Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864
Phone (208) 265-1458 - Fax (866) 537-4935
Email: planning@bonnercountyid.gov - Web site: www.bonnercountyid.gov

Short Subdivision Administrative Decision Letter

October 14, 2026

Subject: **Short Subdivision SS0002-26, Jim Brown First Addition: Preliminary Plat Administrative Decision Letter**

Encl: **A copy of Approved Preliminary Plat; SS0002-26 Staff Report**

Dear Valiant Idaho,

The referenced application is hereby administratively approved with modified conditions from the staff report, as of the date of this letter; modifications are included below. The Planning Director adopts the remainder of the staff report's analysis and findings with their decision.

The applicant or interested parties had 10 days from the date of the issuance of the staff report to provide written comment in response. As of the date of this decision letter, no responses have been received in opposition of this project since the release of the staff report. Comments have been made by the applicant's representative and have been reviewed by staff. The modifications that were required have been satisfied. The ordinance and standards used in evaluating the application, the Conclusions of Law and the Conditions of Approval imposed are as follows:

Applicable Bonner County Revised Code Standards:

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

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 12-626	Design Standards: Environmental Features
BCRC 12-642	Contents of Application
BCRC 12-644	Improvement Plan Required, Contents
BCRC 12-645	Standards for review of all Preliminary Plats
BCRC 12-650	Contents of Application
BCRC 12-651	Short Subdivision, Procedure for Processing Preliminary Plat
BCRC 12-7.1	Shorelines
BCRC 12-7.2	Grading, 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

Conclusions of Law:

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

Conclusion 1: The proposed subdivision **is** in accord with the purposes of this Title and of the zoning district in which it is located.

Conclusion 2: The site **is** physically suitable for the proposed development.

Conclusion 3: The design of the proposed subdivision **will not** adversely impact Bonner County's natural resources, as identified in the comprehensive plan. Any adverse impacts or potential for impacts shall be mitigated as a condition of approval.

Conclusion 4: The public and private services, including but not limited to water, sewer services, solid waste, fire protection, emergency services, and school facilities and transportation, which will serve the proposed subdivision **are** adequate for the needs of future residents or users.

Conclusion 5: The proposed subdivision **will not** cause circumstances to exist that will cause future residents or the public at large to be exposed to hazards to health or safety.

Conclusion 6: The design of the proposed subdivision or related improvements **will** provide for coordinated access with the county system of roads and with adjacent properties and **will not** impede the use of public easements for access to, or through the proposed subdivision. The proposed transportation system **is** designed to adequately and safely serve the future residents or users without adversely impacting the existing transportation system by reducing the quality or level of service or creating hazards or congestion.

Conclusion 7: The proposed subdivision **is** designed to comply with the design criteria for subdivisions set forth in Subchapter 6.2 of this chapter.

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. All lots shall have direct frontage to Jim Brown Way.

3. 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.

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

approved or denied prior to the expiration date of the preliminary plat.

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 proposed stormwater systems with grades and sizes indicated. Drain calculations may be required.

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

d. 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.

5. Per 12-644, Applicants' engineers shall provide inspection reports for County Engineer's review and final inspections.

6. The applicant may enter into a surety agreement for the Stormwater improvements, in lieu of completing the improvements .

7. 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.

8. After the approval of the preliminary plat, a final plat shall be prepared in conformance with BCRC 12-6.6.

Modifications of Staff Report

1. Condition 9 has been struck from the decision and not accepted from the staff report. The applicant provided information showing that the infrastructure for sewer and water is already in place in the dedicated easement at the front of the lot. No additional infrastructure for water and sewer are required, and BCRC 12-623.B and C are satisfied.
2. The applicant provided a fire assessment plan as part of the application. BCRC 12-623.D has been satisfied.
3. Conditions 4 & 6 have been modified, based on the findings showing that adequate water and sewer infrastructure exist in the area to serve the lot. An improvement plan is required to show stormwater on the individual lot being created.

NOTE: Any determination made by the Planning Director in the administration of the provisions of this title may be appealed to the Board by paying the required fee and notifying the Planning Director in writing of the intent to appeal within ten (10) working days from the date of the determination. (BCRC 12-261).

Please contact this department if you have any questions.

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)).

Sincerely,

Alex Feyen
Assistant Planning Director

10/14/2026
Date

JIM BROWN WAY 1ST ADDITION

A REPLAT OF A PORTION OF BLOCK 16A OF "A REPLAT OF BLOCKS 15 AND 16 OF THE REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND"
SECTION 36, TOWNSHIP 58 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "JIM BROWN WAY 1ST 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_____, 2025.

_____
BONNER COUNTY SURVEYOR

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS____DAY OF _____, 2025.

_____
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_____, 2025.

_____
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_____, 2025.

_____
BONNER COUNTY TREASURER

RECORDER'S CERTIFICATE

FILED THIS ____ DAY OF _____, 2025, 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, VALIANT IDAHO, 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 "JIM BROWN WAY 1ST ADDITION", LOCATED IN THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 58 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, AND BEING A PORTION OF BLOCK 16A OF "A REPLAT OF BLOCKS 15 AND 16 OF THE REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND", FILED IN BOOK 9 OF PLATS, PAGE 5, RECORDS OF BONNER COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 36, FROM WHICH THE NORTH 1/16 CORNER OF THE EAST LINE OF SAID SECTION 36 BEARS N0°30'12"E, 1322.25 FEET; THENCE N70°29'15"W, 293.11 FEET TO AN ANGLE POINT IN THE EAST BOUNDARY OF SAID BLOCK 16A AND THE POINT OF BEGINNING;
THENCE N29°51'22"W, 37.53 FEET; THENCE N17°50'05"W, 78.87 FEET; THENCE N20°01'30"E, 136.27 FEET; THENCE N39°03'03"E, 41.56 FEET; THENCE N0°32'00"W, 38.26 FEET; THENCE S77°16'11"E, 148.42 FEET TO SAID EAST BOUNDARY; THENCE S32°31'46"W ALONG SAID EAST BOUNDARY, 324.38 FEET TO THE POINT OF BEGINNING;

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

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

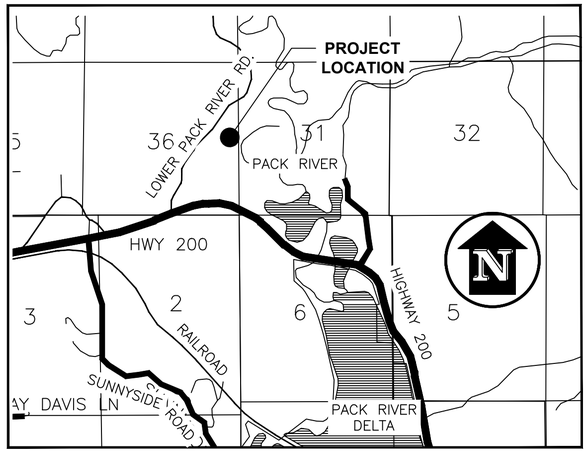
THE EASEMENTS SHOWN OR NOTED HEREON ARE HEREBY DEDICATED.

