

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 Staff Report

Project Name: Westphal Acres

File Number, Type: SS0007-26 - Short Subdivision

Request: The applicant is proposing to divide one (1) 19.5-acre lot one (1) 8.566-acre lot, one (1) 6.001-acre lot and one (1) 5.001-acre lot.

Legal Description: 13-55N-3W PINEY WOODS 1ST ADD LOTS 17 & 18

Location: The property is zoned Rural 5. The project is located off Maplewood Lane in Section 13, Township 55 North, Range 3 West, Boise-Meridian.

Parcel Number: RP00343000017AA

Parcel Size: 19.5-Acres

**Applicant/
Landowner:** Paul & Crystal Westphal
[REDACTED]
Cocolalla, ID 83813

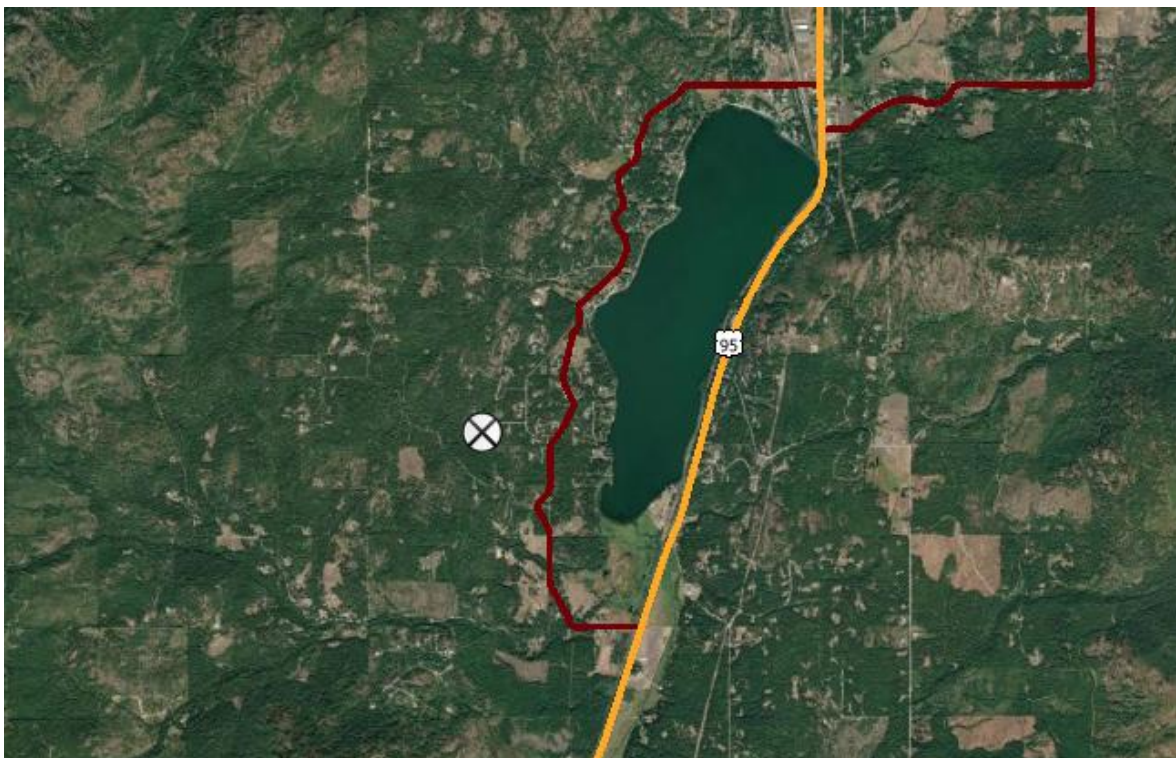
**Project
Representative:** ATS, Inc.
PO Box 3457
Hayden, ID 83835

Application filed: April 16, 2026

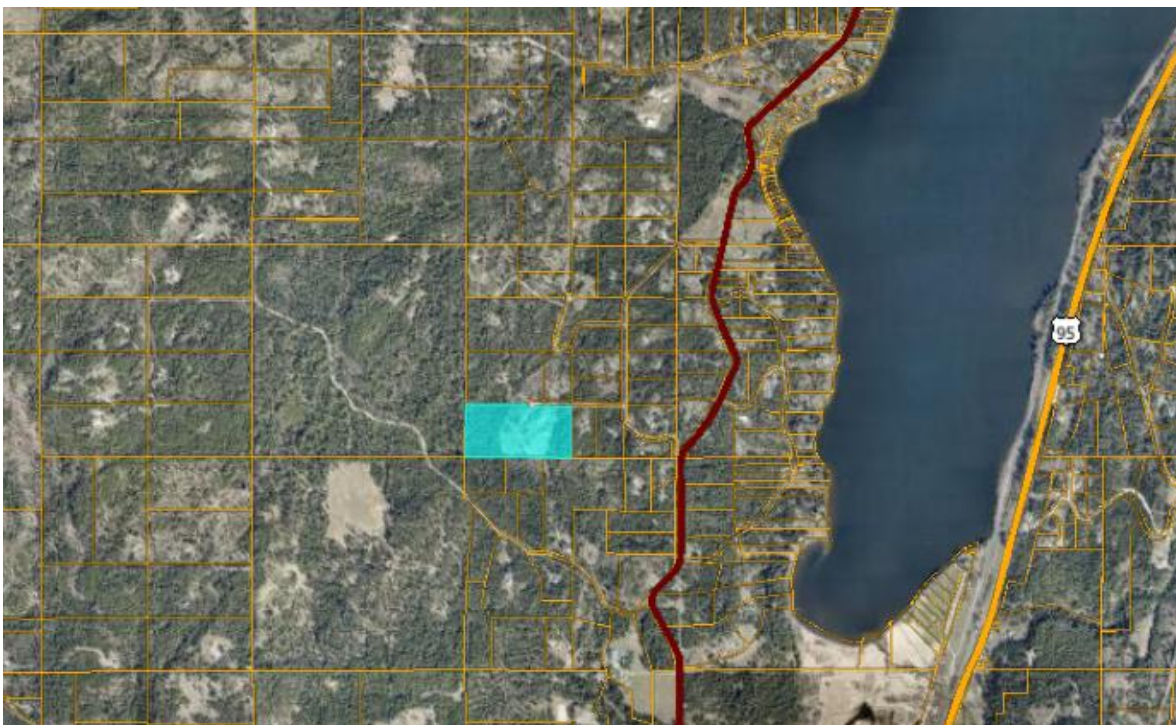
Notice provided: Mail: July 24, 2026
Published in newspaper: July 24, 2026

Enclosures: Appendix A – Notice of Agency Review Record of Mailing
Appendix B – Agency Comments

