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

November 24, 2026

Tommy Mills
Glahe & Associates, Inc.
303 Church Street
Sandpoint, ID 83864

Subject: Short Subdivision SS0009-26, Ancient Cedars: Preliminary Plat Administrative Decision Letter

Dear Tommy,

The referenced application is hereby administratively continued until January 21, 2027.

The applicant or interested parties had 10 days from the date of the issuance of the staff report to provide written comment in response. No responses have been received in opposition of this project in the ten-day comment period since the release of the staff report. The ordinance and standards used in evaluating the application, and the Modifications Required 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
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 12-641	Subdivisions, Pre-application review
BCRC 12-642	Preliminary Plat, Contents of Application
BCRC 12-644	Improvement Plan Required, Contents
BCRC 12-645	Standards for review of Applications for Preliminary Plat of all Subdivisions
BCRC 12-650	Application/ Contents of Preliminary Plats for Short Plat Procedure

BCRC 12-651	Short Plat, Procedure for approval of Preliminary Plat
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

Modifications Required:

1. Per BCRC 12-623 (D): 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.

2. Per BCRC 12-642. C.6: Application shall include location of all watercourses, floodplains as delineated on flood insurance rate maps or base flood elevations, the elevations derived from flood insurance rate maps, and approximate areas subject to inundation of stormwater overflow.

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

4. Per Bonner County Road and Bridge Department, a Trip Generation and Distribution Letter will need to be submitted. See full comment in Appendix B of the Staff Report.

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(A)).

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(3))*.

Please contact this department if you have any questions.

Sincerely,

Alex Feyen,
Assistant Planning Director

11/24/2026
Date