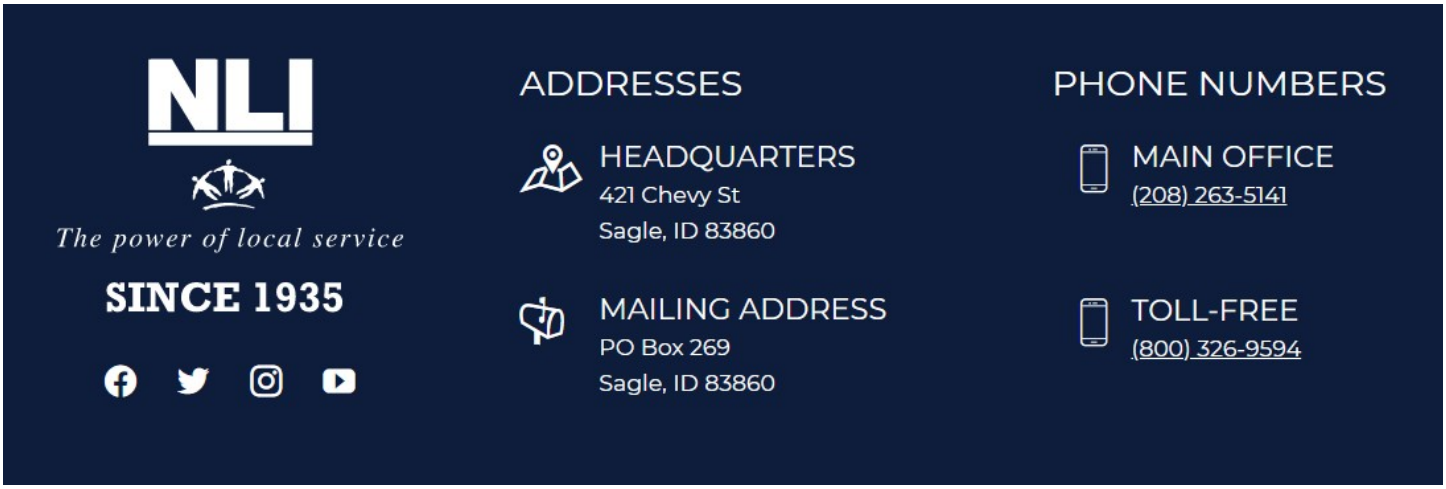


This line can be extended north along the new portion of that road to serve the proposed lots. The developers can apply for that online at www.nili.coop.

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, July 28, 2026 10:43 AM
To: Planning <Planning@bonnercountyid.gov>
Cc: Janna Brown <janna.brown@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>
Subject: Request for Review & Comment - Due by August 13, 2026 - File S0002-26 - Bonner County Planning

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Please see attached for details.

Have a wonderful day!

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

[CAUTION: This email originated from outside of Northern Lights Inc. Do not click links or open attachments unless you recognize the sender and know the content is safe]

Outlook

[EXT SENDER] FILE S0002-26-PRELIMINARY PLAT SUBDIVISION- GOLDEN TEE ESTATES ELEVENTH ADDITION

From planning@bonnercountyid.gov <planning@bonnercountyid.gov>
on behalf of
Denis Twohig <dtwohig@phd1.idaho.gov>

Date Tue 7/28/2026 3:51 PM

To Planning <planning@bonnercountyid.gov>

1 attachment (2 MB)

FILE S0002-26-PRELIMINARY PLAT SUBDIVISION- GOLDEN TEE ESTATES ELEVENTH ADDITION.pdf;

Public Health
Prevent. Promote. Protect.
Panhandle Health District

Denis Twohig | Technical Records Specialist 1
2101 W Pine St. Sandpoint, ID 83864
P: 208.265.6384
E: ehapplications@phd1.idaho.gov
W: Panhandlehealthdistrict.org

IMPORTANT: The information contained in this email may be privileged, confidential or otherwise protected from disclosure. All persons are advised that they may face penalties under state and federal law for sharing this information with unauthorized individuals.
If you received this email in error, please reply to the sender that you received this information in error.
Also, please delete this email after replying to the sender.

Panhandle Health District

Healthy People in Healthy Communities

Public Health
Prevent. Promote. Protect.
Panhandle Health District

July 28, 2026

Bonner County Planning Department
1500 Highway 2, Suite 208
Sandpoint, ID 83864

Re: File S0002-26 – Preliminary Plat Subdivision – Golden Tee Estates Eleventh Addition

Bonner County Planning Department,

Thank you for the opportunity to comment on the above named Subdivision proposal. At this time, no Land Division application for the project has been submitted to Panhandle Health District.

If the applicant is intending to have Panhandle Health District's approval on the plat or if required for approval by Bonner County, the applicant shall submit the required Land Division Application, applicable fees, and associated requirements: **will-serve letters for both water and sewer, and a QLPE or DEQ approval letter of water and sewer service plans.**

At the time of this review, the application on the Projects page *does not include* Will-Serve letters for both Water Servies and Sewage Disposal as the application states, and therefore PHD is unable to review them.

Thank you,

Tim French | Registered Environmental Health Specialist
2101 W. Pine Street, Sandpoint, ID 83864
P: 208-265-6384

NOTICE OF PUBLIC HEARING

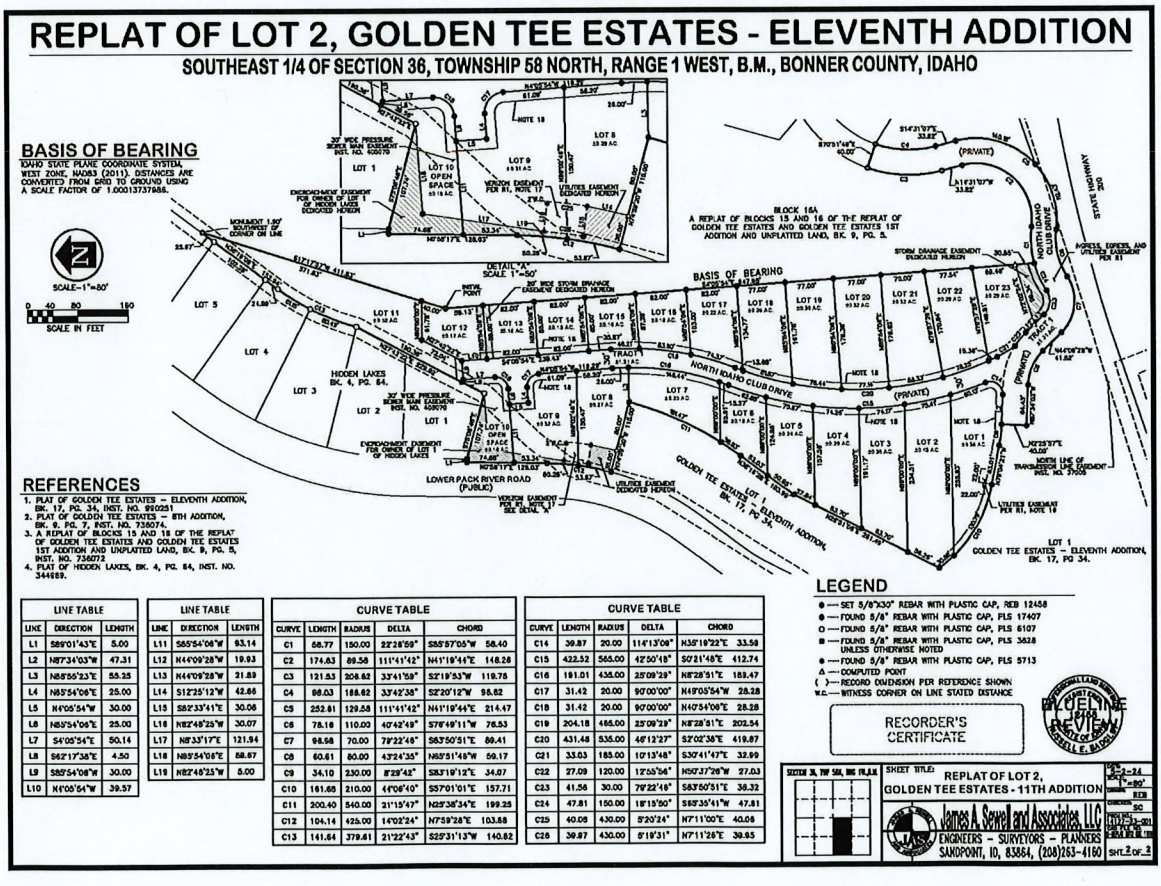
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For details regarding this application, Zoom teleconference, or YouTube livestream, visit the Planning Department web site at **www.bonnercountyid.gov/departments/Planning**. Staff reports are available online or may be viewed at the planning department approximately a week before the scheduled hearing.

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Janna Brown

From: Matt Mulder
Sent: Tuesday, August 4, 2026 10:53 AM
To: Planning
Subject: Re: Request for Review & Comment - Due by August 13, 2026 - File S0002-26 - Bonner County Planning

Planning,
The Bonner County Road & Bridge Dept 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."* Based on this requirement which has not been met, we recommend that approvals for this project be delayed until the required TG&D letter has been provided to Bonner County for analysis. The TG&D guidelines are available on the Road & Bridge website under the Forms category.

2. The plat needs to show the existing public right of way width for Lower Pack River Rd. Indicate how the ROW was established. It appears that the ROW along the frontage of this land is narrower (50ft) than the ROW along the frontage of the adjacent Hidden Lakes subdivision (60ft).

3. A dedication of an additional 10ft of public right-of-way along the frontage of Lower Pack River Road to provide a minimum of 60ft of ROW is requested as a condition of approval. Our standard width for public right of way on collector roads is currently 60ft to 80ft, where the existing road right-of-way width is only 50ft wide in front of this parcel. A dedication of the additional footage within the boundaries of this plat will enhance the County's ability to maintain these roads to the necessary standard. A 50ft ROW as currently exists is insufficient to accommodate modern roadway widths (34ft standard for collector roads), shoulders, ditches, utilities, the cuts and fills of slopes that support the road, and space for clear zone runoff areas in order to preserve the safety of our roadways.
As another example of the need, the space needed for roadway signs such as stop signs is required to be a minimum of 12ft off the edge of a rural roadway according to the MUTCD (Manual of Uniform Traffic Control Devices, adopted by the State of Idaho and Bonner County (BCRC 2-810(B))); this required offset distance is usually impossible to achieve within a 50ft ROW, making impacts with signs more likely.
Another consideration is trees. The Road & Bridge Department spends a significant amount of time clearing trees from the roadways after every windstorm. With narrow right of ways, dangerous dead and leaning trees are usually in private property, but will ultimately impact the roadway. Having sufficiently

wide right of ways allows our department to be more proactive in clearing trees before they become a problem.
As density and traffic increases with each plat, the needs of having wider public road ROWs becomes more pressing and platting actions are an ideal time to address these deficiencies of the public highway system which serve the subject parcels.

Matt Mulder, PE
Engineer
Bonner County Road and Bridge Department
208-255-5681 ext 1

From: Planning <Planning@bonnercountyid.gov>
Sent: Tuesday, July 28, 2026 10:43 AM
To: Planning <Planning@bonnercountyid.gov>
Cc: Janna Brown <janna.brown@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>
Subject: Request for Review & Comment - Due by August 13, 2026 - File S0002-26 - 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. August 13, 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.

Have a wonderful day!

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

Maya Johnson

From: Ken Flint <ken_flint@tcenergy.com>
Sent: Tuesday, August 18, 2026 10:20 AM
To: Planning
Subject: Re: [EXTERNAL] Request for Review & Comment - Due by August 13, 2026 - File S0002-26 - Bonner County Planning

Not near TC Energy ROW - no comment

From: US Crossings <us_crossings@tcenergy.com>
Sent: Tuesday, July 28, 2026 11:19 AM
To: Ken Flint <ken_flint@tcenergy.com>
Subject: Fw: [EXTERNAL] Request for Review & Comment - Due by August 13, 2026 - File S0002-26 - Bonner County Planning

FYI

From: Planning <Planning@bonnercountyid.gov>
Sent: Tuesday, July 28, 2026 1:43 PM
To: Planning <Planning@bonnercountyid.gov>
Cc: Janna Brown <janna.brown@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>
Subject: [EXTERNAL] Request for Review & Comment - Due by August 13, 2026 - File S0002-26 - Bonner County Planning

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

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Please see attached for details.

Have a wonderful day!

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

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Janna Brown

From: DEQ Comments <deqcomments@deq.idaho.gov>
Sent: Friday, October 9, 2026 8:28 AM
To: Planning
Subject: RE: Request for Agency Review & Comment – Due by November 3, 2026 – Appeal File S0002-26 Bonner County Planning

Follow Up Flag: Follow up
Flag Status: Flagged

Good Morning,

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, October 6, 2026 2:03 PM
To: Planning <Planning@bonnercountyid.gov>
Cc: Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Maya Johnson <maya.johnson@bonnercountyid.gov>; Planning <Planning@bonnercountyid.gov>
Subject: Request for Agency Review & Comment – Due by November 3, 2026 – Appeal File S0002-26 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.

You are invited to comment on this application, your comments must be received by the Bonner County Planning Department by **5 p.m. November 3, 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.

Have a wonderful day!

