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

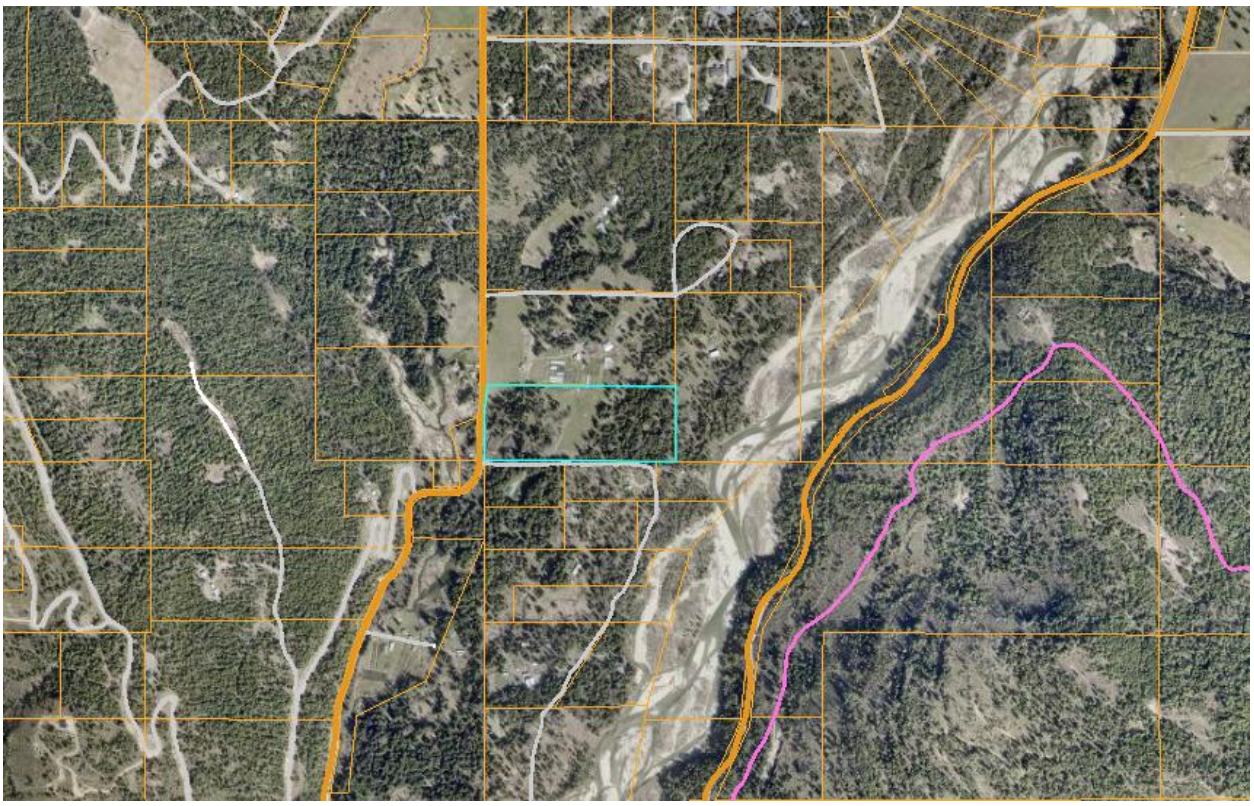
Short Subdivision Administrative Staff Report

Project Name:	**Ancient Cedars**
File Number, Type:	**SS0009-26 - Short Subdivision**
Request:	The applicant is proposing to divide one (1) 20-acre parcel into two (2) 10-acre lots.
Legal Description:	26-56N-2E S 588FT SWNW W 165FT OF S 588FT OF SENW
Location:	The property is zoned Rural 10. The project is located off East Spring Creek Road in Section 26, Township 56 North, Range 2 East, Boise-Meridian.
Parcel Number:	RP56N02E263652A
Parcel Size:	20-Acres
Applicant/ Landowner:	Engelhart Family Trust [redacted] Clark Fork, ID 83811
Project Representative:	Tommy Mills Glahe & Associates, Inc. 303 Church Street Sandpoint, ID 83864
Application filed:	May 14, 2026
Notice provided:	Mail: August 24, 2026 Published in newspaper: August 24, 2026
Enclosures:	Appendix A – Notice of Agency Review Record of Mailing Appendix B – Agency Comments

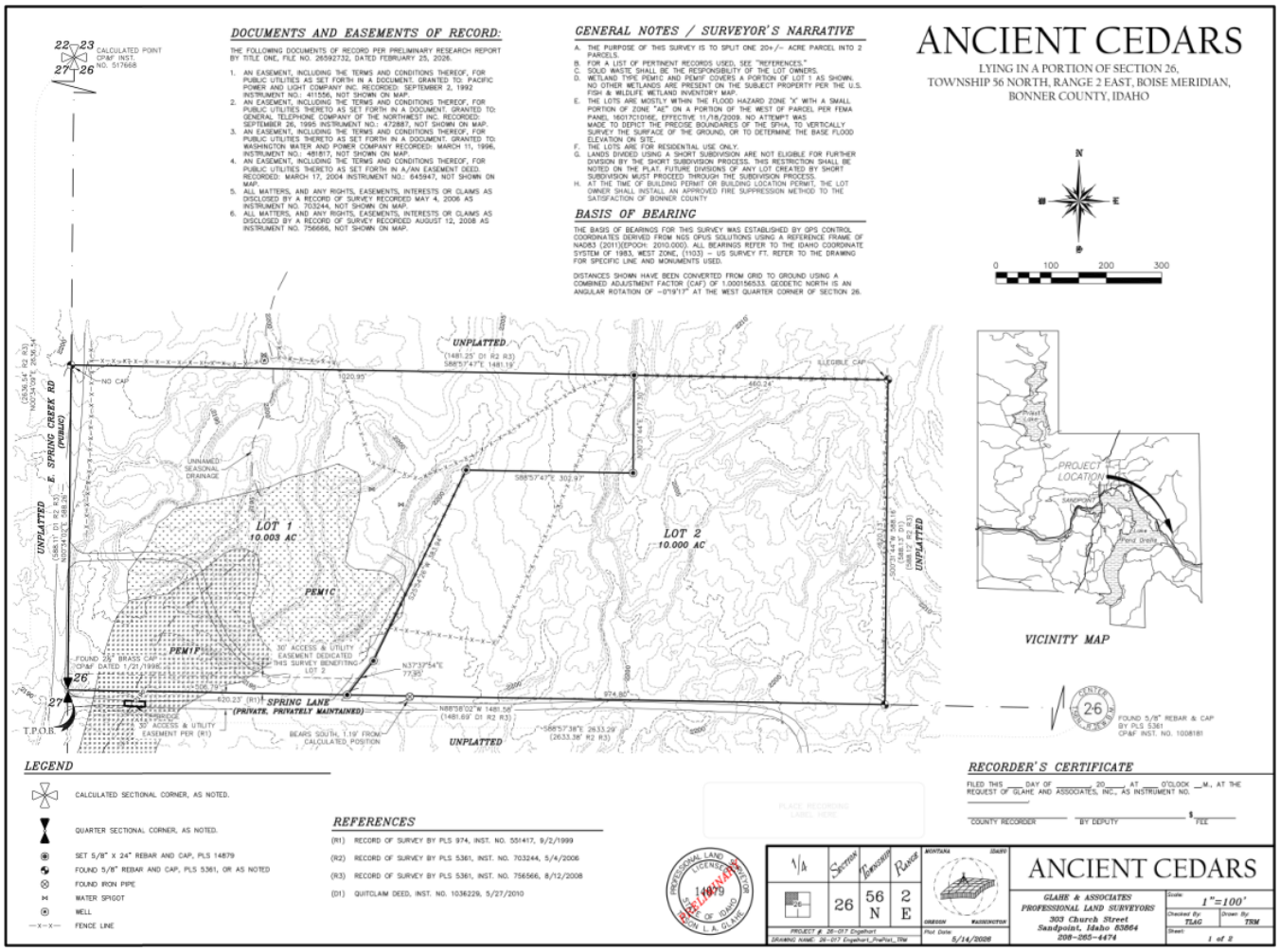
Vicinity Map



Vicinity Map 2



Site Plan



Project Summary:

The applicant is proposing to divide one (1) 20-acre parcel into two (2) 10-acre lots. The property is zoned Rural 10. The project is located off East Spring Creek Road in Section 26, Township 56 North, Range 2 East, 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: Unplatted
- Size: 20-acres
- Zone: Rural 10
- Land Use: Rural Residential (5-10 AC)

