

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



Bonner County Planning Department Staff Report for July 21, 2026

Project Name: SS0008-26 Moose Mountain Short Plat

File Number, Type: SS0008-26, Short Subdivision

Request: Request for a Short Subdivision to divide one (1) 10.00-acre parcels into two (2) ~5.08-acre lots. The parcel is zoned Rural 5. The project is located off Moose Mountain Road in Section 33, Township 56 North, Range 4 West, Boise-Meridian.

Legal Description: 33-56N-4W E2S2NWSE

Location: The subject property is located off Moose Mountain Road in Priest River.

Parcel Number: RP56N04W338250A

Parcel Size: ~10.00-Acres

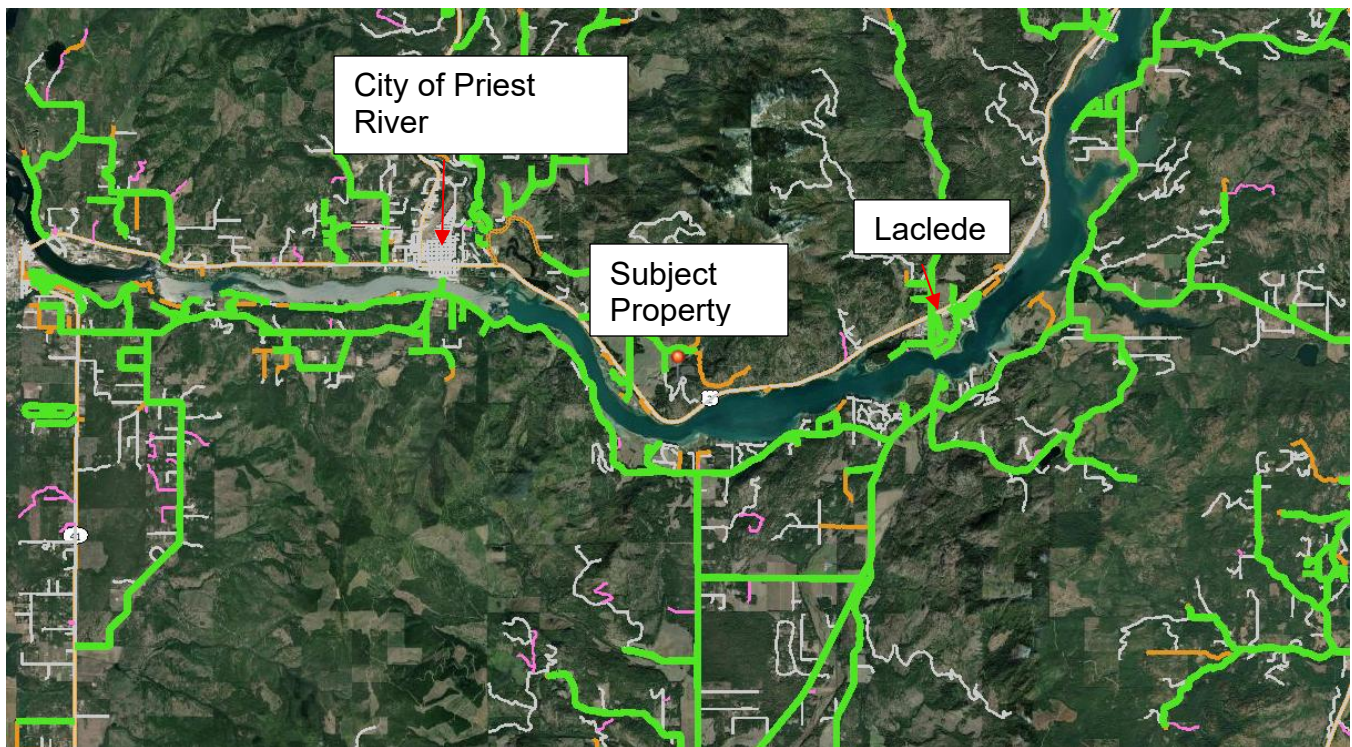
**Applicant/
Landowner:** Moose Mountain Neighbors, LLC

**Project
Representative:** SynTier Engineering

**Application
Vested:** May 12, 2026

Notice provided: Mail: June 11, 2026
Published in newspaper: June 11, 2026

Appendices: Appendix A: Notice of Public Hearing Record of Mailing
Appendix B: Agency Comments



Project Summary:

Request for a Short Subdivision to divide one (1) 10.00-acre parcels into two (2) ~5.08-acre lots. The parcel is zoned Rural 5. The project is located off Moose Mountain Road in Section 33, Township 56 North, Range 4 West, Boise-Meridian.