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

SUBDIVISION GUARANTEE ITEMS

1.

APPROVED
PRELIMINARY PLAT
10/14/26
Date



VICINITY MAP
NOT TO SCALE

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 VALIANT IDAHO, 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 VALIANT IDAHO, LLC, AND ACKNOWLEDGED TO ME THAT VALIANT IDAHO, 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

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 31, TOWNSHIP 58 NORTH, RANGE 1 EAST, 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.

PRELIMINARY

RUSSELL E. BADGLEY PLS 12458

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

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

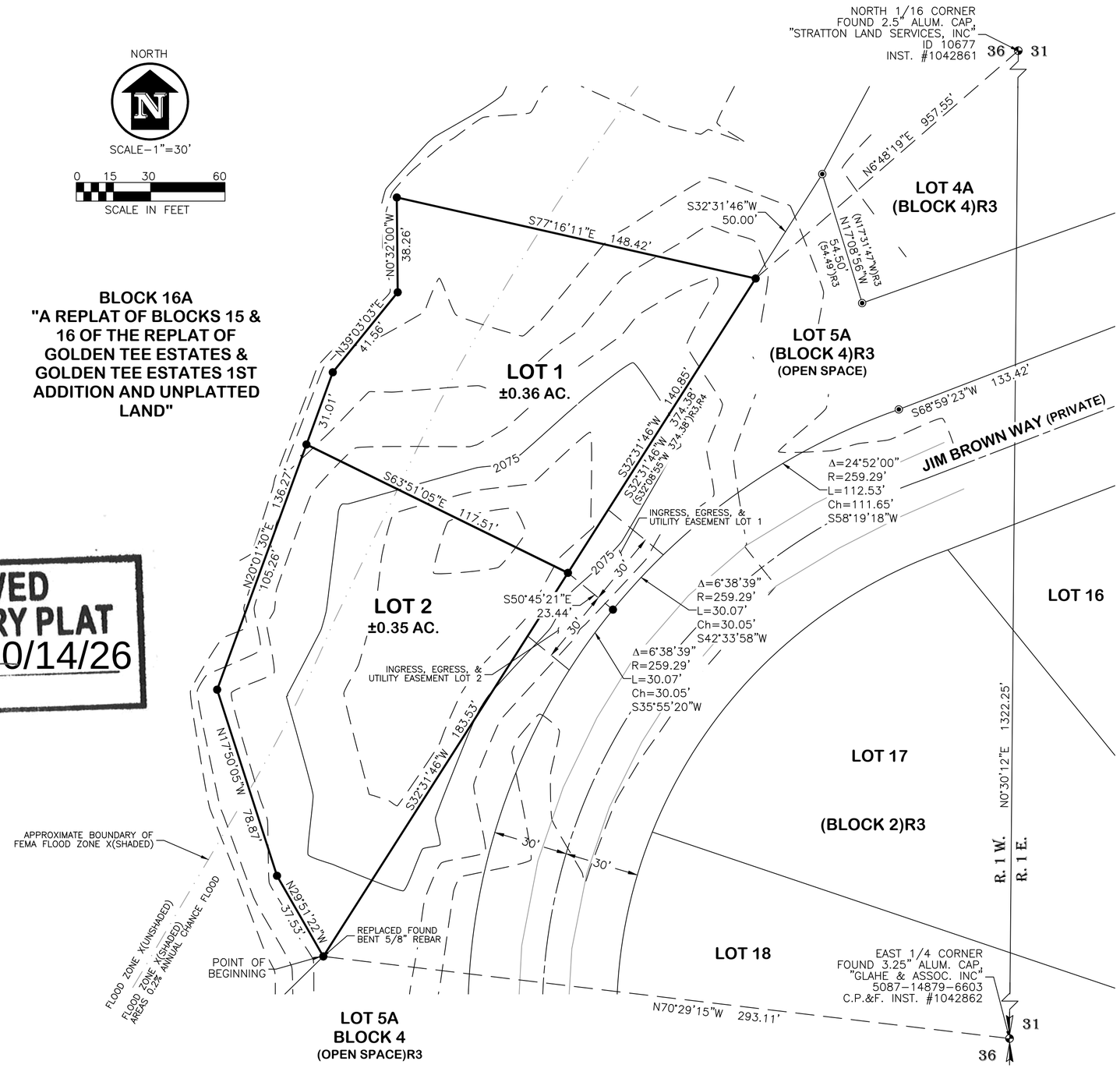
SHEET TITLE: JIM BROWN WAY 1ST ADDITION

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

DATE: 7/18/25
SCALE: NONE
DRAWN: TDR
CHECKED: REB
PROJ.NO.: 22043-25-003
CAD FILE NO. S-JIMBROWN-SITEPLAN
SHT 1 OF 2

JIM BROWN WAY 1ST ADDITION

A REPLAT OF A PORTION OF BLOCK 16A OF "A REPLAT OF BLOCKS 15 AND 16 OF THE REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND"
SECTION 36, TOWNSHIP 58 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO



APPROVED
PRELIMINARY PLAT
10/14/26
Date

BASIS OF BEARING

BETWEEN THE WEST 1/4 CORNER AND THE NORTH 1/16 CORNER OF SECTION 31, TOWNSHIP 58 NORTH, RANGE 1 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO. BEARINGS ARE BASED ON IDAHO COORDINATE SYSTEM, WEST ZONE, NAD83 (2011)(EPOCH 2010.0000). DISTANCES ARE CONVERTED FROM GRID TO GROUND USING A SCALE FACTOR OF 1.00013737986.

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE TWO NEW LOTS WHICH ARE COMPLETELY WITHIN BLOCK 16A OF "A REPLAT OF BLOCKS 15 AND 16 OF THE REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND",

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 GEM STATE WATER, LLC.
6. WATER SERVICES ARE PROVIDED BY TIC UTILITIES, 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 WITHIN THE PLAT BOUNDARY.
10. THE PROJECT IS IN FLOOD ZONE X(SHADED) AND ZONE X(UNSHADED) PER FEMA MAP PANEL 16017C0735E.
11. JIM BROWN WAY IS PRIVATELY OWNED AND MAINTAINED.
12. THERE IS A 30' WIDE INGRESS, EGRESS, & UTILITIES EASEMENT FOR THE BENEFIT OF LOT 1 DEDICATED AS SHOWN HEREON.
12. THERE IS A 30' WIDE INGRESS, EGRESS, & UTILITIES EASEMENT FOR THE BENEFIT OF LOT 2 DEDICATED AS SHOWN HEREON.