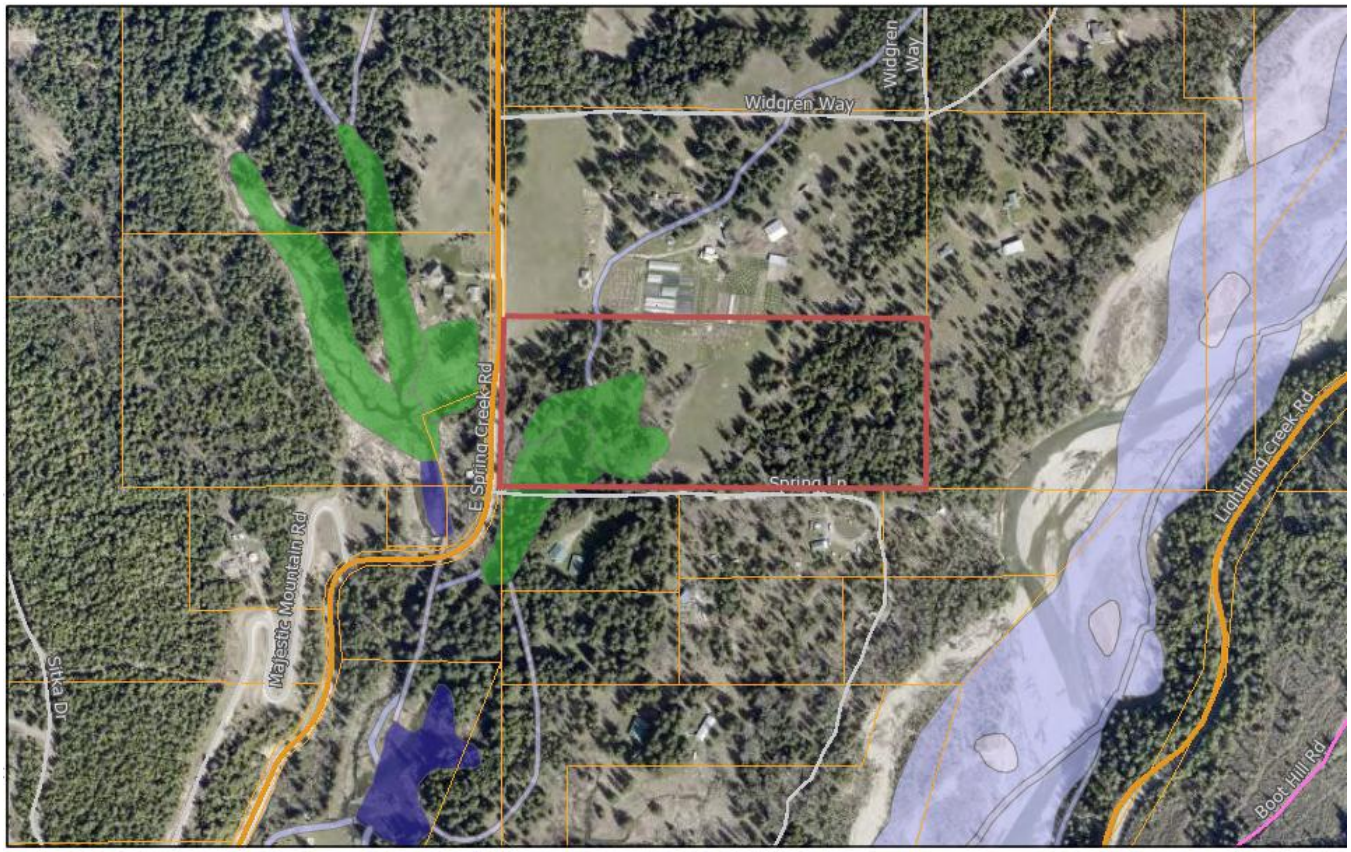
B. Access:

- Lot 1 access is from East Spring Creek Road, a Bonner County owned and maintained public right of way. Lot 2 is accessed from a privately owned and privately maintained easement dedicated this plat.

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)
    - Colburn very fine sandy loam, 0 to 4 percent slopes, consociation, all areas are prime farmland.
    - Bonner silt loam, cool, 0 to 4 percent slopes, consociation, all areas are prime farmland.
- Floodplain Review: KS: Parcel is within SFHA Zone AE and Shaded Zone X per FIRM Panel Number 16017C1016E, Effective Date 11/18/2009. FDP is required.
- No critical wildlife habitat areas identified by any local, state or federal agencies on site.

Waterbodies and Wetlands



1:8,443

Ownership
Bonner County
Unknown

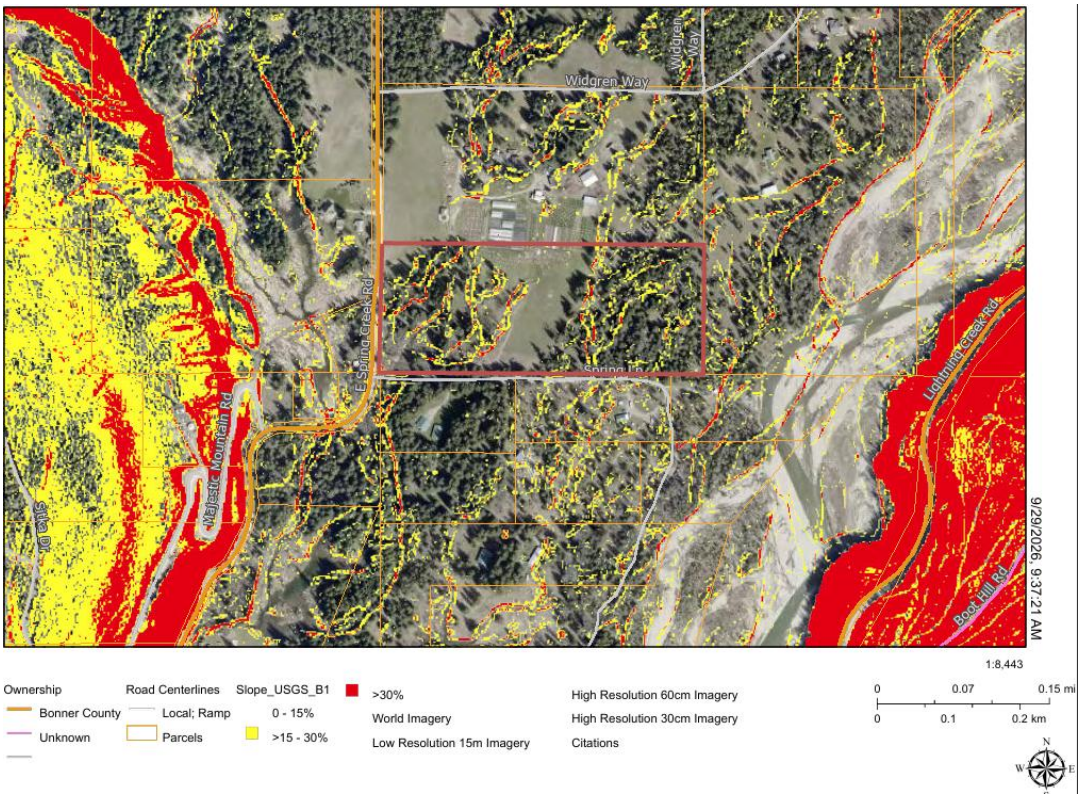
Road Centerlines
Local; Ramp
Parcels

Wetlands
Freshwater Emergent Wetland
Freshwater Pond
Riverine
Freshwater Forested/Shrub Wetland

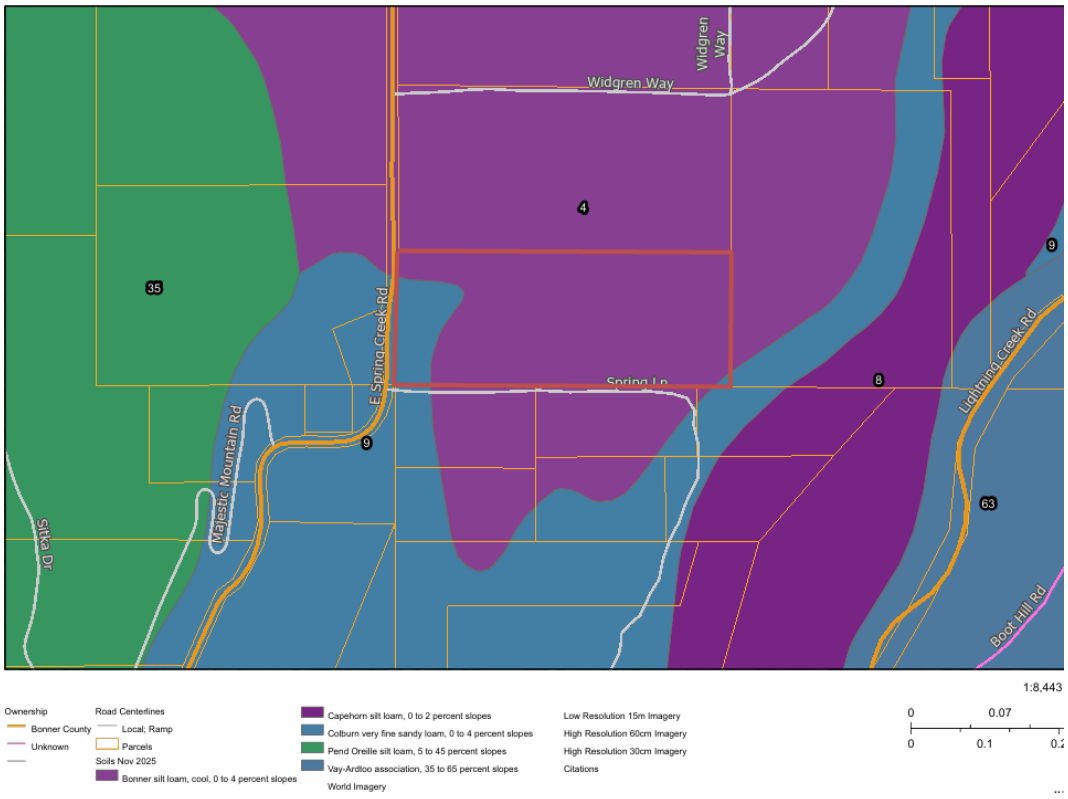
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High Resolution 60cm Imagery
High Resolution 30cm Imagery
Citations