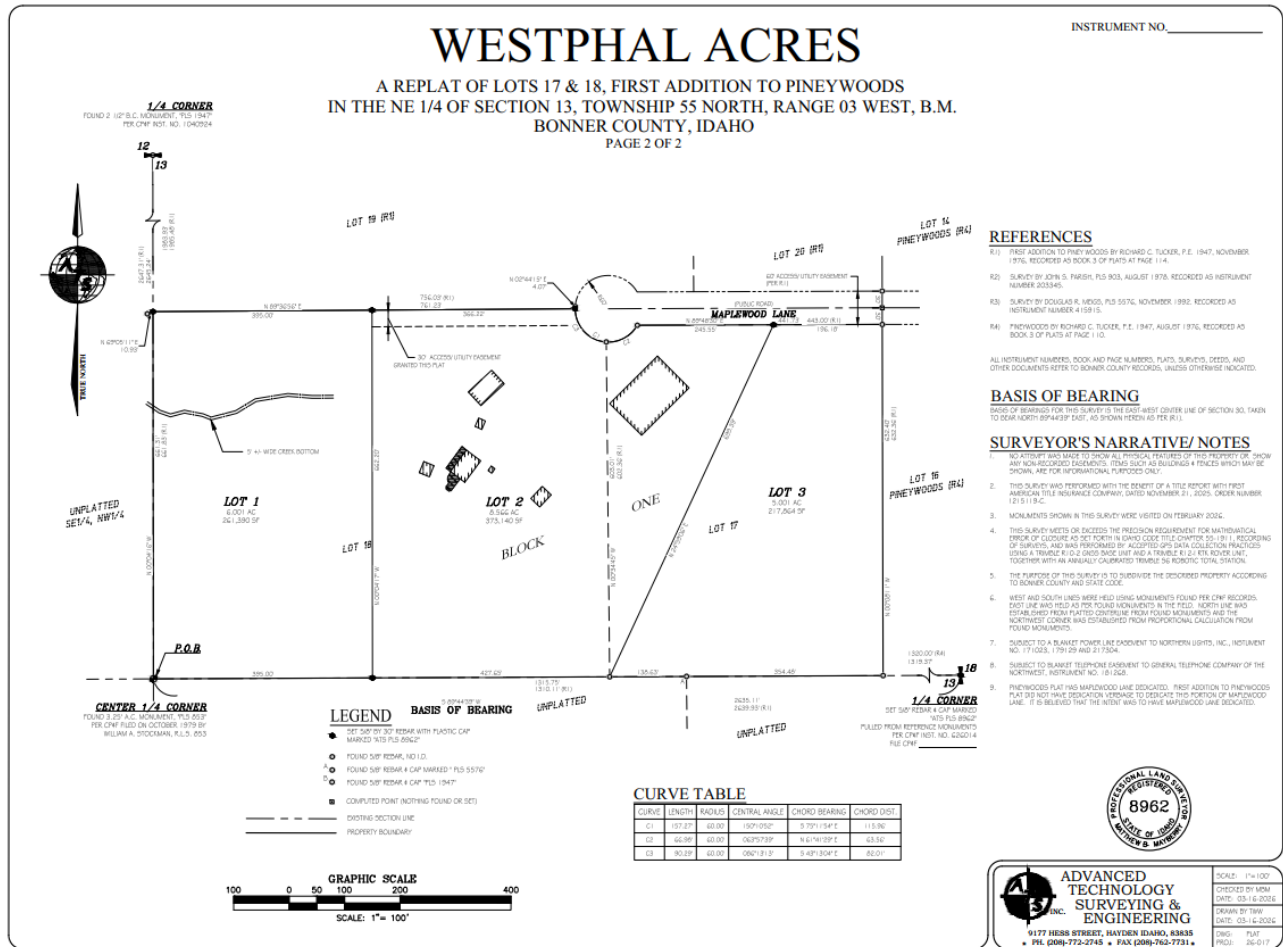
Vicinity Map



Vicinity Map 2



Site Plan



Project Summary:

The applicant is proposing to divide one (1) 19.5-acre lot one (1) 8.566-acre lot, one (1) 6.001-acre lot and one (1) 5.001-acre lot. The property is zoned Rural 5. The project is located off Maplewood Lane in Section 13, Township 55 North, Range 3 West, Boise-Meridian.

Applicable Laws:

BCRC 12-268	Application Process, General Provisions
BCRC 12-411	Density and Dimensional Standards: Forestry, Agricultural/Forestry and Rural 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, Stormwater 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

Background:

A. Site data:

- Current Use: Residential
- Status: Platted, Lots 17 & 18 of Piney Woods Subdivision
- Size: 19.5-acres
- Zone: Rural 5
- Land Use: Rural Residential (5-10 AC)

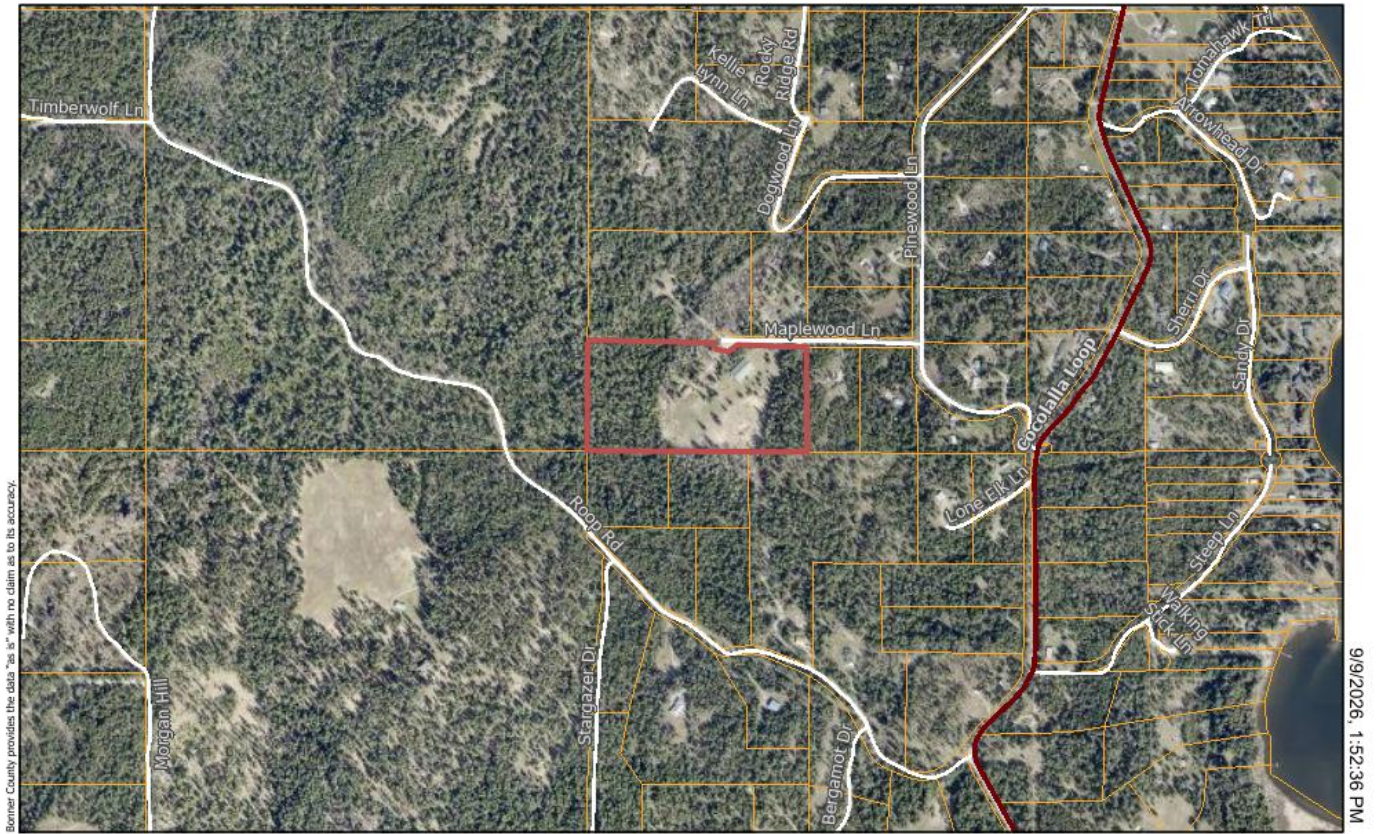
B. Access:

- Maplewood Lane, a Bonner County owned and maintained, public right-of-way.

C. Environmental Factors:

- Site does contain steep slopes between 0%-30%+. (United States Geological Survey)
- Site does contain mapped wetlands. (United States Fish and Wildlife Services)
- Site does contain an intermittent stream. (National Hydrography Dataset, United States Geological Survey)
- Site contains the following types of soil. (Natural Resources Conservation Service, United States Department of Agriculture)
 - Sagle silt loam, 5 to 30 percent slopes, consociation, Not prime farmland.
- Floodplain Review: KS 09/9/2026: Parcel is within SFHA Zone X per FIRM Panel Number 16017C1150E Effective Date 11/18/2009. No further floodplain review is required on this proposal.
- No critical wildlife habitat areas identified by any local, state or federal agencies on site.