REFERENCES

1. THE PLAT OF "GOLDEN TEE ESTATES", BK. 6, PG. 108, INST. #570645
2. THE PLAT OF "GOLDEN TEE ESTATES 1ST ADDITION", BK. 6, PG. 114, INST. #573716
3. THE "REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND", BK. 8, PG. 77, INST. #714738
4. "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. #736072

LEGEND

● ····· SET 5/8"X30" REBAR WITH PLASTIC CAP, REB 12458
⊙ ····· FOUND 2.5" ALUMINUM CAP BY PLS 10677
( )····· RECORD DIMENSION PER REFERENCE SHOWN

RECORDER'S CERTIFICATE

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

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

SHEET TITLE: JIM BROWN WAY 1ST ADDITION

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

DATE:	7/18/25
SCALE:	1"=30'
DRAWN:	TDR
CHECKED:	REB
PROJ.NO.:	22043–25–003
CAD FILE NO.	S-JIMBROWN-SITEPLAN
SHT. 2 OF 2	

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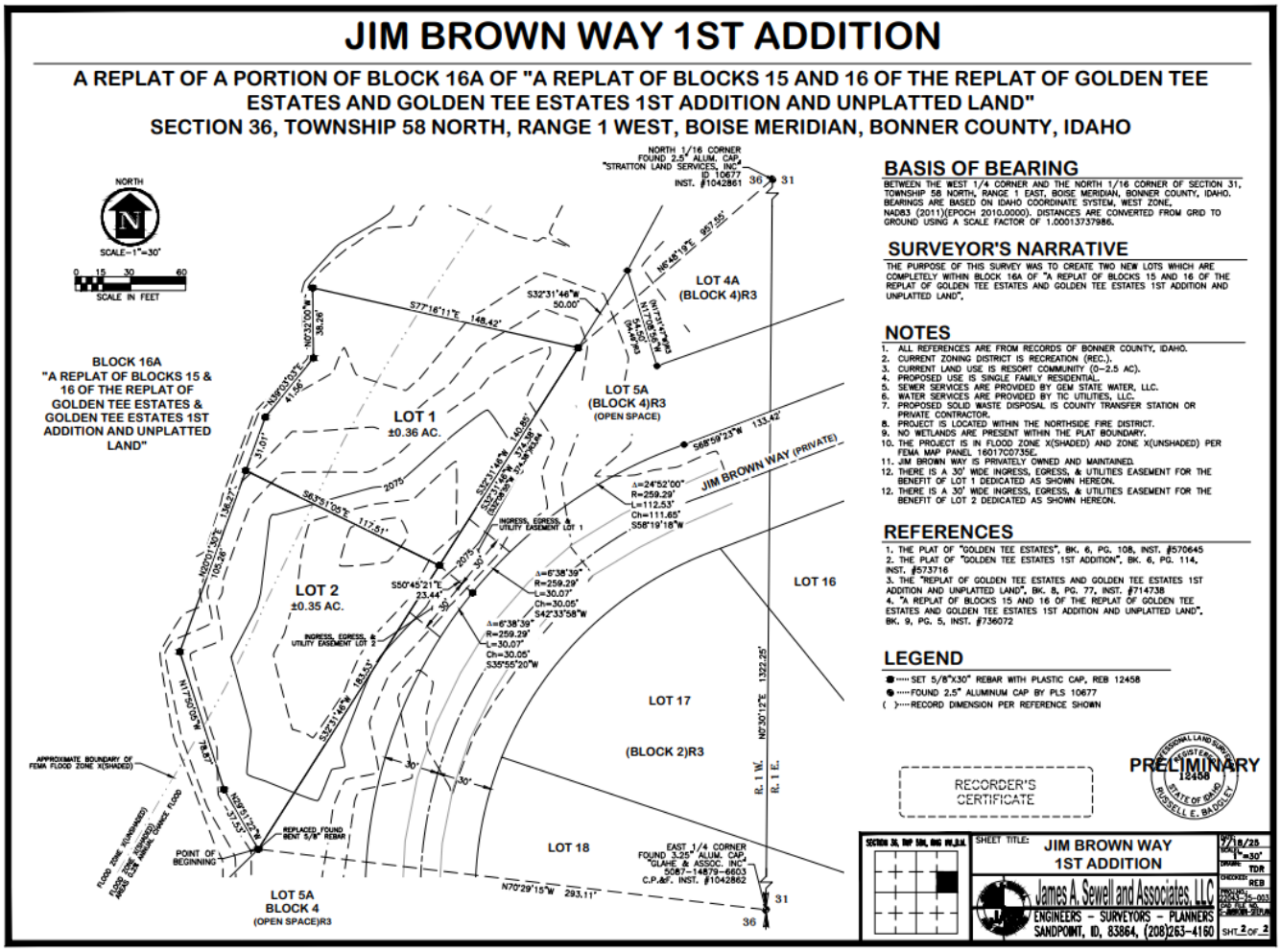
Short Subdivision Administrative Staff Report

Project Name:	**Jim Brown Way 1st Addition**
File Number, Type:	**SS0002-26, Short Subdivision**
Request:	The applicant is proposing to divide one ±24.66-acre lot into three lots ranging in size from 0.35-acres to ±23.5-acres
Legal Description:	31-58N-1E/36-58N-1W GOLDEN TEE ESTS & GOLDEN TEE ESTS 1ST ADD BLK 5A, BLK 12 LOT 3A, REPLAT BLK 15 LOT 1A, REPLAT BLK 16A, BLK 17 LOT 1, BLK 18 GOLDEN TEES ESTS GOLF COURSE
Location:	The site is generally located off Jim Brown Way, Sandpoint in Section 36, Township 58 North, 1 West Boise Meridian, Bonner County.
Parcel Number(s):	RP0435905A000BA
Parcel Size:	Approximately 24.66-acres (individual lot being divided).
Applicant/ Landowner:	Valiant Idaho LLC
Project Representative:	Jeremy Grimm, Whiskey Rock Planning; Russell Badgely, J.A. Sewell & Associates
Application filed:	June 9, 2026
Notice provided:	Mail: July 16, 2026 Published in newspaper: July 16, 2026
Appendices:	Appendix A – Record of Mailing Appendix B – Agency Comments



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 24.66 acres of platted land located within The Idaho Club on Jim Brown Way 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 2 residential lots and a remainder lot from the larger golf course parcel. Ranging in area from 0.35 to ±23.54-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 12-6.5	Short Subdivisions, Procedures
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 12-800	Definitions

Background:

A. Site data:

- Current Use: Golf Course
- Status: Platted – Golf Course Lot Block 16, Golden Tee Estates & Golden Tee Estates 1st Addition Replat.
- Size: Approximately 24.66-acres
- Zone: Recreation
- Land Use: Resort Community

B. Access:

- The site is currently accessed off Jim Brown Way, a privately owned and maintained paved right-of-way.