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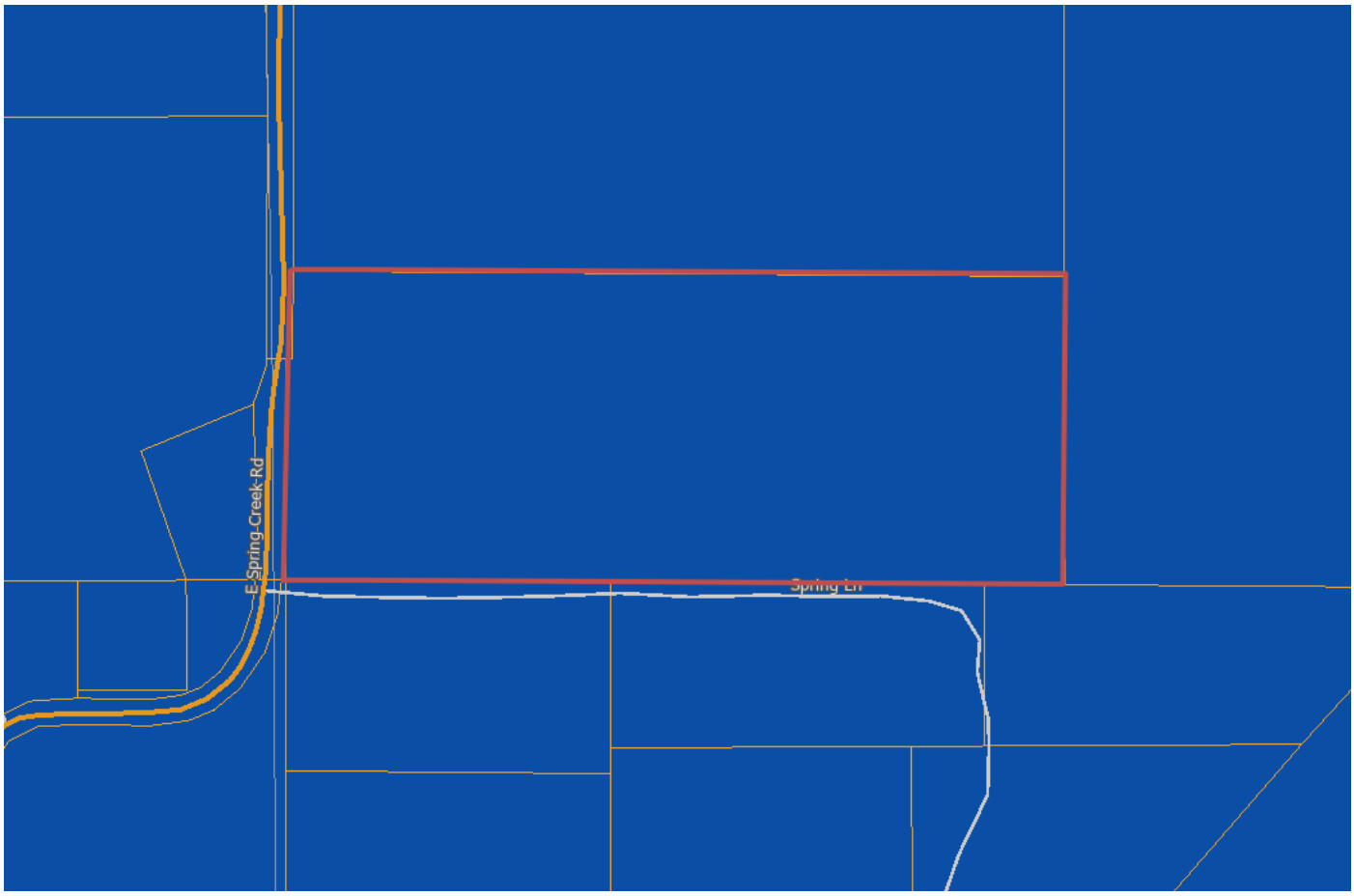
Slope


Widgren Way
Widgren Way
E Spring Creek Rd
Majestic Mountain Rd
Sitka Dr
Lightning Creek Rd
Boot Hill Rd
9/29/2026, 9:37:21 AM
1:8,443
Ownership
Bonner County
Unknown
Road Centerlines
Local; Ramp
Parcels
Slope_USGS_B1
0 - 15%
>15 - 30%
>30%
World Imagery
Low Resolution 15m Imagery
High Resolution 60cm Imagery
High Resolution 30cm Imagery
Citations
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0 0.1 0.2 km

Soils

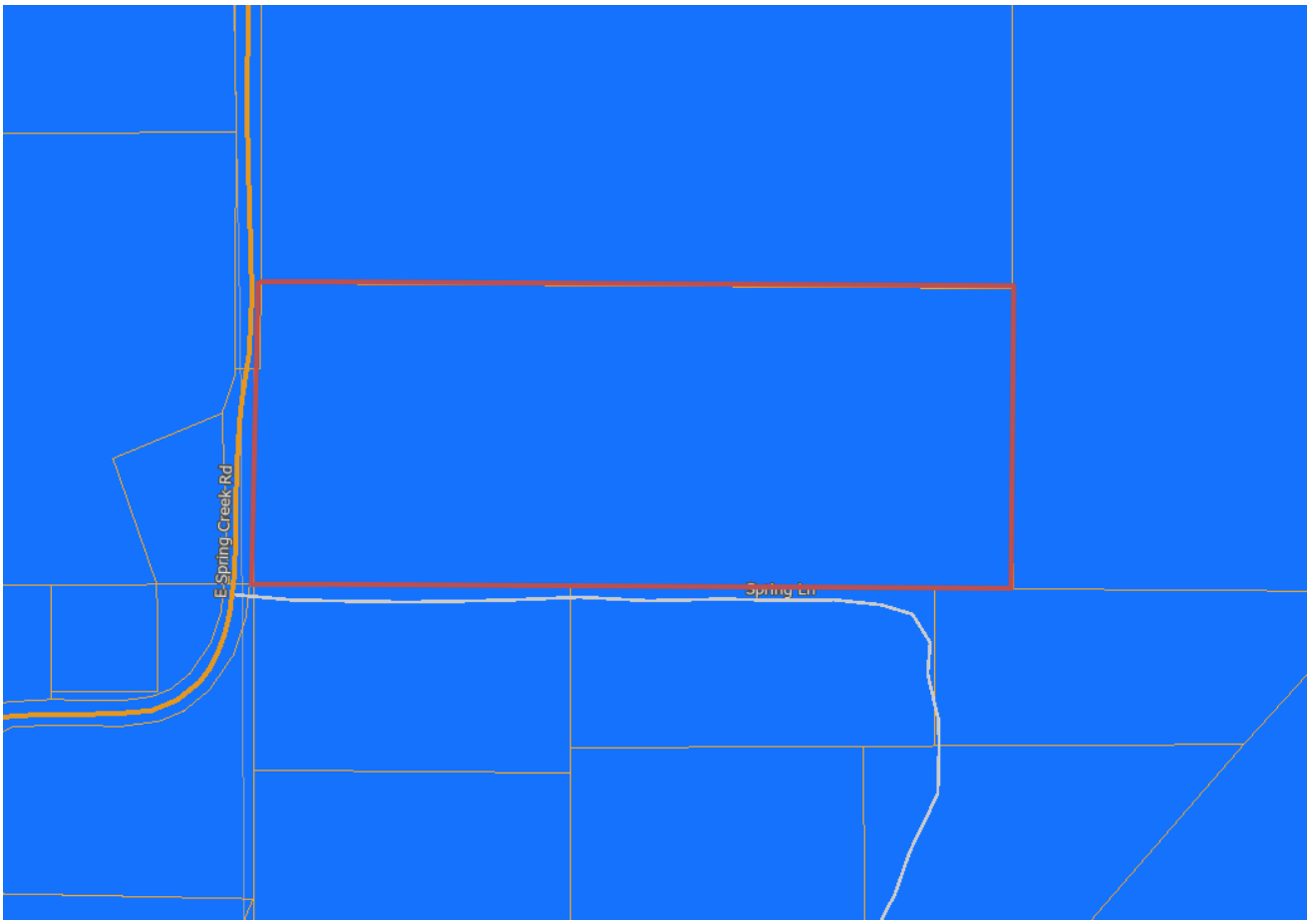

Widgren Way
Widgren Way
4
35
9
8
63
E Spring Creek Rd
Majestic Mountain Rd
Sitka Dr
Lightning Creek Rd
Boot Hill Rd
1:8,443
Ownership
Bonner County
Unknown
Road Centerlines
Local; Ramp
Parcels
Soils Nov 2025
Bonner silt loam, cool, 0 to 4 percent slopes
Capehorn silt loam, 0 to 2 percent slopes
Colburn very fine sandy loam, 0 to 4 percent slopes
Pend Oreille silt loam, 5 to 45 percent slopes
Vay-Ardtoo association, 35 to 65 percent slopes
World Imagery
Low Resolution 15m Imagery
High Resolution 60cm Imagery
High Resolution 30cm Imagery
Citations
0 0.07
0 0.1