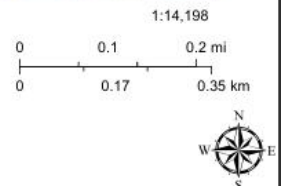
ArcGIS Web Map



Road Centerlines
 — Secondary
 — Local; Ramp

Parcels
 World Imagery
 Low Resolution 15m Imagery

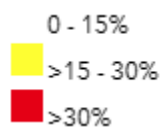
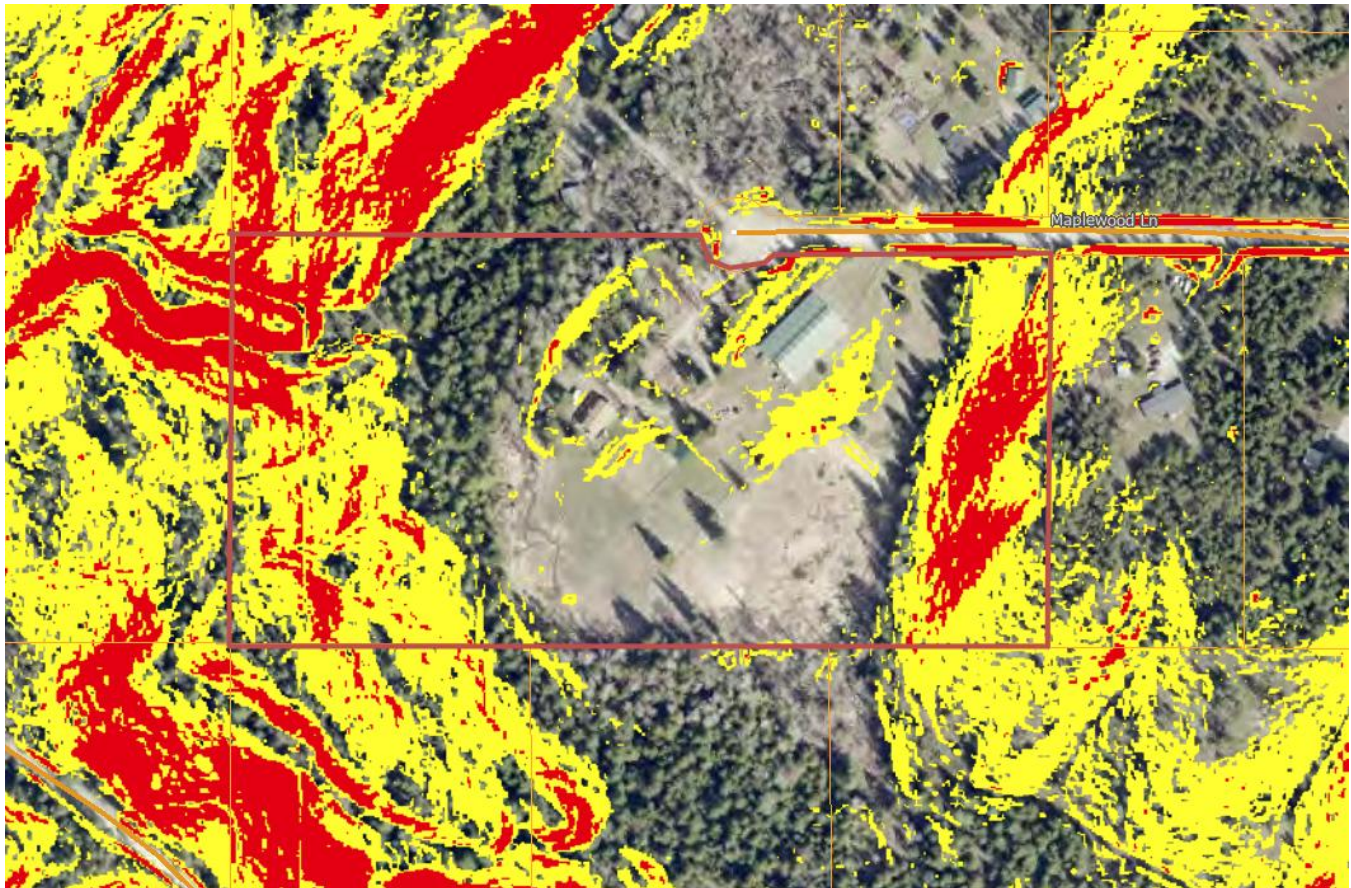
High Resolution 60cm Imagery
 High Resolution 30cm Imagery
 Citations



