

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: Edgewater Estates

File Number, Type: SS0011-26 - Short Subdivision

Request: The applicant is proposing to divide one (1) 52.881-acre lot into ten (10) lots ranging from 5.0-acres to 6.294-acres.

Legal Description: 27-56N-5W NELSON TRACTS REPLAT BLK 1 LOT 3A

Location: The property is zoned Rural 5. The project is located off State Highway 2 in Section 27, Township 56 North, Range 5 West, Boise-Meridian.

Parcel Number: RP0287100103A0A

Parcel Size: 52.881-Acres

**Applicant/
Landowner:** Single Wide Ventures, LLC
PO Box 1467
Priest River, ID 83856

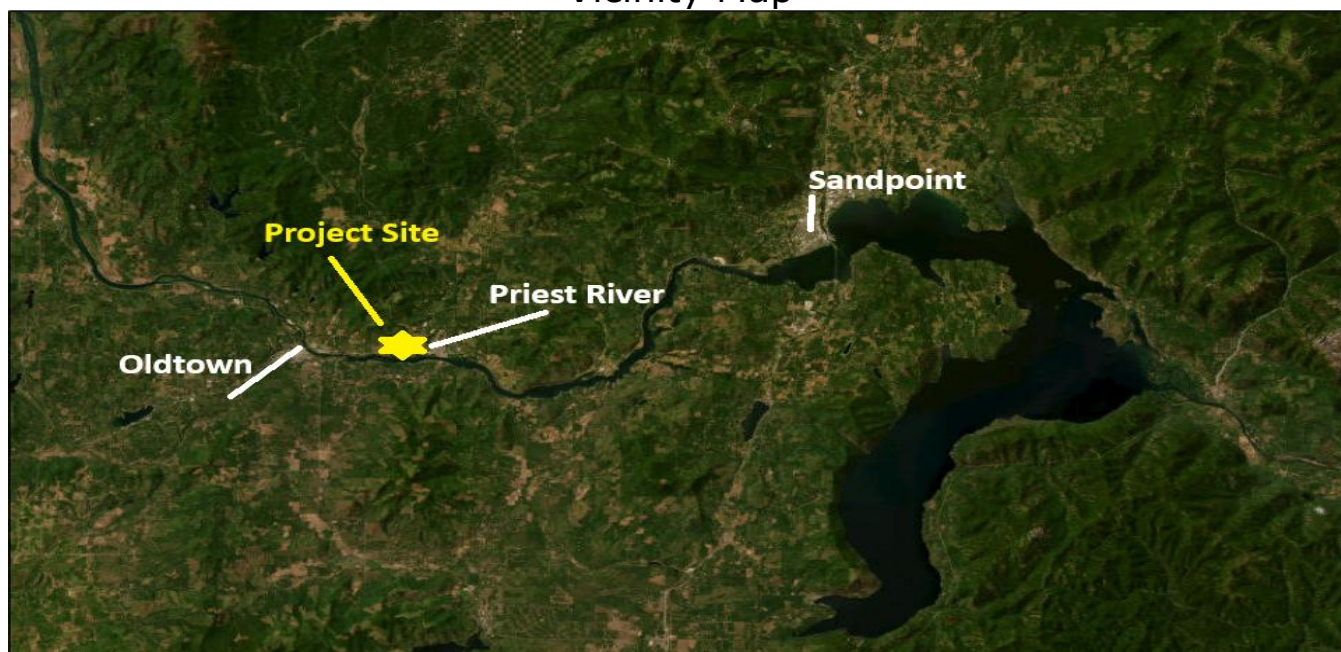
**Project
Representative:** Ryan Forbes
Foresite Engineering, PLLC
418 E. Lakeside Ave. Ste 01
Coeur D'Alene, ID 83814