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



- Transition (<=2.5 AC)
- Neighborhood Commercial (0-2.5 AC)
- Urban (0-2.5 AC)
- Resort Community (0-2.5 AC)
- Alpine Community (0-2.5 AC)
- Suburban Growth Area (2.5-5 AC)
- Rural Residential (5-10 AC)
- Ag/Forest Land (10-20 AC)
- Prime Ag/Forest Land (20+ AC)
- Remote Ag/Forest (40+ AC)

D. Services:

- Water: Individual Wells
- Sewage: Individual Systems
- Fire: Clark Fork Fire District (per application)
- Power: Avista
- 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 7/20/26, routed to agencies on 7/24/26
12-4.1	**Density and Dimensional Standards**		
12-411	Min. Lot Size	Min. permitted lot size of 10-acres.	The smallest lot proposed is 10-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 3.16:1 where 4.2:1 is allowed.
12-622	Submerged Lands	Submerged lands not to be counted towards density calculations.	No submerged lands are present. Not applicable.
12-623.A	Urban services	For lots less than 1 acre in size, urban services required.	Not applicable, the smallest proposed lot is 10-acres.
12-623.B	Water supply	Well Logs Demonstrate Adequate Water Availability.	Well logs submitted, showing water availability. Average production of wells is the vicinity is 16 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 satisfied or lifted in accordance	Preliminary Plat includes the Sanitary Restriction note. Proposal complies. Proposed Lot 1 appears to

BCRC	STANDARD FOR	REQUIRED	Provided
		with Idaho Code 50-1326 through 50-1329	have been evaluated and had a Septic Permit issued 2/4/2025 (PHD# 25-09-09691), but a system has not been installed at this time.
12-623.D	Fire Plan/Fire risk Assessment/ Fire Mitigation	Fire Risk Assessment, Fire Mitigation and Fire Suppression.	No fire risk assessment or fire management plan was submitted. Note H does comply with 12-623 D.4. 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.	Lot 1 is accessed off East Spring Creek Road, an existing Bonner County-owned and maintained public right-of-way. Lot 2 is accessed from a new easement on Lot 1 dedicated this plat.
12-624.C	Legal access	Legal access to each proposed lot.	Lot 1 is accessed off East Spring Creek Road, an existing Bonner County-owned and maintained public right-of-way. Lot 2 is accessed from a new easement on Lot 1 dedicated this plat.
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 over 5-acres.
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, as shown on the preliminary plat. 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**		

BCRC	STANDARD FOR	REQUIRED	Provided
12-642.A	Application Content	Application Form	Proposal complies. Application deemed complete by staff on June 20, 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, showing parcels to be created.	Proposal complies. Plat is stamped by a licensed Idaho surveyor.
12-642.C.1	Plat Content	Subdivision name, geographic grid, north arrow, and vicinity map, vicinity road pattern.	Proposal complies. Plat is stamped and was prepared 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 and was prepared 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. Not applicable.
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.	Proposal complies. Plat is stamped by and was prepared by a licensed Idaho surveyor certifying their accuracy.
12-642.C.6	Plat Content	Location of water courses, floodplains per FIRMs with BFEs.	Proposal does not comply. Intermittent stream is shown on the preliminary plat, however, floodplains with BFEs are not shown. See Modification #2.
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 boundaries are shown on the preliminary plat.
12-642.C.8	Plat Content	Proposed method of water	Individual septic systems are

BCRC	STANDARD FOR	REQUIRED	Provided
		supply, sewage, and solid waste disposal.	planned. Individual wells are proposed. Solid Waste disposal to be provided by individual lot owner, via county transfer station. Proposed Lot 1 appears to have been evaluated and had a Septic Permit issued 2/4/2025 (PHD# 25-09-09691), but a system has not been installed at this time.
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.
12-642.C.11	Plat Content	Statement for intended use of parcels.	A statement for the intended use of the lots is shown in General Note F on the preliminary plat.
12-642.D.1	Application Fee		Proposal complies. Application vested on May 14, 2026, and deemed complete on July 20, 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	In accord with purposes of Title 12 and the applicable Zoning	See Conclusion of Law #1.

BCRC	STANDARD FOR	REQUIRED	Provided
	Standard	District.	
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.
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 the creation of 2 lots.
12-650.C	Permit Required	Eligibility and Restriction Note on Plat.	Restriction note is shown on the preliminary plat, Note G.
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 May 18, 2026, application deemed complete on 7/20/26, routed to agencies on 7/24/26.
12-7.1	**Shorelines**		
12-710	Purpose		Lot 1 of the preliminary plat contains an intermittent stream. This section is applicable.
12-714.B	Delineated on	Shoreline vegetation buffer	Shoreline vegetation buffer

BCRC	STANDARD FOR	REQUIRED	Provided
	Final Plat	management areas shall be delineated on the final plat of any subdivision.	management area will need to be shown on the final plat. See Conditions of Approval #5.
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, and no additional impervious surface is being added at this time.
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.
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 #3.
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.

BCRC	STANDARD FOR	REQUIRED	Provided
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.		Subdivision proposal contains SFHA Zone AE and Shaded Zone X. An FDP is required. See Conditions of Approval. #6
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. Modifications to the plat and application are required and are listed below.

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
Idaho Department of Environmental Quality

The following agencies replied (No Comment):

TC Energy
Kootenai-Ponderay Sewer District
Idaho Transportation Department
Idaho Department of Fish and Game

Bonneville Power Administration

No other agencies replied.

Public Comments:

As of the date of this Staff Report, public comments have been received. The main concern brought up by public comment is the lack of legal access for the proposed subdivision across the existing private easement known as Spring Lane.

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 12-6.6, a final plat shall be submitted in accordance with these sections of the Bonner County Revised Code after the approval of the preliminary plat.

2. 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.

3. 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.

4. 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.

5. Per BCRC 12-714.B: Shoreline vegetation buffer management areas shall be delineated on the final plat of any subdivision.

6. Lot 1 of the proposed preliminary plat contains SFHA Zone AE and Shaded Zone X per FIRM Panel Number 16017C1016E, Effective Date 11/18/2009. A Floodplain Development permit approval will be required for the subdivision to demonstrate compliance with BCRC Title 14, including but not limited to BCRC 14-501.L-O.

7. Per Road & Bridge comment, the applicant will need to dedicate an additional varying width of public right-of-way along the frontage of East Spring Creek Road to provide a minimum of 30ft of ROW on each side of the centerline of the existing road.

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.

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 from the U.S. Fish and Wildlife service national wetland inventory maps.

4. Per Bonner County Road & Bridge comment, a Trip Generation Letter will need to be submitted. See full comment in Appendix B.

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 **November 6, 2026**.

Planner's Initials: KS	**Date: October 27, 2026**

Appendix A – Record of Mailing

RECORD OF MAILING

Page 1 of 1
File No.: SS0009-26
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 **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

Outlook

Re: SS0009-26 Trip Generation

From Matt Mulder <matt.mulder@bonnercountyid.gov>
Date Fri 10/2/2026 11:28 AM
To Kyle Snider <kyle.snider@bonnercountyid.gov>

Kyle,
This is not a prepared letter which addresses all of the requirements in a TG&D; they've only filled in a few blanks for the peak trips on our guidelines document; a document which is not intended as a form to be filled in and submitted. They need to prepare their own letter which addresses all of the criteria listed on this guidelines document.

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

From: Kyle Snider <kyle.snider@bonnercountyid.gov>
Sent: Wednesday, September 30, 2026 4:30 PM
To: Matt Mulder <matt.mulder@bonnercountyid.gov>
Subject: SS0009-26 Trip Generation

Good afternoon Matt,

Please see the attached Trip Generation Letter that was submitted with SS0009-26. It should have been apart of the application contents, since the applicant did provide this upon submission. Please let me know if this changes your agency comment after reviewing.

Thank you,
Kyle Snider, CFM
Planner I
Bonner County Planning Department
1500 Hwy 2, Suite 208
Sandpoint, ID 83864
Phone: 208.265.1458

Notice: This communication is provided for informational purposes only and does not substitute for, or constitute, a decision by any hearing body of Bonner County. It does not represent approval of any project, unless explicitly stated by the relevant decision making body, nor should it be construed as legal advice or the professional advice of an engineer, surveyor, or other design or land use professional.