Thank you,

Maya Johnson

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

Janna Brown

From: Lucy Selph <LSelph@PHD1.idaho.gov>
Sent: Tuesday, October 6, 2026 2:55 PM
To: Planning
Subject: APPEAL - FILE S002-26 - PRELIMINARY PLAT SUBDIVISION - GOLDEN TEE ESTATES ELEVENTH ADDITION
Attachments: APPEAL - FILE S002-26 - PRELIMINARY PLAT SUBDIVISION - GOLDEN TEE ESTATES ELEVENTH ADDITION.pdf

Public Health
Prevent. Promote. Protect.
Panhandle Health District

Lucy Selph | Technical Records Specialist
2101 W. Pine St. Sandpoint, ID 83864
P: 208-265-6384
W: Panhandlehealthdistrict.org

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Panhandle Health District

Healthy People in Healthy Communities

Public Health
Prevent. Promote. Protect.
Panhandle Health District

October 6, 2026

Bonner County Planning Department
1500 Highway 2, Suite 208
Sandpoint, ID 83864

RE: Appeal - File S0002-26 – Preliminary Plat Subdivision – Golden Tee Estates Eleventh Addition

Bonner County Planning Department,

Panhandle Health District is resubmitting the letter wrote for the previous hearing, attached.

Thank you,

Tim French, REHS

Panhandle Health District

Healthy People in Healthy Communities

Public Health
Prevent. Promote. Protect.
Panhandle Health District

July 28, 2026

Bonner County Planning Department
1500 Highway 2, Suite 208
Sandpoint, ID 83864

Re: File S0002-26 – Preliminary Plat Subdivision – Golden Tee Estates Eleventh Addition

Bonner County Planning Department,

Thank you for the opportunity to comment on the above named Subdivision proposal. At this time, no Land Division application for the project has been submitted to Panhandle Health District.

If the applicant is intending to have Panhandle Health District's approval on the plat or if required for approval by Bonner County, the applicant shall submit the required Land Division Application, applicable fees, and associated requirements: **will-serve letters for both water and sewer, and a QLPE or DEQ approval letter of water and sewer service plans.**

At the time of this review, the application on the Projects page *does not include* Will-Serve letters for both Water Servies and Sewage Disposal as the application states, and therefore PHD is unable to review them.

Thank you,

Tim French | Registered Environmental Health Specialist
2101 W. Pine Street, Sandpoint, ID 83864
P: 208-265-6384

NOTICE OF PUBLIC HEARING

I hereby certify that a true and correct copy of this "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this **6th** day of **October 2026**.

M Johnson
_____
Maya Johnson, Administrative Assistant III

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Tuesday, October 6, 2026**.

NOTICE IS HEREBY GIVEN that the Bonner County Commissioners will hold a public hearing at **1:00 pm** on **Tuesday, November 17, 2026,** in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following requests:

Appeal - File S0002-26 – Preliminary Plat Subdivision – Golden Tee Estates Eleventh Addition: Request to divide one 7.57-acre lot into twenty-three residential lots ranging from 0.15-acres to 0.52-acres. The parcel is zoned Recreation. The project site is located off N. Idaho Club Drive, Section 36, Township 58 North, Range 1 West, Boise-Meridian. At the August 27, 2026, public hearing, the Bonner County Hearing Examiner approved this file. An appeal was received in a timely manner by the Planning Department."

For details regarding this application, Zoom teleconference, or YouTube livestream, visit the Planning Department web site at www.bonnercountyid.gov/departments/Planning. Staff reports are available online or may be viewed at the planning department approximately a week before the scheduled hearing.

Written statements must be submitted to the planning department record no later than November 3, 2026, at 5:00 pm. Written statements not exceeding one standard letter sized, single spaced page may be submitted at the public hearing. Statements can be sent to the Bonner County Planning Department at 1500 Highway 2, Suite 208, Sandpoint, Idaho 83864; faxed to 866-537-4935 or e-mailed to planning@bonnercountyid.gov. The referenced start time stated above reflects the beginning of the hearing. Specific file start time and hearing duration vary.

During the hearing for this application, the public will be given an opportunity to provide testimony and/or evidence regarding how the proposal does or does not comply with the applicable approval criteria of the Bonner County Revised Code. At the close of the public hearing, the governing body will make a decision on the application that may include, but is not limited to, approval, denial, remand, or continuance of the public hearing. Any person needing special accommodations to participate in the public hearing should contact the Bonner County Planning Department at (208) 265-1458 at least 48 hours prior to the scheduled hearing.

If you have no comment or response, you may indicate below and return this form to the Planning Department.

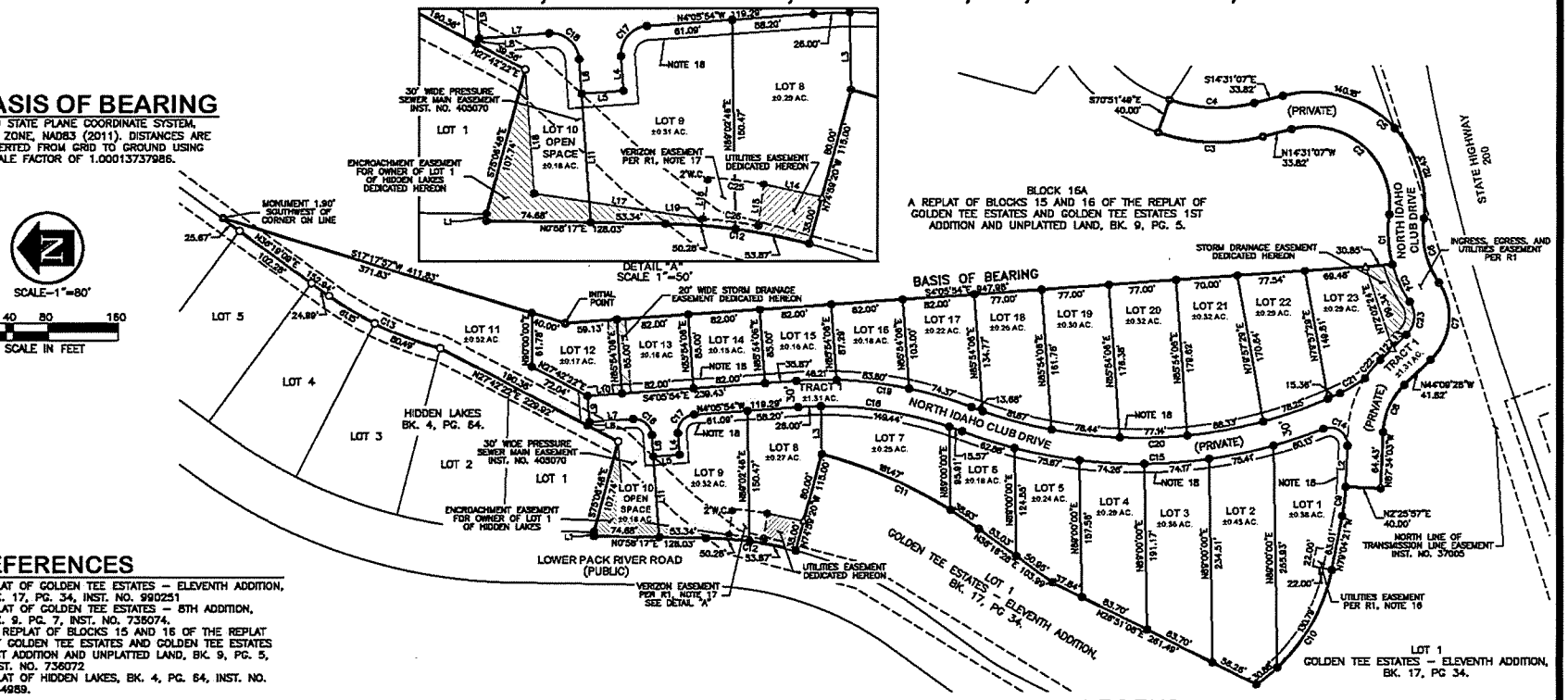
NO COMMENT_____ _____
Name Date

REPLAT OF LOT 2, GOLDEN TEE ESTATES - ELEVENTH ADDITION

SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 58 NORTH, RANGE 1 WEST, B.M., BONNER COUNTY, IDAHO

BASIS OF BEARING

IDAHO STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD83 (2011). DISTANCES ARE CONVERTED FROM GRID TO GROUND USING A SCALE FACTOR OF 1.00013737986.



REFERENCES

1. PLAT OF GOLDEN TEE ESTATES – ELEVENTH ADDITION, BK. 17, PG. 34, INST. NO. 990251
2. PLAT OF GOLDEN TEE ESTATES – 8TH ADDITION, BK. 9, PG. 7, INST. NO. 735074.
3. A REPLAT OF BLOCKS 15 AND 16 OF THE REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND, BK. 9, PG. 5, INST. NO. 736072
4. PLAT OF HIDDEN LAKES, BK. 4, PG. 84, INST. NO. 344959.

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S89°01'43"E	5.00
L2	N87°34'03"W	47.31
L3	N88°55'23"E	55.25
L4	N85°54'06"E	25.00
L5	N4°05'54"W	30.00
L6	N85°54'06"E	25.00
L7	S4°05'54"E	50.14
L8	S62°17'38"E	4.50
L9	S85°54'06"W	30.00
L10	N4°05'54"W	39.57

LINE TABLE		
LINE	DIRECTION	LENGTH
L11	S85°54'06"W	93.14
L12	N44°09'28"W	19.93
L13	N44°09'28"W	21.89
L14	S12°25'12"W	42.66
L15	S82°33'41"E	30.08
L16	N82°46'25"W	30.07
L17	N8°33'17"E	121.94
L18	N85°54'06"E	89.67
L19	N82°46'25"W	5.00

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	58.77	150.00	22°26'59"	S85°57'05"W 58.40
C2	174.63	89.58	111°41'42"	N41°19'44"E 148.26
C3	121.53	208.62	33°41'59"	S2°19'53"W 119.78
C4	98.03	186.62	33°42'38"	S2°20'12"W 96.82
C5	252.61	129.58	111°41'42"	N41°19'44"E 214.47
C6	78.16	110.00	40°42'49"	S76°49'11"W 76.53
C7	98.98	70.00	79°22'46"	S83°50'51"E 89.41
C8	60.61	80.00	43°24'35"	N65°51'46"W 59.17
C9	34.10	230.00	8°29'42"	S83°19'12"E 34.07
C10	161.68	210.00	44°06'40"	S57°01'01"E 157.71
C11	200.40	540.00	21°15'47"	N25°38'34"E 199.25
C12	104.14	425.00	14°02'24"	N7°59'28"E 103.88
C13	141.64	379.61	21°22'43"	S25°31'13"W 140.82

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C14	39.87	20.00	114°13'09"	N35°19'22"E 33.59
C15	422.52	565.00	42°50'48"	S0°21'48"E 412.74
C16	191.01	435.00	25°09'29"	N8°28'51"E 189.47
C17	31.42	20.00	90°00'00"	N49°05'54"W 28.28
C18	31.42	20.00	90°00'00"	N40°54'06"E 28.28
C19	204.18	465.00	25°09'29"	N8°28'51"E 202.54
C20	431.46	535.00	46°12'27"	S2°02'38"E 419.87
C21	33.03	185.00	10°13'48"	S30°41'47"E 32.99
C22	27.09	120.00	12°55'56"	N50°37'28"W 27.03
C23	41.56	30.00	79°22'46"	S83°50'51"E 38.32
C24	47.81	150.00	18°15'50"	S65°35'41"W 47.61
C25	40.08	430.00	5°20'24"	N7°11'00"E 40.06
C26	39.87	430.00	5°19'31"	N7°11'26"E 39.95

LEGEND

- ●····· SET 5/8"X30" REBAR WITH PLASTIC CAP, REB 12458
- ●····· FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 17407
- ○····· FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 6107
- ●····· FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 3628 UNLESS OTHERWISE NOTED
- ●····· FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 5713
- △····· COMPUTED POINT
- ( )····· RECORD DIMENSION PER REFERENCE SHOWN
- W.C.····· WITNESS CORNER ON LINE STATED DISTANCE

RECORDER'S CERTIFICATE

BLUELINE 12468 REVIEW — REGISTERED LAND SURVEYOR — STATE OF IDAHO — RUSSELL E. BANGLE

SECTION 36, TWP 58N, RNG 1W, B.M.

SHEET TITLE: REPLAT OF LOT 2, GOLDEN TEE ESTATES - 11TH ADDITION

James A. Sewell and Associates, LLC
ENGINEERS – SURVEYORS – PLANNERS
SANDPOINT, ID, 83864, (208)263-4160

DATE: 5-2-24
SCALE: 1" = 80'
DRAWN: REB
CHECKED: SC
PROJECT NO.: 14127-23-001
CAD FILE NO.: S-REPLAT LOT 2 GT 11TH
SHT 2 OF 2

Appendix C- C832-05 Decision letter

BONNER COUNTY
PLANNING DEPARTMENT
Clare Marley, AICP
Planning Director

April 13, 2006

Villelli Enterprises, Inc.
151 Clubhouse Way
Sandpoint, Idaho 83864

Subject: Conditional Use Permit for a Large-Scale Planned Unit Development – File C832-05 and Replat of Golden Tee and Golden Tee 1st Addition and Golden Tee 2nd through 11th Additions – File S1246-05

Dear Villelli Enterprises, Inc. Representative:

The referenced applications were approved with conditions by the Bonner County Commissioners at the April 12, 2006, public hearing. The ordinance and standards used in evaluating the applications and the reasons for approving the applications are as follows:

MOTION: It was moved by Commissioner Dye, seconded by Commissioner Phillips, to approve this project File C832-05 for a large-scale planned unit development consisting of a redesigned golf course, commercial and recreational uses and facilities, 498 dwellings, public utility complex facilities for water and wastewater, solid waste collection site and public water access and the stormwater plan, finding that it is in accord with the Bonner County Comprehensive Plan and Bonner County Revised Code as enumerated in the foregoing conclusions of law, and based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at this hearing. It was further moved by Commissioner Dye, seconded by Commissioner Phillips, to adopt the foregoing findings of fact, conclusions of law and conditions of approval, with the amendment to Conditions A-8 and A-9. The action that could be taken to obtain the conditional use permit is to complete the Conditions of Approval as adopted. This action does not result in a taking of private property

VOTED upon and the Chair declared the motion carried, unanimously.