Application filed: May 22, 2026

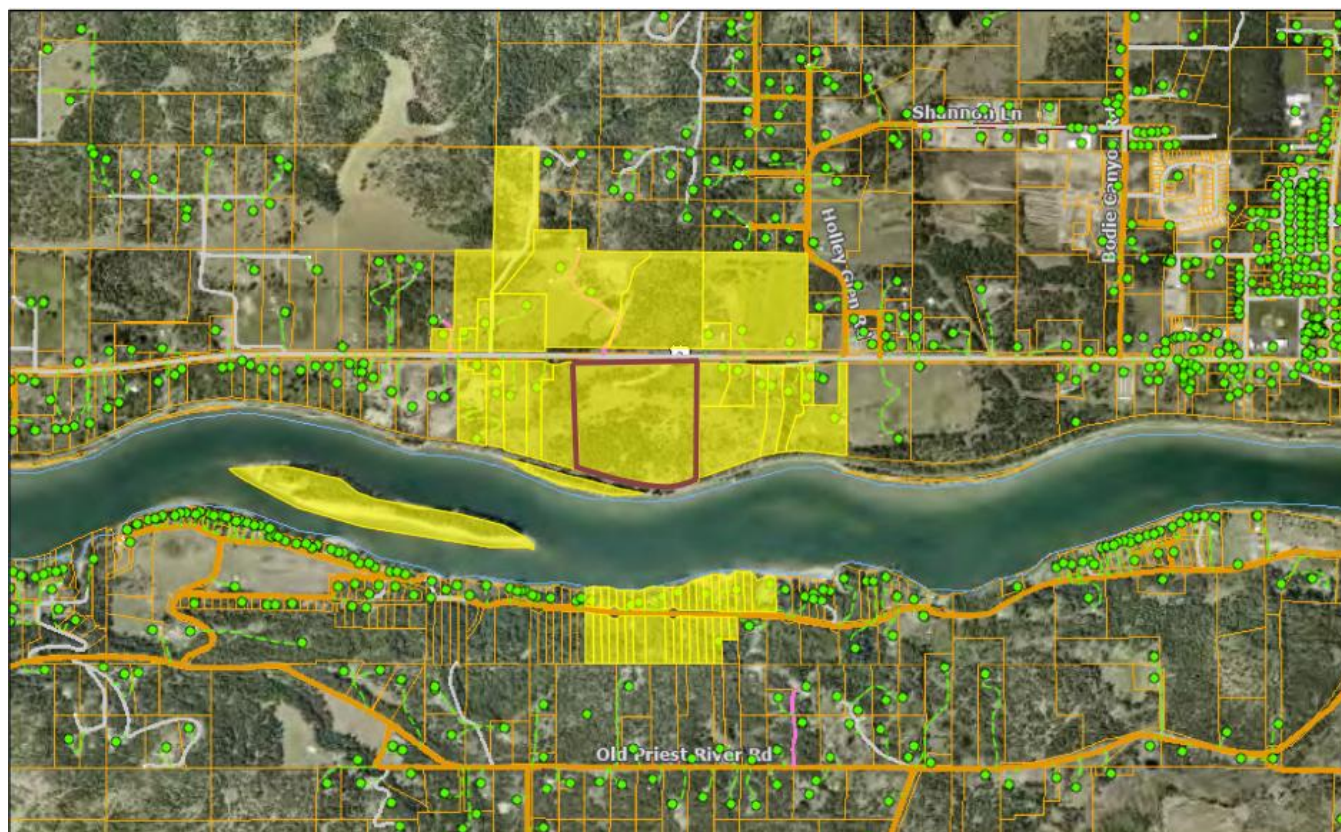
Notice provided: Mail: June 19, 2026
Published in newspaper: June 19, 2026