Janna Brown

From: Matt Mulder
Sent: Tuesday, August 4, 2026 10:59 AM
To: Planning
Subject: Re: Request for Review & Comment - Due by August 24, 2026 - File SS0009-26 - Bonner County Planning

Planning,
The Bonner County Road & Bridge Dept 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." Based on this requirement which has not been met, we recommend that approvals for this project be delayed until the required TG&D letter has been provided to Bonner County for analysis. The TG&D guidelines are available on the Road & Bridge website under the Forms category.

2. The plat needs to show the existing public right of way width for E Spring Creek Rd. Indicate how the ROW was established. Show the Bonner County owned parcel along the west side.

3. A dedication of an additional varying width of public right-of-way along the frontage of E Spring Creek Road to provide a minimum of 30ft of ROW on each side of the centerline of the existing road is requested as a condition of approval. Our standard width for public right of way on local access roads is currently 60ft, where the existing road right-of-way width is of varying width between ~37ft to 50ft wide. A dedication of the additional footage within the boundaries of this plat will enhance the County's ability to maintain these roads to the necessary standard. A varying width easement/ROW as currently exists is insufficient to accommodate modern roadway widths (28ft standard for Local Access Rd B), shoulders, ditches, utilities, the cuts and fills of slopes that support the road, and space for clear zone runoff areas in order to preserve the safety of our roadways.
As another example of the need, the space needed for roadway signs such as stop signs is required to be a minimum of 12ft off the edge of a rural roadway according to the MUTCD (Manual of Uniform Traffic Control Devices, adopted by the State of Idaho and Bonner County (BCRC 2-810(B))); this required offset distance is usually impossible to achieve within a 50ft ROW, making impacts with signs more likely.
Another consideration is trees. The Road & Bridge Department spends a significant amount of time clearing trees from the roadways after every windstorm. With narrow right of ways, dangerous dead and leaning trees are usually in private property, but will ultimately impact the roadway. Having sufficiently

wide right of ways allows our department to be more proactive in clearing trees before they become a problem.
As density and traffic increases with each plat, the needs of having wider public road ROWs becomes more pressing and platting actions are an ideal time to address these deficiencies of the public highway system which serve the subject parcels.

Matt Mulder, PE
Engineer
Bonner County Road and Bridge Department
208-255-5681 ext 1

From: Planning <Planning@bonnercountyid.gov>
Sent: Friday, July 24, 2026 1:59 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 SS0009-26 - 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

Outlook

File SS0009-26 RE: Request for Review & Comment - Due by August 24, 2026 - File SS0009-26 - Bonner County Planning

From 'Farley,Alynette B (CONTR) - TERR-BELL-1' via Mail-Planning <planning@bonnercountyid.gov>
Date Mon 7/27/2026 2:18 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 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: Friday, July 24, 2026 2:00 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 SS0009-26 - 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 1:09 PM
To: Planning
Subject: RE: Request for Review & Comment - Due by August 24, 2026 - File SS0009-26 - Bonner County Planning

Follow Up Flag: Follow up
Flag Status: Flagged

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 2:00 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 SS0009-26 - 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. **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.

Maya Johnson

From: Bonner County History Museum <hannah@bonnercountyhistory.org>
Sent: Tuesday, August 18, 2026 3:16 PM
To: Planning
Subject: Re: Request for Review & Comment - Due by August 24, 2026 - File SS0009-26 - Bonner County Planning

Follow Up Flag: Follow up
Flag Status: Completed

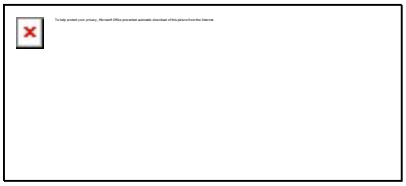
This site does not contain any special areas or sites as identified in the State Historic Preservation Office's Idaho Cultural Resource Information System (ICRIS).

Thank you,
Hannah Combs
Bonner County Historical Society

On Fri, Jul 24, 2026 at 1:59 PM 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. **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**

--
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 2:37 PM
To: Planning
Subject: RE: Request for Review & Comment - Due by August 24, 2026 - File SS0009-26 - 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 2:00 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 SS0009-26 - 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.

Outlook

[EXT SENDER] RE: Request for Review & Comment - Due by August 24, 2026 - File SS0009-26 - 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 7:28 AM

To Planning <Planning@bonnercountyid.gov>

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>; tmills@glaheinc.com <tmills@glaheinc.com>

REF: SS0009-26

TO: Bonner County Planning Department

CC: Tommy Mills – Representative, Glahe & Associates, Inc.

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 SS0009-26.**

- 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 2:00 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 SS0009-26 - Bonner County Planning

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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

Outlook

[EXT SENDER] RE: Request for Review & Comment - Due by August 24, 2026 - File SS0009-26 - 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 2:49 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 2:00 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 SS0009-26 - 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. **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

Outlook

[EXT SENDER] RE: Request for Review & Comment - Due by August 24, 2026 - File SS0009-26 - 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 7:03 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 2:00 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 SS0009-26 - Bonner County Planning

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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

Outlook

RE: Request for Review & Comment - Due by August 24, 2026 - File SS0009-26 - Bonner County Planning

From 'KPSD Clerk' via Mail-Planning <planning@bonnercountyid.gov>
Date Mon 7/27/2026 1:51 PM
To Planning <Planning@bonnercountyid.gov>

1 attachment (178 KB)
2026_7_SS0009-26_Short Subdivison_AncientCedars.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 2:30 PM
To: KPSD Clerk <clerk@kootenaiponderaysewerdistrict.org>
Subject: FW: Request for Review & Comment - Due by August 24, 2026 - File SS0009-26 - 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 2:00 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 SS0009-26 - 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 **August 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, August 24, 2026**.

File SS0009-26 – Short Subdivision – Ancient Cedars: Request to divide one 20-acre parcel into two 10-acre lots. The property is zoned Rural 10 and is located off East Spring Creek Road in Section 26, Township 56 North, Range 2 East, 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 **August 24, 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 (Name) July 27, 2026 (Date)

Out of boundaries

ANCIENT CEDARS

LYING IN A PORTION OF SECTION 26,
TOWNSHIP 56 NORTH, RANGE 2 EAST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO

DOCUMENTS AND EASEMENTS OF RECORD:

THE FOLLOWING DOCUMENTS OF RECORD WERE PROVIDED BY RESORT TITLE FILE NO. 1806272, DATED FEBRUARY 25, 2020.

1. AN EASEMENT AFFECTING THE PARCEL AND INCIDENTAL PURPOSES THEREOF, AS SET FORTH IN A DOCUMENT GRANTED TO IDAHO POWER AND LIGHT COMPANY, A CORPORATION RECORDED SEPTEMBER 3, 1992 AS INSTRUMENT NO. 459307. NOT SHOWN ON MAP.
2. AN EASEMENT RESERVING THE RIGHT AND PRIVILEGE TO MAINTAIN, USE, REPAIR, OPERATE AND REMOVE A WATER SYSTEM AND INCIDENTAL PURPOSES THEREOF, AS SET FORTH IN A DOCUMENT GRANTED TO GENERAL TELEPHONE COMPANY OF THE NORTHWEST, INC. RECORDED SEPTEMBER 22, 1992 AS INSTRUMENT NO. 461007. NOT SHOWN ON MAP.
3. AN EASEMENT RESERVING THE RIGHT AND PRIVILEGE TO MAINTAIN, USE, REPAIR, OPERATE AND REMOVE A WATER SYSTEM AND INCIDENTAL PURPOSES THEREOF, AS SET FORTH IN A DOCUMENT GRANTED TO IDAHO POWER COMPANY, A CORPORATION RECORDED MARCH 11, 1998, AS INSTRUMENT NO. 488807. NOT SHOWN ON MAP.
4. AN EASEMENT RESERVING THE TERMS AND CONDITIONS THEREOF, FOR ROAD PURPOSES AS SET FORTH IN A WARRANTY DEED RECORDED MARCH 11, 2008 AS INSTRUMENT NO. 648847. NOT SHOWN ON MAP.
5. ALL MATTERS AND ANY RIGHTS, EASEMENTS, RESERVATIONS OR CLAIMS OR RIGHTS APPEARING ONLY BY RECORD OF SURVEY RECORDED MAY 4, 2005 AS INSTRUMENT NO. 703344. NOT SHOWN ON MAP.
6. ALL MATTERS AND ANY RIGHTS, EASEMENTS, RESERVATIONS OR CLAIMS OR RIGHTS APPEARING ONLY BY RECORD OF SURVEY RECORDED AUGUST 13, 2008 AS INSTRUMENT NO. 703402. NOT SHOWN ON MAP.