C. Environmental factors:

- The parcel does contain mapped slopes of 0-29.9% grade. (USGS)

- The parcel does not contain mapped wetlands. (USFWS)
- The parcel does not contain any mapped waterfront. (NHD)
- Parcel is within SFHA Shaded Zone X, per FIRM Panel 16017C0735E, Effective Date 11/18/2009.
- Soil Types:
    - Description: Odenson silt loam, 0 to 2 percent slopes
    - Type: Consociation
    - Drainage: Poorly Drained
    - Classification: Prime farmland, if drained

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

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

Staff Review and Analysis

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 16, 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 smallest lot size being proposed is 0.35-acres, or 15, 246 square feet.
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. 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	The associated approved PUD, Condition A-7, #5 on file C832-05 was approved with a

		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.	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 March 30, 2026.
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. Per the PUD, C832-05, Condition C-9, the applicant may not bond for the construction of these improvements and shall be completed prior to final plat 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 March 30, 2026. Per the PUD, C832-05, Condition C-9, the applicant may not bond for the construction of these improvements and shall be completed prior to final plat. 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 not submitted as a part of this proposal. See Conditions of Approval.
12-624.A	Road name	Unique road names for new roads.	No new roads are being proposed as part of this development.
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. No new roads are proposed is this subdivision, or any extension of an existing road. 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]North Jim Brown Way, 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 0-29.9% grade.
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 the areas being divided.
12-642.B.6	Plat Content	Location of water courses, floodplains per FIRMs with BFEs.	Parcels are located within SFHA Shaded 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	This proposal does not contain any mapped wetlands and is not adjacent to any mapped wetlands.

		utility lines, structures, sanitary sewers and culverts within the tract and immediately adjacent thereto.	
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 and solid waste disposal.
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.	No new common open space or public dedication is being done as part of this plat.
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 is not required, as no new roads or extensions of existing roads are being proposed.
12-643.A	Application filed	In accord with 12-268	The applicant submitted the required application for a subdivision.
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.
12-650	CONTENTS OF APPLICATION		All sections of this code have been met, with the exception of subsection C. The applicant will be required to place the following on the face of the plat

			"Lands divided using a short subdivision are not eligible for further division by the short subdivision process." See Conditions of Approval.
12-651	SHORT SUBDIVISION, PROCEDURE FOR PROCESSING PRELIMINARY PLAT:		All sections of this code have been met, or are being met, as part of the review of this subdivision.
12-652	SHORT SUBDIVISION, CONTENTS OF FINAL PLAT, PROCEDURE FOR APPROVAL OF FINAL PLAT		This is not applicable at this stage of the project. See Conditions of Approval.
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 will be required. 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 Shaded Zone X and not located within floodway, per FIRM Panel 16017C0735E, Effective Date 11/18/2009.

Agency and Public Comments

Agencies and Taxing Districts were notified of this request on July 18, 2026. A full list of the agencies notified can be found in Appendix A. Agency comments can be found in Appendix B.

The following agencies replied with comments:

- Northern Lights Inc
- Panhandle Health District
- Idaho Department of Water Resources

The following agencies replied with no comment:

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

All other agencies did not reply.

Public Comments:

As of the date of this staff report public comments have been received.

Conclusions of Law:

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

Conclusion 1: The proposed subdivision **is** in accord with the purposes of this Title and of the zoning district in which it is located.

Conclusion 2: The site **is** physically suitable for the proposed development.

Conclusion 3: The design of the proposed subdivision **will not** adversely impact Bonner County's natural resources, as identified in the comprehensive plan. Any adverse impacts or potential for impacts shall be mitigated as a condition of approval.

Conclusion 4: The public and private services, including but not limited to water, sewer services, solid waste, fire protection, emergency services, and school facilities and transportation, which will serve the proposed subdivision **are** adequate for the needs of future residents or users.

Conclusion 5: The proposed subdivision **will not** cause circumstances to exist that will cause future residents or the public at large to be exposed to hazards to health or safety.

Conclusion 6: The design of the proposed subdivision or related improvements **will** provide for coordinated access with the county system of roads and with adjacent properties and **will not** impede the use of public easements for access to, or through the proposed subdivision. The proposed transportation system **is** designed to adequately and safely serve the future residents or users without adversely impacting the existing transportation system by reducing the quality or level of service or creating hazards or congestion.

Conclusion 7: The proposed subdivision **is** designed to comply with the design criteria for subdivisions set forth in Subchapter 6.2 of this chapter.

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. All lots shall have direct frontage to Jim Brown Way.

3. 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.

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

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 proposed sanitary and stormwater systems with grades and sizes indicated. Drain calculations may be required.

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

d. 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.

5. Per 12-644, Applicants' engineers shall provide inspection reports for County Engineer's review and final inspections.

6. The subdivider may not enter into a surety agreement with the Board in lieu of completing sewer and water improvements as required before final plat recording. The applicant may enter into a surety agreement for the Stormwater improvements.

7. 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.

8. After the approval of the preliminary plat, a final plat shall be prepared in conformance with BCRC 12-6.6.

9. The applicant shall follow conditions found in file #C832-05 including, but not limited to, Condition C-9.

Modifications Required:

1. Per BCRC 12-623 (D): A fire assessment plan shall be provided.

Staff Recommendation for Action: Continue to a Date Certain, for Modifications to the Application.

The applicant, or interested parties, have 10 days from the date of the issuance of this report to provide written comment in response to the staff report.

The Planning Director shall make an administrative decision to approve, approve with modifications, continue, deny or recommend a public hearing on the file following the closing of the ten-day response period on **September 14, 2026**.

Planner's Initials: AF **Date: August 31, 2026**

Appendix A – Record of Mailing

RECORD OF MAILING

Page 1 of 1
File No.: SS0002-26 & SS0014-26
Record of Mailing Approved By: D. Britt

I hereby certify that a true and correct copy of the "Notice of Administrative Plat Review" was digitally transmitted or mailed (postage prepaid) on this **16th** day of **July 2026**.