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

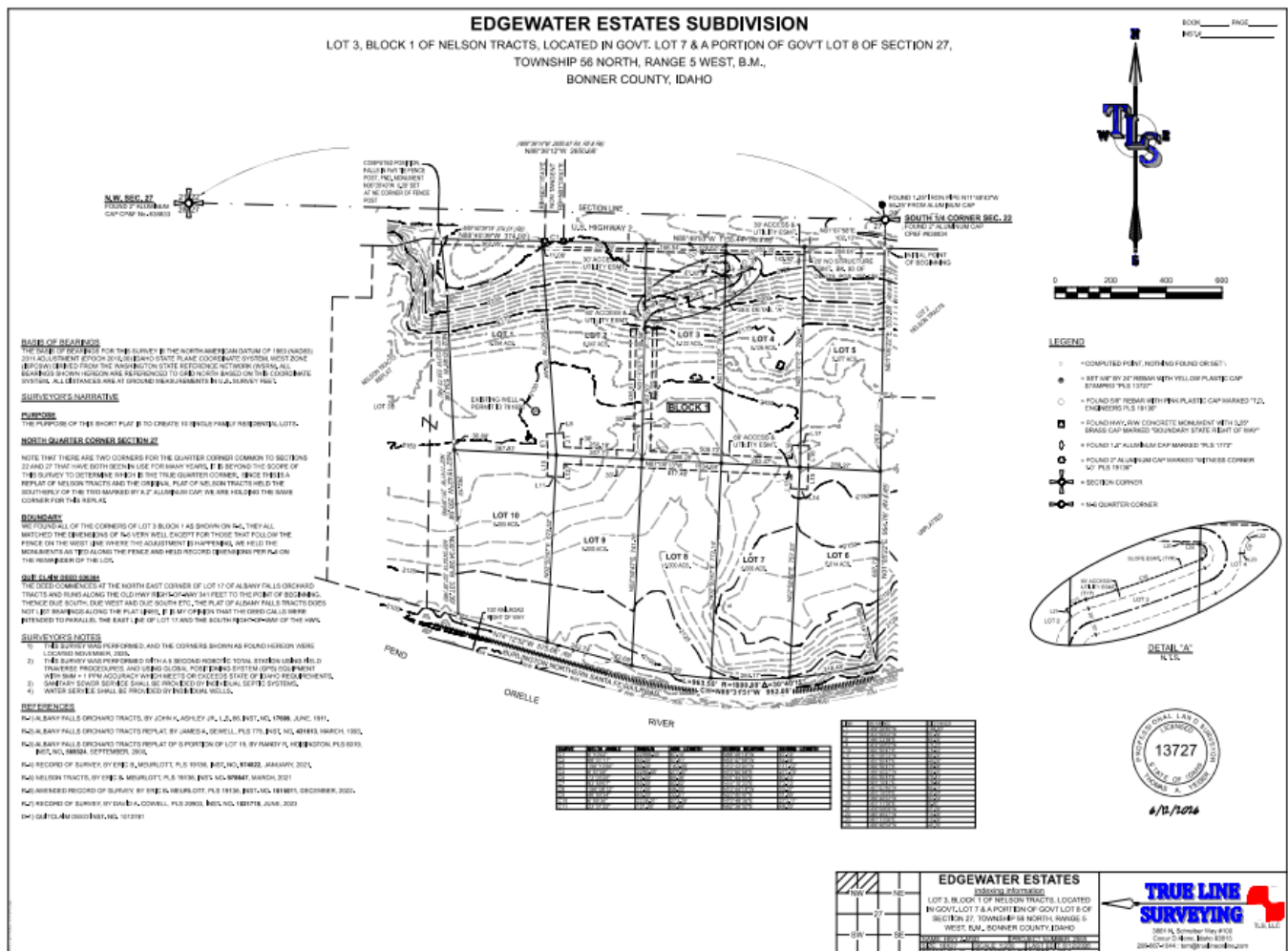
Vicinity Map



1400 Radius Map



Site Plan



Project Summary:

The applicant is proposing to divide one (1) 52.881-acre lot into ten (10) lots ranging from 5.0-acres to 6.294-acres. The property is zoned Rural 5. The project is located off State Highway 2 in Section 27, Township 56 North, Range 5 West, Boise-Meridian.

Applicable Laws:

BCRC 12-268	Application Process, General Provisions
BCRC 12-411	Density and Dimensional Standards: Forestry, Agricultural/Forestry and Rural Zones
BCRC 12-610	Applicability/ Qualifications
BCRC 12-620	Design Standards: General
BCRC 12-621	Design Standards: Lot Design
BCRC 12-623	Design Standards: Services and Utilities
BCRC 12-624	Design Standards: Roads and Access
BCRC 12-626	Design Standards: Environmental Features

BCRC 12-642	Contents of Application
BCRC 12-644	Improvement Plan Required, Contents
BCRC 12-645	Standards for Review of all Preliminary Plats
BCRC 12-650	Contents of Application
BCRC 12-651	Short Subdivision, Procedure for Processing Preliminary Plat
BCRC 12-7.1	Shorelines
BCRC 12-7.2	Grading, Stormwater Management and Erosion Control
BCRC 12-7.3	Wetlands
BCRC 12-7.4	Wildlife
BCRC 12-7.5	Flood Damage Prevention
BCRC 12-7.6	Hillsides

Background:

A. Site data:

- Current Use: Vacant
- Status: Platted as Lot 3A of Nelson Tracts Replat
- Size: 52.881-acres
- Zone: Rural 5
- Land Use: Rural Residential (5-10 AC)

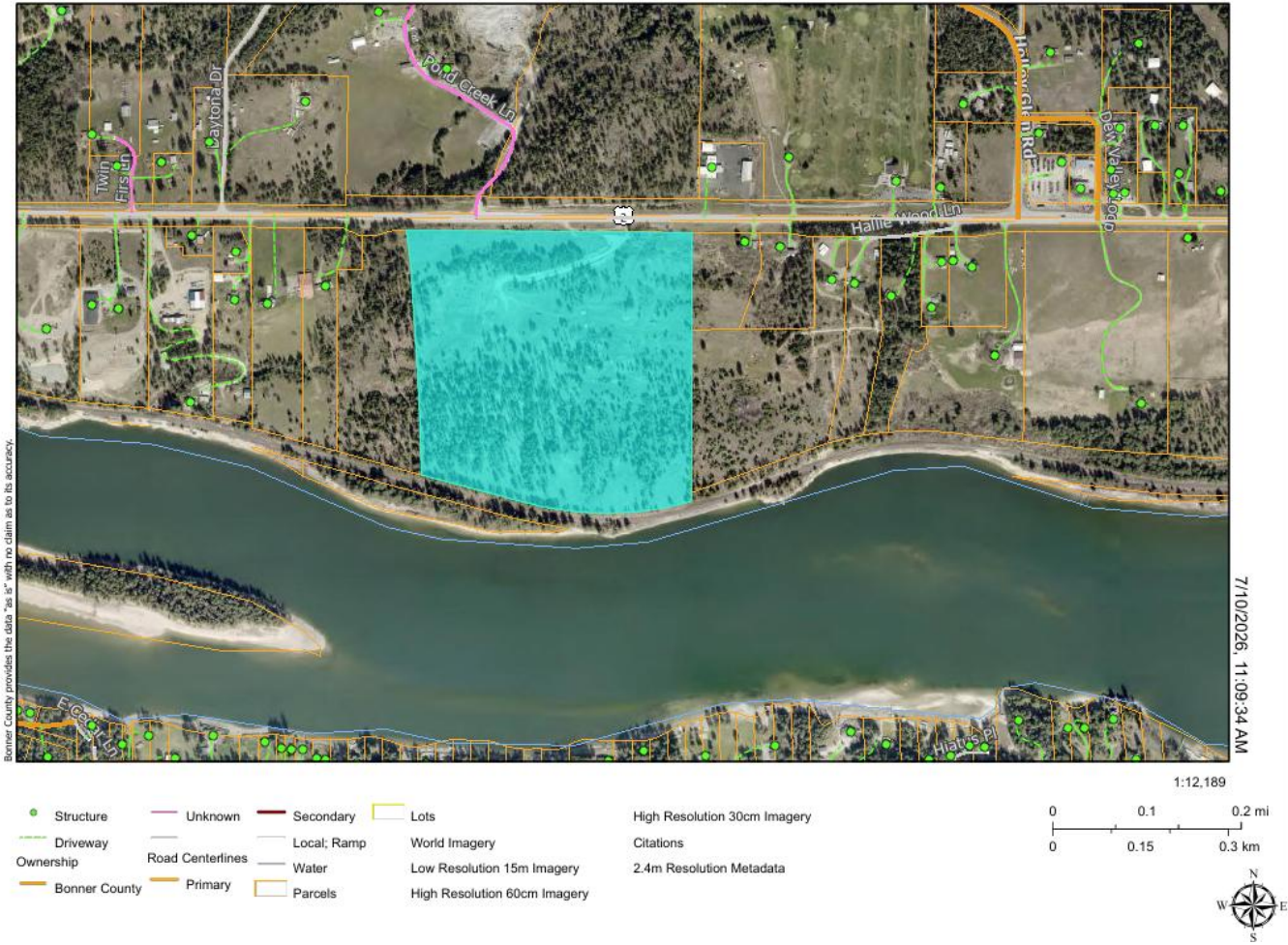
B. Access:

- The site is accessed by State Highway 2, a State of Idaho owned and maintained, public right-of-way.

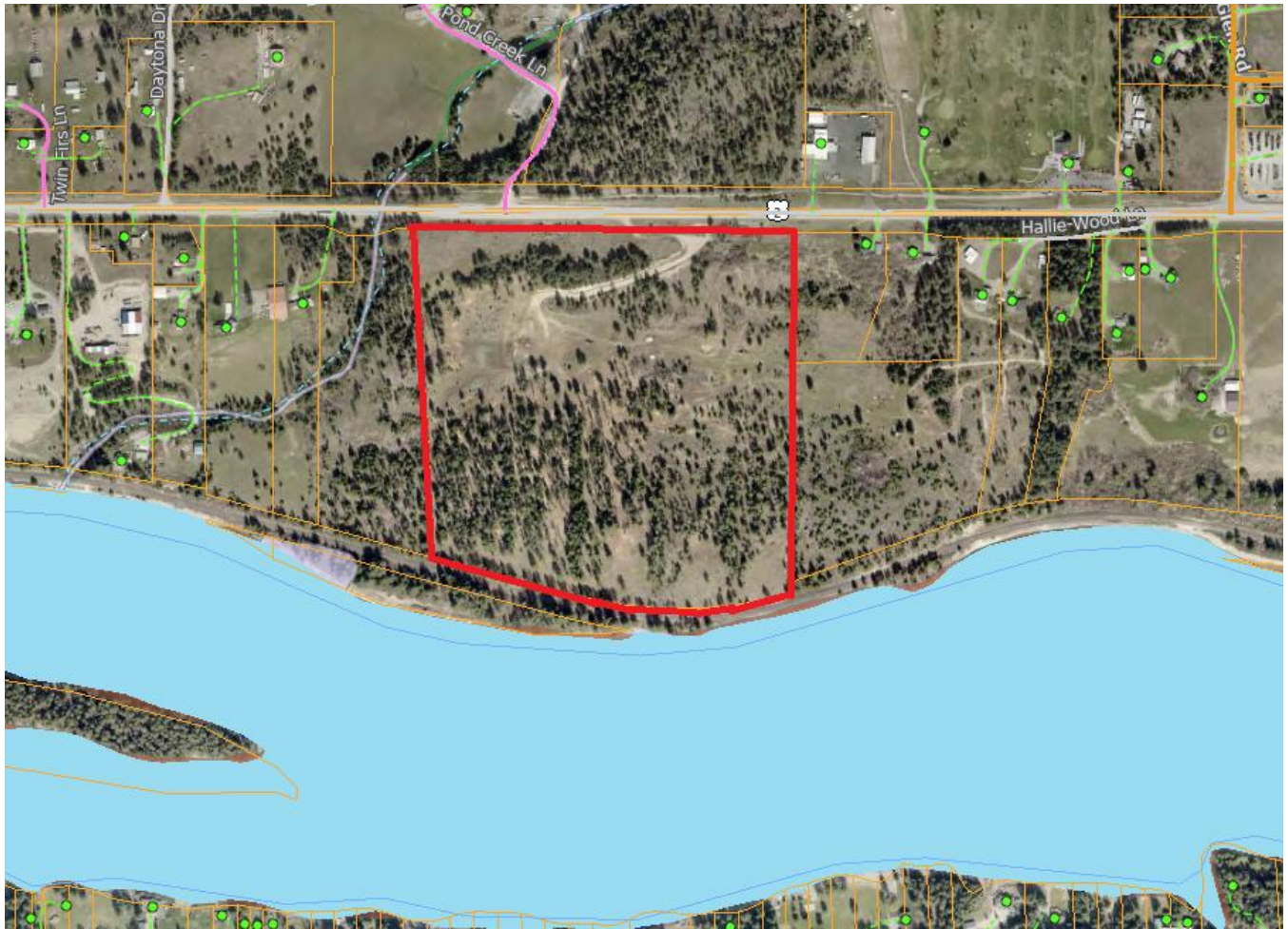
C. Environmental Factors:

- Site does contain steep slopes between 15%-30%+. (United States Geological Survey)
- Site does not contain mapped wetlands. (United States Fish and Wildlife Services)
- Site does not contain frontage to a mapped lake, pond, stream, river or waterbody. (National Hydrography Dataset, United States Geological Survey)
- Site contains the following types of soil. (Natural Resources Conservation Service, United States Department of Agriculture)
 - Bonner Gravelly Ashy Silt Loam, 0-4 percent slopes, (All areas are prime farmland).
 - Bonner Gravelly Silt Loam, 30-65 percent slopes, (Not prime farmland).
- KS 07/14/2026: Parcel is within SFHA Zone X per FIRM Panel Number 16017C0865E Effective Date 11/18/2009. No further floodplain review is required on this proposal.
- No critical wildlife habitat areas identified by any local, state or federal agencies on site.

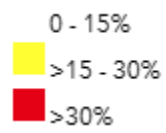
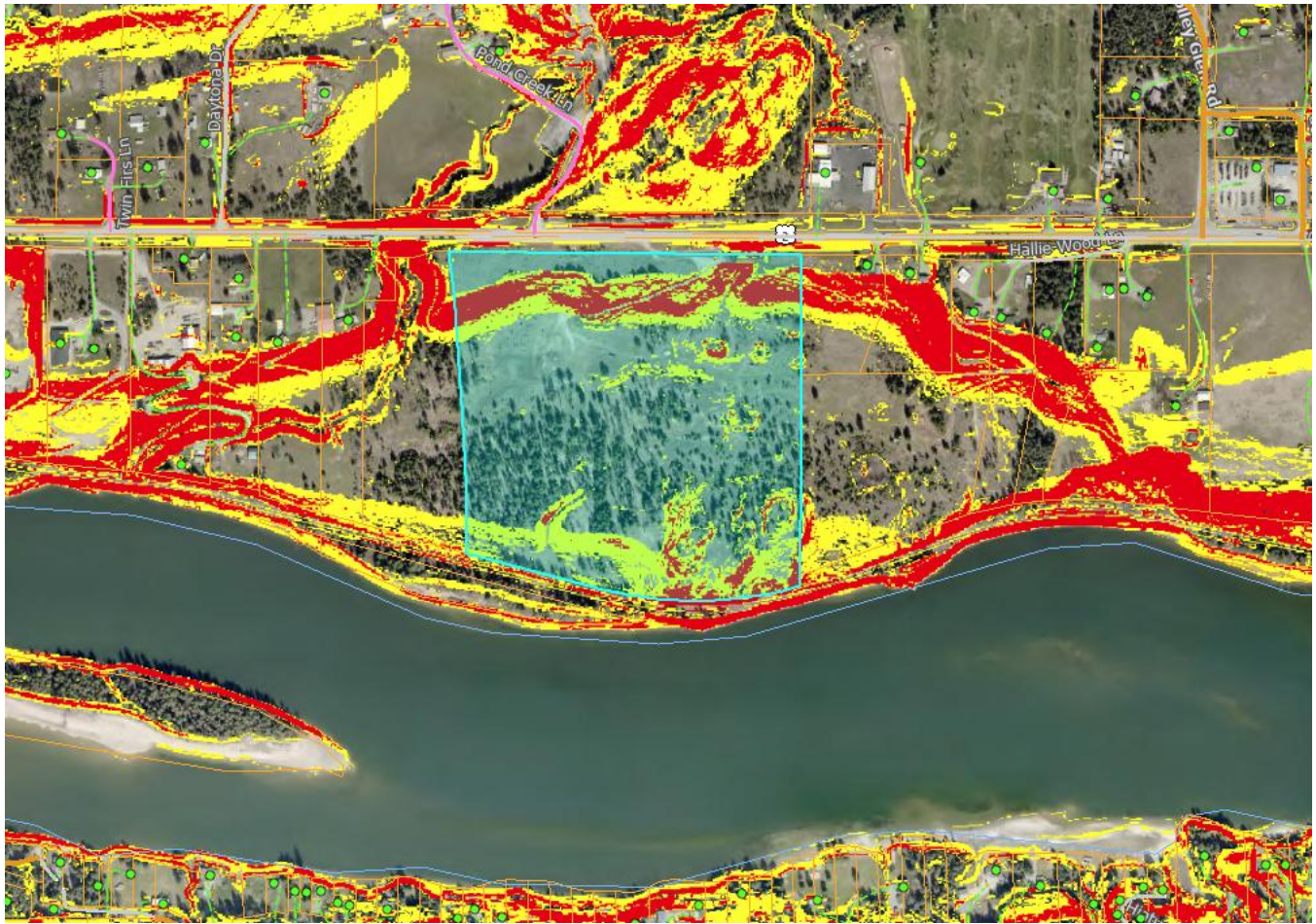
ArcGIS Web Map