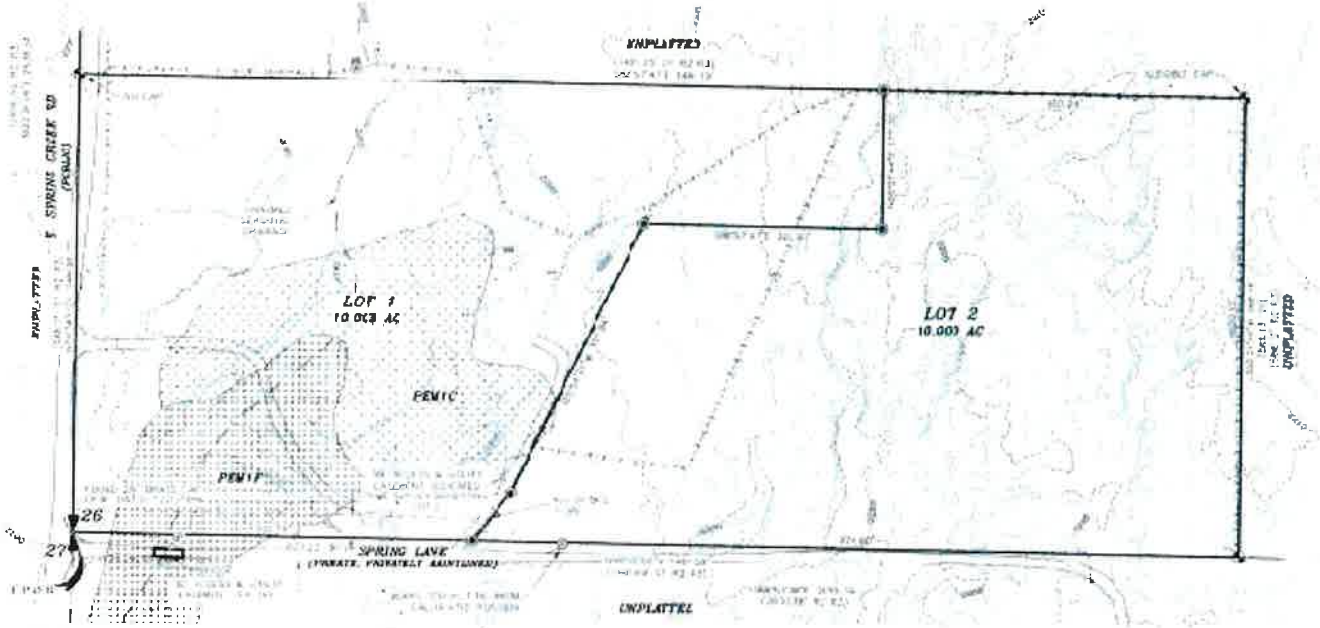
GENERAL NOTES / SURVEYOR'S NARRATIVE

a. THE PURPOSE OF THIS SURVEY IS TO SPLIT ONE 20±/- ACRE PARCEL INTO 2 PARCELS.
b. FOR A LIST OF PERTINENT RECORDS USED, SEE "REFERENCES"
c. SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
d. WETLAND TYPES PEMC AND PEMF EXIST ON A PORTION OF LOT 1 AS SHOWN. NO OTHER WETLANDS ARE PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAP.
e. THE LOTS ARE MOSTLY WITHIN THE FLOOD HAZARD ZONE "X" WITH A SMALL PORTION OF ZONE "AE" ON A PORTION OF THE WEST OF PARCEL PER FEMA FLOOD INSURANCE RATE MAP NO. 16017C0475D. BASE IS DEFICIT THE PRECISE BOUNDARIES OF THE AREA, TO VERTICALLY SURVEY THE SURFACE OF THE GROUND, TO DETERMINE THE BASE FLOOD ELEVATION ON SITE.
f. THE LOTS ARE FOR RESIDENTIAL USE ONLY.
g. UNLESS PLATTED UNDER A SUBJECT 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.
h. AT THE TIME OF ISSUING PERMIT OF BUILDING LOCATION PERMIT THE LOT OWNER SHALL INSTALL AN APPROVED FIRE SUPPRESSION METHOD TO THE SATISFACTION OF HOMEOWNERS DISTRICT.

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS CONTROL COORDINATES DERIVED FROM NGS CORS STATIONS CORS A, BEARING FRAME IS IDAHO COTTONWOOD, 2007.00 ALL BEARINGS REFER TO THE GRID COORDINATE SYSTEM (GRID NORTH) (NAD83). SEE SURVEY TO REFER TO THE BASIS OF BEARINGS FOR SPECIFIC LINE AND MONUMENTS USED.

DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED. A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.000156533 (GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°09'11" AT THE WEST QUARTER CORNER OF SECTION 26





VICINITY MAP

LEGEND

- (1) FOUND 5/8" REBAR & CAP, AS NOTED
- SECTION SECTION LINE, AS NOTED
- SET 5/8" x 24" REBAR AND CAP, PLS 14879
- FOUND 1/2" REBAR AND CAP, PLS 7844, OR AS NOTED
- FOUND IRON PIPE
- MEASURED
- (M) RECORD PER
- ---- FENCE LINE

REFERENCES

(R1) RECORD OF SURVEY OF PLS 974, INST. NO. 551417, 9/2/1986
(R2) RECORD OF SURVEY OF PLS 5301, INST. NO. 703344, 7/4/2005
(R3) RECORD OF SURVEY OF PLS 5301, INST. NO. 759566, 7/12/2008
(R4) QUITCLAIM DEED, INST. NO. 1038226, 8/27/2015

RECORDER'S CERTIFICATE

FILED THIS ___ DAY OF ___, 20___, AT ___ O'CLOCK ___M. AT THE REQUEST OF DEANE AND SUSAN PEET AS INSTRUMENT NO. ___

COUNTY RECORDER ___ BY DEPUTY ___ FEE ___

PROFESSIONAL LAND SURVEYOR — STATE OF IDAHO — 14879 — RENEWAL 6/30/2020

N/A	Section	Township	Range
	26	56 N	2 E

PROJECT # 20-27 Drawing Name: 20-27 Ancient Cedars.dwg

5/14/2020

ANCIENT CEDARS

GAMS & ASSOCIATES
PROFESSIONAL LAND SURVEYING
303 Church Street
Sandpoint, Idaho 83864
208-265-4474

Scale: 1"=100'
Drawn By: RAC
Chkd By: TRN
Sheet: 1 of 2

Panhandle Health District

Healthy People in Healthy Communities

Public Health
Prevent. Promote. Protect.
Panhandle Health District

July 30, 2026

Bonner County Planning Department
1500 Highway 2 Suite 208
Sandpoint, ID 83864

Re: File SS0009-26 – Short Subdivision – Ancient Cedars

Bonner County Planning Department:

If Panhandle Health is required to sign the final Plat for approval, the Applicant will need to submit a Land Division Application to the Health District, submit the required fees, have field work completed, and proper Sanitary Restriction language applied to the Plat.

Proposed Lot 1 appears to have been evaluated and had a Septic Permit issued 2/4/2025 (PHD# 25-09-09691), but a system has not been installed at this time.

Thank you,

Tim French | Registered Environmental Health Specialist

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 **August 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, August 24, 2026**.

File SS0009-26 – Short Subdivision – Ancient Cedars: Request to divide one 20-acre parcel into two 10-acre lots. The property is zoned Rural 10 and is located off East Spring Creek Road in Section 26, Township 56 North, Range 2 East, 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 **August 24, 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.

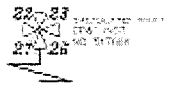
If you have no comment or response, you may indicate below and return this form to the Planning Department.

NO COMMENT_____ _____

Name Date

ANCIENT CEDARS

LYING IN A PORTION OF SECTION 26,
TOWNSHIP 56 NORTH, RANGE 2 EAST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO



DOCUMENTS AND EASEMENTS OF RECORD:

THE FOLLOWING DOCUMENTS OF RECORD AND PRELIMINARY REPORT FOR TITLE ORDER, FILE NO. (REDACTED) DATED FEBRUARY 25, 2020:

1. AN EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, FOR PUBLIC UTILITIES AS SET FORTH IN A DOCUMENT GRANTED TO PACIFIC POWER AND LIGHT COMPANY, RECORDED SEPTEMBER 2, 1992, INSTRUMENT NO. 452496, NOT SHOWN ON MAP.
2. AN EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, FOR PUBLIC UTILITIES AS SET FORTH IN A DOCUMENT GRANTED TO SPIRIT LAKE TELEPHONE COMPANY, RECORDED SEPTEMBER 26, 1995, INSTRUMENT NO. 472007, NOT SHOWN ON MAP.
3. AN EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, FOR PUBLIC UTILITIES AS SET FORTH IN A DOCUMENT, GRANTED TO WASHINGTON WATER AND POWER COMPANY, RECORDED MARCH 17, 1999, INSTRUMENT NO. 492917, NOT SHOWN ON MAP.
4. AN EASEMENT INCLUDING THE TERMS AND CONDITIONS THEREOF, FOR PUBLIC UTILITIES, RECORDED AS SET FORTH IN A EASEMENT DEED RECORDED MARCH 17, 2000, INSTRUMENT NO. 545691, NOT SHOWN ON MAP.
5. ALL MATTERS, RIGHTS AND RIGHTS, EASEMENTS, INTERESTS OR CLAIMS AS DISCLOSED BY A RECORD OF SURVEY RECORDED MAY 4, 2001 AS INSTRUMENT NO. 703244, NOT SHOWN ON MAP.
6. ALL MATTERS, RIGHTS AND RIGHTS, EASEMENTS, INTERESTS OR CLAIMS AS DISCLOSED BY A RECORD OF SURVEY RECORDED JULY 12, 2018 AS INSTRUMENT NO. 908806, NOT SHOWN ON MAP.