Janna Brown

Janna Brown, Administrative Assistant III

Assessor - Email
Avista Utilities - Email
Bay Drive Recreation District - Email
Bayview Water & Sewer - Email
Bonner County Airport Manager - Email
BONNER COUNTY DAILY BEE - U.S. Mail
Bonner County EMS - Email
Bonner County Floodplain Review - Email
Bonner County Road & Bridge - Email
Bonner County Sheriff - Email
Bottle Bay Water & Sewer District - Email
City of Clark Fork - Email
City of Dover - Email
City of East Hope - Email
City of Hope - Email
City of Kootenai - Email
City of Oldtown - Email
City of Ponderay - Email
City of Priest River - Email
City of Sandpoint - Email
City of Spirit Lake - Email
Coolin Sewer District - Email
Coolin-Cavanaugh Bay Fire District - Email
Drainage District #7 - Email
East Bonner Library - Email
East Priest Lake Fire District - Email
Ellisport Bay Sewer - Email
Garfield Bay Water & Sewer District - Email
GEM STATE MINER - U.S. Mail
Granite Reeder Water & Sewer District - Email
Idaho Department of Environmental Quality (DEQ) - Email
Idaho Department of Fish & Game - Email
Idaho Department of Lands - CDA - U.S. Mail
Idaho Department of Lands - Coolin - Email
Idaho Department of Lands - Navigable Waters & Mining - Email
Idaho Department of Lands - Sandpoint - Email
Idaho Department of Water Resources - IDWR - Email
Idaho Transportation Department (Aeronautics) - U.S. Mail
Idaho Transportation Department- District I - Email
Independent Highway District - Email
Kalispel Bay Sewer & Water - U.S. Mail
Kootenai-Ponderay Sewer District - Email
KPBX-FM 91 SPOKANE PUBLIC RADIO - U.S. Mail
KSPT-KPND-KIBR RADIO - U.S. Mail
Laclede Water District - Email
Lake Pend Oreille School District, #84 (Admin Office) - Email
Lake Pend Oreille School District, #84 (Transportation) - Email
Lakeland Joint School District, #272 - Email
Little Blacktail Ranch Water Association - U.S. Mail
North of the Narrows Fire District - Email
Northern Lights, Inc. - Email
Northland/Vyve Cable Television - Email
Northside Fire District - Email
Outlet Bay Sewer District - Email
Panhandle Health District - Email
Pend Oreille Hospital District - Email
Priest Lake Public Library District - Email
Priest Lake Translator District - Email
Sagle Valley Water & Sewer - Email
Sam Owen Fire District - Email
Schweitzer Fire District - Email
SELKIRK ASSOCIATION OF REALTORS - U.S. Mail
Selkirk Fire, Rescue & EMS - Email
Selkirk Recreation District -Email
Southside Water & Sewer District - Email
Spirit Lake Fire District - Email
Spokesman-Review - U.S. Mail
Historical Society - Email
Swan Shores Sewer District - U.S. Mail
Syringa Heights Water Association - Email
Tamarack Village Water & Sewer - U.S. Mail
Timber Lake Fire District - Email
Trestle Creek Sewer District - Email
U.S. Army Corps of Engineers - Email
U.S. Fish & Wildlife Service - Email
U.S. Forest Service - U.S. Mail
West Bonner County Cemetery District - Email
West Bonner County School District, #83 - Email
West Bonner Library - Email
West Bonner Water & Sewer District - Email
West Pend Oreille Fire District - Email
West Priest Lake Fire District - Email

Appendix B – Agency Comments

Maya Johnson

From: 'Farley,Alynette B (CONTR) - TERR-BELL-1' via Mail-Planning <planning@bonnercountyid.gov>
Sent: Thursday, July 2, 2026 7:43 AM
To: Planning
Cc: Farley,Alynette B (CONTR) - TERR-BELL-1
Subject: PERMIT REPLY File SS002-26 - Bonner County Planning

Follow Up Flag: Follow up
Flag Status: Completed

No comment, no BPA ROW at 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: Wednesday, July 1, 2026 3:00 PM
Cc: Kendra Smith <Kendra.Smith@bonnercountyid.gov>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>
Subject: Request for Review & Comment - Due by July 30, 2026 - File SS002-26 - 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. **July 30, 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.

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 July 30, 2026 - File SS002-26 - Bonner County Planning

From planning@bonnercountyid.gov <planning@bonnercountyid.gov>
on behalf of
DEQ Comments <deqcomments@deq.idaho.gov>
Date Thu 7/23/2026 2:05 PM
To Planning <Planning@bonnercountyid.gov>

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: Wednesday, July 1, 2026 3:00 PM
Cc: Kendra Smith <Kendra.Smith@bonnercountyid.gov>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>
Subject: Request for Review & Comment - Due by July 30, 2026 - File SS002-26 - 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.

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: CORRECTED: Request for Review & Comment - Due by August 17, 2026 - File SS002-26 - Bonner County Planning

From planning@bonnercountyid.gov <planning@bonnercountyid.gov>
on behalf of
Bates, Luke <Luke.Bates@idwr.idaho.gov>
Date Fri 7/24/2026 7:29 AM
To Planning <Planning@bonnercountyid.gov>

REF: SS0002-26

TO: Bonner County Planning Department

Good morning,

Idaho Department of Water Resources (IDWR) – Northern Regional Office has no change in comments from those provided on 7/14/2026.

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

IDAHO DEPARTMENT OF WATER RESOURCES

From: Planning <Planning@bonnercountyid.gov>
Sent: Thursday, July 16, 2026 12:35 PM
Cc: Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Planning <Planning@bonnercountyid.gov>; Maya Johnson <Maya.Johnson@bonnercountyid.gov>
Subject: CORRECTED: Request for Review & Comment - Due by August 17, 2026 - File SS002-26 - 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.

Please see the corrected notice and please send an updated response if necessary.

You are invited to comment on this application, your comments must be received by the Bonner County Planning Department by 5 p.m. **August 17, 2026**.

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

From: Planning <Planning@bonnercountyid.gov>
Sent: Wednesday, July 1, 2026 3:00 PM
Cc: Kendra Smith <Kendra.Smith@bonnercountyid.gov>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>
Subject: Request for Review & Comment - Due by July 30, 2026 - File SS002-26 - 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. **July 30, 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.

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 July 30, 2026 - File SS002-26 - Bonner County Planning

From Bates, Luke <Luke.Bates@idwr.idaho.gov>
Date Tue 7/14/2026 9:12 AM
To Planning <Planning@bonnercountyid.gov>
Cc Kendra Smith <Kendra.Smith@bonnercountyid.gov>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Spencer Humphrey <spencer.humphrey@idwr.idaho.gov>

REF: SS0002-26

TO: Bonner County Planning Department

Good morning,

Idaho Department of Water Resources (IDWR) – Northern Regional Office offers the following information related to the proposed development and water uses:

- Currently, existing licensed water rights 96-9060, 96-8625, 96-9316 authorize municipal water services at the Place of Use appurtenant to the project's development area parcel RP0435905A000BA.
- The three (3) licensed rights when combined are authorized a total diversion rate of 0.76 cfs (341 gpm) and a total maximum diversion volume of 442.8 acre-feet for municipal services within the service area.
- Right 96-9316 licensing backfile indicate there were 83 active connections and another 297 inactive connections with physical stub in service connections. Additional subdivision within the service area may lead to a need for additional water rights if authorized diversion rate or diversion volume exceed existing licensed right(s).
- Currently IDWR does not actively monitor annual volume reports from the Idaho Club PWS water system, but as this project designates existing public or community system as the water supply, IDWR requires the applicant to demonstrate that annual volume rates for the water system are not in jeopardy of being enlarged by the additional af the short subdivision addition to water users on the existing system.