Applicable Laws:

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

BCRC 12-268	Application Process, General Provisions
BCRC 12-411	Density and Dimensional Standards: Rural Zone
BCRC 12-610	Applicability/ Qualifications
BCRC 12-611	Definitions
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 12-640	Subdivisions, Processing of Subdivision Applications, General
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
BCRC 12-6.6	Final Plat, Contents
BCRC 12-7.2	Grading, Storm water Management and Erosion Control
BCRC 12-7.6	Hillsides

Background:

A. Site Data:

- Use: Vacant
- Unplatted
- Size: 10-acres, aliquot
- Zone: Rural 5
- Land Use: Rural Residential

B. Access:

- The site has frontage on Moose Mountain Road, a privately owned and maintained road.

C. Environmental Factors:

- The majority of the site contains no slopes or slopes of 15-30+% grade. Site contains limited areas with slopes of 0-14.9% grade. (US Geological Survey)
- Site contains no mapped wetlands. (National Wetland Inventory, US Fish and Wildlife Service)
- Site does not contain any mapped waterbodies, streams, lakes or rivers. (National Hydrography Dataset, US Geological Survey)
- Site contains the following types of soil: (US Department of Agriculture)
 - Pend Oreille Rock Outcrop, 5-45 percent slopes. This is classified as "Not Prime Farmland".
- No local, state or federal agencies have identified any critical wildlife habitats on or within the vicinity of the subject property.

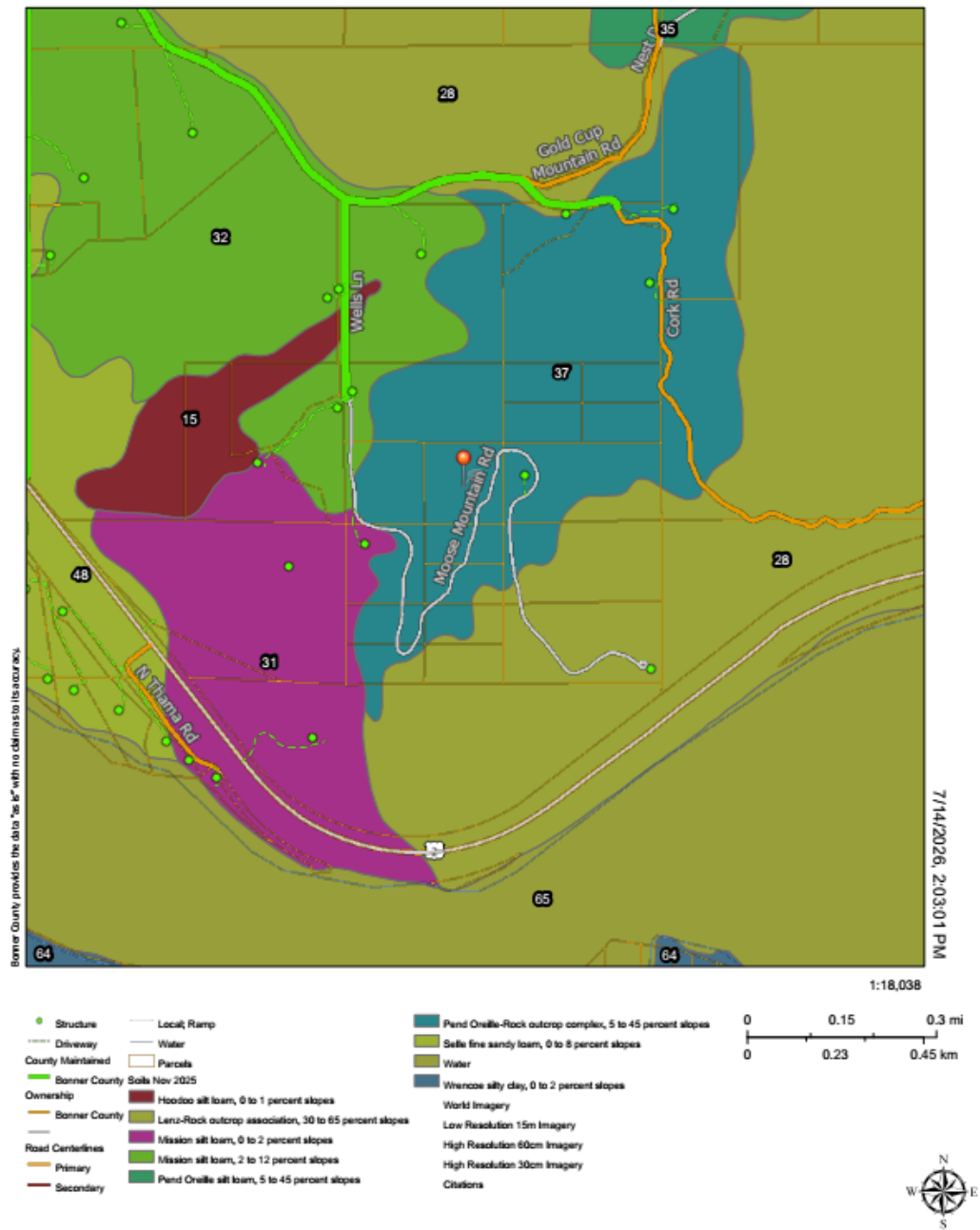
D. Services:

- Water: Individual Well
- Sewer: Individual Septic
- Power: Northern Lights
- Fire: West Pend Oreille Fire District
- Solid Waste: County transfer station or private contractor per individual lot owner
- School District: West Bonner School District #83
- Ambulance District: Bonner County Ambulance District
- Hospital District: Pend Oreille Hospital District

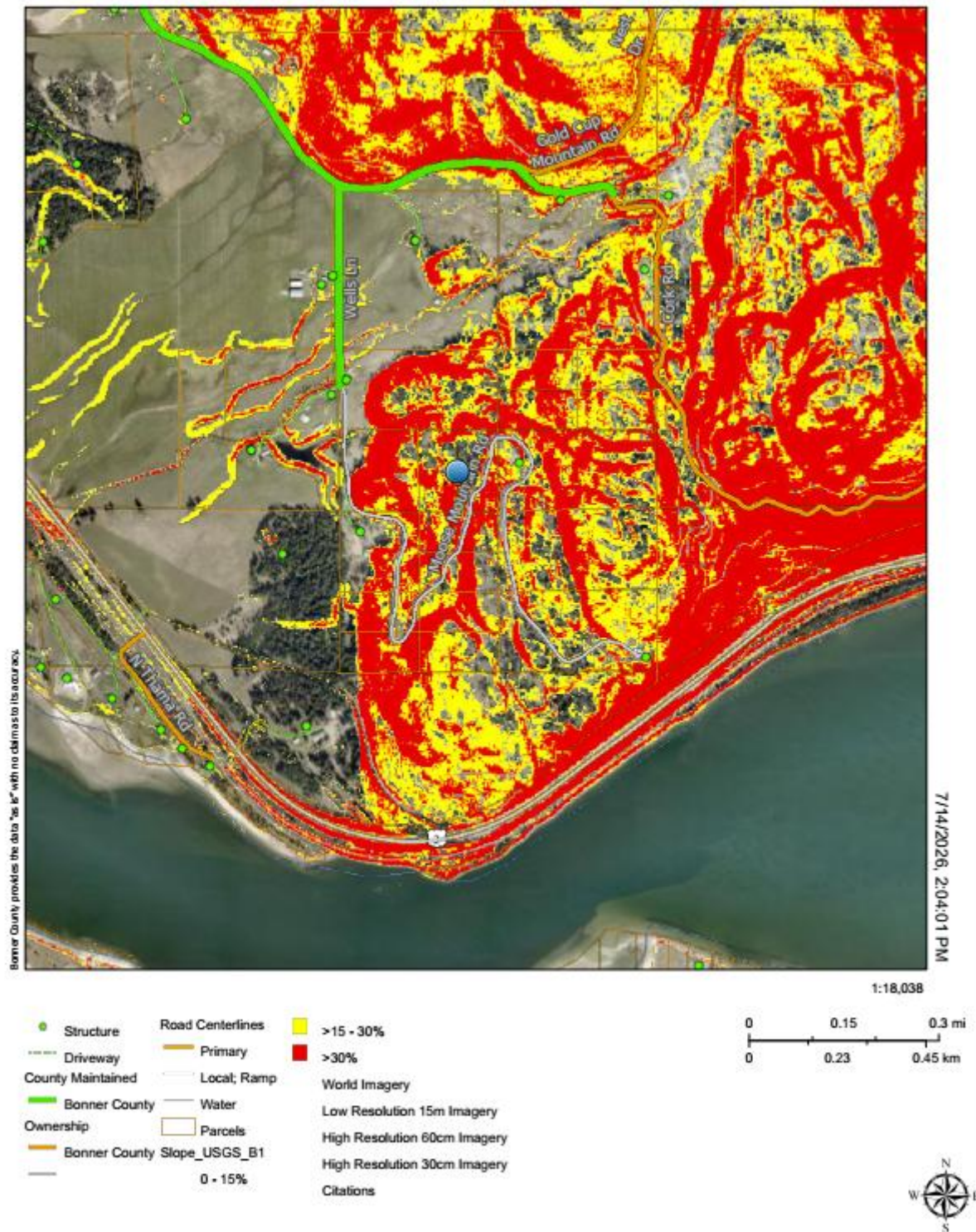
E. Zoning and Current Land Use

Compass Site	Land Use	Zoning	Current Use & Density
Site	RR	Rural 5	Vacant
North	RR	Rural 5	Residential
East	RR	Rural 5	Residential
South	RR	Rural 5	Vacant
West	RR	Rural 5	Vacant

Soils



Slopes



Agency and Public Comments:

The application was routed to agencies for comment on June 11, 2026

The following agencies replied with comments:

Northern Lights
Panhandle Health District

The following agencies replied with no comment:

Idaho Department of Fish and Game
Idaho Transportation Department
Kootenai-Ponderay Sewer District
Bonner County Historical Society

No other agencies responded as of the date of publication of this staff report.