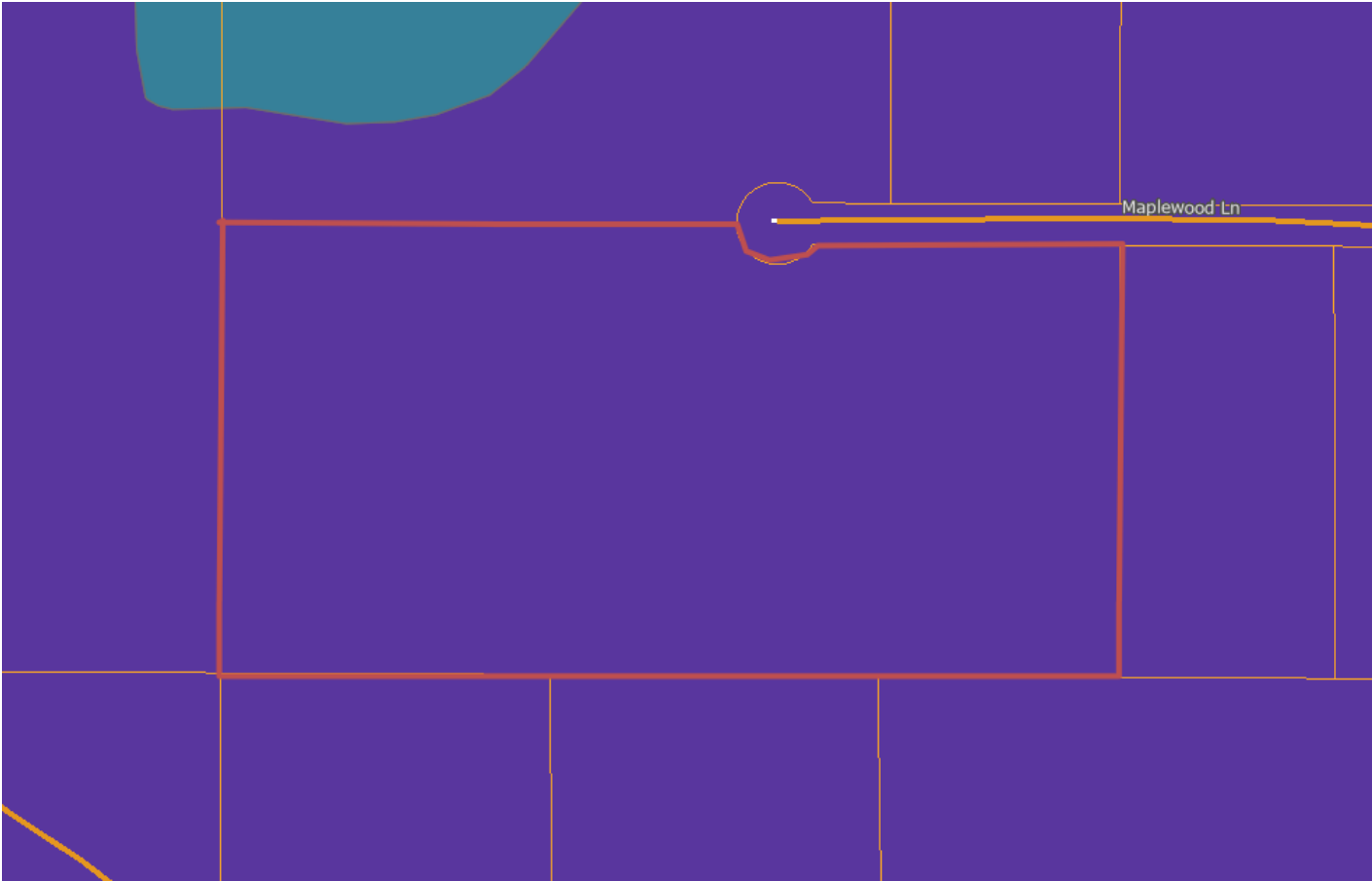
Waterbodies and Wetlands



Slopes

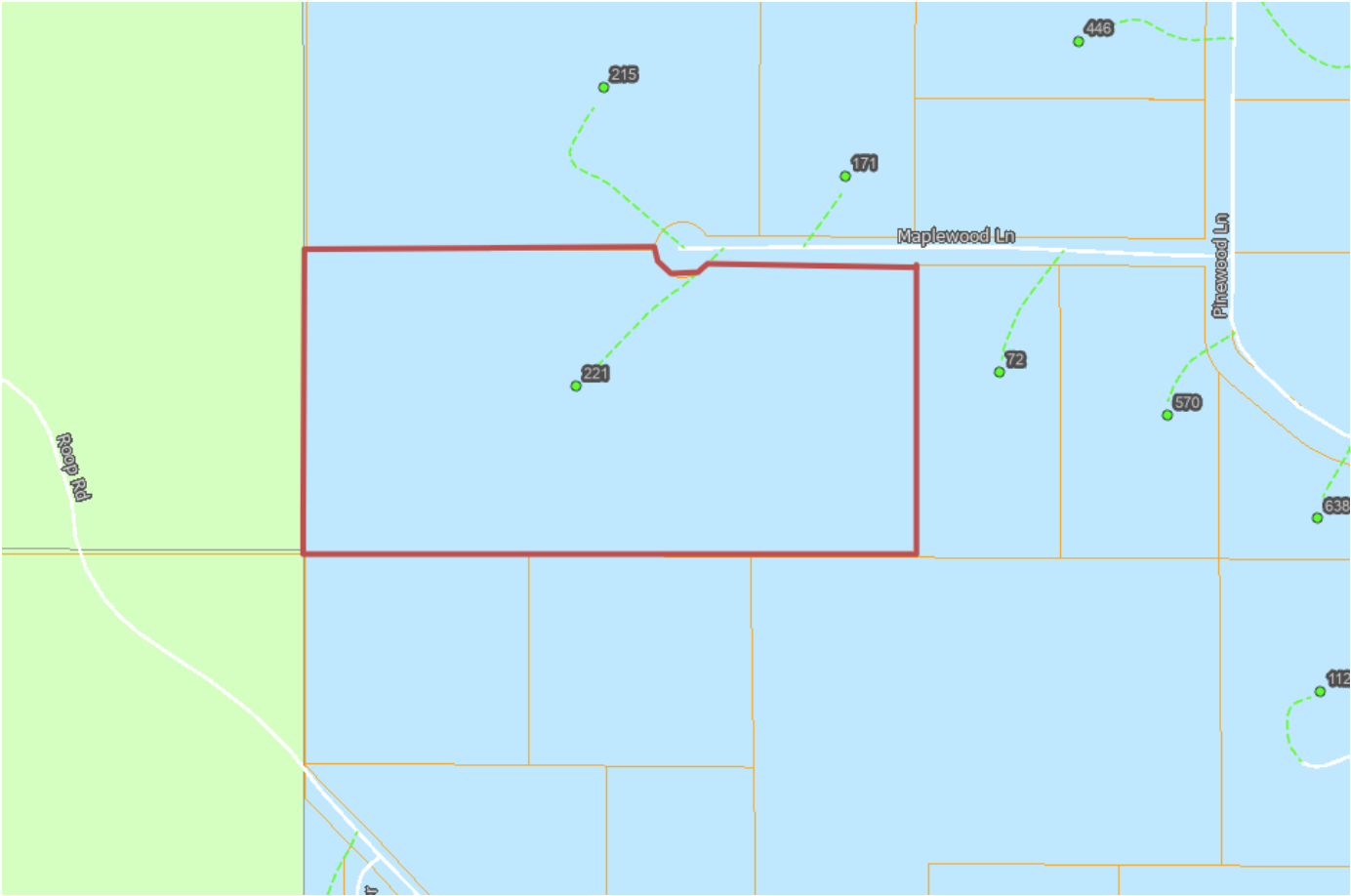


Soils



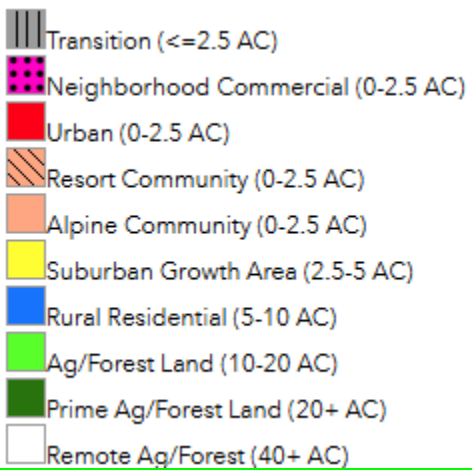
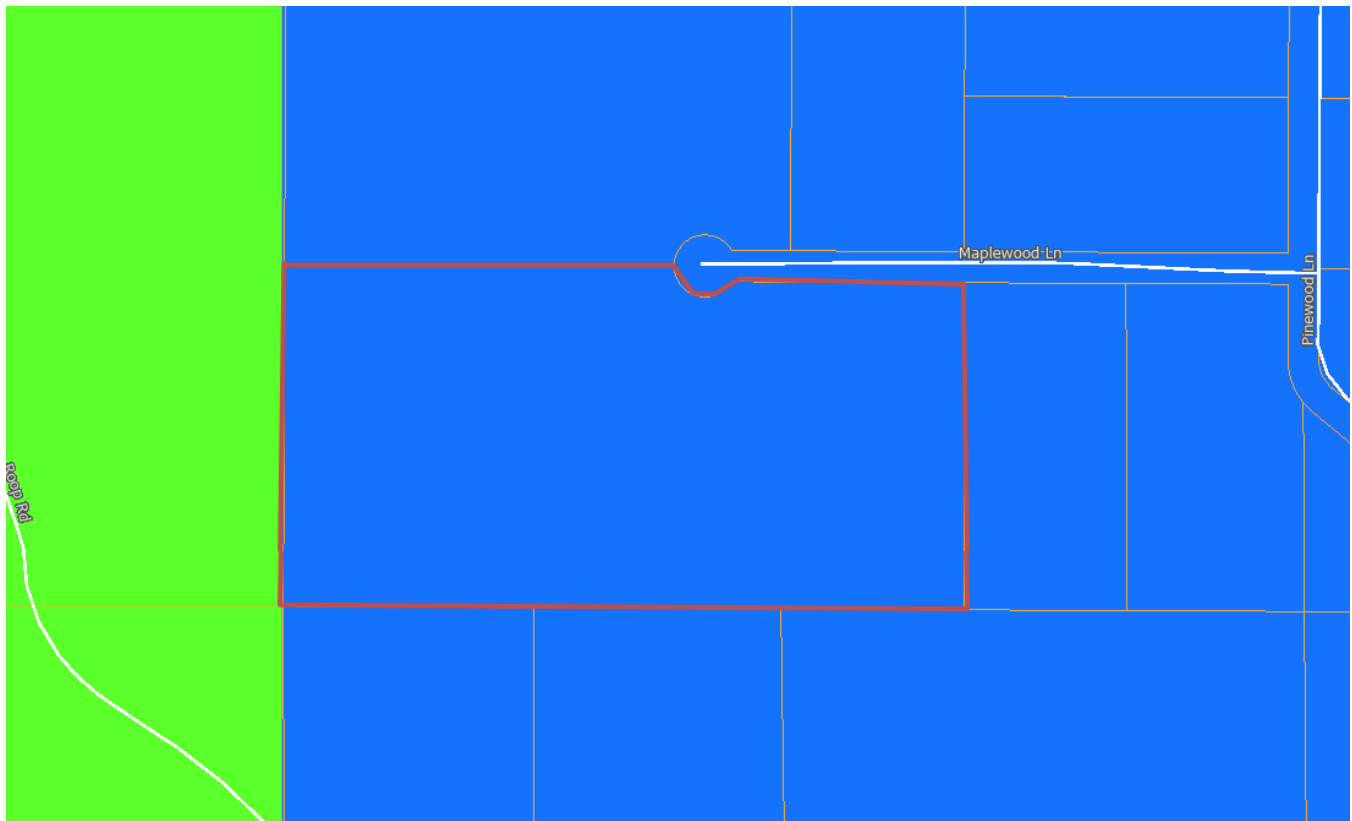
Sagle silt loam, 5 to 30 percent slopes

Zoning



- Alpine Village (Av)
- Recreation (Rec)
- Suburban (S)
- Commercial (C)
- Rural Service Center (Rsc)
- Industrial (I)
- Rural 5 (R-5)
- Rural 10 (R-10)
- Agricultural/forestry 10 (A/f-10)
- Agricultural/forestry 20 (A/f-20)
- Forest 40 (F)