IDWR's recommendation to Bonner County Planning Department is that preliminary plat application approval be contingent on validating water availability exists under existing water rights. This can be accomplished by submission of volume reports for the PWS water system to demonstrate there is no concern for enlargement of the combined use limitations established by license(s) listed above.

Any enlargement of existing licensed water rights associated with the proposed development may constitute an illegal diversion or use of water in accordance with Idaho Code §42-351.

The developer or their designated representative may collaborate with IDWR to provide annual volume reports and seek an updated comment

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: Wednesday, July 1, 2026 3:00 PM
Cc: Kendra Smith <Kendra.Smith@bonnercountyid.gov>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>
Subject: Request for Review & Comment - Due by July 30, 2026 - File SS002-26 - Bonner County Planning

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Please review the application relative to your agency's area of expertise and include any recommended conditions of approval and supporting code sections.
Please see attached for details.

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: CORRECTED: Request for Review & Comment - Due by August 17, 2026 - File SS002-26 - Bonner County Planning

From planning@bonnercountyid.gov <planning@bonnercountyid.gov>
on behalf of
D1Permits <D1Permits@itd.idaho.gov>
Date Thu 7/16/2026 2:39 PM
To Planning <Planning@bonnercountyid.gov>
Cc Symone Legg <Symone.Legg@itd.idaho.gov>; Kimberly Hobson <kimberlyahobson@outlook.com>

You don't often get email from d1permits@itd.idaho.gov. Learn why this is important

No new access to Highway 200 will be granted. Otherwise, ITD Permits has no comment.

Have a nice day!

Kimberly Hobson
Project Coordinator
District 1
Work: 208.772.8079
Email: kimberly.hobson@itd.idaho.gov
Website: *itd.idaho.gov*
Work schedule: M-W-Th-F 6AM- 4:30 PM

Your Safety
Your Mobility
Your Economic Opportunity

From: Planning <Planning@bonnercountyid.gov>
Sent: Thursday, July 16, 2026 12:35 PM
Cc: Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Planning <Planning@bonnercountyid.gov>; Maya Johnson <Maya.Johnson@bonnercountyid.gov>
Subject: CORRECTED: Request for Review & Comment - Due by August 17, 2026 - File SS002-26 - Bonner County Planning

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Please see the corrected notice and please send an updated response if necessary.

You are invited to comment on this application, your comments must be received by the Bonner County Planning Department by 5 p.m. **August 17, 2026**.

Thank you,
Janna Brown, Administrative Assistant III

Bonner County Planning Department
208-265-1458 ext - 1252

From: Planning <Planning@bonnercountyid.gov>
Sent: Wednesday, July 1, 2026 3:00 PM
Cc: Kendra Smith <Kendra.Smith@bonnercountyid.gov>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>
Subject: Request for Review & Comment - Due by July 30, 2026 - File SS002-26 - 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. **July 30, 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.

Maya Johnson

Administrative Assistant III

Bonner County Planning Department

1500 Highway 2, Suite 208

Sandpoint, Idaho 83856

Phone: (208) 265-1458 ext. 1277

NOTICE OF ADMINISTRATIVE PLAT REVIEW

I hereby certify that a true and correct copy of this "Notice of Administrative Plat Review" was digitally transmitted or mailed (postage prepaid) on this **30th** day of **June 2026**.

Janna Brown

Janna Brown, Administrative Assistant III

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Tuesday, June 30, 2026**.

File SS0002-26 – Short Subdivision – Jim Brown Way 1st Addition: Request to subdivide one ±71.1-acre lot into two lots, one lot being ± 1.1-acres and the other lot being ±70-acres. The property is zoned Recreation. The project is located off Highway 200 in Section 31 Township 58 North, Range 1 East, and Section 36 Township 58 North, Range 1 West Boise-Meridian.

To review this application, go to the Planning Department web site at bonnercountyid.gov/current-projects. If you experience difficulties visiting the project web page, try an alternative browser (Mozilla Firefox or Google Chrome) for access. If you prefer to receive hard copies of the application or have any difficulties reaching this web site, please contact the planning department as soon as possible.

Please review the application relative to your agency's area of expertise and include any recommended conditions of approval and supporting code sections by **July 30, 2026, at 5 p.m**. If your agency requires any additional information from the applicant, please advise the planning department in writing allowing ample time for applicant response. All comments will be forwarded to the applicant and representatives. If no response is provided, staff will conclude your agency has no objections to the project or recommended conditions.