No public comments were received on this application as of the date of publication of this staff report.

Standards Review:

BCRC Code	Standard for	Required	Provided
12-268	Application Process, General Provisions	Agency Routing	Application routed to Public Agencies on June 11, 2026.
12-411	Density and Dimensional Standards: Rural 5	Minimum Lot Size required is 5-acres	Both lots are proposed to be 5-acres or larger.
12-610	Applicability & Qualifications	Conformance with BCRC Title 12	The application is for a Short Subdivision, as defined in BCRC 12-819. This project conforms to this definition.
12-620	General	Easements, constraints, reserved land areas to be shown and marked on the plats.	Proposal complies. All easements, snow storage, drainage and well setback shown. Plat is stamped by a licensed Idaho surveyor.
12-621	Lot Design	All proposed lots or parcels which are three hundred feet (300') or less in width shall maintain a depth to width ratio of not greater than three point two to one (3.2:1).	The depth to width ratio of the lots in the proposed subdivision are all under the required ratios.

12-623	Services and Utilities	Water supply, sewage disposal, fire protection	The applicant is proposing individual wells and septic systems for this project. The applicant provided well logs for the surrounding area and it is likely that the wells would produce adequate drinking water. The applicant is encouraged to review possible septic location sites with Panhandle Health District. A fire protection plan was submitted with this application and identifies ways that risks will be mitigated to the satisfaction of West Pend Oreille Fire District. See Condition of Approval #1.
12-624.A	Road name	Unique road names for new roads.	New roads are not being proposed for this project. This is not applicable.
12-624.B	Road standards	Road to be designed to meet private road standards of BCRC Title 12, Appendix A.	The site has frontage on Moose Mountain Road, a privately owned and maintained road. No new roads are being proposed with this subdivision, therefore, this section is not applicable.
12-624.C	Legal access	Legal access to each proposed lot	All lots are proposed to have direct frontage and access on Moose Mountain Road, a privately owned and maintained road. The project complies.
12-624.D	Public road frontage	For lots less than 5 acres in size, direct frontage and direct access to public roads required.	All lots are proposed to be 5-acres or greater. This section is not applicable to this application.
12-625	Trails and Parks	Bonner County Trails Plan 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 is mostly flat. Per GIS LiDAR data, the site contains slopes that vary between 0-30+%. Per the preliminary plat, the project does design the lots around natural features. The site is not located within designated floodplain or floodway.

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.
12-642.A	Application Content	Application form	Proposal complies. Application deemed complete by staff on May 12, 2026. Plat is stamped by a licensed Idaho surveyor.
12-642.B	Application Content	Preliminary Plat, prepared by Idaho licensed surveyor, showing parcels to be created.	Proposal complies. Application deemed complete by staff on May 12, 2026. Plat is stamped by a licensed Idaho surveyor.
12-642.B.1	Plat Content	Subdivision name, geographic grid, north arrow, and vicinity map, vicinity road pattern.	Proposal complies. Application deemed complete by staff on May 12, 2026. Plat is stamped by a licensed Idaho surveyor.
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.	The preliminary plat is drawn to scale. All proposed property lines and statuses of adjoining properties are all shown on the preliminary plat.
12-642.B.3	Plat Content	Location, dimensions and area of proposed lots. Lot numbering.	Proposal complies. Application deemed complete by staff. Plat is stamped by a licensed Idaho surveyor certifying their accuracy.
12-642.B.4	Plat Content	Location, dimensions and tentative names of proposed streets and roads.	Proposal complies. Application deemed complete by staff. Plat is stamped by a licensed Idaho surveyor certifying their accuracy.
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.	Proposal complies. Application deemed complete by staff. Plat is stamped by a licensed Idaho surveyor certifying their accuracy.
12-642.B.6	Plat Content	Location of water courses, floodplains per FIRMs with BFES.	The site does not contain any water courses or floodplains. All FEMA Firm panel information included in notes.
12-642.B.7	Plat Content	Existing wells, springs, wetland boundaries, wetland delineations, drainage channels, overhead and underground utility lines, structures,	Proposal complies. Application deemed complete by staff. Plat is stamped by a licensed Idaho surveyor certifying their accuracy.