Land Use Designation



D. Services:

- Water: Individual Wells
- Sewage: Individual Systems
- Fire: Sagle Fire District
- Power: Northern Lights
- School District: Bonner School District #84
- Ambulance District: Bonner County Ambulance District

Staff Review and Analysis

BCRC	STANDARD FOR	REQUIRED	Provided
12-2.6	Application Process		
12-268	Application Process, General Provisions	Fees, Determination of Application Completion, Agency Review, ACI Notification, Priority Applications, Written Decision.	Fees paid, application deemed complete on 6/30/26, routed to agencies on 6/24/26
12-4.1	Density and Dimensional Standards		
12-411	Min. Lot Size	Min. permitted lot size of 5-acres.	The smallest lot proposed is 5-acres.
12-6.2	Design Standards		
12-620	General	Easements, constraints, reserved land areas to be shown and marked on the plats.	Project complies. All easements shown. Plat is stamped by a licensed surveyor.
12-621	Lot Design	Depth to width ratio of not more than 3.2:1 (lots less than 300 feet wide) and 4.2:1 (lots more than 300 feet wide)	The greatest proposed depth to width ratio is 2.93:1.
12-622	Submerged Lands	Submerged lands not to be counted towards density calculations.	No submerged lands are present
12-623.A	Urban services	For lots less than 1 acre in size, urban services required.	Not applicable, the smallest proposed lot is 5-acres.
12-623.B	Water supply	Well Logs Demonstrate Adequate Water Availability.	Well logs submitted, showing water availability. Average production of wells in the vicinity is 4.6 gallons per minute.
12-623.C	Sewage disposal	New lots created through any land division process shall include a sanitary restriction, unless such restriction is	Preliminary Plat includes the Sanitary Restriction note.

BCRC	STANDARD FOR	REQUIRED	Provided
		satisfied or lifted in accordance with Idaho Code 50-1326 through 50-1329	
12-623.D	Fire Plan/Fire risk Assessment/ Fire Mitigation	Fire Risk Assessment, Fire Mitigation and Fire Suppression.	A fire risk assessment and fire management plan were submitted. A fire restriction note will need to be added to the plat. See Modification #1.
12-624.A	Road name	Unique road names for new roads.	No new roads are being proposed. This section is not applicable.
12-624.B	Road standards	Roads designed to private road standards set forth in Appendix A.	Lots are accessed off, Maplewood Lane, an existing Bonner County-owned and maintained public right-of-way.
12-624.C	Legal access	Legal access to each proposed lot.	All lots proposed to have direct access to Maplewood Lane.
12-624.D	Public road frontage	For lots less than 5 acres in size, direct frontage and direct access to public roads required.	Not applicable, all lots are 5-acres or greater. However, Maplewood Lane is a County-owned public right-of-way.
12-625.A	Trails and Parks	Public Access, Parks and Facilities	Not applicable. An approved county trails plan does not exist.
12-626.A	Natural Hazards	Subdivision to be designed around identified natural hazards.	The site contains an intermittent stream and wetlands. Each lot still contains sufficient buildable area.
12-626.B	Conformance with BCRC 12-7	Conformance with environmental standards.	The project has been reviewed to meet the requirements of Title 12, Chapter 7. See analysis of BCRC 12-7 below.
12-6.4	Preliminary Plat Procedures		
12-642.A	Application Content	Application Form	Proposal complies. Application deemed complete by staff on June 30, 2026. Plat is stamped by a licensed Idaho surveyor.
12-642.B	AOI	Annexation Request was made and denied by applicable city.	Not Applicable, the project site is not within an Area of Impact.
12-642.C	Application Content	Preliminary Plat prepared by Idaho licensed surveyor,	Proposal complies. Plat is stamped by a licensed Idaho

BCRC	STANDARD FOR	REQUIRED	Provided
		showing parcels to be created.	surveyor.
12-642.C.1	Plat Content	Subdivision name, geographic grid, north arrow, and vicinity map, vicinity road pattern.	Proposal complies. Plat is stamped by a licensed Idaho surveyor.
12-642.C.2	Plat Content	Boundary line of tract to be subdivided, intersection property lines, abutting roads, and statuses of adjoining properties.	The preliminary plat is drawn to scale. All proposed roads, property lines and statuses of adjoining properties are all shown on the preliminary plat.
12-642.C.3	Plat Content	Location, dimensions, and area of proposed lots. Lot numbering.	Proposal complies. Plat is stamped by a licensed Idaho surveyor certifying their accuracy.
12-642.C.4	Plat Content	Location, dimensions and tentative names of proposed streets and roads.	No new roads are being proposed.
12-642.C.5	Plat Content	Sufficient contours to show the shape of the land and extending at least one hundred feet beyond the subdivision limits.	Preliminary Plat did not include contour lines. See Modification #2.
12-642.C.6	Plat Content	Location of water courses, floodplains per FIRMs with BFEs.	Proposal complies. Intermittent stream is shown on the preliminary plat.
12-642.C.7	Plat Content	Existing wells, springs, wetland boundaries, wetland delineations, drainage channels, overhead and underground utility lines, structures, sanitary sewers, and culverts within the tract.	Wetlands were not shown on preliminary plat. A Wetland Delineation has not been received. See Modification #3.
12-642.C.8	Plat Content	Proposed method of water supply, sewage, and solid waste disposal.	Individual septic systems are planned. Individual wells are proposed. Solid Waste disposal to be provided by individual lot owner, via county transfer station.
12-642.C.9	Plat Content	All easements of record, including sufficient data to identify conveyance.	Proposal complies. Plat is stamped by a licensed Idaho surveyor certifying their accuracy.
12-642.C.10	Plat Content	Purpose indication for parcels reserved for public dedication or common use of property owners.	No lots are proposed to be reserved for public dedication or common use of property owners.

BCRC	STANDARD FOR	REQUIRED	Provided
12-642.C.11	Plat Content	Statement for intended use of parcels.	No statement for intended use is shown on the plat. See Modification #4.
12-642.D.1	Application Fee		Proposal complies. Application vested on April 16, 2026, and deemed complete on June 30, 2026.
12-642.D.2	Road Design and Profile	Preliminary road design and profile prepared, stamped and signed by Idaho licensed engineer.	No new roads are being proposed. This section is not applicable.
12-644.A	Improvements Plan	Plans to be prepared by a registered civil engineer. Two copies to be provided.	This section is not applicable as no improvements are being required.
12-644.B	Improvements Plan	County Engineer Inspections.	This section is not applicable as no improvements are being required.
12-644.C	Surety Agreement	In lieu of completing all improvements, the subdivider shall enter into a surety agreement with the Board.	Not applicable at this stage of the project.
12-645.A	Prelim. Plat Review Standard	In accord with purposes of Title 12 and the applicable Zoning District.	See Conclusion of Law #1.
12-645.B	Prelim. Plat Review Standard	Site is physically suitable for proposed development.	See Conclusion of Law #2.
12-645.C	Prelim. Plat Review Standard	No adverse impact to natural resources. If any, to be mitigated as Conditions of Approval.	See Conclusion of Law #3.
12-645.D	Prelim. Plat Review Standard	Adequate services to serve the proposed subdivision.	See Conclusion of Law #4.
12-645.E	Prelim. Plat Review Standard	Proposed subdivision to not expose future residents or public at large to be exposed to health or safety.	See Conclusion of Law #5.
12-645.F	Prelim. Plat Review Standard	Provision for coordinated access with the county system of roads. Proposed transportation to adequately and safely serve the future residents.	See Conclusion of Law #6.