MOTION: It was moved by Commissioner Phillips, seconded by Commissioner Dye, to approve this project File S1246-05 for lot line adjustments and reconfigurations of existing platted lots in Golden Tee and Golden Tee 1st Addition and preliminary plats for Golden Tee 2nd through 11th Additions and the stormwater plan, finding that it is in accord with the Bonner County Comprehensive Plan and Bonner County Revised Code as enumerated in the foregoing conclusions of law, and based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at this hearing. It was

further moved by Commissioner Phillips, seconded by Commissioner Dye, to adopt the foregoing findings of fact, conclusions of law and conditions of approval. The action that could be taken to obtain the plat is to complete the Conditions of Approval as adopted. This action does not result in a taking of private property

VOTED upon and the Chair declared the motion carried, unanimously.

Findings of Fact:

Finding 1 – Site specific facts

A. Site data: The application covers about ±865 acres land which is being considered for future recreational, commercial and residential uses, private utility services, and public water access, in conjunction with the Hidden Lakes golf course complex. The property is bounded on the east by the Pack River and by the Burlington Northern Santa Fe rail line to the south. Lower Pack River Road forms the north and western extents of the site on the north.

B. Access: Direct access to the site is provided by U.S. Highway 200 East, a public right-of-way with varying widths of 120 to 180 feet along the portion fronting the subject property. The surface is paved. Lower Pack River Road, a 60-foot wide public right-of-way with a ±22-foot wide hard-surfaced travelway, provides access to the site at the northwest end. A system of paved, private roads has been developed or will be developed to serve the Hidden Lakes project. The interior roads are to be 20-foot wide hard-surfaced travelways within 40-foot wide strips of land to be dedicated to the homeowner association. Road maintenance will be private via the homeowners association. Ten lots will receive access from 12-foot wide private paved driveways with 1-foot wide shoulders. Two new highway approaches are to be developed to serve the southern portion of the site. The access points have been approved by the Idaho Transportation Department (ITD), according to the record file. Improvements to accommodate the added traffic are outlined in the traffic impact studies below and are addressed in the conditions of approval. Access to the development will be controlled by gates. The fire district requires the accesses be designed so that emergency vehicles can enter without delay in the event of emergencies.

C. Environmental factors: The topography of the site varies, from the level to nearly level areas along the proposed 5th through 11th fairways on the southern side of the project and just west of the Pack River to the steeper areas to the southeast encompassing a portion of what is known as "Moose Mountain." The range of slope for future homesite development is ±0%-30% (Application). Wetlands, ponds, seasonal water courses and seeps associated with the wetlands occur on site. The wetlands have been identified and represent about 108 acres of the entire ±865-acre project site. Five acres project-wide will be filled (Application). The wetlands delineation is shown on the conceptual land use plan. No home development is shown within the mapped wetland area, and road development is minimized, according to the application. A mixture of vegetation, reflective of the variety of slopes and land features, are evident on site, and include evergreens, wetland plant species, deciduous trees, rushes, sedges and native grasses, developed golf course turf grass and residential ornamental shrubs and bluegrass, and native shrubs (Application, site visit). Portions of the site are located within the 1% flood hazard area (Flood Zone A7, base flood elevation 2070 to 2074), flood zone "B" (a 500-year floodplain not regulated by Bonner County) and flood zone "C," (which is not within the floodplain and considered an area of minimal flooding risk) (FIRM Panel #215.) The 1% flood hazard area encompasses about one-third of Section 31. None of the floodplain extends into Section 36 to the west, or the portion of the project within Section 2. The majority of the floodplain within Section 6 is east of the Pack River and not within the project site.

The applications state the proposed homesites will not be located within the flood hazard area. The proposed clubhouse addition immediately adjoins the mapped floodplain and could be within the flood hazard by elevation. Should the structure be within the floodplain, the application states that the structure will be built in accord with the flood prevention standards of Chapter 16, Title 12, BCRC. Soils in this area are cover seven different soil units: Pend Oreille-Rock outcrop complex, 5-45%; Pywell-Hoodoo complex, 0-1%; Colburn very fine sandy loam; Treble rock outcrop; Capehorn silt loam; Mission silt loam; and Pend Oreille silt loam. The soils vary from deep and well drained to poorly drained and from no risk of water erosion to high risk. Colburn very fine sandy loam is a prime agricultural soil found adjacent to the Pack River. (*Soil Survey of the Bonner County Area, Idaho.*). The site is over the Pend Oreille River Aquifer. The area is identified as white-tailed deer wintering range and elk and moose critical habitat on the comprehensive plan map, *Critical Wildlife Habitat in Bonner County, Idaho.* Biological, ecological and archaeological factors are noted in the land capability summaries at Findings of Fact "3E" below.

D. Services: Northside Fire District provides fire protection for the area. VP Inc., an existing utility company, will provide future recreational and residential uses with water and sewer services. The urban-level wastewater treatment and municipal public water system will be upgraded to meet the demands of the proposed development, as outlined in the applications. A private community solid waste collection site will be developed by the applicant, as part of the conditional use permit. Avista provides power and gas services to the area. The project is located within the Lake Pend Oreille School District and is served by the Bonner County Sheriff's Office (Application).

E. Other: Of the ±879 acres , about 386 acres (44%) of the site is devoted to residential development, 196 acres (22%) to dedicated common open space (5% with wastewater land application proposed 17% without), 195 acres (22%) for golf course and club features, 60 acres (7%) for roads, 12.5 acres (1.5%) to commercial and parking areas and a remaining 3.5% listed in areas west of Lower Pack River Road

Finding 2 – Comprehensive Plan, Zoning and Current Land Use

Compass	Comp Plan	Zoning	Current Land Use & Density
Site	Recreation and Rural	Agricultural (proposed for rezone to Recreation), Recreation	Existing lots within Golden Tee and Golden Tee 1st Addition, residential lots of ±1/2 acre, clubhouse, golf course complex, utilities and road system, vacant timber land, existing rock quarry.
North	Rural and Recreation	Agricultural and Recreation	Hidden Lakes subdivision lots, ¼ to ½ acre in size, residential uses, rural residential development.
East	Rural	Recreation	U.S. government (Bureau of Land Management and Army Corps of Engineers) tracts, Pack River, Idaho Fish & Game tract.
South	Rural and Recreation	Agricultural	Burlington Northern Santa Fe Railroad right-of-way; ±22-acre rural residential tract.
West	Rural	Agricultural and Rural	5-acre rural residential tract; 47.5-acre rural/ag tract to the south, Hidden Lakes subdivision lots of ¼ to ½ acre.

Finding 3 – Standards review

A. Design, submittal compliance for plat	Required	Provided
Minimum Lot Size (BCRC 12-1421)	12,000 sq. ft.	.09 to 21 acres. Density addressed in PUD.
Road names, BCRC 12-2305(a)	Show on plat	Road numbers shown
Depth to width, BCRC 12-2305(b)	3:1/4:1	Deviation sought
Road network, fire access, BCRC 12-2305(c)	Ready access	IFC standard roads, with exceptions as permitted by Northside
Legal access, fire access, BCRC 12-2305(d)	Minimum IFC	IFC standards, private road system, gated.
Easements, constraints, BCRC 12-2305(e)	Delineate	Shown on plats
Natural hazards, BCRC 12-2305(f)	Design around	Floodplain, wetlands delineated and majority are avoided. 5 acres of fill proposed. Residential development designed out of floodplain. Steeper slopes on Moose Mountain. Application indicates

		IFC/Northside road accesses to be met.
Urban services, BCRC 12-2305(g)	Required for 12,000 sq. ft. density	Hard-surfaced road, public drinking water system, wastewater treatment system, phone and electricity provided.
Roads built to standards, BCRC 12-2305(i)	Non-public	Private roads requested through PUD.
Preliminary plat requirements, BCRC 12-2312	To be shown on plat.	Provided, per code.

B. Design compliance for PUD	**Required**	**Provided**
Minimum site area (BCRC 12-2210)	5 acres	865 acres
Uses, BCRC 12-2211(a-d)	Residential, single and multi-family, commercial recreation.	Residential, single and multi-family, commercial recreation.
Design, common area, BCRC 12-2240(a)	86.5 acres	196 acres
Homeowners Association, BCRC 12-2240(b)	At time of plat.	Proposed for all plats.
CC&Rs, BCRC 12-2240(c)	At time of plat	Proposed for all plats.
Density, (dwellings/acre), BCRC 12-2240(d)	865/12,000 sq. ft. = ±3,100 units	498 dwelling units.
Density, bonuses, BCRC 12-2240(d)	Not to exceed 125% of underlying zoning.	None requested.
Design standard variations, BCRC 12-2240(d)	12-627 maximum lot coverage of 35%	Up to 45% requested to accommodate small (±6,000 square foot) lots to be developed with "cabins".
	12-630, 25-foot rear yards setback.	10-foot rear yard for setback on lots of 6,000 square feet or less. Deviation sought because lots located adjoining open space and golf course, reducing the need for rear yard setbacks.
	12-1421, 12-2305(g) & (i) 12,000 sq. foot lot size minimum, public road frontage.	126 lots will be less than 12,000 square feet. Lots will be served by private road systems built to meet or exceed IFC standards and paved. Densities are averaged and open space

		provided through PUD.
	12-2305(b), Depth to width/angle of intersection.	A number of lots will vary from the standard depth to width maximums and angle of intersection requirement to be near 90° in order to reduce road construction and achieve certain "viewsheds" (Application).
Clustering, BCRC 12-2240(e)	Encouraged	Six neighborhoods on the north and five on the south are proposed. Lots smaller than the minimum 12,000 square feet are proposed, which results in clustering. Density averages 1.7 acres per dwelling.

C. Other standards	**Required**	**Provided**
Parking	Golf course, 72.	100 proposed
	Spa/fitness/pool, not specified (Code says 4 "seats" = 1 space for clubs, but seats cannot be a used for tennis, pool, spa..	Minimum 16 proposed.
	Retail, 6	Minimum 6 provided
	Restaurant, 25	Minimum 25 provided
PUCF standards	All zones; no minimum acreage. Land coverage by structures not to exceed 35%	Recreation and proposed Recreation, 865 acres. Small utility buildings will not exceed the maximum land coverage.
Golf course standards, BCRC 12-2151	Ag, Rec, Rural, High Density zoning. No minimum area. Requires a detailed parking, access, landscape and structure plan.	Recreation and proposed Recreation. 865 acres Conceptual land use plan contains detail golf course plan.

D. Stormwater plan

A stormwater management plan was required pursuant to BCRC 12-2403(a). The plan was prepared by

James A. Sewell & Associates in August of 2005, and revised January and February of 2006, in response to Bonner County requests for further details. The plan calculates the residential and road development, but does not provide detail on the future clubhouse expansion, spa and other commercial proposals. At this time, the exact details of the future structures have not been determined. Therefore, separate stormwater management plans shall be submitted at the time of building location or building permit application, as noted in the conditions below, and consistent with BCRC 12-2403(b). The plan groups future residential development into three categories: less than 8,000 square feet; greater than 8,000 square feet but less than 1 acre and greater than 1 acre. The smallest lots will be provided off-site stormwater detention areas, while the remainder will have plans for on-site treatment. Grassed infiltration areas are planned for the roadways. The homeowners' association is charged with maintenance of the stormwater system. The stormwater management plan has been provided to the governing bodies for review.

E. Land capability and environmental analysis

A land capability report was submitted to the record by James A. Sewell & Associates, in accord with BCRC §12-2110(c) and BCRC 12-2220(b). The report is also augmented by reports on the site's wetlands, wastewater and water services, biological assessments, archaeological reviews, fiscal impacts, geological studies, stormwater/erosion plans and golf course management plans. Copies of these reports as noted in the "Attachments" list, have been provided to the governing bodies for review. A summary of these reports follows:

E-1. ***James A. Sewell, Land Capability Report, 7/29/05*** The report is required by BCRC 12-550(c) to address the ability of the site to withstand disturbance by the proposal without harmful effects due to floods, sewage, drainage, erosion, sedimentation or geological or surface slippage. The report addresses each of these as follows: Floods: The report acknowledges the flood hazard potential of the nearby Pack River, however this portion of the project is not within the flood hazard zone. No homes are to be built within the flood hazard area. Sewage: Wastewater will be treated by the existing public sewage treatment facility, VP Inc. The system is capable of expansion, based upon the *Hidden Lakes Wastewater Treatment System Conceptual Master Plan*. Drainage: There are several ponds and water courses on the property. The water systems are buffered by open area and are further buffered by proposed building setbacks. Erosion and Sedimentation: A full stormwater/erosion control plan has been submitted to the file record. Geological or Surface Slippage: A geological and surface slippage analysis was done independent of this report. The report confirms no evidence of large-scale slope movement or slope instability. Groundwater is present in the lower areas of the project, possibly warranting trench drains or sumps to facilitate construction. Conclusion: The report concludes that the site has demonstrated the ability to support the proposed commercial resort, private community facility, utilities, four-plex and large-scale planned unit development without harmful consequences due to flooding, erosion, surface slippage, sedimentation or sewage.