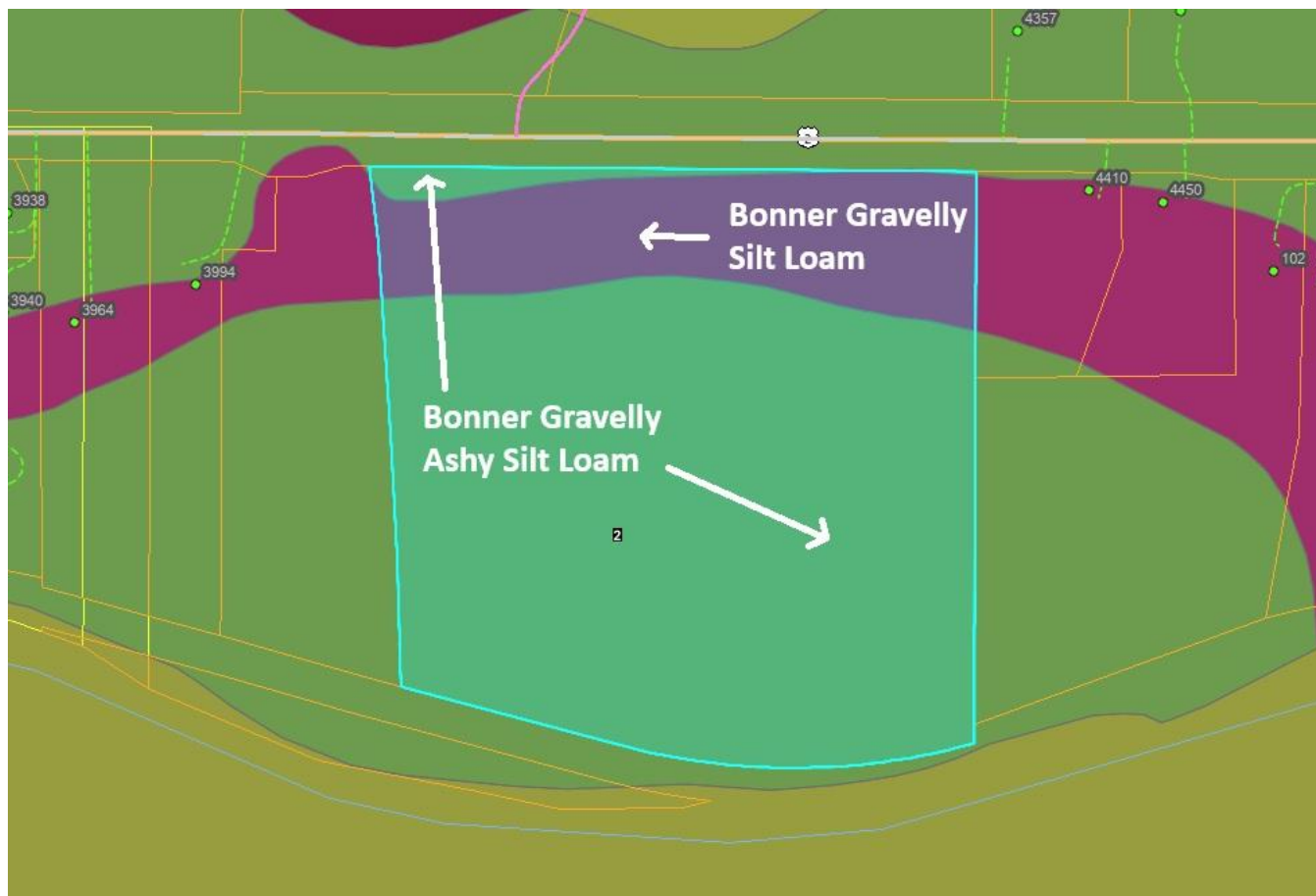
Waterbodies and Wetlands



Slopes



Soils

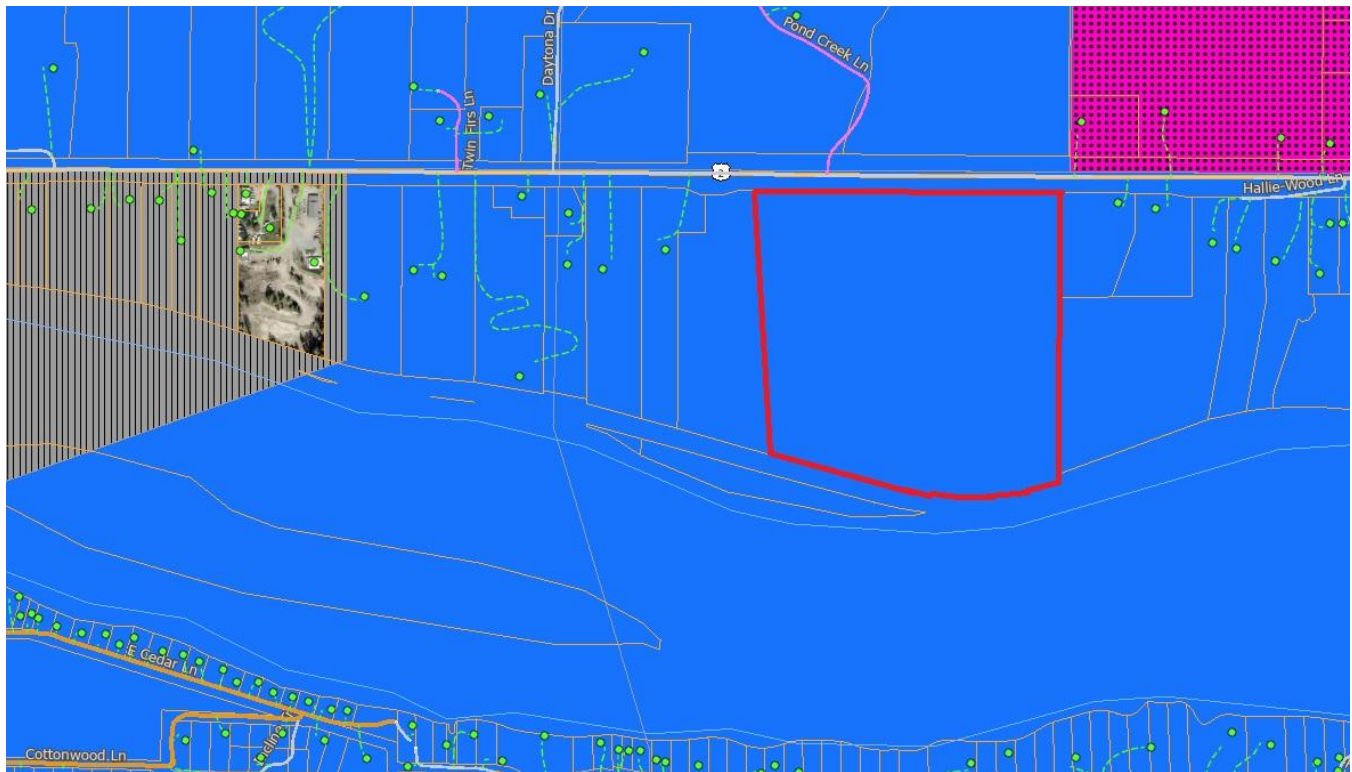


Zoning



- 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: West Pend Oreille Fire District
- Power: Kootenai Electric per Applicant
- School District: West Bonner School District #83
- Ambulance District: Bonner County Ambulance District

Staff Review and Analysis

BCRC	STANDARD FOR	REQUIRED	Provided
12-2.6	Application Process		
12-268	Application Process, General Provisions	Fees, Determination of Application Completion, Agency Review, ACI Notification, Priority Applications, Written Decision.	Fees paid, application deemed complete on 6/12/26, routed to agencies on 6/19/26
12-4.1	Density and Dimensional Standards		
12-411	Min. Lot Size	Min. permitted lot size of 5-acres.	The smallest lots proposed are 5-acres.
12-6.2	Design Standards		
12-620	General	Easements, constraints, reserved land areas to be shown and marked on the plats.	Project complies. All easements shown. Plat is stamped by a licensed surveyor.
12-621	Lot Design	Depth to width ratio of not more than 3.2:1 (lots less than 300 feet wide) and 4.2:1 (lots more than 300 feet wide)	The greatest proposed depth to width ratio is 3.17:1.
12-622	Submerged Lands	Submerged lands not to be counted towards density calculations.	No submerged lands are present
12-623.A	Urban services	For lots less than 1 acre in size, urban services required.	Not applicable, the smallest proposed lot is 5-acres.
12-623.B	Water supply	Well Logs Demonstrate Adequate Water Availability.	Well logs submitted, showing water availability.