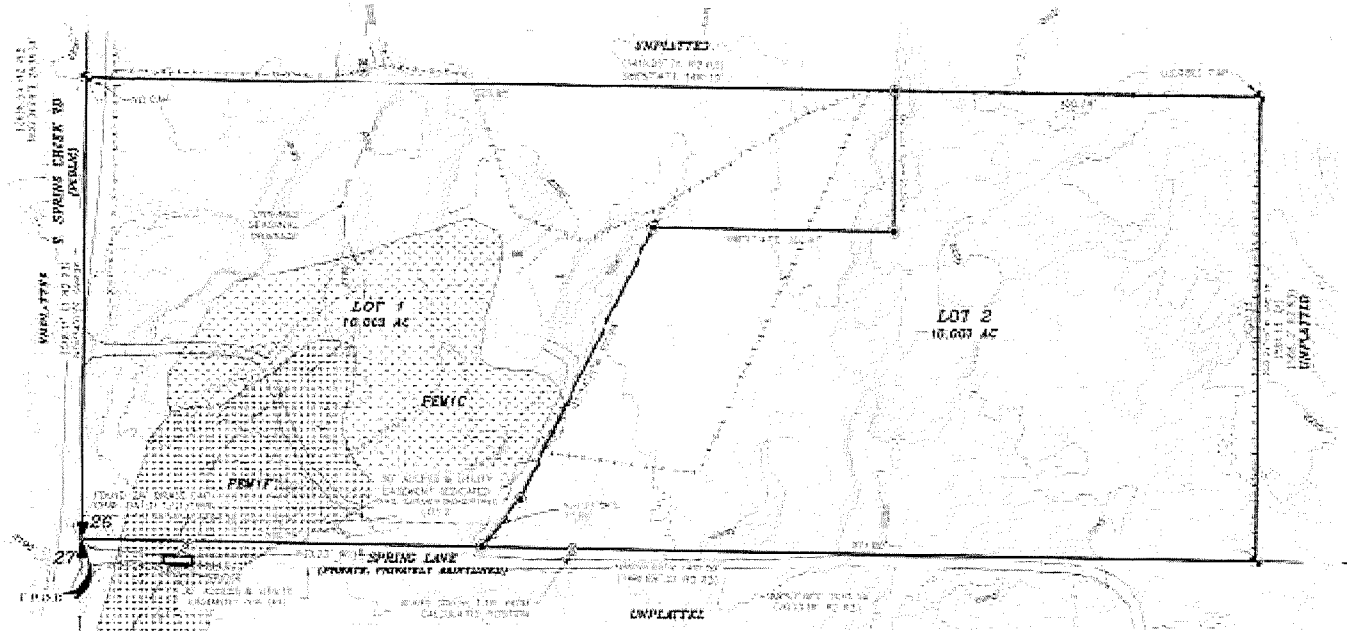
GENERAL NOTES / SURVEYOR'S NARRATIVE

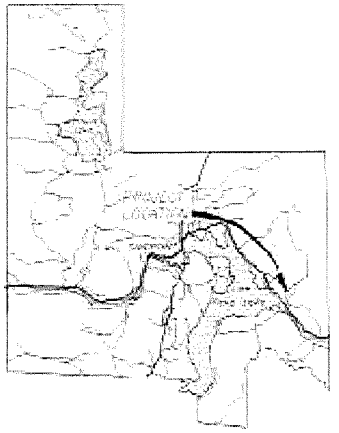
1. THE PURPOSE OF THIS SURVEY IS TO SPLIT ONE (1) +/- ACRE PARCEL INTO 2 PARCELS.
2. FOR A LIST OF PERTINENT REFERENCE SITES, SEE "REFERENCES".
3. BOND WATER SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
4. THE LAND TYPE(S) AND SOILS WERE LOCATED & PLOTTED BY [illegible] AS SHOWN ON OTHER RECORDED SURVEYS AND ARE NOT ON THE SUBJECT PROPERTY SEE SHEET 2 FOR DETAILED WETLAND INVENTORY MAP.
5. THE LOTS ARE MOSTLY WITHIN THE FLOOD HAZARD ZONE "X" WITH A SMALL PORTION OF ZONE "AE" IN A PORTION OF THE WEST OF PARCEL AS PER FEMA FLOOD INSURANCE RATE MAP (FIRM) PANEL 16017C0360C, EFFECTIVE 11/18/2009. AN ATTEMPT WAS MADE TO DEFINE THE MAPPED BOUNDARIES OF THE ZONE "X" VERSUS "AE" SURVEY THE TOPOGRAPHY OF THE GROUND, OR TO DETERMINE THE BASE FLOOD ELEVATION ON SITE.
6. LOTS ARE FOR RESIDENTIAL USE ONLY.
7. LANDS INVOLVED UNDER A SHORT SUBDIVISION ARE NOT ELIGIBLE FOR FURTHER DIVISION BY THE SHORT SUBDIVISION METHOD. THIS RESTRICTION SHALL BE NOTED ON THE PLAT FUTURE DIVISIONS OF ANY LOT CREATED BY SHORT SUBDIVISION MUST PROCEED THROUGH THE SUBDIVISION PROCESS.
8. AT THE TIME OF BUILDING PERMIT OR BUILDING LOCATION PERMIT, THE LOT OWNER SHALL INSTALL AN IMPROVED FIRE SUPPRESSION DEVICE AT THE DISCRETION OF BONNER COUNTY.

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS CONTROL COORDINATES DERIVED FROM NGS LEVEL 2 (L2) STATIONS CHARLIE A (PID DH1337) AND NAOMI (PID DH1338). ALL BEARINGS REFER TO THE SAME COORDINATE SYSTEM OF 1983, NORTH ZONE (1103) – US SURVEY FT. SYSTEM AS THE REFERENCE FOR SPECIFIC LINE AND BEARINGS USED.

DISTANCES SHOWN HAVE BEEN DERIVED FROM GPS TO GROUND USING A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.0001045532. (GRIDDED NORTH IS AN ANGULAR ROTATION OF "0°00'01" AT THE WEST QUARTER CORNER OF SECTION 26





VICINITY MAP



LEGEND

- CALCULATED SECTIONAL CORNER, AS NOTED
- QUARTER SECTIONAL CORNER, AS NOTED
- SET 5/8" X 24" REBAR AND CAP, PLS 13975
- FOUND 5/8" REBAR AND CAP, PLS 13975, OR AS NOTED
- FOUND IRON PIPE
- WATER SPIGOT
- WELL
- FENCE LINE

REFERENCES

(R) RECORD OF SURVEY BY PLS 8754, INST. NO. 551417, 9/22/1994

(R2) RECORD OF SURVEY BY PLS 13975, INST. NO. 908806, 7/12/2018

(R3) RECORD OF SURVEY BY PLS 13975, INST. NO. 756366, 7/12/2018

(U) UNPUBLISHED DEED, INST. NO. 1098221, 11/21/2019

RECORDER'S CERTIFICATE

FILED THIS ___ DAY OF _____, 20___, AT ___:___ O'CLOCK ___.M. AT THE REQUEST OF _____ AND ASSIGNED INSTRUMENT NO. _____.

_____ $ _____
RECORDER'S SIGNATURE FEE

	Section	Township	Range
	26	56 N	2 E

5/14/2020

ANCIENT CEDARS

GAMA & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
307 Church Street
Sandpoint, Idaho 83864
208-263-4474

SCALE: 1"=160'
DRAWN BY: TAC
CHECKED BY: TPG
SHEET 1 of 2

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 **August 2026**.

Janna Brown

Janna Brown, Administrative Assistant III

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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 by **August 24, 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_____ _____

Name Date

ANCIENT CEDARS

LYING IN A PORTION OF SECTION 26,
TOWNSHIP 56 NORTH, RANGE 2 EAST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO

DOCUMENTS AND EASEMENTS OF RECORD:

THE FOLLOWING DOCUMENTS OF RECORD PER PRELIMINARY RESEARCH REPORT BY TITLE ONE, FILE NO. 26592732, DATED FEBRUARY 25, 2026.