E-2. ***Toothman-Orton Engineering Co., Hidden Lakes Wastewater Treatment System Conceptual Master Plan, 7/21/05*** The report examines the expansion of the existing wastewater treatment plant and land application process to determine needs and capabilities to serve 600 equivalent residential uses (ERUs). The expected total annual wastewater flow is 24.2 million gallons annually. About 82 acres of golf course are being considered for application of treated effluent. Forest land is also being proposed as an alternative land application site, should Idaho wastewater rules prohibit the golf course land application. About 39 acres of forest land are designated for land application of treated wastewater. Currently two wastewater lagoons serve the Hidden Lakes complex, totaling 4.47 million gallons of storage capacity. Once development reaches 450 ERUs, additional storage capacity will be needed. Prior

to this benchmark, the developer plans to expand the existing lagoon capacity to 5.5 million gallons. Once the additional need is triggered, one of the existing lagoons will be abandoned and the remaining lagoon will be expanded.

E-3. ***Toothman-Orton Engineering Co., Hidden Lakes Public Water System Conceptual Master Plan, 6/6/05*** The report examines the expansion of the existing VP Inc. public water system to accommodate an eventual 600 ERUs. Currently the system consists of one 6-inch and one 8-inch groundwater well, a 45,000-gallon reservoir and a 12,000 gallon reservoir. The smaller well is capable of producing 45 gallons per minute, while the larger well can discharge 300 gallons per minute. With upgrades, the two wells could produce a combined total of 450 gallons per minute. Based on Idaho drinking water standards, an additional source capacity will need to be developed to serve full build-out. A third well or a larger diameter on the 6-inch well would be required. A potential site for a third well is shown on the south side of the highway. Water rights would need to be modified to incorporate areas south of the highway. With additional water users and fire flow requirements, additional reservoir capacity will need to be developed. An additional 150,000 below ground water storage tank is proposed on the south side of the highway.

E-4.*Rain Shadow Research Inc., Archaeological Survey of the Proposed Hidden Lakes Development, Bonner County, Idaho, April 2005* A surface survey of the entire site was completed on both sides of the highway. The study covered 904 acres. One pre-historic site revealed burned rocks and one stone tool, but the artifacts were found below the high-water mark of Lake Pend Oreille in the Pack River mud flats and outside an area of development. The study recommends this area be avoided. No subsurface disturbance should take place in this area. If the area is avoided, the study finds there will be "no effect" to properties on the National Register or eligible for nomination to the National Register of Historic Places. Based on the low-probability of encountering buried cultural resources in the project's "area of potential effect," archaeological monitoring during construction is not recommended. In the event cultural materials are unearthed, the report recommends ground-disturbing activities be halted and the U.S. Army Corps and Idaho State Historical Society be notified immediately. A professional archaeologist should evaluate the find and also consult with these agencies.

E-5. ***Real Estate Economics, Summary – Economic Benefit Study – Hidden Lakes, 2/21/06*** This study undertakes a comparison of the economic effects of full development of the Hidden Lakes site between 2006 and 2016, versus "no action." Over the decade span, the report estimates $420 million will be spent developing the residential and recreational uses on the property. An average of 1,222 jobs would be created. Of this total, 469 would be direct jobs created by the project and 753 would be created elsewhere. One-half of these "indirect" jobs would occur in Bonner County, the report states. Over the course of the 10-year span, an additional $265 million in total job-related income would be generated in this construction period. An estimated $99 million would be earned directly by workers during the development and $166 million would be indirect. By 2017, a $515.5 million increase in property values is projected, translating to an expected $2.7 million in annual tax revenues. The resort will create the equivalent of 40 full-time jobs, generating about $1.1 million in income. (*Planning staff note:* The report does not detail the costs to the county or other taxing districts, state and federal entities which will be incurred as a result of development. Costs will include impacts to the school district, fire district, state and local road systems, added costs to haul solid waste, etc. The report suggests costs to taxpayers will be mitigated because of part-time, resort ownership, few school-age children, private road maintenance and private security. A benefit to cost analysis in estimated dollars is not provided.)

E-6. ***Golf Ventures International, Integrated Golf Course Management Plan, June, 2005*** The stated objective of the golf management plan is to reduce water demand and protect water quality by appropriate course management. The plan requires an educated, experienced golf course superintendent to manage the golf course. Course management objectives include limiting unnecessary pesticide application, reducing water use and fertilizers. The report provides a detailed analysis of weather patterns, water management, pests and pest control, and turf diseases. By growing and maintaining healthy turf, the report indicates applications of fertilizers, pesticides or excessive water can be reduced. The developer has agreed to continue for another five years the water testing regiment designed in cooperation with Idaho Department of Environmental Quality with the previous golf course approval (Letter to Marley from Pend Oreille Bonner Investments LLC (Reeves), 1/23/06.)

E-7. ***James A. Sewell & Associates, Traffic Impact Study, 11/22/05 and Revised Traffic Impact Study, 1/20/06*** The traffic impact study examined the capability of the existing road system to handle 498 residential units, a spa center, 17,000 to 20,000 square foot clubhouse, and a 174-seat restaurant. A revision to the study was presented in January, after Bonner County requested additional detail on impacts to the Lower Pack River county road. These reports analyze the effects of added traffic on the existing and proposed road and highway systems. Based on traffic projections, the report recommends right-turn lanes be constructed for eastbound traffic at each of three proposed southern approaches and a westbound right-turn lane for traffic entering the main north entrance. Lower Pack River Road already has a right-turn lane. Left-turn lanes were shown by the study to be warranted for the eastbound traffic at Lower Pack River Road and at the approach to Hidden Lakes Golf Course, where lanes already exist. A left-turn lane is proposed for westbound traffic at Lower Pack River Road by modifying pavement markings. Traffic signals are not warranted, but the report recommends the installation of two additional light poles at Highway 200 at the two approaches to the west and east accessing the southern portion of the project. The existing tunnel connecting the current driving range with the golf course is proposed to be improved and widened as part of the expansion process, and is expected to reduce or eliminate the need for pedestrian crossings between the north and south sides of the highway. The report estimates in 20 years, the level of service could drop from an estimated A or B to an approximate B or C. The report states the traffic estimates are conservative, and traffic may actually be lower because of the "self-supporting" community. The report concludes the Highway 200 will be able to safely accommodate the additional traffic from the proposed development. The revised report re-examined needs for a traffic signal at Lower Pack River Road and the highway, and again concluded no traffic signals were warranted. The developer proposes to mitigate increased traffic by widening the approach onto Lower Pack River Road from Highway 200.

E-8. ***InterMountain Resources, Initial Environmental Impact Review and wetlands report*** InterMountain examined the Hidden Lakes site for wetlands, listed, threatened or endangered species and habitat and critical or unique natural environmental conditions. The north area consists of the existing 18-hole golf course, clubhouse and residential facilities. The area is generally flat to rolling land on the Pack River floodplain. The eastern portion features river oxbows and wetlands. There are also internal isolated and connected wetlands. The south side, including Moose Mountain, features the existing driving range, utility features, timber, a commercial quarry, and access roads. The report concludes there are extensive areas of both jurisdictional and non-jurisdictional wetlands, which have been mapped as part of the review. No listed, threatened or endangered species or their habitats were observed during the evaluation period. No listed species or unique critical habitats were observed, either, although the potential for such habitat exists, the report states. Of the 879 acres, 108 acres are wetlands. Less than 5 acres, or 4.6% is proposed to be filled by the development. None of the fill is expected to alter or reduce the "viability of adjacent wetland functions and values," according to the report. Compensation for lost

wetlands will be made on the property or in areas near the impacted location, the report states. No stream or river alterations are proposed. The development will result in the conversion of about 160 to 180 acres of second growth forest to recreational/residential uses. Development of the south area is expected to displace larger animals like deer, elk, moose and black bear. The construction of the golf course is unlikely to cause a "significant impact" in this existing wildlife use, the report states. Residential development may result in animal/human conflicts or will cause the animals to move to adjacent undeveloped lands.

E-9. ***AllWest Geological Conditions and Surface Slippage report, July 13, 2005*** AllWest examined the Hidden Lakes site for geological hazards such as surface slippage and earthquake hazard. The report examined known fault lines, bedrock, soils and glacial activity. No movement has occurred in historic times along the mapped faults south and west of the project. There is no evidence of large-scale slope movement or slope instability. Groundwater is expected to be at or near the surface in the lower, level areas of the property. Subsurface drainage may be necessary, such as trench drains or sumps.

Finding 4 – Agency Review

The application was routed to agencies for comment on December 7, 2005. Most of the agencies did not separately address the zone change, planned unit development and subdivision. Therefore, most comments address the entire golf course and residential project. The following agencies commented:

Idaho Department of Environmental Quality: The state agency in a letter dated September 30, 2005, noted that it had reviewed the conceptual master plans for the project's wastewater and public drinking water systems. The state concluded the water system plan "appears to provide adequate capacity for the potential expansion with contingency plans built in." Regarding the wastewater plan, DEQ noted improvements may be needed to the system to produce effluent eligible for land application on the golf course. The rules governing this application were under review at the time the letter was written, so no determination could be made at that time. The wastewater plan also appeared to DEQ to be adequate to address future user needs. DEQ provided a follow-up letter January 9, 2006, acknowledging that a review of the project for sewer and water provisions has been completed. The state agency reiterated that the review indicates the proposed expansions will likely yield adequate capacity for the future needs.

Idaho Transportation Department: ITD provided a letter dated June 9, 2005, in response to a review of the development plans with the landowners in May. The state recommends the two new approaches to the south side of the highway include right-turn lanes. An existing residential approach on the south side (MP38.476, Amstutz) would require regrading and a right-turn, eastbound lane and a potential need for a left-turn lane. ITD also commented on the traffic impact study in a letter dated December 13, 2005. The state agency noted that its earlier comments on highway improvements had been "properly studied and addressed." The proposed tunnel for pedestrians and golf carts is "very important to eliminate intra-development traffic from crossing the highway," ITD stated. The state also requested that due to the "sensitive nature" of this area, it required assurances that all environmental issues have been addressed relative to any work on ITD right-of-way.

Northside Fire District: In a December 12, 2005, letter, the fire district noted that all commercial and residential buildings must meet fire code requirements and access roads shall meet the minimum International Fire Code standards. Road standards, fire flow, gate access and "other conditions" were discussed with the developer, the letter states, however these conditions were not provided in the letter. At staff's request, a second letter of January 26, 2006, included an attached developer plan to provide: a minimum 26-foot wide travelways, road grades not exceeding 8% wherever possible, with some grades

up to 10%; fire hydrants consistent with IFC; direct access from residential lots to the 26-foot wide road with the exception of 12 lots, which will have 14-foot wide roads; turnouts for roads in excess of 150 feet in length; fire apparatus turn-arounds; required sprinkler systems on the mountainside south of the highway; winter road maintenance; CC&Rs advising landowners of the IFC requirements; forest wildfire protection plans and access through the security gates for emergency equipment.

Panhandle Health District: The health district had no comment on the proposed zone change in its memo of December 13, 2005.

Idaho Department of Lands: The state agency recommends the developer assume the reclamation plan for the existing rock quarry. Rock will be removed from the quarry for application on the project site. The reclamation plan will be retired when the use of the site is changed from a quarry to the golf course fairway. (E-mail, December 21, 2005.) In a second e-mail dated March 8, 2006, the department expressed concerns over the steeper area south of the highway and the potential for wildfire. The development would add to the "growing acreage of urban-interface wildfire area in the county," the correspondence stated. The state recommended International Fire Code standards be incorporated into the development to allow for rapid, safe egress from the area in the event of fire, as well as fire hydrants or other firefighting water storage and a plan to reduce hazardous fuels. Flammable roofing materials such as cedar shakes should not be allowed in the development.

Idaho Fish & Game: IF&G in a letter dated January 1, 2006, acknowledged the area has been identified as critical moose, elk and white-tailed deer winter range. The letter notes that "each new rural subdivision displaces wildlife and permanently reduces the capability of Bonner County to support future wildlife populations." Moose fatalities along this stretch of Highway 200 were noted in the letter, as was the resident herd of elk that frequent the golf course area. Because these large animals will be attracted to the golf course, the agency expressed concern about animals crossing the highway more frequently with the course on both sides of the highway. The agency recommends the highway tunnel be widened to accommodate the large animals. Fish & Game noted that insufficient delineation of wildlife corridors was provided, and urged the county to require CC&Rs to retain standing timber for food, nesting, perching, etc. Wildlife friendly fencing should be required in the plan. The letter notes the importance of retaining the wetlands areas and buffers from wetlands and surface water. Standard recommendations regarding human/wildlife conflicts, pet management and good housekeeping practices to avoid attracting animals were included in the letter. The applicant responded to the Fish & Game comments in a letter dated January 19, 2006, explaining provisions for building envelopes to ensure open space, restrictions on removal of vegetation, wildlife corridors, wetland avoidance, widening of the tunnel to accommodate the larger wildlife and plans for CC&Rs.

VP Inc.: The water and sewer provider, who is also the project applicant, stated in a December 31, 2005, letter that it is able to provide the services as outlined earlier.

Bonner County Sheriff's Office: Sheriff Elaine Savage returned a comment sheet with "no comment" marked.