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

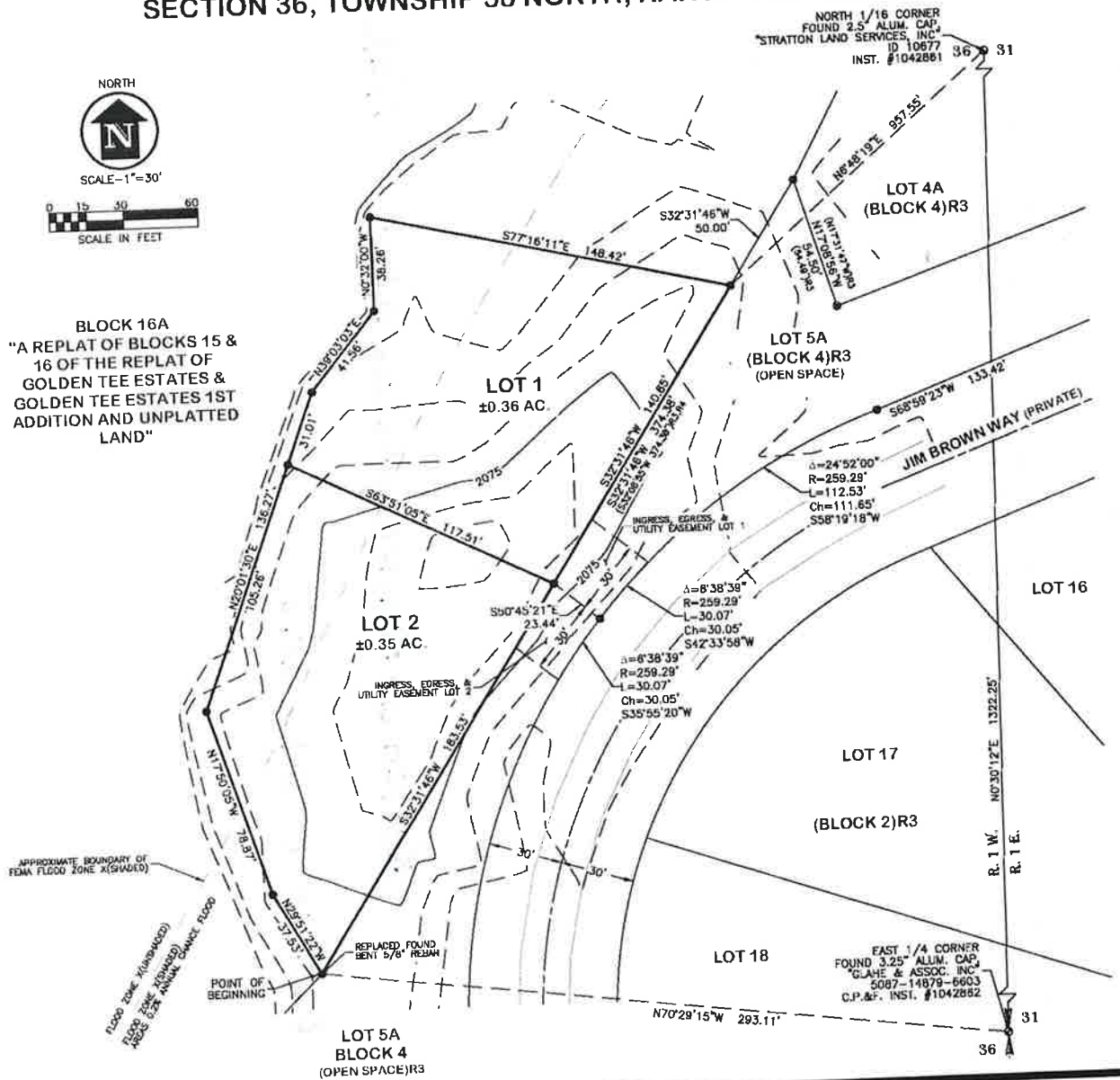
NO COMMENT Kootenai-Ponderay Sewer District 7/2/2026

Name Date

Out of boundaries

JIM BROWN WAY 1ST ADDITION

A REPLAT OF A PORTION OF BLOCK 16A OF "A REPLAT OF BLOCKS 15 AND 16 OF THE REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND"
SECTION 36, TOWNSHIP 58 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO



BASIS OF BEARING

BETWEEN THE WEST 1/4 CORNER AND THE NORTH 1/16 CORNER OF SECTION 31, TOWNSHIP 58 NORTH, RANGE 1 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO. BEARINGS ARE BASED ON IDAHO COORDINATE SYSTEM, WEST ZONE, NAD83 (2011)(EPOCH 2010.0000). DISTANCES ARE CONVERTED FROM GRID TO GROUND USING A SCALE FACTOR OF 1.00013737986.

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE TWO NEW LOTS WHICH ARE COMPLETELY WITHIN BLOCK 16A OF "A REPLAT OF BLOCKS 15 AND 16 OF THE REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND".

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 GEM STATE WATER, LLC.
6. WATER SERVICES ARE PROVIDED BY TIC UTILITIES, 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 WITHIN THE PLAT BOUNDARY.
10. THE PROJECT IS IN FLOOD ZONE X(SHADED) AND ZONE X(UNSHADED) PER FEMA MAP PANEL 16017C0735E.
11. JIM BROWN WAY IS PRIVATELY OWNED AND MAINTAINED.
12. THERE IS A 30' WIDE INGRESS, EGRESS, & UTILITIES EASEMENT FOR THE BENEFIT OF LOT 1 DEDICATED AS SHOWN HEREON.
12. THERE IS A 30' WIDE INGRESS, EGRESS, & UTILITIES EASEMENT FOR THE BENEFIT OF LOT 2 DEDICATED AS SHOWN HEREON.

REFERENCES

1. THE PLAT OF "GOLDEN TEE ESTATES", BK. 6, PG. 108, INST. #570645
2. THE PLAT OF "GOLDEN TEE ESTATES 1ST ADDITION", BK. 6, PG. 114, INST. #573716
3. THE "REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND", BK. 8, PG. 77, INST. #714738
4. "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. #736072

LEGEND

- ●····· SET 5/8"X30" REBAR WITH PLASTIC CAP, REB 12458
- ⊗····· FOUND 2.5" ALUMINUM CAP BY PLS 10677
- ( )····· RECORD DIMENSION PER REFERENCE SHOWN