BCRC	STANDARD FOR	REQUIRED	Provided
12-645.G	Prelim. Plat Review Standard	Compliance with Title 12, Subchapter 6.2.	See Conclusion of Law #7.
12-6.5	Short Subdivision, Procedures		
12-650.A	Purpose		Project Complies
12-650.B	Application	Eligibility for Short Subdivision	Project complies. Application is for 3 lots.
12-650.C	Permit Required	Eligibility and Restriction Note on Plat.	Restriction note is not shown on preliminary plat. See Conditions of Approval #1
12-650.D	Plat Contents		
12-651	Procedure for Prelim. Plat Approval	Application to be filed as per BCRC 12-268, Agency Routing, Public Noticing, ACI Noticing, Comment Period, Staff Report Issuance, Written Decision, Preliminary Plat Validity, Administrative Decision Appeal.	Fees paid on April 16, 2026, application deemed complete on 6/30/26, routed to agencies on 7/24/26.
12-7.1	Shorelines		
12-710	Purpose		Lot 1 of the preliminary plat contains an intermittent stream.
12-714.B	Delineated on Final Plat	Shoreline vegetation buffer management areas shall be delineated on the final plat of any subdivision.	Shoreline vegetation buffer management area will need to be shown on the final plat. See Conditions of Approval #6.
12-7.2	Grading, Stormwater Management and Erosion Control		
12-720.1	Purpose		Applicable
12-720.2	Applicability	Activities to which Subchapter 12-7.2 is applicable.	This application is for a subdivision subject to provisions of chapter 6.
12-720.3. J	Non-applicability	Activities to which Subchapter 12-7.2 is not applicable.	Stormwater is not applicable to subdivisions where all lots are 5-acres or greater, and no additional "impervious surface" is being created. All lots in this proposal are 5-acres or greater.
12-722.1	Procedure for New Subdivisions	Stormwater plan to be submitted at the time of application. Final plat shall not be signed until all requirements have been met.	Not applicable to this project.

BCRC	STANDARD FOR	REQUIRED	Provided
12-724.4	Optional Preliminary	For preliminary plats, an optional preliminary grading/storm water management and erosion control plan may be submitted at the time of the application.	Not applicable to this project.
12-7.3	Wetlands		
12-730	Purpose		Not applicable.
12-731	Wetland Reconnaissance	Required for all subdivisions containing mapped wetlands. (A)	A wetland reconnaissance was not submitted with the application. See Modification #5.
12-732	Wetland Delineation	Required for all subdivisions containing mapped wetlands. Exception where all building sites are delineated on the plat outside of wetlands based on reconnaissance.	See Conditions of Approval.
12-733	Wetland Buffer and Setbacks	Buffer area may be required or 40' setback shown on plat.	Not applicable.
12-7.4	Wildlife		
12-740	Purpose		Not applicable.
12-741	Standards for New Subdivisions		No critical wildlife habitat mapped or identified by any public agency.
12-7.5	Flood Damage Prevention		
	Conformance with BCRC Title 14.		Project site does not contain any mapped floodplains or floodways.
12-7.6	Hillsides		
12-760	Purpose		Applicable
12-761	Conceptual Engineering Plan	May be required when land disturbing activity is proposed.	Not required. No new development is proposed in areas exceeding 30% slopes.
12-762	Geotechnical Analysis	Required when proposed building sites, roads, driveways or other development disturb slopes of 30%+ or hazardous features exist.	Not required. No new development is proposed in areas exceeding 30% slopes. Roadway within sloped area is existing.

Staff concluded this project **is not** consistent with Bonner County Revised Code based upon

the contents of this staff report, including the Standards Review, Conditions of Approval and Conclusions of Law herein.

Agency and Public Comments

Agencies and Taxing Districts were notified of this request on July 24, 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:

Bonner County Planning-Floodplain Review
Bonner County Road & Bridge
Panhandle Health District
Idaho Department of Water Resources
Bonner County Historical Society
Northern Lights, Inc.

The following agencies replied (No Comment):

TC Energy
Kootenai-Ponderay Sewer District
Idaho Transportation Department
Idaho Department of Fish and Game
Idaho Department of Environmental Quality
Bonneville Power Administration

No other agencies replied.

Public Comments:

As of the date of this Staff Report, no public comments have been received.

Conclusions of Law:

Based upon the findings of fact, and the required modifications to the plat and application, the following conclusions of law are recommended for adoption:

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.

Proposed Conditions of Approval:

1. Per BCRC 12-650 (C): Lands divided using a short subdivision are not eligible for further division by the short subdivision process. This restriction shall be noted on the plat. Future divisions of any lot created by short subdivision must proceed through the Subdivision process.
2. Per BCRC 12-6.6, a final plat shall be submitted in accordance with these sections of the Bonner County Revised Code after the approval of the preliminary plat.
3. Per BCRC 12-648 (A), the applicant shall submit final plat check fees, current preliminary title report and one blueprint copy of the proposed final plat. Instead of submitting one blueprint copy, the applicant may submit a pdf copy of the final blueline plat.
4. Per BCRC 12-648 (B), the final plat must conform to the final plat requirements of Idaho Code Section 50-1304, BCRC 12-660 and BCRC 12-661.
5. Per BCRC 12-651 (G), the preliminary short subdivision shall be valid for a period not to exceed three (3) calendar years from the date of approval. At any time prior to the expiration date of the preliminary short subdivision, an applicant may make a written request to the planning director for an extension of the preliminary short subdivision for a period up to three (3) years, finding that conditions or applicable regulations have not changed so substantially as to warrant reconsideration of the proposed subdivision with respect to the public health, safety, and general welfare. The extension request shall be processed in accordance with 12-266.1 of this Title. The extension request must be approved or denied prior to the expiration date of the preliminary short plat.
6. Per BCRC 12-714.B: Shoreline vegetation buffer management areas shall be delineated on the

final plat of any subdivision.

Modifications Required:

1. Per BCRC 12-623 (D): All proposed lots shall be designed by the applicant to provide a fire protection plan for the proposed lots to provide, at a minimum, an assessment of fire risk and plans to reduce the risk, and provisions for defensible space, where material capable of allowing a fire to spread unchecked will be treated, cleared or modified to slow the rate and intensity of an advancing wildfire and to create an area for fire suppression operations to occur, and for at least one (1) of the following:

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

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

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

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

2. Per BCRC 12-642 (C) (5): Sufficient contours to show the shape of the land and extending at least one hundred feet (100') beyond the subdivision limits (use of USGS map acceptable).

3. Per BCRC 12-642 (C) (7): Show 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.

4. Per BCRC 12-642.C.11: A statement setting forth the intended land use of the parcels, i.e., residential, agricultural, commercial, industrial or other appropriate land use classifications.

5. Per BCRC 12-731 (A): A Wetland Reconnaissance is required for all subdivisions containing mapped wetlands as determined from the U.S. Fish and Wildlife service national wetland inventory maps.

Staff Recommendation for Action: Continue Action to a Date Certain, Pending Additional Materials Submitted

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 25, 2026**.

Planner's Initials: KS	Date: September 15, 2026
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Appendix A – Record of Mailing

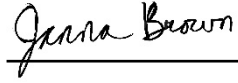
RECORD OF MAILING

Page 1 of 1

File No.: SS0007-26

Record of Mailing Approved By:

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 **24th** day of August **2026**.



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

SS0007-26 RE: Request for Review & Comment - Due by August 24, 2026 - File SS0007-26 - Bonner County Planning

From 'Farley,Alynette B (CONTR) - TERR-BELL-1' via Mail-Planning <planning@bonnercountyid.gov>
Date Mon 7/27/2026 2:24 PM
To Planning <Planning@bonnercountyid.gov>
Cc Farley,Alynette B (CONTR) - TERR-BELL-1 <abfarley@bpa.gov>

No comment, no BPA ROW @ location.

Alynette Farley
BONNEVILLE POWER ADMINISTRATION
DEPARTMENT OF ENERGY
CONTR (Actalent)
Right-of-Way Agent | Real Property Services | TERR
abfarley@bpa.Gov | O: 509-468-3083 | C: 971-710-6926

From: Planning <Planning@bonnercountyid.gov>
Sent: Friday, July 24, 2026 1:58 PM
Cc: Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Maya Johnson <Maya.Johnson@bonnercountyid.gov>; Kyle Snider <kyle.snider@bonnercountyid.gov>
Subject: Request for Review & Comment - Due by August 24, 2026 - File SS0007-26 - 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 24, 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.