Bonner County Public Works Department: In a memo dated January 5, 2006, Public Works requested revisions to the stormwater plan to address roads within the steeper areas, additional information regarding swale construction and rock check dams, additional calculations to address cart and pedestrian paths, the location of temporary erosion control features and a request to perform a traffic impact study for the Lower Pack River Road. A follow-up memo dated February 6, 2006, agreed with the revised

Lower Pack River traffic study calling for approach widening at the highway. The memo requested additional details on the stormwater plans. Revised plans were submitted to the county engineer for review February 10, 2006, and were found to be sufficient with the required conditions that stormwater feature "as-builts" be provided to the county at final plat and that any modifications to the plan be submitted to the county for review and approval prior to construction.

U.S. Army Corps of Engineers: A letter dated January 24, 2006, noted that InterMountain is preparing a wetlands delineation of the entire project. Once the delineation is submitted for review, the Corps can comment on the jurisdictional wetlands limits. The letter offered reminders regarding wetlands fill and permitting processes. A follow-up response dated March 9, 2006, from the Corps confirms the presence of about 104 acres of wetlands on the site. All but wetland 4, 22, 24, 25, 26 and ponds "B" and "C" are jurisdictional wetlands. The Corps determined that the revised wetland maps prepared by Pierre Bordenave, InterMountain Resources, accurately delineate the extent of waters of the United States, including wetlands.

Bonner County Solid Waste Department – County Engineer Ryan Luttman presented testimony on behalf of the Solid Waste Department at the public hearing of March 9, 2006. The county desires confirmation that the proposed solid waste collection site will be coordinated with Bonner County and Waste Management and that it be limited to the Hidden Lakes residents and not be open to the general public. He requested an added condition requiring the applicant develop an operations plan with Bonner County. Condition A-17 of the PUD/plat addresses this.

The following agencies did not respond to requests for comment: Lake Pend Oreille School District; U.S. Forest Service; U.S. Fish & Wildlife; Kalispel Tribe; Idaho State Historical Society; Army Corps operations at Albeni Falls Dam; Idaho Department of Water Resources; and Northern Lights Inc.

Finding 5 – Public Notice & Comments

Numerous public comments have been received to date and have been copied to the governing bodies for their review. Most of the letters offered support for the project because they believe it would improve the area economy, provide recreational opportunities, be developed with appropriate care for the environment and bring a signature golf course to the region. One letter noted concerns about the loss of view as a result of the proposed development and the removal of golf course features from an area previously set aside for golf course. Written comments and testimony received at the public hearing of March 9, 2006, echoed these sentiments of support. Testimony was also received regarding potential adverse impacts to wildlife, water quality and waterfowl. A letter from the Idaho Conservation League noted "grave concerns" over the potential for further degradation of Pack River and Lake Pend Oreille and the loss of wetlands and wildlife habitat. The league requested the Commission take its time in reviewing the project because of the huge potential for negative impacts to wildlife and water quality.

Conclusions of Law for PUD:

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

Conclusion 1
The proposed subdivision is in accord with the Bonner County comprehensive plan.

•Economic Development (Findings 1B, 2, 3C)

•Natural Resources (Findings 1C, 1E,3C1, 3C, 3E (all) 4, 5)
•Public Services (Findings, 1D, 3, 4, 5)
•Transportation (Findings, 1B, 3, 4, 5)
•Community Design (Findings 2,3, 5)

Conclusion 2

The proposed use will not create a hazard or will not be dangerous to persons on or adjacent to the property. (Findings 1B, 1C, 1D, 3A, 3E, 3E-1, 3E-6, 3E-7, 3E-8, 3E-9, 4.)

Conclusion 3

The proposed planned unit development or the first phase of it can be substantially completed within two (2) years from the date of approval. (Findings 1E, 3B.).

Conclusion 4

Each individual development phase can exist as an independent unit capable of creating an environment of sustained desirability and stability, and the uses proposed will not be detrimental to present and potential surrounding uses but instead will have a beneficial effect which could not be achieved without a planned unit development. (Findings 1, 2, 3, 4, 5.).

Conclusion 5

The proposed streets and thoroughfares are suitable and adequate to gather anticipated traffic and will not generate traffic in such amounts so as to overload the street network outside the planned unit development. (Findings 1B, 3E-7, 4.).

Conclusion 6

Any residential development will constitute a residential environment of sustained desirability and stability and will be in harmony with the character of the surrounding neighborhood and community and will not result in densities higher than those permitted by the base zone district. (Findings 2, 5.).

Conclusion 7

Any proposed commercial or industrial development will conform to the applicable desirable standards and will constitute an efficient well-organized development, with adequate provisions for access and storage, and will not adversely affect adjacent or surrounding development. (Findings 3C, 2.).

Conclusion 8

The area surrounding the planned unit development can be planned and zoned in coordination and substantial compatibility with the proposed planned unit development. (Findings 2, 3B.).

Conclusion 9
Adequate utility service can be supplied to the area of the planned unit development. (Findings 1D, 4.)

Conclusion 10

This proposal was reviewed for compliance with the criteria and standards set forth at Sections 12-1801 et seq., 12-2101 et seq., and 12-2201 et. seq, Bonner County Revised Code, and storm water management criteria and standards set forth in Chapter 24, Title 12, Bonner County Revised Code. (Findings 3A, 3B, 3C, 3D, 3E.).

Conclusion 11

The proposed use (public utility complex facility) will not adversely affect properties in the vicinity. (Findings 2, 3D, 3E (all).).

Conclusion 12
The proposed use (public utility complex facility) is a public convenience and is a necessary facility. (Findings 3E-2, 3E-3, 4.).

Conclusions of Law for Plat:

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

Conclusion 1
The proposed subdivision is in accord with the Bonner County comprehensive plan.

- Economic Development (Findings 1B, 2, 3C)
- Natural Resources (Findings 1C, 1E,3C1, 3C, 3E (all) 4, 5)
- Public Services (Findings, 1D, 3, 4, 5)
- Transportation (Findings, 1B, 3, 4, 5)
- Community Design (Findings 2,3, 5)

Conclusion 2
The site is physically suitable for the proposed development. (Findings 1A, 1C, 1D, 1E, 3E1-3E9.).

Conclusion 3
The proposed subdivision is compatible with surrounding land uses and is compatible with the densities of nearby lands. (Findings 2.)

Conclusion 4
The proposed subdivision is in accord with the purposes of this title and of the zone district in which it is located. (Findings 3A, 3B, 3C, 3D.)

Conclusion 5
The public and private services which will serve the proposed subdivision are adequate for the needs of future residents or users. (Findings 1D, 3E-2, 3E-3, 4.)

Conclusion 6
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. (Findings 3E, 4, 1C.)

Conclusion 7
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. (Findings 1B, 4.)

Conclusion 8
The proposed subdivision is designed to comply with the design criteria for subdivisions set forth at section 12-2305 of this chapter. (Finding 3A.)

Conclusion 9
This proposal was reviewed for compliance with the subdivision criteria and standards set forth at Sections 12-2305, 12-2312 and 12-2315, Bonner County Revised Code, and storm water management criteria and standards set forth in Chapter 24, Title 12, Bonner County Revised Code. (Findings 1D, 3A, 3B, 3C, 3D, 3E-2, 3E-3, 4.)

Conditions of approval:

Required PUD conditions:

A-1. The use shall be in accordance with the approved site plan.

A-2 The Conditional Use Permit shall not supersede deed restrictions.

A-3 All county setbacks shall be met.

A-4 The Conditional Use Permit shall expire if not issued within four (4) calendar years from the date of approval, or once issued, if the use has not commenced within four (4) calendar years from the date of issuance. At any time prior to the expiration date of the Conditional Use Permit, the applicant may make a written request to the Planning Director for a single extension of the Conditional Use Permit for a period up to two (2) years. The Planning and Zoning Commission may consider such request for extension at any public hearing. The extension request must be approved or denied prior to the expiration date of the Conditional Use Permit. The developer is responsible for keeping the county informed of progress made during the approval period.

A-5 The applicant shall install prior to ground disturbing activities all temporary erosion control measures as designed and approved. The applicant shall provide to the Planning Department prior to ground disturbing activities a signed statement from the project engineer or design professional stating that these measures have been installed as per the design specifications as approved. The applicant shall install upon completing ground disturbing activities and shall maintain thereafter all permanent erosion control and stormwater management measures as designed and approved. The applicant shall provide to the Planning Department upon completing ground disturbing activities a signed statement from the project engineer or design professional stating that these measures have been installed as per the design specifications as approved.

A-6 Covenants, Conditions and Restrictions (CC&Rs) shall be recorded for the PUD with the final plat, which shall be sufficient to enforce development requirements and responsibilities of the lot owners and which shall include the formation of a homeowners' association or corporate ownership responsible

for the development, use and permanent maintenance of all common activities and facilities. Prior to issuance of the conditional use permit, the CC&Rs, shall be submitted to the Planning Department and the portion relating to the development requirements and responsibilities shall be approved by the Planning Director. This section, which shall not be subject to change by vote of the lot owners, shall address, at a minimum, the following:

a. Maintenance and operation of the stormwater system.
b. Maintenance and use of the common area.
c. Maintenance of the road system.
d. Requirements to meet all applicable land use codes.
e. Requirements for individual lot stormwater/erosion control management.
f. Incorporation of Idaho Fish & Game comments (dated 1/1/06) on CC&Rs, items 1-9.
g. Vegetation management plan to retain as much timber as possible and to provide screening on each lot where timbered areas now exist.
h. Fire protection requirements as outlined in the developer response to Northside Fire District dated 1/25/06.

A-7 Authorization to deviate from the standards of BCRC Title 12 is hereby permitted as follows:
1) 12-627, Maximum lot coverage, permitting up to 45% coverage on lots of 6,000 square feet or smaller.
2) 12-630, rear yard setbacks, permitting not less than 10 feet for lots of 6,000 square feet or less.
3) 12-1421, lot size minimum, permitting site area minimums of less than 12,000 square feet.
4) 12-2305(g) & (i), public road frontage and access, permitting private roads constructed to a minimum International Fire Code standard and requiring roads be paved.
5) 12-2305(b), depth to width and angle of intersection, permitting deviation from the 3:1 depth to width and near 90° angle of intersection of lot lines to rights-of-way.

A-8. Conditional Use Permit #C832-05 shall supersede and replace all other conditional use permits issued by Bonner County for the golf course, planned unit development and public utility uses, within the boundaries of this project, including Conditional Use Permit #C583-95, #C603-01 and #CM603-01.

A-9. An integrated golf course/turf management program shall be instituted and maintained throughout the life consistent with the management practices submitted in the "Integrated Golf Course Management Plan for the Proposed Hidden Lakes Golf Course Remodel Project," June 2005, and made a part of the permit file record. The plan shall include vegetative buffering to provide bio-filtration for surface waters.

A-10. The water quality monitoring plan designed by Idaho Department of Environmental Quality (DEQ) to determine the level of contribution of pollutants of concern from the golf course to the Pack River shall be continued by the applicant for a minimum of 5 (five) years until the end of 2011, to the satisfaction of DEQ.

A-11. Prior to conditional use permit issuance, the developer shall provide written confirmation to the Bonner County Planning Department that it has assumed responsibility for the reclamation plan for the existing quarry located on the site. Reclamation of the site shall be completed in accord with the approved reclamation plan, and to the satisfaction of the Idaho Department of Lands.

A-12. Prior to construction, the applicant/landowner shall submit to Bonner County Planning Department individual stormwater management/erosion plans for the commercial, utility or public developments authorized by this permit, consistent with Title 12, Chapter 24. This condition applies, but

is not limited to, the wastewater and domestic water expansions, retail structures, the spa and fitness area, restaurant, club house expansion and solid waste transfer site.

A-13. Prior to issuance of the conditional use permit, Zone Change, File #ZC317-05 shall be effective.

A-14. Prior to issuance of the conditional use permit, a wildlife corridor plan shall be developed in coordination with Idaho Fish and Game, addressing the issues contained in its letter of January 1, 2006. The plan shall be completed to the satisfaction of Idaho Fish & Game, and shall be implemented by the developer and maintained throughout the life of the project. A copy of the plan and written confirmation from Fish & Game of the completion of this condition shall be provided by the applicant to Bonner County Planning Department.

A-15. The following conditions pertain to the public utility complex facilities:

1). Application of wastewater to the irrigation areas shall be from in accord with the limits set by the Idaho Department of Environmental Quality.

2).The applicant shall submit all applications, as-builts and certification required by Idaho Department of Environmental Quality (DEQ) as required by the current state and agency requirements, prior to operation of new or expanded facilities. Groundwater and waste water system monitoring shall be conducted as specified by DEQ, and the system shall be operated in conformance with the requirements of DEQ, including requirements for the maintenance of buffer zones from dwellings, public access points and wells.

3). Prior to application of wastewater, a final wastewater land application permit shall be issued by DEQ and a copy of the approval shall be provided by the applicant to the Planning Department.

4). The irrigation area shall be posted with signs warning the public of potential hazards, in accordance with state standards for notification. The lagoon areas shall be fenced, to the satisfaction of DEQ.

A-16. Prior to issuance of the conditional use permit, the applicant shall provide written confirmation from the U.S. Army Corps of Engineers that the wetlands delineation is accurate.

A-17. Prior to issuance of the conditional use permit, the applicant shall submit to Bonner County Public Works a plan for the collection, recycling and distribution of solid waste from the site. Written approval of the plan by Bonner County Public Works shall be provided to the Planning Department.

Required plat notes:

The following notes shall be recorded on the face of the final plat:

B-1 "All lots within this subdivision shall be developed consistent with the approved stormwater management plan on file with the Bonner County Planning Department."

B-2 "Any work involving filling, excavating, flooding or draining existing wetlands requires an Army Corps of Engineers, Section 404 permit, prior to beginning work."