RECORDER'S CERTIFICATE

PRELIMINARY

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

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

SHEET TITLE: JIM BROWN WAY 1ST ADDITION

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

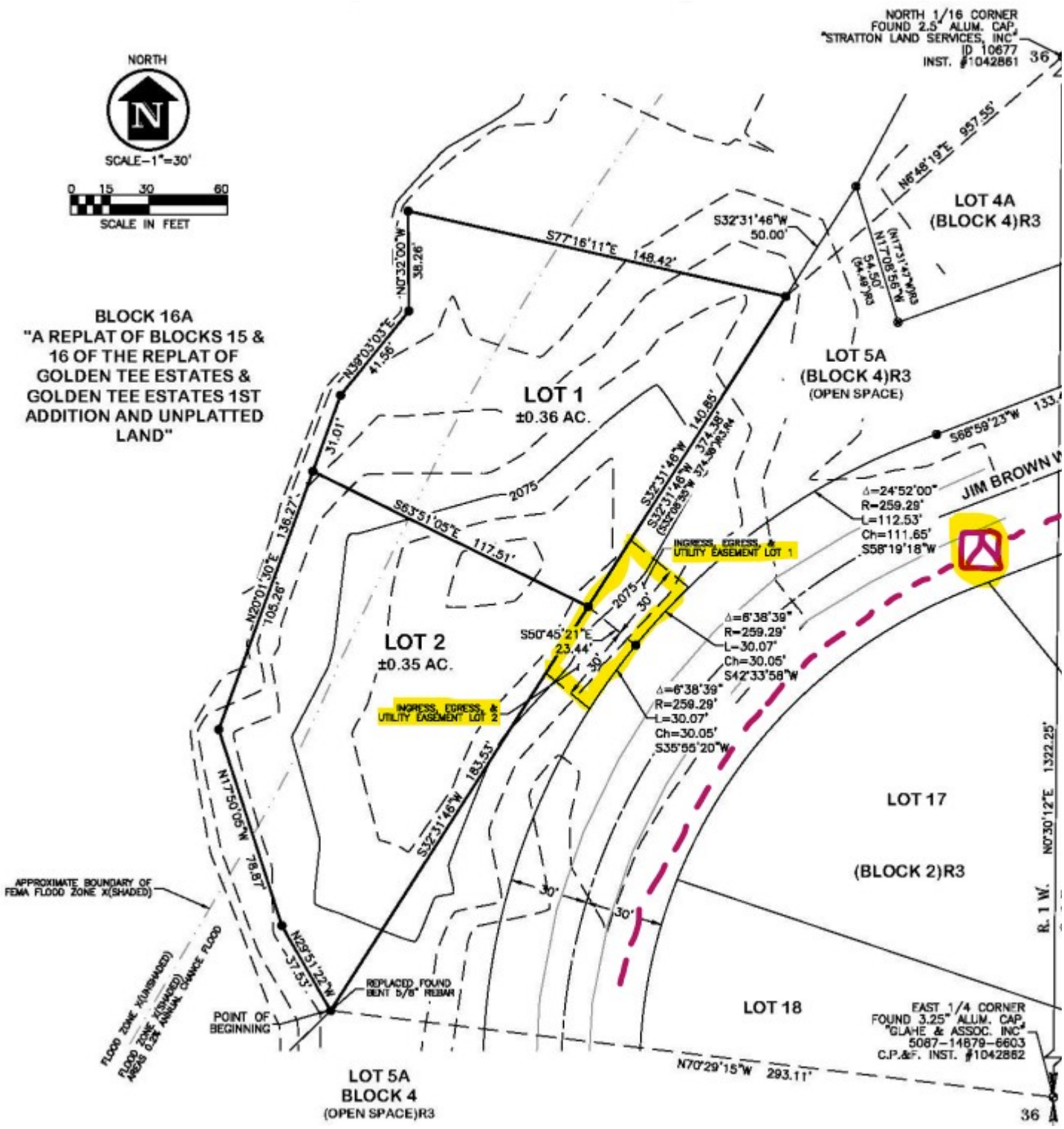
DATE	7/8/25
SCALE	1"=30'
DRAWN	TDR
CHECKED	REB
PROJ NO.	2043-25-003
CAD FILE NO.	2-BROWN-2PLAT
SHT.	2 OF 2

Maya Johnson

From: 'Sam Ross' via Mail-Planning <planning@bonnercountyid.gov>
Sent: Tuesday, July 7, 2026 2:53 PM
To: Planning
Cc: Kristin Burge; Dan Scholz; Aaron McNall
Subject: Re: Request for Review & Comment - Due by July 30, 2026 - File SS002-26 - Bonner County Planning

Good afternoon, Maya.

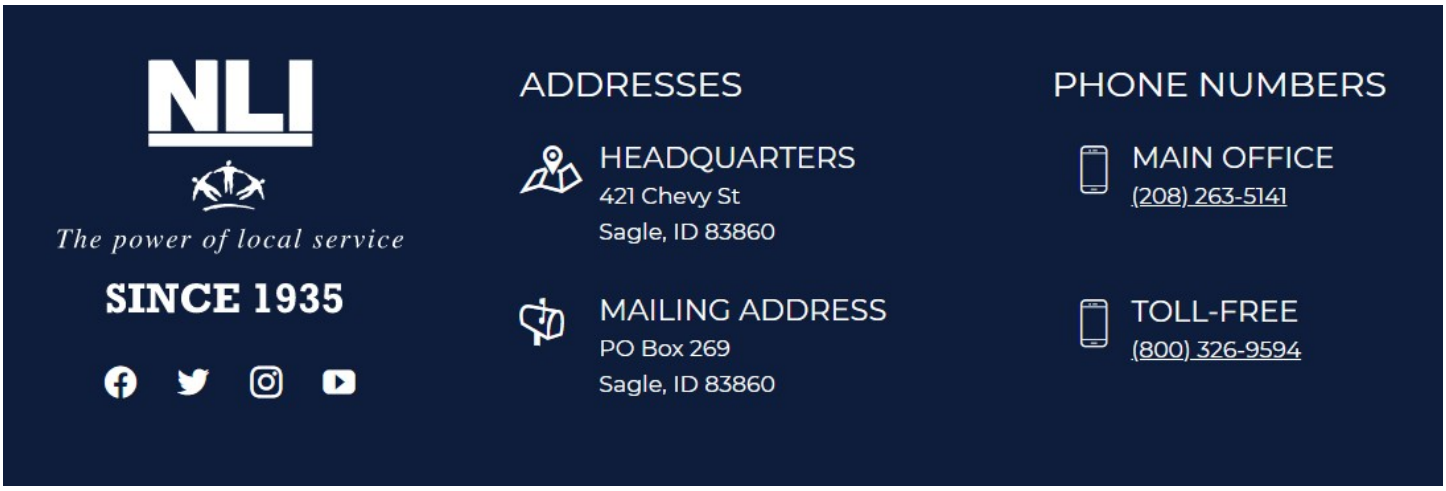
NLI has an underground electric line running along the east side of Jim Brown Way.
This line can be extended to the proposed lot's 1 and 2 if the owners apply for a new service.
Applications can be made online at www.nli.coop.



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: Wednesday, July 1, 2026 3:00 PM
Cc: Kendra Smith <Kendra.Smith@bonnercountyid.gov>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>
Subject: Request for Review & Comment - Due by July 30, 2026 - File SS002-26 - 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. **July 30, 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.

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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Outlook

[EXT SENDER] SS0002-26-SHORT SUBDIVISION-JIM BROWN WAY 1ST ADDITION SS0014-26-SHORT SUBDIVISION-MCKINNON RANCH

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

Date Tue 7/14/2026 2:41 PM

To Planning <Planning@bonnercountyid.gov>

2 attachments (3 MB)

SS0014-26-SHORT SUBDIVISION-MCKINNON RANCH.pdf; SS0002-26-SHORT SUBDIVISION-JIM BROWN WAY 1ST 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

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Panhandle Health District

Healthy People in Healthy Communities

Public Health
Prevent. Promote. Protect.
Panhandle Health District

July 14, 2026

Bonner County Planning Department
1500 Highway 200 Suite 208
Sandpoint, ID 83864

Re: File SS0002-26 – Short Subdivision – Jim Brown Way 1st Addition

Bonner County Planning Department,

The Panhandle Health District has not received a Subdivision Land Application for the proposed Short Plat, and if the County is requiring Health District approval to lift sanitary restrictions, or to keep them in place, Panhandle Health will require an application, fees, a will serve from The Idaho Club/Gem State for Water and Sewer that supports a willingness and ability to service the proposed lot(s).

Thank you,

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