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

Maya Johnson

From: DEQ Comments <deqcomments@deq.idaho.gov>
Sent: Friday, August 14, 2026 1:08 PM
To: Planning
Subject: RE: Request for Review & Comment - Due by August 24, 2026 - File SS0007-26 - Bonner County Planning

Follow Up Flag: Follow up
Flag Status: Completed

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: Friday, July 24, 2026 1:58 PM
Cc: Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Maya Johnson <Maya.Johnson@bonnercountyid.gov>; Kyle Snider <kyle.snider@bonnercountyid.gov>
Subject: Request for Review & Comment - Due by August 24, 2026 - File SS0007-26 - 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

From: Bonner County History Museum <hannah@bonnercountyhistory.org>
Sent: Tuesday, August 18, 2026 3:10 PM
To: Planning
Subject: Re: Request for Review & Comment - Due by August 24, 2026 - File SS0007-26 - Bonner County Planning

Follow Up Flag: Follow up
Flag Status: Flagged

This site does not contain any special areas or sites as identified in the State Historic Preservation Office's Idaho Cultural Resource Information System (ICRIS).

Thank you,
Hannah Combs
Bonner County Historical Society

On Fri, Jul 24, 2026 at 1:58 PM Planning <Planning@bonnercountyid.gov> wrote:

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Please see attached for details.

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

--

Hannah Combs
Executive Director



Bonner County Historical Society & Museum

611 S. Ella Ave

Maya Johnson

From: Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>
Sent: Thursday, August 20, 2026 2:26 PM
To: Planning
Subject: RE: Request for Review & Comment - Due by August 24, 2026 - File SS0007-26 - Bonner County Planning

The Idaho Department of Fish and Game does not have any comments to submit for this application.

Thank you for the opportunity to review and comment,

Merritt Horsmon

Regional Technical Assistance Manager
Panhandle Region
2885 W. Kathleen Ave.
Coeur d'Alene, ID 83815
208.769.1414 office
208.251.4509 mobile
merritt.horsmon@idfg.idaho.gov



From: Planning <Planning@bonnercountyid.gov>
Sent: Friday, July 24, 2026 1:58 PM
Cc: Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Maya Johnson <Maya.Johnson@bonnercountyid.gov>; Kyle Snider <kyle.snider@bonnercountyid.gov>
Subject: Request for Review & Comment - Due by August 24, 2026 - File SS0007-26 - Bonner County Planning

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Please see attached for details.

[EXT SENDER] RE: Request for Review & Comment - Due by August 24, 2026 - File SS0007-26 - 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 7:22 AM
To Planning <Planning@bonnercountyid.gov>
Cc tiffanieespe@hotmail.com <tiffanieespe@hotmail.com>

REF: SS0007-26

TO: Bonner County Planning Department

CC: Advanced Technology Surveying, Inc. - Representative

Good morning,

Idaho Department of Water Resources (IDWR) – Northern Regional Office offers the following information as educational reference to the Applicants related to private ground water well usage & surface water usage if applicable:

- Any water uses from an existing ground water well(s) that do not have established water rights, which shall exceed water uses authorized in Idaho Code §42-111 following project completion: a new Application for Permit is required prior to the diversion of water. **At this stage of the project development IDWR doesn't have any requirements that would preclude approval of SS0007-26.**
- Any water use development that contemplates diversion of surface water source(s) (River, Stream, Spring), if developed after 5/20/1971, requires an approved water Permit prior to the diversion of water in accordance with Idaho Code §42-351.

Thank you for the opportunity to comment,

Luke Bates – Sr Water Resource Agent
Luke.bates@idwr.idaho.gov / 208-762-2817
Idaho Department of Water Resources
Northern Regional Office
7600 N Mineral Dr Suite 100 Coeur D Alene ID 83815

From: Planning <Planning@bonnercountyid.gov>
Sent: Friday, July 24, 2026 1:58 PM
Cc: Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Maya Johnson <Maya.Johnson@bonnercountyid.gov>; Kyle Snider <kyle.snider@bonnercountyid.gov>
Subject: Request for Review & Comment - Due by August 24, 2026 - File SS0007-26 - Bonner County Planning

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Please see attached for details.

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

[EXT SENDER] RE: Request for Review & Comment - Due by August 24, 2026 - File SS0007-26 - Bonner County Planning

From planning@bonnercountyid.gov <planning@bonnercountyid.gov>
on behalf of
Kimberly Hobson <Kimberly.Hobson@itd.idaho.gov>
Date Mon 7/27/2026 2:44 PM
To Planning <Planning@bonnercountyid.gov>
Cc Symone Legg <Symone.Legg@itd.idaho.gov>

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

From: Planning <Planning@bonnercountyid.gov>
Sent: Friday, July 24, 2026 1:58 PM
Cc: Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Maya Johnson <Maya.Johnson@bonnercountyid.gov>; Kyle Snider <kyle.snider@bonnercountyid.gov>
Subject: Request for Review & Comment - Due by August 24, 2026 - File SS0007-26 - Bonner County Planning

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Please see attached for details.

Thank you,
Janna Brown, Administrative Assistant III

[EXT SENDER] RE: Request for Review & Comment - Due by August 24, 2026 - File SS0007-26 - Bonner County Planning

From planning@bonnercountyid.gov <planning@bonnercountyid.gov>
on behalf of
Robert Beachler <Robert.Beachler@itd.idaho.gov>
Date Mon 7/27/2026 7:05 AM
To Planning <Planning@bonnercountyid.gov>

No Comment from the Idaho Transportation Department.

Robert Beachler
District 1 Planning Program Manager
Idaho Transportation Department
600 W. Prairie Ave
Coeur d'Alene, ID 83815
robert.beachler@itd.idaho.gov
(208) 772-1216
Office Hours M-TH 6-4:30

From: Planning <Planning@bonnercountyid.gov>
Sent: Friday, July 24, 2026 1:58 PM
Cc: Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Maya Johnson <Maya.Johnson@bonnercountyid.gov>; Kyle Snider <kyle.snider@bonnercountyid.gov>
Subject: Request for Review & Comment - Due by August 24, 2026 - File SS0007-26 - Bonner County Planning

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

RE: Request for Review & Comment - Due by August 24, 2026 - File SS0007-26 - Bonner County Planning

From 'KPSD Clerk' via Mail-Planning <planning@bonnercountyid.gov>

Date Mon 7/27/2026 1:52 PM

To Planning <Planning@bonnercountyid.gov>

 1 attachment (171 KB)

2026_07_SS0007-26_ShortSub_WesphalAcres.pdf;

Attached is the District's response to the above-named file.



Beate Pryor
District Clerk

Kootenai-Ponderay Sewer District

511 Whiskey Jack Road Sandpoint, ID 83864

Office Hours: 8:30 am – 5:00 pm, Monday through Thursday

Phone: 208.263.0229

From: Colleen Johnson <CJohnson@kootenaiponderaysewerdistrict.org>

Sent: Friday, July 24, 2026 2:28 PM

To: KPSD Clerk <clerk@kootenaiponderaysewerdistrict.org>

Subject: FW: Request for Review & Comment - Due by August 24, 2026 - File SS0007-26 - Bonner County Planning

NOTICE OF CHANGE IN HOURS: THE OFFICE WILL BE CLOSED ON FRIDAYS. WE WILL BE OPEN NORMAL HOURS MONDAY THRU THURSDAY.

Colleen Johnson

Business Office Manager

Kootenai-Ponderay Sewer District

208-263-0229 Fax – 208-265-5326 Mobile: 208-304-5820

511 Whiskey Jack Road Sandpoint, Idaho 83864

P.O. Box 562, Kootenai, ID 83840

“Dance with Life”



From: Planning <Planning@bonnercountyid.gov>

Sent: Friday, July 24, 2026 1:58 PM

Cc: Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Maya Johnson <Maya.Johnson@bonnercountyid.gov>; Kyle Snider <kyle.snider@bonnercountyid.gov>

Subject: Request for Review & Comment - Due by August 24, 2026 - File SS0007-26 - Bonner County Planning

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 **24th** day of **July 2026**.

Janna Brown

Janna Brown, Administrative Assistant III

This notice was mailed to political subdivisions, property owners within 1400 feet of the subject property, and the media on **Friday, July 24, 2026**.

File SS0007-26 – Short Subdivision – Westphal Acres: Request to divide one 19.5-acre lot into one 6.001-acre lot, one 8.566-acre lot and one 5.001-acre lot. The property is zoned Rural 5 and is located off Maplewood Lane in Section 13, Township 55 North, Range 3 West, Boise-Meridian.

To review this application, go to the Planning Department web site at bonnercountyd.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.

