

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

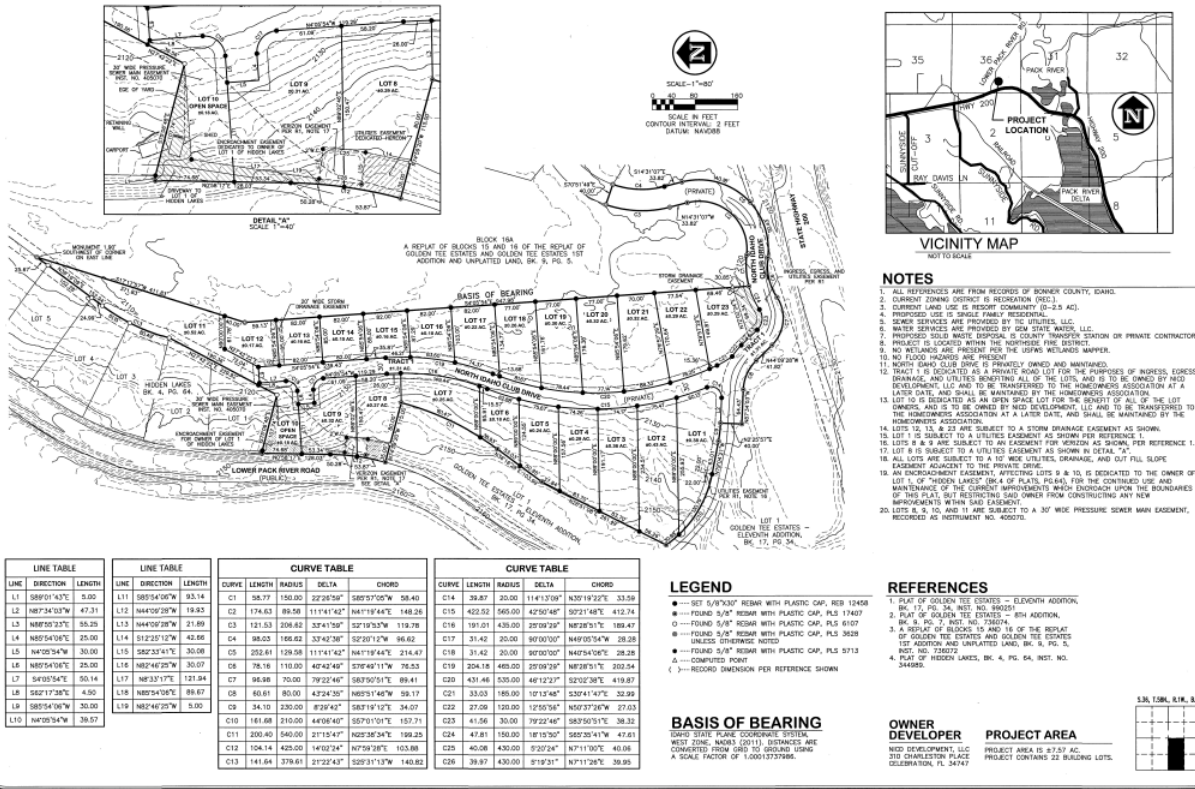
Email: planning@bonnercountyid.gov - Web site: www.bonnercountyid.gov



HEARING EXAMINER STAFF REPORT FOR AUGUST 27, 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 11 TH 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: July 28, 2026 Site Posting: July 28, 2026 Published in newspaper: July 28, 2026
Appendices	Appendix A- Notice of Public Hearing Record of Mailing Appendix B- Public Agency Comments Appendix C- C832-05 Decision letter

PRELIMINARY PLAT-"REPLAT OF LOT 2, GOLDEN TEE ESTATES - 11TH ADDITION" SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 58 NORTH, RANGE 1 WEST, B.M., BONNER COUNTY, IDAHO



PRELIMINARY PLAT
REPLAT OF LOT 2, GOLDEN TEE ESTATES 11TH ADDITION, BONNER COUNTY, IDAHO

DATE: 3-13-2024
SCALE: AS SHOWN
DRAWN BY: RJS
CHECKED BY: SC
CAD FILE: 11-23-2021
PROJ. #: 11-23-2021

SHEET 1 OF 1

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.

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 12-268	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 Water to provide sewer service.
- 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, 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

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.

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, 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- 11 th 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 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.
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 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 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	This proposal does not contain any mapped wetlands and is not

		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.	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 $\geq 30\%$ grade. Therefore a geotechnical survey would not be required. See Conditions of Approval.

Planner's Initials: DB Date: August 14, 2025

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.

HEARING EXAMINER

MOTION TO APPROVE:

I, Hearing Examiner (*INSERT NAME*) 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 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 (or as amended during deliberation). The written findings and decision of this file will be rendered within 45 calendar days, as set forth in BCRC 12-268. This action does not result in a taking of private property.

MOTION TO DENY:

I, Hearing Examiner (*INSERT NAME*) 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 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 (or as amended during deliberation). The written findings and decision of this file will be rendered within 45 calendar days, as enumerated in BCRC 12-268. 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. Appeal this decision to the County Commissioners, as set forth in BCRC 12-262.

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.
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 per 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 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

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

Appendix B- Public Agency Comments

Appendix C- C832-05 Decision letter