12-623.C	Sewage disposal	Sanitary Restriction Lift Will Be Applied	Preliminary Plat has included a signature box for Panhandle Health District to approve. A sanitary restriction clause is all that is required.
12-623.D	Fire Plan/Fire	Fire Risk Assessment, Fire	A fire risk assessment and fire

BCRC	STANDARD FOR	REQUIRED	Provided
	risk Assessment/ Fire Mitigation	Mitigation and Fire Suppression.	management plan were submitted. A fire restriction note has been added to the plat.
12-624.A	Road name	Unique road names for new roads.	Unique road names have been proposed.
12-624.B	Road standards	Roads designed to private road standards set forth in Appendix A.	A preliminary roadway improvement plan has been submitted and stamped by an Idaho licensed Engineer.
12-624.C	Legal access	Legal access to each proposed lot.	All lots proposed to have direct access and frontage on Walde Road.
12-624.D	Public road frontage	For lots less than 5 acres in size, direct frontage and direct access to public roads required.	Not applicable, all lots are 5-acres or greater.
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 no bodies of water, wetlands, floodplain or floodway. All proposed lots contain areas with little to no sloping.
12-626.B	Conformance with BCRC 12-7	Conformance with environmental standards.	The project has been reviewed to meet the requirements of Title 12, Chapter 7. See analysis of BCRC 12-7 below.
12-6.4	Preliminary Plat Procedures		
12-642.A	Application Content	Application Form	Proposal complies. Application deemed complete by staff on June 12, 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 by a licensed Idaho surveyor.