B-3 Density assignments for each lot.

B-4 "The roads within this subdivision are private, and have not been constructed to county standards for maintenance. These roads shall be maintained at the sole expense of the property owners until such time as they are constructed to county standards for maintenance at no expense to the taxpayers and are dedicated to the public by the lot owners and accepted into the county's maintenance system by the Bonner County Board of Commissioners."

B-5 "CC&Rs have been recorded requiring maintenance of the private road and stormwater features and other planned unit development requirements at Instrument No. _____."

B-6. "The landowner shall immediately notify the Idaho State Historical Society in the event of the discovery of prehistoric artifacts or human remains."

Standard and site-specific plat conditions:

C-1 Prior to final plat recording of any phase of this project, the conditional use permit for the planned unit development, File #C832-05, shall be issued, and the zone change, File #ZC317-05, shall become effective.

C-2 Building envelopes establishing approved setbacks, buffer areas or other planned unit development design features, shall be shown on the final plat.

C-3 A final plat shall be recorded consistent with the approved planned unit development for this project. Phasing of the project to allow separate filings of final plats is hereby authorized. Any particular addition to the Golden Tee subdivision may be substituted for another, provided the minimum density and open space requirements, access and service provisions are met for each phase.

C-4 The preliminary plat shall be valid for a period not to exceed four (4) calendar years from the date of approval. At any time prior to the expiration date of the preliminary plat, the applicant may make a written request to the Planning Director for a single extension of the preliminary plat for a period up to two (2) years. The Board of County Commissioners 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.

C-5 The applicant shall install prior to ground disturbing activities all temporary erosion control measures as designed and approved. The applicant shall provide to the Planning Department prior to ground disturbing activities a signed statement from the project engineer or design professional stating that these measures have been installed as per the design specifications as approved. The applicant shall install upon completing ground disturbing activities and shall maintain thereafter all permanent erosion control and stormwater management measures as designed and approved. The applicant shall provide to the Planning Department upon completing ground disturbing activities a signed statement from the project engineer or design professional stating that these measures have been installed as per the design specifications as approved. All stormwater facilities shall be installed and functioning as designed or a suitable guarantee of completion shall be in place. A copy of the stormwater/erosion control "as-builts" shall be provided for each phase at the time of final plat submission.

C-6 The following road improvements shall be completed by the applicant:
1). Prior to final plat approval for any of the subdivision phases south of U.S. Highway 200, the

applicant shall provide a highway right-turn lane for eastbound traffic at the intersection of the subdivision road and the highway, to the satisfaction of Idaho Transportation Department (ITD). Approved lighting shall also be installed at these intersections, to the satisfaction of ITD. All necessary encroachment permits shall be obtained prior to construction, and the improvement plans and stormwater/erosion management carried out to the satisfaction of ITD.

2). Prior to final plat approval of any phase north of the highway, the applicant shall provide a highway right-turn lane for westbound traffic at the main north entrance, to the satisfaction of Idaho Transportation Department (ITD). All necessary encroachment permits shall be obtained prior to construction, and the improvement plans and stormwater/erosion management carried out to the satisfaction of ITD.

3). Prior to final plat approval for any phases, the applicant shall widen the approach at the intersection of Lower Pack River Road and U.S. Highway 200, to the satisfaction of ITD and shall modify pavement markings to create a left-turn, westbound lane on U.S. Highway 200 at the main south entrance at Lower Pack River Road to the satisfaction of ITD. Prior to final plat approval for any phase, the applicant shall also provide improvements to the access tunnel under the state highway, to the satisfaction of ITD.

4) Prior to final plat approval for any phases connecting to the Amstutz access (Mile Post 38.476) to Highway 200 East, the applicant shall regrade the approach and provide a right-turn lane to the satisfaction of ITD.

C-7 Prior to final plat recording for each phase, all roads within the subdivision shall meet the latest International Fire Code standard for fire apparatus access roads and shall be paved. The road improvements shall be constructed and certified in writing by a professional engineer as complete, in accordance with the International Fire Code, and shall be constructed to the satisfaction of the Northside Fire District prior to recording the final plat.

C-8 Prior to final plat approval for each phase, the applicant shall provide a letter from the Northside Fire District approving the fire access roads, the location and installation of fire hydrants and fire flow supplies and other requirements as specified herein for the subject subdivision phase:

1). The roads shall not exceed 8%, except as otherwise authorized by Northside Fire District, but no in excess of 10%.

2). For the 12 lots which do not have direct access onto the main road system, travelways shall be constructed of not less than 12 feet of paved surface width and 2 feet of shoulder width.

3). Turn-arounds shall be provided for all access roads greater than 150 feet in length.

4). Each homesite shall be provided with a suitable area for fire apparatus to turn around.

5). All residences on the mountainside south of U.S. Highway 200 shall be provided with a fire flow sprinkler system. The final plat for these lots shall note: "The installation of a residential sprinkler system is required in all newly constructed residences. The landowner shall obtain written approval of the sprinkler system from Northside Fire District and shall install the system consistent with the fire district approval."

6). Covenants shall be recorded outlining fire protection strategies, to the satisfaction of Northside Fire District. The covenants shall include requirements for homeowners to develop and implement an urban/wildland fire protection plan.

7). Entry gates shall be equipped with Knox boxes or other devices to allow access of emergency vehicles at any time.

C-9. Prior to construction of sewer and water improvements for each phase of the subdivision, the applicant shall obtain approval from Idaho Department of Environmental Quality (DEQ) for the utility

plans and specifications, and shall install the systems in accord with the approved plans. Prior to final plat approval for each phase, the applicant shall provide written approval of the "as-built" improvements for sewer and water services from DEQ. Prior to final plat for each phase, the applicant shall provide written confirmation from DEQ that the capacity of the water and wastewater systems is sufficient to accommodate the additional lots.

C-10 The applicant shall provide a copy of the Environmental Protection Agency's General Construction stormwater permit (National Pollutant Discharge Elimination System) prior to final plat approval for each phase where site disturbance is greater than 1 acre.

C-11. The final plat names shall be in accord with Idaho Code §50-1307, including the use of the name Golden Tee by landowners other than the original developer. A copy of the recoded consent shall be provided to the Planning Department if the original name is used, but the landowner filing the plat is different than the original developer.

NOTE: Following any final decision concerning a site-specific land use request, the applicant has a right to request a regulatory taking analysis pursuant to Section 67-8003, Idaho Code *(Idaho Code §67-6535(c))*.

Please contact this department if you have any questions.

Sincerely,

Clare Marley

Clare Marley, ACIP
Planning Director

c: Martin E. Taylor, AICP, Project Representative
James A. Sewell & Associates
1205 Highway 2, Suite 101
Sandpoint, Idaho 83864

Pend Oreille Bonner Investments, LLC, Applicant
6900 South McCarran Boulevard, Suite 1010
Reno, Nevada 89509

Bonner County Road Department

Appendix D- Hearing Examiner **Decision letter**

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

NICD Development, LLC
151 Clubhouse Way
Sandpoint, ID 83864

September 1, 2026

Whiskey Rock Planning + Consulting
614 Creekside Lane,
Sandpoint, Idaho 83864

Subj: File S0002-26 Golden Tee Estates 11th Addition-Lot 2

I, Allan Songstad, Hearing Examiner, approve this project, FILE S0002-26, Golden Tee Estates 11th Addition Subdivision, requesting the creation of 23 residential lots on a 7.57-acres property zoned Recreation and located in Section 36, Township 58 North, Range 1 West, Boise Meridian, Bonner County, Bonner County, Idaho, finding that it is in accord with the Bonner County Revised Code as enumerated in the following conclusions of law after considering the testimony at the Hearing of August 27, 2026 and considering the Conditions of Approval as amended:

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 after the conditions for approval of the final plat are satisfied.

Conclusion 5: The proposed subdivision will not cause circumstances to exist that will cause future residents or the public 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 to 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 too 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 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 the taking of private property.

Conditions of Approval:

1. Show all easements of record including sufficient recording data to identify conveyance, if not already shown. See BCRC 12-620 and BCRC 12-642. B.9.

2. The proposal shall provide water and sewer services. Condition C-9 of File #C 832-05 shall be satisfied in full prior to Final Plat approval.

3. A fire suppression plan was submitted as part of this application. As per the submitted plan, the applicant intends to provide approved water and fire hydrant system capable of providing more than one thousand (1,000) gallons per minute for a minimum of two (2) hours where a community water system exists or exists 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 by BCRC 12-623.D.1. A letter of approval of the fire suppression plan was received from Northside Fire District. Such improvements shall be constructed prior to the recording of the final plat.

4. The associated PUD, C832-05 was approved with a deviation permitted to construct the private roads to a minimum of the International Fire Code Standards and to be paved. The proposed private road shall meet these standards.

5. All lots shall have direct road frontage.

6. Show all existing wells, springs drainage channels, overhead and underground utility lines, structures, sanitary sewers and culverts within the tract and immediately adjacent thereto, if any. See BCRC 12-642.B.7.

7. All parcels of land intended to be dedicated for public use or reserved for the use of all property owners with the purpose indicated – Indicate purpose of Lot 10. See BCRC 12-642.B.10.

8. A statement setting forth the intended land use of the parcels, i.e., residential, agricultural, commercial, industrial or other appropriate land use classifications shall be noted on the plat. See BCRC 12-642.B.11.

9. The proposed private road shall be constructed to a minimum of the International Fire Code standards and be paved. The Bonner County Engineering Department shall review the road design and profile. Updates shall be made to the plans as required and approval of the plans obtained prior to the recording of the final plat and prior to start of road construction on site.

10. Per BCRC 12-643(I) The preliminary plat shall be valid for a period not to exceed two (2) 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 two (2) 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.

An improvement plan for the subdivision shall be submitted after the approval of the preliminary plat. The contents of the plan shall include the following. See BCRC 12-644.A.

a. 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').

b. The plan and profile of all proposed roads showing final grades and cross sections of roads in accord with the requirements of International Fire Code.
c. The plan and profile of proposed sanitary and stormwater systems with grades and sizes indicated. Drain calculations may be required.

d. A grading plan, showing storm water drainage for each lot.

e. 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.

11. Applicants' engineers shall provide inspection reports for County Engineer's review and final inspections. See BCRC 12-644.B.

12. The subdivider may enter into a surety agreement with the Board in lieu of completing all improvements, other than completion of and compliance with C-9 of File #C832-05, as required before final plat recording, agreeing to complete the improvements in accordance with surety agreement conditions and preliminary and final plat approvals. See BCRC 12-644.C for more details.

13. The final plat shall comply with all conditions as listed in BCRC 12-646 and shall show

the following on the plat –

a. The "initial point" and description thereof, shall be indicated on the drawing and the location and description in conformance with Idaho Code. (BRCR 12-646.C)

b. Street lines of all existing or recorded streets, principal property lines, patent lines, Township lines or Section lines, intersecting, crossing or contiguous to the subdivision (which should be mathematically tied to the lines of the subdivision by distances and bearings) and the status of adjoining property shall be indicated (name of subdivision or unplatted area). (BRCR 12-646.D)

c. The accurate location and description and filing of all monuments shall be in accordance with the Corner Perpetuation and Filing Act, Idaho Code title 55,

chapter 16. (BRCR 12-646.E)

d. The accurate outline of all property that is offered for dedication for public use, with the purpose indicated thereon and all property owners in the subdivision and conform with the Idaho Code. (BRCR 12-646.H)

e. Private restrictions, if any. (BCRC 12-646.I)

f. A certificate of a licensed engineer or surveyor of the State to the effect that the plat represents a survey made by him that all of the monuments, shown thereon, actually exist and that their positions are as shown. (BCRC 12-646.K)

14. All endorsements shall be shown on the final plat per BCRC 12-647.

15. Stormwater management report and erosion control plans, prepared by James A Sewell & Associates, were submitted as part of the application. The plans are currently under reviewed by Bonner County Engineering Department. These plans shall be resubmitted and approved by Bonner County Engineering Department prior to the recording of the final plat or prior to the start of construction activities on site.

16. After the approval of the preliminary plat, a final plat shall be prepared in conformance with BCRC 12-646, BCRC 12-647 and submitted to the Planning Department for review. The applicant shall also submit a copy of a current preliminary title report along with the final plat, as per BCRC 12-648.

17. A digital copy of the final plat shall be submitted to the Bonner County Planning Department satisfying the requirements of BCRC 12-649.

18. The applicant shall follow conditions found in file #C832-05 including without limitation C-9 requiring “as built” water and sewer improvements approved by Idaho Department of Environmental Quality sufficient to serve this proposed subdivision.

Bonner County Revised Code, section 12-262, provides an opportunity for affected persons to appeal the decision of the Hearing Examiner within 28 days after the final written decision has been issued. The appeal will not be considered until the filing fee is received. The applicant has a right to request a regulatory taking analysis pursuant to Idaho Code Section 67-8003.

Please contact the Planning Department if you have any questions.

Signed by



Allan Songstad
Hearing Examiner

REPLAT OF LOT 2, GOLDEN TEE ESTATES - ELEVENTH ADDITION

SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 58 NORTH, RANGE 1 WEST, B.M., BONNER COUNTY, IDAHO

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "REPLAT OF LOT 2, GOLDEN TEE ESTATES – ELEVENTH ADDITION" 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_____, 2024.

_____
BONNER COUNTY SURVEYOR

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS___DAY OF _____, 2024.

_____
BONNER COUNTY PLANNING DIRECTOR

PANHANDLE HEALTH DISTRICT 1

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 ARE IN FORCE. NO OWNER 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.