		sanitary sewers and culverts within the tract.	
12-642.B.8	Plat Content	Proposed method of water supply, sewage and solid waste disposal.	Individual septic systems well and septic systems are planned. Solid Waste disposal to be provided by individual lot owner, via county transfer station or private contractor.
12-642.B.9	Plat Content	All easements of record, including sufficient data to identify conveyance.	Proposal complies. Application deemed complete by staff. Plat is stamped by a licensed Idaho surveyor certifying their accuracy.
12-642.B.10	Plat Content	Purpose indication for lots 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.
12-642.B.11	Plat Content	Statement for intended use of parcels.	Plat states the proposed use is residential. Proposal complies.
12-642.C.2	Road design and profile	Preliminary road design and profile prepared, stamped and signed by Idaho licensed engineer.	No new roads are proposed with this project. This section of the code is not applicable.
12-643.A	Application filed	In accord with 12-268	Proposal complies. Application vested on April 22, 2026, and deemed complete on May 12, 2026.
12-644	Improvements Plan	Plan to be prepared by a registered civil engineer. Two copies to be provided.	The project does not include any new improvements on the property. Therefore, this section is not applicable.
12-645	Standards for Review		See Conclusions of Law.
12-660	Final Plat, Contents		Not applicable at this stage of the project. See Condition of Approval #3.
12-661	Endorsements on Final Plat		Not applicable at this stage of the project. See Condition of Approval #3.
12-7.2	Grading, Stormwater Management and Erosion Control	12-720.3.J: Subdivisions in which all lots contain five (5) acres or greater, and no additional "impervious surface", as defined in section 12-809 of this title, are created. For subdivisions in which all lots	This proposal is exempt from stormwater requirements, as no new impervious surface is being proposed. Stormwater may be required at the time of a Building Location Permit.

		contain five (5) acres or greater and new impervious surface is limited to driveways and roads only, the driveways and roadways only shall be subject to this subchapter;	
12-7.4	Wildlife	Not applicable.	No local, state or federal agency has identified presence of any critical wildlife habitats on the site.
12-7.6	Hillsides	Geotechnical Survey Requirement	The site has varying slopes of 0-30+%. Geotechnical Analysis may be required at the time of Building Location Permit.
Title 14	Flood Damage Prevention	Development to occur as per BCRC, Title 14.	The site is not located within designated floodplain or floodway. It is located within SFHA Zone X, per FIRM Panel Number 16017C0890E, Effective Date 11/18/2009.

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.

Staff Recommendation for Action: Approval, with Conditions

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 **July 31, 2026**.

Planner's Initials: AF	Date: July 21, 2026
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Proposed Conditions of Approval:

1. Per BCRC 12-6243.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 of the following:
 - a. 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.
 - b. A note on the final subdivision plat stating: "At the time of building location permit or building permit, the lot owner shall install a minimum two thousand (2,000) gallon water storage system, meeting IFC standards". Refill on demand is not required to meet IFC standards.
 - c. 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".
 - d. Prior to final plat, a manmade or natural water source with a dry hydrant capable of delivering adequate water supply as prescribed by IFC.

- e. 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".

A fire protection plan has been submitted as part of the application.

In addition to this plan, the project shall meet at least one of the sub-conditions as noted in points "a" through "e" above.

2. Per BCRC 12-643.I, the preliminary plat shall be valid for a period not to exceed two (2) years from the date of approval. At any time prior to the expiration date of the preliminary plat, an applicant may make a written request to the planning director for a single extension of the preliminary plat for a period up to two (2) years. The board may consider such request for extension at any regular business meeting. The extension request must be approved or denied prior to the expiration date of the preliminary plat.
3. After the approval of the preliminary plat, a final plat shall be prepared in conformance with BCRC 12-6.6 and submitted to the Planning Department for review.
4. The plat shall note "A Geotechnical Report may be required at time of Building Location Permit."

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

Appendix A: Notice of Public Hearing Record of Mailing

RECORD OF MAILING

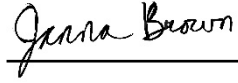
Page 1 of 1

File No.: SS0008-26

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 **11th** day of **June 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

Maya Johnson

From: planning@bonnercountyid.gov on behalf of Bonner County History Museum
<hannah@bonnercountyhistory.org>
Sent: Monday, June 29, 2026 11:33 AM
To: Planning
Subject: Re: Request for Agency Review & Comment – Due by July 13, 2026 – File SS0008-26 – Bonner County Planning

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 Thu, Jun 11, 2026 at 9:59 AM Planning <Planning@bonnercountyid.gov> wrote:

You are invited to comment on this application; your comments must be received by the Bonner County Planning Department by 5 p.m. **July 13, 2026**. Please review the application relative to your agency's area of expertise and include any recommended conditions of approval and supporting code sections.

Please see attached for details.

Have a wonderful day!