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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 July 27, 2026
Name Date

Out of boundaries

Maya Johnson

From: 'Sam Ross' via Mail-Planning <planning@bonnercountyid.gov>
Sent: Wednesday, July 29, 2026 4:53 PM
To: Planning
Cc: Alexander Feyen; Jeannie Welter; Maya Johnson; Kyle Snider; Dan Scholz
Subject: Re: Request for Review & Comment - Due by August 24, 2026 - File SS0007-26 - Bonner County Planning

Follow Up Flag: Follow up
Flag Status: Completed

NLI has reviewed the project SS0007-26, a preliminary plat of Westphal Acres. NLI owns and maintains a single phase underground primary powerline along Maplewood Lane and provides an electrical service to the property addressed at 221 Maplewood Ln. NLI can extend a line to the proposed Lot 1 and Lot 3 if the property owners apply for a new service. They can do so 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

  <i>The power of local service</i> SINCE 1935    	ADDRESSES  HEADQUARTERS 421 Chevy St Sagle, ID 83860  MAILING ADDRESS PO Box 269 Sagle, ID 83860	PHONE NUMBERS  MAIN OFFICE (208) 263-5141  TOLL-FREE (800) 326-9594
---	---	--

From: Planning <Planning@bonnercountyid.gov>

Sent: Friday, July 24, 2026 1:58 PM

Cc: Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Maya Johnson <Maya.Johnson@bonnercountyid.gov>; Kyle Snider <kyle.snider@bonnercountyid.gov>

Subject: Request for Review & Comment - Due by August 24, 2026 - File SS0007-26 - Bonner County Planning

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Please see attached for details.

Thank you,

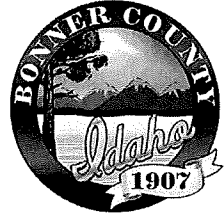
Janna Brown, Administrative Assistant III

Bonner County Planning Department

208-265-1458 ext - 1252

[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]

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Jenna Brown
Jenna Brown, Administrative Assistant III

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NO COMMENT See attached PHD comment 8/14/26
Name Date



Public Health
Prevent. Promote. Protect.
Panhandle Health District

Panhandle Health District

Healthy People in Healthy Communities



8/14/2026

Janna Brown, Administrative Assistant

Bonner County Planning Dept

1500 Highway 2, Suite 208

Sandpoint, ID 83864

RE: SS0007-26 Short Subdivision – Westphal Acres

Panhandle Health District (PHD) has reviewed the Bonner County Planning Application referenced above, and has the following comments:

A review of PHD records indicates that the parent parcel (RP00343000017AA) associated with this Short Subdivision application has been served by an Individual Sewage Disposal System (81-09-62984). The applicant indicates an intention to create 3 new parcels served by subsurface sewage disposal systems (septic systems) & individual wells. PHD conducted a Preliminary Soils Analysis (26-09-12653) and determined that all 3 of the proposed parcels appear suitable for septic systems and the sanitary services would be adequate as proposed, relevant to IDAPA rule sets & current standards.

Best regards,

Sarah Tonyan, EHS

Sandpoint – Bonner County
2101 W. Pine St.
Sandpoint, ID 83864
208.265.6384

Maya Johnson

From: Matt Mulder
Sent: Friday, August 21, 2026 8:02 AM
To: Planning
Cc: Jason Topp
Subject: Agency Comments SS0007-26

Planning,

The Road & Bridge Department 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."*

Now, that said, it's apparent to me in this case that a traffic impact study would not be warranted from such a small number of lots being created. I am not aware of any major safety concerns in this area.

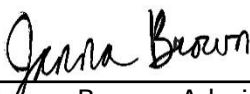
2. The cul-de-sac at the end of Maplewood Lane is used by our crews to turn around equipment, snow plows, graders, etc. Road & Bridge Director Jason Topp reports that based on his prior years of running plows and graders on this road, this cul-de-sac is problematic for snow storage because of the number of driveways and utilities that are already coming off of it. This plat's plan to add another easement for access to the back lot will ultimately result in another driveway which reduces the remaining space we have for pushing snow berms to the outside of the cul-de-sac, primarily to the west side. It would be advantageous to us if the 30ft access easement through Lot 2 could wrap around the cul-de-sac and tie into the existing driveway serving address 221 (Lot 2). This would preserve the west end of the cul-de-sac for snow storage.

Matt Mulder, PE
Engineer
Bonner County Road and Bridge Department
208-255-5681 ext 1165



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Jenna Brown, Administrative Assistant III

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NO COMMENT _____
Name Date

WESTPHAL ACRES

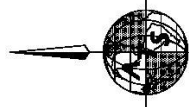
A REPLAT OF LOTS 17 & 18, FIRST ADDITION TO PINEYWOODS
IN THE NE 1/4 OF SECTION 13, TOWNSHIP 55 NORTH, RANGE 03 WEST, B.M.
BONNER COUNTY, IDAHO
PAGE 2 OF 2

INSTRUMENT NO. _____

1/4 CORNER
FOUND 2.127 S.C. MONUMENT, T15 1847
PER CHW INST. NO. 1040254

12

13



LOT 19 (R1)

LOT 14
PINEYWOODS (R4)

LOT 20 (R1)

LOT 16
PINEYWOODS (R4)

LOT 3
5.031 AC
217,864 SF

LOT 17

LOT 2
9.566 AC
373,140 SF

LOT 1
5.001 AC
261,590 SF

LOT 18

LOT 15

LOT 14

LOT 13

LOT 12

LOT 11

LOT 10

LOT 9

LOT 8

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

LOT 18

LOT 17

LOT 16

LOT 15

LOT 14

LOT 13

LOT 12

LOT 11

LOT 10

LOT 9

LOT 8

LOT 7

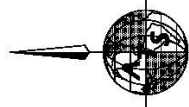
LOT 6

LOT 5

LOT 4

12

13



LOT 19 (R1)

LOT 14
PINEYWOODS (R4)

LOT 20 (R1)

LOT 16
PINEYWOODS (R4)

LOT 3
5.031 AC
217,864 SF

LOT 17

LOT 2
9.566 AC
373,140 SF

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LOT 12

LOT 11

LOT 10

LOT 9

LOT 8

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

LOT 18

LOT 17

LOT 16

LOT 15

LOT 14

LOT 13

LOT 12

LOT 11

LOT 10

LOT 9

LOT 8

LOT 7

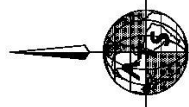
LOT 6

LOT 5

LOT 4

12

13



LOT 19 (R1)

LOT 14
PINEYWOODS (R4)

LOT 20 (R1)

LOT 16
PINEYWOODS (R4)

LOT 3
5.031 AC
217,864 SF

LOT 17

LOT 2
9.566 AC
373,140 SF

LOT 1
5.001 AC
261,590 SF

LOT 18

LOT 15

LOT 14

LOT 13

LOT 12

LOT 11

LOT 10

LOT 9

LOT 8

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

LOT 18

LOT 17

LOT 16

LOT 15

LOT 14

LOT 13

LOT 12

LOT 11

LOT 10

LOT 9

LOT 8

LOT 7

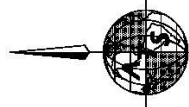
LOT 6

LOT 5

LOT 4

12

13



LOT 19 (R1)

LOT 14
PINEYWOODS (R4)

LOT 20 (R1)

LOT 16
PINEYWOODS (R4)

LOT 3
5.031 AC
217,864 SF

LOT 17

LOT 2
9.566 AC
373,140 SF

LOT 1
5.001 AC
261,590 SF

LOT 18

LOT 15

LOT 14

LOT 13

LOT 12

LOT 11

LOT 10

LOT 9

LOT 8

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

LOT 18

LOT 17

LOT 16

LOT 15

LOT 14

LOT 13

LOT 12

LOT 11

LOT 10

LOT 9

LOT 8

LOT 7

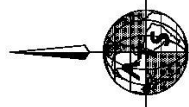
LOT 6

LOT 5

LOT 4

12

13



LOT 19 (R1)

LOT 14
PINEYWOODS (R4)

LOT 20 (R1)

LOT 16
PINEYWOODS (R4)

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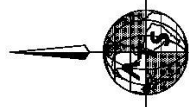
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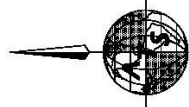
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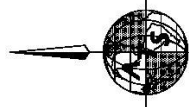
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