COUNTY COMMISSIONERS CERTIFICATE

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

DATED THIS___DAY OF_____, 2024.

_____
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR 20__.

APPROVED THIS___DAY OF_____, 2024.

_____
BONNER COUNTY TREASURER

RECORDER'S CERTIFICATE

FILED THIS ___ DAY OF _____, 2024, AT _____.M. IN

BOOK ___ AT PAGE _____ AT THE REQUEST OF JAMES A. SEWELL

AND ASSOCIATES, LLC. AS INSTRUMENT NO._____

_____
BONNER COUNTY RECORDER

RECORDER'S CERTIFICATE

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT WILLIAM HABERMAN, MANAGING MEMBER, NICD DEVELOPMENT, LLC, AN IDAHO LIMITED LIABILITY COMPANY, IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS TO BE KNOWN AS "REPLAT OF LOT 2, GOLDEN TEE ESTATES – ELEVENTH ADDITION", LOCATED IN THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 58 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING LOT 2 OF THE PLAT OF GOLDEN TEE ESTATES – ELEVENTH ADDITON, FILED IN BOOK 17 OF PLATS, PAGE 34 AS INSTRUMENT NUMBER 980251, RECORDS OF BONNER COUNTY, IDAHO.

WATER SERVICE IS TO BE PROVIDED BY GEM STATE WATER, LLC.

SEWER SERVICE IS TO BE PROVIDED BY TIC UTILITIES, LLC.

THE EASEMENTS SHOWN OR NOTED HEREON ARE HEREBY DEDICATED.

_____
WILLIAM HABERMAN, MANAGING MEMBER,
NICD DEVELOPMENT, LLC, AN IDAHO LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF_____

COUNTY OF _____

ON THIS ____ DAY OF _____, IN THE YEAR OF 20___, BEFORE ME PERSONALLY APPEARED WILLIAM HABERMAN, KNOWN OR IDENTIFIED TO ME TO BE THE MANAGING MEMBER OF NICD DEVELOPMENT, LLC, AN IDAHO LIMITED LIABILITY COMPANY, WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME ON BEHALF OF NICD DEVELOPMENT, LLC, AND ACKNOWLEDGED TO ME THAT NICD DEVELOPMENT, LLC EXECUTED THE SAME.

I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF _____
RESIDING AT:_____

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

NOTES

1. ALL REFERENCES ARE FROM RECORDS OF BONNER COUNTY, IDAHO.
2. CURRENT ZONING DISTRICT IS RECREATION (REC.).
3. CURRENT LAND USE IS RESORT COMMUNITY (0–2.5 AC).
4. PROPOSED USE IS SINGLE FAMILY RESIDENTIAL.
5. SEWER SERVICES ARE PROVIDED BY TIC UTILITIES, LLC.
6. WATER SERVICES ARE PROVIDED BY GEM STATE WATER, LLC.
7. PROPOSED SOLID WASTE DISPOSAL IS COUNTY TRANSFER STATION OR PRIVATE CONTRACTOR.
8. PROJECT IS LOCATED WITHIN THE NORTHSIDE FIRE DISTRICT.
9. NO WETLANDS ARE PRESENT PER THE USFWS WETLANDS MAPPER.
10. NO FLOOD HAZARDS ARE PRESENT
11. NORTH IDAHO CLUB DRIVE IS PRIVATELY OWNED AND MAINTAINED.
12. TRACT 1 IS DEDICATED AS A PRIVATE ROAD LOT FOR THE PURPOSES OF INGRESS, EGRESS, DRAINAGE, AND UTILITIES BENEFITING ALL OF THE LOTS, AND IS TO BE OWNED BY NICD DEVELOPMENT, LLC AND TO BE TRANSFERRED TO THE HOMEOWNERS ASSOCIATION AT A LATER DATE, AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
13. LOT 10 IS DEDICATED AS AN OPEN SPACE LOT FOR THE BENEFIT OF ALL OF THE LOT OWNERS, AND IS TO BE OWNED BY NICD DEVELOPMENT, LLC AND TO BE TRANSFERRED TO THE HOMEOWNERS ASSOCIATION AT A LATER DATE, AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
14. LOTS 12, 13, & 23 ARE SUBJECT TO A STORM DRAINAGE EASEMENT AS SHOWN.
15. LOT 1 IS SUBJECT TO A UTILITIES EASEMENT AS SHOWN PER REFERENCE 1.
16. LOTS 8 & 9 ARE SUBJECT TO AN EASEMENT FOR VERIZON AS SHOWN, PER REFERENCE 1.
17. LOT 8 IS SUBJECT TO A UTILITIES EASEMENT AS SHOWN IN DETAIL "A".
18. ALL LOTS ARE SUBJECT TO A 10' WIDE UTILITIES, DRAINAGE, AND CUT FILL SLOPE EASEMENT ADJACENT TO THE PRIVATE DRIVE.
19. AN ENCROACHMENT EASEMENT, AFFECTING LOTS 9 & 10, IS DEDICATED TO THE OWNER OF LOT 1, OF "HIDDEN LAKES" (BK.4 OF PLATS, PG.64), FOR THE CONTINUED USE AND MAINTENANCE OF THE CURRENT IMPROVEMENTS WHICH ENCROACH UPON THE BOUNDARIES OF THIS PLAT, BUT RESTRICTING SAID OWNER FROM CONSTRUCTING ANY NEW IMPROVEMENTS WITHIN SAID EASEMENT.
20. LOTS 8, 9, 10, AND 11 ARE SUBJECT TO A 30' WIDE PRESSURE SEWER MAIN EASEMENT, RECORDED AS INSTRUMENT NO. 405070.

SUBDIVISION GUARANTEE ITEMS

THE FOLLOWING ITEMS ARE FROM EXHIBIT "B" – EXCEPTIONS, WITHIN THE SUBDIVISION GUARANTEE PROVIDED BY NORTH IDAHO TITLE INSURANCE INC., POLICY ISSUING AGENT FOR STEWART TITLE GUARANTY COMPANY, DATED DECEMBER 31, 2023, ORDER NO.: N–69526, GUARANTEE NO.: G–2222–00090258.

2. ASSESSMENTS FOR THE IDAHO CLUB HOMEOWNERS ASSOCIATION, IF ANY.
3. ASSESSMENTS FOR THE HIDDEN LAKES PROPERTY OWNERS ASSOCIATION, IF ANY.
4. ASSESSMENTS FOR THE RESIDENT LAKE CLUB HOMEOWNERS ASSOCIATION, IF ANY.
5. ASSESSMENTS FOR TIC UTILITIES, IF ANY.
6. ASSESSMENTS FOR THE V.P. INC. UTILITY, IF ANY.
7. STATE HIGHWAY RIGHT OF WAY DEED, INST. NO. 91635. (DOESN'T AFFECT PARCEL)
8. TRANSMISSION LINE RIGHT OF WAY EASEMENT INST. NO. 37005.
9. HIGHWAY RIGHT OF WAY DEED INST. NO. 43174. (DOESN'T AFFECT PARCEL)
10. DISTRIBUTION LINE EASEMENT INST. NO. 45755. (BLANKET EASEMENT OVER PARCEL)
11. DISTRIBUTION LINE EASEMENT INST. NO. 47565. (BLANKET EASEMENT OVER PARCEL)
12. STATE HIGHWAY RIGHT OF WAY DEED, INST. NO. 47678. (DOESN'T AFFECT PARCEL)
13. DISTRIBUTION LINE EASEMENT INST. NO. 224287 (BLANKET EASEMENT OVER PARCEL)
14. DISTRIBUTION LINE EASEMENT INST. NO. 280709 (TO RELOCATE POLE NO. BB176)
15. COMMUNICATION LINE EASEMENT INST. NO. 308814 (DOESN'T AFFECT PARCEL)
16. COMMUNICATION LINE EASEMENT INST. NO. 321029 (PARALLEL TO COUNTY ROAD)
17. SEWAGE TREATMENT LAGOON EASEMENT INST. NO. 405071, AMENDING INST. NO. 355874. (DOESN'T AFFECT PARCEL)
18. PRESSURE SEWER MAIN EASEMENT INST. NO. 405070, AMENDING INST. NO. 355854. (PLOTTED HEREON).
19. SEWAGE IRRIGATION TREATMENT EASEMENT INST. NO. 405072.(DOESN'T AFFECT PARCEL)
20. NATURAL GAS PIPELINE EASEMENT INST. NO. 573501.
21. DISTRIBUTION LINE EASEMENT INST. NO. 577924. (BLANKET EASEMENT OVER PARCEL)
22. THE PROTECTIVE COVENANTS FOR HIDDEN LAKES PUD, INST. NO. 567929, AND MODIFIED BY INST. NOS. 570644, 573265, 589235, AND 706466. (TO THE EXTENT THEY AFFECT THE PARCEL.)
23. LETTER OF AGREEMENT AND UNDERSTANDING BETWEEN AVISTA UTILITIES AND HIDDEN LAKES PROPERTIES. INST. NO. 700161.
24. LETTER DESCRIBING NORTHERN LIGHTS, INC. POSITION RELATIVE TO EASEMENTS. INST. NO. 700159.
25. THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE IDAHO CLUB, INST. NO. 714739, AND MODIFIED BY INST. NOS. 736375, 739204, 808450, 937327, 991763, 991764, 991825, 992218, 1001271, 1002208, AND 1014288.

(NOT IN THE GUARANTEE) THE LETTER OF AGREEMENT AND UNDERSTANDING BETWEEN VERIZON, INC. AND HIDDEN LAKES PROPERTIES, INST NO. 700160.

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DIVIDE THE PARCEL INTO LOTS AS SHOWN. THE BOUNDARY WAS DETERMINED FROM FOUND MONUMENTS AND THE PLAT OF GOLDEN TEE ESTATES – 11TH ADDITION, BEING ROTATED TO THE STATED BASIS OF BEARINGS.

SURVEYOR'S CERTIFICATE

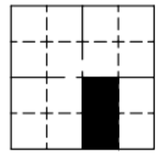
I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 36, TOWNSHIP 58 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY HEREON AND THE MONUMENTS HAVE BEEN PLACED AND ALL LOT AND BLOCK CORNERS PROPERLY SET AND THAT THE SURVEY IS IN COMPLIANCE WITH PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

PROFESSIONAL LAND SURVEYOR REGISTERED 12458 STATE OF IDAHO RUSSELL E. BADGLEY

BLUELINE REVIEW

_____
RUSSELL E. BADGLEY PLS 12458

SECTION 36, TWP 58N, RNG 1W,.B.M.



SHEET TITLE: REPLAT OF LOT 2, GOLDEN TEE ESTATES - 11TH ADDITION

James A. Sewell and Associates, LLC
ENGINEERS – SURVEYORS – PLANNERS
SANDPOINT, ID, 83864, (208)263-4160

DATE: 5-2-24
SCALE: NONE
DRAWN: REB
CHECKED: SC
PROJ.NO.: 14727-23-001
CAD FILE NO.: S-T14, R01W 11th
SHT 1 OF 2

REPLAT OF LOT 2, GOLDEN TEE ESTATES - ELEVENTH ADDITION

SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 58 NORTH, RANGE 1 WEST, B.M., BONNER COUNTY, IDAHO

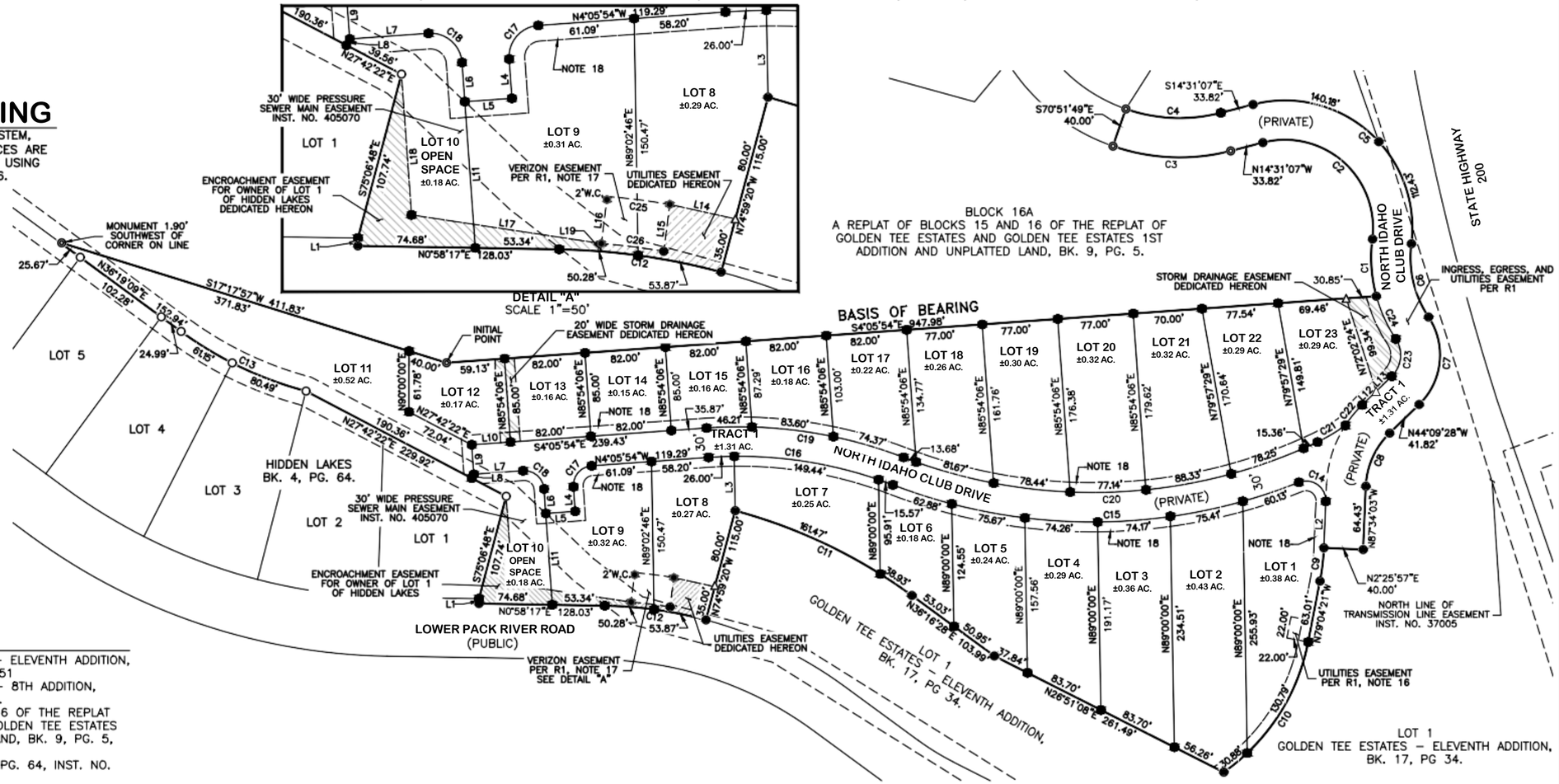
BASIS OF BEARING

IDAHO STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD83 (2011). DISTANCES ARE CONVERTED FROM GRID TO GROUND USING A SCALE FACTOR OF 1.00013737986.