Jeannie Welter
Bonner County Planning Department
Systems Technician
208-265-1458

--

Hannah Combs
Executive Director



Bonner County Historical Society & Museum

611 S. Ella Ave

Maya Johnson

From: planning@bonnercountyid.gov on behalf of Horsmon, Merritt
<merritt.horsmon@idfg.idaho.gov>
Sent: Tuesday, June 30, 2026 2:26 PM
To: Planning
Subject: RE: Request for Agency Review & Comment – Due by July 13, 2026 – File SS0008-26 – 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: Thursday, June 11, 2026 9:59 AM
Cc: Maya Johnson <Maya.Johnson@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>; michael@archangelcatholic.com; ross@syntierengr.com; Alexander Feyen <alexander.feyen@bonnercountyid.gov>
Subject: Request for Agency Review & Comment – Due by July 13, 2026 – File SS0008-26 – Bonner County Planning

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

You are invited to comment on this application; your comments must be received by the Bonner County Planning Department by 5 p.m. **July 13, 2026**. Please review the application relative to your agency's area of expertise and include any recommended conditions of approval and supporting code sections.

Maya Johnson

From: planning@bonnercountyid.gov on behalf of Kimberly Hobson
<Kimberly.Hobson@itd.idaho.gov>
Sent: Thursday, June 11, 2026 2:29 PM
To: Planning
Cc: Symone Legg
Subject: RE: Request for Agency Review & Comment – Due by July 13, 2026 – File SS0008-26 – Bonner County Planning

Follow Up Flag: Follow up
Flag Status: Flagged

ITD has no comment.

Have a nice day!



Kimberly Hobson
Project Coordinator
Innovation Steward
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: Thursday, June 11, 2026 9:59 AM
Cc: Maya Johnson <Maya.Johnson@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>; michael@archangelcatholic.com; ross@syntierengr.com; Alexander Feyen <alexander.feyen@bonnercountyid.gov>
Subject: Request for Agency Review & Comment – Due by July 13, 2026 – File SS0008-26 – Bonner County Planning

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

You are invited to comment on this application; your comments must be received by the Bonner County Planning Department by 5 p.m. **July 13, 2026**. Please review the application relative to your agency's area of expertise and include any recommended conditions of approval and supporting code sections.

Please see attached for details.

Have a wonderful day!

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 **11th** 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 **Thursday, June 11, 2026**.

File SS0008-26 – Short Subdivision – Moose Mountain Short Plat

Request for a Short Subdivision to divide one 10.00-acre parcel into two approximately 5.08-acre lots. The parcel is zoned Rural 5. The project is located off Moose Mountain Road in Priest River, in Section 33, Township 56 North, Range 4 West, Boise-Meridian, Idaho.

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 13, 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.

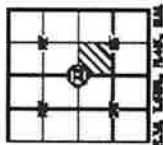
If you have no comment or response, you may indicate below and return this form to the Planning Department.

NO COMMENT Kootenai Ponderay Sewer District 6.11.2026
Name Date

Out of boundaries

A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 28 NORTH, RANGE 4 WEST, BOONE MERIDIAN,
BOONE COUNTY, IOWA

COMPUTER VERTUATION



MAKES 47 REVISIONS

THE BUILDING OF SOUTH AFRICA'S EARLY RAILROADS WERE
WAS LOCATED ALONG THE MAIN LINE OF THE
SOUTHERN DIVISION OF SECTION 23, ROADS TO
MOUNTAIN, FORTHE & WEST, SOME MILES, BETWEEN THE
MOUNTAIN, FORTHE & WEST, SOME MILES, BETWEEN THE
MOUNTAIN, FORTHE & WEST, SOME MILES, BETWEEN THE



CONCLUSIONS

- [illegible]