1. AN EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, FOR PUBLIC UTILITIES AS SET FORTH IN A DOCUMENT, GRANTED TO: PACIFIC POWER AND LIGHT COMPANY INC, RECORDED: SEPTEMBER 2, 1992 INSTRUMENT NO.: 431556, NOT SHOWN ON MAP.
2. AN EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, FOR PUBLIC UTILITIES THERETO AS SET FORTH IN A DOCUMENT, GRANTED TO: GENERAL TELEPHONE COMPANY OF THE NORTHWEST INC RECORDED: SEPTEMBER 28, 1995 INSTRUMENT NO.: 472887 NOT SHOWN ON MAP.
3. AN EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, FOR PUBLIC UTILITIES THERETO AS SET FORTH IN A DOCUMENT, GRANTED TO: WASHINGTON WATER AND POWER COMPANY RECORDED: MARCH 17, 1996, INSTRUMENT No.: 485817, NOT SHOWN ON MAP.
4. AN EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, FOR PUBLIC UTILITIES THERETO AS SET FORTH IN A/AN EASEMENT DEED RECORDED: MARCH 17, 2004 INSTRUMENT NO.: 645947, NOT SHOWN ON MAP.
5. ALL MATTERS, AND ANY RIGHTS, EASEMENTS, INTERESTS OR CLAIMS AS DISCLOSED BY A RECORD OF SURVEY RECORDED MAY 4, 2005 AS INSTRUMENT No. 703344, NOT SHOWN ON MAP.
6. ALL MATTERS, AND ANY RIGHTS, EASEMENTS, INTERESTS OR CLAIMS AS DISCLOSED BY A RECORD OF SURVEY RECORDED AUGUST 12, 2008 AS INSTRUMENT No. 756566, NOT SHOWN ON MAP.

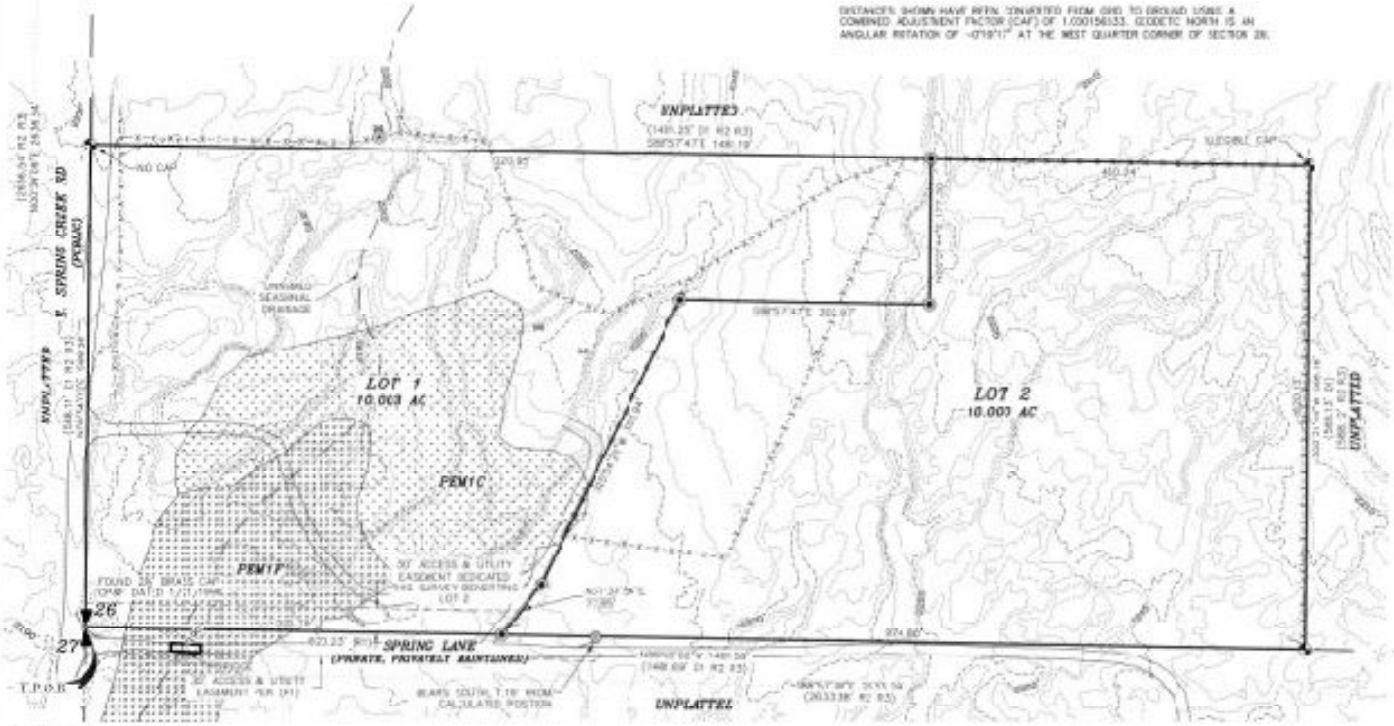
GENERAL NOTES / SURVEYOR'S NARRATIVE

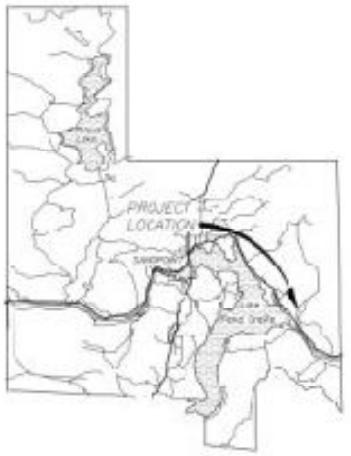
A. THE PURPOSE OF THIS SURVEY IS TO SPLIT ONE 20+/- ACRE PARCEL INTO 2 PARCELS.
B. FOR A LIST OF PERTINENT RECORDS USED, SEE "REFERENCES."
C. SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
D. WETLAND TYPE PEM1C AND PEM1F COVERS A PORTION OF LOT 1 AS SHOWN. NO OTHER WETLANDS ARE PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAP.
E. THE LOTS ARE MOSTLY WITHIN THE FLOOD HAZARD ZONE "X" WITH A SMALL PORTION OF ZONE "AE" ON A PORTION OF THE WEST OF PARCEL PER FEMA PANEL 16017C0795E, EFFECTIVE 11/18/2009. NO ATTEMPT WAS MADE TO DEPICT THE PRECISE BOUNDARIES OF THE SFHA, TO VERTICALLY SURVEY THE SURFACE OF THE GROUND, OR TO DETERMINE THE BASE FLOOD ELEVATION ON SITE.
F. THE LOTS ARE FOR RESIDENTIAL USE ONLY.
G. 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.
H. AT THE TIME OF BUILDING PERMIT OR BUILDING LOCATION PERMIT, THE LOT OWNER SHALL INSTALL AN APPROVED FIRE SUPPRESSION SYSTEM TO THE SATISFACTION OF BONNER COUNTY.

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS CONTROL COORDINATES DERIVED FROM NGS OPUS SOLUTIONS USING A REFERENCE FRAME OF NAD83 (2011)EPOCH: 2010.0000. ALL BEARINGS REFER TO THE IDAHO COORDINATE SYSTEM OF 1983, WEST ZONE, (1103) – US SURVEY FT. REFER TO THE DRAWING FOR SPECIFIC LINE AND MONUMENTS USED.

DISTANCES SHOWN HAVE BEEN CONVERTED FROM GRID TO GROUND USING A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.000156133. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°19'11" AT THE WEST QUARTER CORNER OF SECTION 26.





VICINITY MAP



FOUND 5/8" REBAR & CAP BY PLS 5361 (PMK NO.: NO.10281B)

LEGEND

- CALCULATED SECTIONAL CORNER, AS NOTED.
- QUARTER SECTIONAL CORNER, AS NOTED.
- SET 5/8" x 24" REBAR AND CAP, PLS 14879
- FOUND 5/8" REBAR AND CAP, PLS 5361, OR AS NOTED
- FOUND IRON PIPE
- WATER SPIGOT
- WELL
- —s—s— FENCE LINE

REFERENCES

(R1) RECORD OF SURVEY BY PLS 374, INST. No. 551417, 9/2/1999
(R2) RECORD OF SURVEY BY PLS 5361, INST. NO. 703344, 1/4/2005
(R3) RECORD OF SURVEY BY PLS 5361, INST. NO. 756566, 8/12/2008
(D1) QUITCLAIM DEED, INST. NO. 1036221, 5/21/2010

RECORDER'S CERTIFICATE

FILED THIS ___ DAY OF _____, 20___ AT ___ O'CLOCK ___M. AT THE REQUEST OF GLAHE AND ASSOCIATES INC., AS INSTRUMENT NO. _____

COUNTY RECORDER _____ BY DEPUTY _____ FEE _____

PRELIMINARY

PROFESSIONAL LAND SURVEYOR — STATE OF IDAHO — 14879 — JOHN L. A. GLAHE

1/4	Section	Township	Range
SE	26	56 N	2 E

BOUNDARY COUNTY — BONNER — KOOTENAI COUNTY — SHOSHONE COUNTY — IDAHO — WASHINGTON

PROJECT # 25-017 (together)
DRAWING NAME: 25-017 (together_Prelim_Rec)
First Date: 5/14/2026

ANCIENT CEDARS

GLAHE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
303 Church Street
Sandpoint, Idaho 83864
208-263-4474

Scale: 1"=160'
Drawn By: EAC
Check By: TBN
Sheet: 1 of 2