SCALE–1"=80'

0 40 80 160

SCALE IN FEET



REFERENCES

1. PLAT OF GOLDEN TEE ESTATES – ELEVENTH ADDITION, BK. 17, PG. 34, INST. NO. 990251
2. PLAT OF GOLDEN TEE ESTATES – 8TH ADDITION, BK. 9. PG. 7, INST. NO. 736074.
3. A REPLAT OF BLOCKS 15 AND 16 OF THE REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND, BK. 9, PG. 5, INST. NO. 736072
4. PLAT OF HIDDEN LAKES, BK. 4, PG. 64, INST. NO. 344989.

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S89°01'43"E	5.00
L2	N87°34'03"W	47.31
L3	N88°55'23"E	55.25
L4	N85°54'06"E	25.00
L5	N4°05'54"W	30.00
L6	N85°54'06"E	25.00
L7	S4°05'54"E	50.14
L8	S62°17'38"E	4.50
L9	S85°54'06"W	30.00
L10	N4°05'54"W	39.57

LINE TABLE		
LINE	DIRECTION	LENGTH
L11	S85°54'06"W	93.14
L12	N44°09'28"W	19.93
L13	N44°09'28"W	21.89
L14	S12°25'12"W	42.66
L15	S82°33'41"E	30.08
L16	N82°46'25"W	30.07
L17	N8°33'17"E	121.94
L18	N85°54'06"E	89.67
L19	N82°46'25"W	5.00

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	58.77	150.00	22°26'59"	S85°57'05"W 58.40
C2	174.63	89.58	111°41'42"	N41°19'44"E 148.26
C3	121.53	206.62	33°41'59"	S2°19'53"W 119.78
C4	98.03	166.62	33°42'38"	S2°20'12"W 96.62
C5	252.61	129.58	111°41'42"	N41°19'44"E 214.47
C6	78.16	110.00	40°42'49"	S76°49'11"W 76.53
C7	96.98	70.00	79°22'46"	S83°50'51"E 89.41
C8	60.61	80.00	43°24'35"	N65°51'46"W 59.17
C9	34.10	230.00	8°29'42"	S83°19'12"E 34.07
C10	161.68	210.00	44°06'40"	S57°01'01"E 157.71
C11	200.40	540.00	21°15'47"	N25°38'34"E 199.25
C12	104.14	425.00	14°02'24"	N7°59'28"E 103.88
C13	141.64	379.61	21°22'43"	S25°31'13"W 140.82

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C14	39.87	20.00	114°13'09"	N35°19'22"E 33.59
C15	422.52	565.00	42°50'48"	S0°21'48"E 412.74
C16	191.01	435.00	25°09'29"	N8°28'51"E 189.47
C17	31.42	20.00	90°00'00"	N49°05'54"W 28.28
C18	31.42	20.00	90°00'00"	N40°54'06"E 28.28
C19	204.18	465.00	25°09'29"	N8°28'51"E 202.54
C20	431.46	535.00	46°12'27"	S2°02'38"E 419.87
C21	33.03	185.00	10°13'48"	S30°41'47"E 32.99
C22	27.09	120.00	12°55'56"	N50°37'26"W 27.03
C23	41.56	30.00	79°22'46"	S83°50'51"E 38.32
C24	47.81	150.00	18°15'50"	S65°35'41"W 47.61
C25	40.08	430.00	5°20'24"	N7°11'00"E 40.06
C26	39.97	430.00	5°19'31"	N7°11'26"E 39.95

LEGEND

- ⬢ ····· SET 5/8"X30" REBAR WITH PLASTIC CAP, REB 12458
- ● ····· FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 17407
- ○ ····· FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 6107
- ◉ ····· FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 3628 UNLESS OTHERWISE NOTED
- ✹ ····· FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 5713
- △ ····· COMPUTED POINT
- ( ) ····· RECORD DIMENSION PER REFERENCE SHOWN
- W.C. ····· WITNESS CORNER ON LINE STATED DISTANCE

RECORDER'S CERTIFICATE

PROFESSIONAL LAND SURVEYOR REGISTERED 12458 STATE OF IDAHO RUSSELL E. BADGLEY

BLUELINE REVIEW

APPROVED PRELIMINARY PLAT

Date

SECTION 36, TWP 58N, RNG 1W, B.M.

SHEET TITLE: REPLAT OF LOT 2, GOLDEN TEE ESTATES - 11TH ADDITION

James A. Sewell and Associates, LLC
ENGINEERS – SURVEYORS – PLANNERS
SANDPOINT, ID, 83864, (208)263-4160

DATE: 5-2-24
SCALE: 1"=80'
DRAWN: REB
CHECKED: SC
PROJ.NO.: 14127-23-001
CAD FILE NO.: S-REPLAT LOT2 GTE 11TH
SHT 2 OF 2

BCRC Code	Standard for	Required	Provided
12-268	Application Process, General Provisions	Agency Routing	Agencies were notified of the file 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.	The associated approved PUD, Condition A-7, #3 of file C832-05, was approved with lot sizes permitted below 12,000 square feet. All lots in the subdivision shall have access to urban services. See Conditions of Approval.
12-620	General	Easements, constraints, reserved land areas to be shown and marked on the plats.	The plat shall include all easements, constraints, reserved land areas to shown and marked on the plat for Golden Tee Estates- 11th addition. 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.	The associated approved PUD, Condition A-7, #5 on file C832-05 was approved with a deviation permitted to depth to width ratio and angle of intersection requirements.
12-622	Submerged Lands	Submerged lands not to be counted towards density calculations.	The subject lot does not contain any mapped submerged lands. Not Applicable
12-623.A	Urban Services	For lots less than 1 acre in size, urban services are required.	Will-serve letter received from TIC Utilities LLC. An affiliate of Valiant Idaho LLC was received indicating that it has sufficient capacity to provide water. Gem State confirmed that it had sufficient wastewater capacity to service all lots in the proposed subdivision (will serve letter October 7, 2025). At the hearing on August 27 applicant agreed that it must

			comply with condition C-9 of file C 832-05 and provide as built plans of all improvements for each phase of development necessary to service all lots in each phase. See conditions of approval
12-623.B	Water supply	Lots to be served by connection to an existing public or private water system.	See 12-623 A.
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.	See 12-623 A. Applicant has also stated that it has approved plans from the Idaho Department of environmental Quality (DEQ) to service the proposed lots. Compliance with condition C-9 of file C 832-05 will provide assurance that the proposed lot will be served prior to final plat approval. See conditions of approval
12-623.D	Fire Plan/Fire risk assessment	Assessment of fire risk Fire protection plan Defensible space plan	A fire assessment plan was submitted as part of this application. The applicant is proposing to provide an approved water and fire hydrant system per BCRC 12-623.D.1. See conditions of approval
12-624.A	Road name	Unique road names for new roads.	North Idaho Club Drive will be extended to serve the proposed lots
12-624.B	Road standards	Road to be designed to meet private road standards of BCRC Title 12, Appendix A.	The associated approved PUD, Condition A-7, #4 on file C832-05 was approved with a deviation permitted to construct the private roads to a minimum of the International Fire Code Standards and to be paved. See Conditions of Approval
12-624.C	Legal access	Legal access to each proposed lot	All lots have been proposed to have direct frontage on the

			extension of North Idaho Club Drive, a private road.
12-624.D	Public road frontage	For lots less than 5 acres in size, direct frontage and direct access to public roads required.	The associated approved PUD, Condition A-7, #4 on file C832-05 was approved with a deviation permitted to construct the private roads to a minimum of the International Fire Code Standards and to be paved. See conditions of Approval
12-625.A	Trails and Parks	Bonner County Trails Plan	Bonner County currently does not have an adopted trails plan. This proposal is not adjacent to any public access points of ingress/ egress
12-625.B	Trails and Parks	Public Access, Parks and Facilities	This proposal does not offer any public access, parks and facilities.
12-626.A	Natural Hazards	Subdivision to be designed around identified natural hazards	The proposal has mapped slopes of 0-≥30% grade. The mapped slopes ≥30% appear from treetops and not hillsides. See Standards 12-7.6 below
12-626.B	Conformance with BCRC 12-7	Conformance with environmental standards.	This project has been reviewed to meet the requirements of Title 12, Chapter 7, see analysis below.
12-642.A	Application Content	Application form	The applicant submitted the required application for a subdivision.
12-642.B	Application Content	Preliminary Plat, prepared by Idaho licensed surveyor, showing parcels to be created.	Russell Badgley, a 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 on the face of the submitted preliminary plat
12-642.B.2	Plat Content	Boundary line of tract to be subdivided, intersection property lines, abutting roads,	These elements are all included in the submitted preliminary plat.

		names and addresses of adjoining owners shown in their respective places of ownership on the 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 preliminary plat indicates that the proposed road will be an extension of the North Idaho Club Drive, an existing 30' wide approved private road.
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 of Lower Pack River Road, North Idaho Club Drive, Lot 1 Golden Tee Estates- Eleventh Addition and the golf course.
12-642.B.6	Plat Content	Location of water courses, floodplains per FIRMs with BFEs.	Parcels are located within SFHA Zone X and not located within floodway, per FIRM Panel 16017C0735E, Effective Date 11/18/2009. Not applicable.
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.	This proposal does not contain any mapped wetlands and is not adjacent to any mapped wetlands
12-642.B.8	Plat Content	Proposed method of water supply, sewage and solid waste disposal.	The "Notes" portion of the preliminary plat indicates the providers of water and sewage. Solid waste is either the county transfer station or a private contractor.

			See Conditions of Approval
12-642.B.9	Plat Content	All easements of record, including sufficient data to identify conveyance.	Conveyance of easements can be found in the "Notes" portion in the preliminary plat and in the subdivision guarantee.
12-642.B.10	Plat Content	Purpose indication for parcels reserved for public dedication or common use of property owners.	Note 13 of the preliminary plat indicates the dedication of Lot 10 to the property owners for common use. See Conditions of Approval
12-642.B.11	Plat Content	Statement for intended use of parcels.	Note 4 of the preliminary plat indicates the lots are proposed to be single-family residential lots.
12-642.C.2	Road design and profile	Preliminary road design and profile prepared, stamped and signed by Idaho licensed engineer.	A preliminary road design and profile plan has been prepared by James A Sewell and Associates and is currently under review. See Conditions of Approval.
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. See Conditions of Approval
12-644	Improvements Plan	Plan to be prepared by a registered civil engineer. Two copies to be provided.	Upon approval of the preliminary plat the applicant shall submit plan prepared by a registered civil engineer. See Conditions of Approval
12-645	Standards for Review		BCRC 12-645 standards are found in the Conditions of Approval and Conclusions of Law found in this staff report.
12-660	Final Plat, Contents		Not applicable at this stage of the project. See Conditions of Approval.

12-661	Endorsements on Final Plat		Not applicable at this stage of the project. See Conditions of Approval.
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.	Stormwater management report and erosion control plans, prepared by James A Sewell and Associates. The plans are currently being reviewed by Bonner County Engineering Department and will address concerns about drainage on lot 11.
12-7.3	Wetlands		Not applicable.
12-7.4	Wildlife	The purpose of this subchapter is to provide measures to protect and maintain wildlife and fisheries habitat.	No agencies that regulate wildlife commented on this proposal. This subdivision is a part of a Planned Unit Development – Golden Tee Estates that was designed with 17% open space (151 acres) of the 879 acres of development area. The proposed residential density was approved through the Planned Unit Development.
12-7.5	Flood Damage Prevention	Development to occur as per BCRC, Title 14.	Parcels are located within SFHA Zone X and not located within floodway, per FIRM Panel 16017C0735E, Effective Date 11/18/2009.
12-7.6	Hillsides	Geotechnical Survey Requirement	The proposal does not have any mapped natural slopes ≥30% grade. Therefore, a geotechnical survey would not be required.