MOOSE MOUNTAIN SHORT PLAY

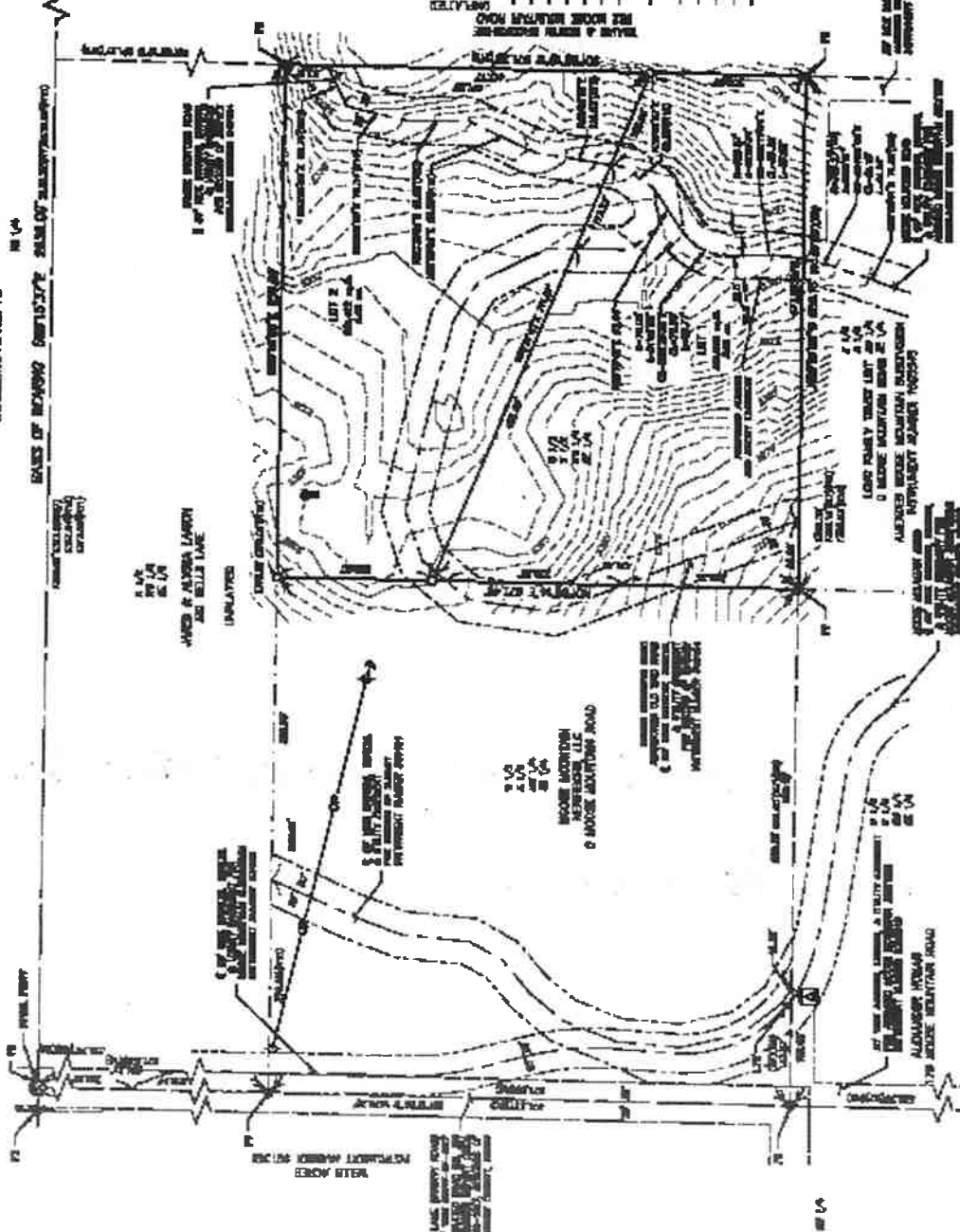
A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER
OF SECTION 22, TOWNSHIP 22 NORTH, RANGE 4 WEST, CORRE MECHAN,
POWELL COUNTY, DAKOTA

RECEIVED
JAN 10 1964

SAFARI
Engineering, Inc.

	By	Date	Page 15-157
Reviewed	BY	6/1/99	Date April 21, 2008
Approved	BY	6/1/99	Revised Date
Approved	BY	6/1/99	REVISION HISTORY
Approved	BY	6/1/99	Sheet 3 of 3

**REPLY OF AMEND MARR
MOUNTAIN STATE
FORUMS AT LANTON**



Re: Request for Agency Review & Comment – Due by July 13, 2026 – File SS0008-26 – Bonner County Planning

From 'Sam Ross' via Mail-Planning <planning@bonnercountyid.gov>

Date Wed 6/17/2026 9:43 AM

To Planning <Planning@bonnercountyid.gov>

Cc Dan Scholz <Dan.Scholz@nli.coop>; Kristin Burge <kristin.burge@nli.coop>

Hi Jeannie,

NLI provides power to Lots 1-3 of Moondance Acres.

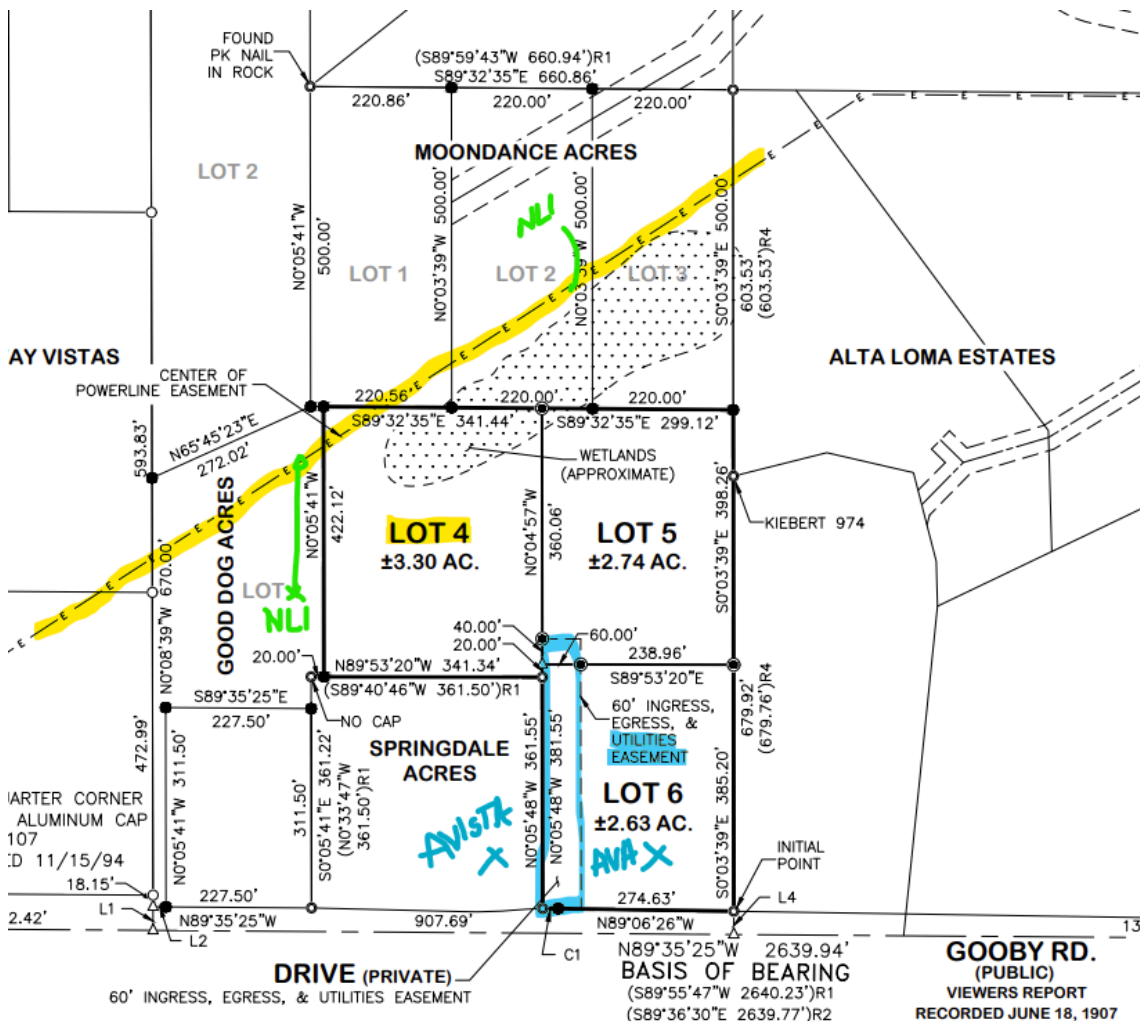
Avista provides power to the proposed lot 6, the house address is 1199 Gooby Rd.

Either NLI or Avista could provide power to Lot 4, I believe NLI is closer with the meter at 1319 Gooby Rd.

Lot 5 will likely need to be served by Avista as there is a wetland that separates our line and the proposed lot and NLI does not have a right of way easement.

The proposed access and utility easement through lot 6 will make this more straightforward for Avista too to provide a single transformer to serve both lots 4 and 5.

I would say service in this case could be provided by either NLI or Avista depending on what the lot owner / developer wants to do, but Avista seems the logical option.



Thanks 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

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From: Planning <Planning@bonnercountyid.gov>

Sent: Thursday, June 11, 2026 9:58 AM

Cc: Maya Johnson <Maya.Johnson@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>; michael@archangelcatholic.com <michael@archangelcatholic.com>; ross@syntierengr.com <ross@syntierengr.com>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>

Subject: Request for Agency Review & Comment – Due by July 13, 2026 – File SS0008-26 – 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 13, 2026**. Please review the application relative to your agency's area of expertise and include any recommended conditions of approval and supporting code sections.

Please see attached for details.

Have a wonderful day!

Jeannie Welter

**Bonner County Planning Department
Systems Technician
208-265-1458**

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Panhandle Health District

Healthy People in Healthy Communities

Public Health
Prevent. Promote. Protect.

Panhandle Health District

June 11, 2026

Bonner County Planning Department

Attn: Jana Brown

Re: SS0008-26- Short Subdivision – Moose Mountain Short Plat

Panhandle Health District (PHD) notes that the application states there is no sewage disposal system proposed for each new lot. If a signature from PHD is required, each lot will need to be evaluated for sewage disposal with a land application. A previous evaluation was performed when this parcel was part of a larger parcel, however, it is unclear where the new lots lines compare to the previous evaluation.

We recommend the applicant contact PHD to assess the septic feasibility of the proposed lots regardless of if a PHD signature is required or not.

Amanda J Cerise
Registered Environmental Health Specialist
Panhandle Health District

Sandpoint – Bonner County
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