BCRC	STANDARD FOR	REQUIRED	Provided
12-642.C.2	Plat Content	Boundary line of tract to be subdivided, intersection property lines, abutting roads, and statuses of adjoining properties.	The preliminary plat is drawn to scale. All proposed roads, property lines and statuses of adjoining properties are all shown on the preliminary plat.
12-642.C.3	Plat Content	Location, dimensions, and area of proposed lots. Lot numbering.	Proposal complies. Plat is stamped by a licensed Idaho surveyor certifying their accuracy.
12-642.C.4	Plat Content	Location, dimensions and tentative names of proposed streets and roads.	Location and dimensions are shown. Tentative names are on the improvement plan but not shown on the preliminary plat. See Condition of Approval #1.
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 a licensed Idaho surveyor certifying their accuracy.
12-642.C.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.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.	Proposal complies. Plat is stamped by a licensed Idaho surveyor certifying their accuracy.
12-642.C.8	Plat Content	Proposed method of water supply, sewage, and solid waste disposal.	Individual septic systems are planned. Individual wells are proposed. Solid Waste disposal to be provided by individual lot owner, via county transfer station.
12-642.C.9	Plat Content	All easements of record, including sufficient data to identify conveyance.	Proposal complies. Plat is stamped by a licensed Idaho surveyor certifying their accuracy.
12-642.C.10	Plat Content	Purpose indication for parcels reserved for public dedication or common use of property owners.	No lots are proposed to be reserved for public dedication or common use of property owners.
12-642.C.11	Plat Content	Statement for intended use of parcels.	Plat states the proposed use is for single family dwellings.

BCRC	STANDARD FOR	REQUIRED	Provided
			Proposal complies.
12-642.D.1	Application Fee		Proposal complies. Application vested on May 26, 2026, and deemed complete on June 12, 2026.
12-642.D.2	Road Design and Profile	Preliminary road design and profile prepared, stamped and signed by Idaho licensed engineer.	A preliminary roadway improvement plan has been submitted to show compliance with the private road standards. The plan was prepared and stamped by an Idaho licensed Engineer.
12-644.A	Improvements Plan	Plans to be prepared by a registered civil engineer. Two copies to be provided.	This is a requirement to be submitted prior to final plat and not required for the preliminary plat approval.
12-644.B	Improvements Plan	County Engineer Inspections.	This is a requirement to be completed prior to final plat and not required for the preliminary plat approval.
12-644.C	Surety Agreement	In lieu of completing all improvements, the subdivider shall enter into a surety agreement with the Board.	Not applicable at this stage of the project.
12-645.A	Prelim. Plat Review Standard	In accord with purposes of Title 12 and the applicable Zoning District.	See Conclusion of Law #1.
12-645.B	Prelim. Plat Review Standard	Site is physically suitable for proposed development.	See Conclusion of Law #2.
12-645.C	Prelim. Plat Review Standard	No adverse impact to natural resources. If any, to be mitigated as Conditions of Approval.	See Conclusion of Law #3.
12-645.D	Prelim. Plat Review Standard	Adequate services to serve the proposed subdivision.	See Conclusion of Law #4.
12-645.E	Prelim. Plat Review Standard	Proposed subdivision to not expose future residents or public at large to be exposed to health or safety.	See Conclusion of Law #5.
12-645.F	Prelim. Plat Review Standard	Provision for coordinated access with the county system of roads. Proposed transportation to adequately and safely serve the	See Conclusion of Law #6.

BCRC	STANDARD FOR	REQUIRED	Provided
		future residents.	
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 10 lots.
12-650.C	Permit Required	Eligibility and Restriction Note on Plat.	Restriction note is included on endorsement page of plat.
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 26, 2026, application deemed complete on 6/12/26, routed to agencies on 6/19/26. See Condition of Approval #5.
12-7.1	Shorelines		
12-710	Purpose		Not applicable.
12-714.B	Delineated on Final Plat	Shoreline vegetation buffer management areas shall be delineated on the final plat of any subdivision.	Not applicable, there are no waterbodies, or watercourses within this proposal.
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. All lots in this proposal are 5-acres or greater. Requirements to be limited to roadway improvements only.
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.	Preliminary Plan submitted as per BCRC 12-724.4
12-724.4	Optional Preliminary	For preliminary plats, an optional preliminary grading/storm water	A preliminary stormwater management plan was

BCRC	STANDARD FOR	REQUIRED	Provided
		management and erosion control plan may be submitted at the time of the application.	submitted and stamped by an Idaho licensed Engineer.
12-7.3	Wetlands		
12-730	Purpose		Not applicable.
12-731	Wetland Reconnaissance	Required for all subdivisions containing mapped wetlands. (A)	No wetlands are present on the proposed site.
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.	No wetlands are present on the proposed site.
12-733	Wetland Buffer and Setbacks	Buffer area may be required or 40' setback shown on plat.	Not applicable.
12-7.4	Wildlife		
12-740	Purpose		Not applicable.
12-741	Standards for New Subdivisions		No critical wildlife habitat mapped or identified by any public agency.
12-7.5	Flood Damage Prevention		
	Conformance with BCRC Title 14.		Project site does not contain any mapped floodplains or floodways.
12-7.6	Hillsides		
12-760	Purpose		Applicable
12-761	Conceptual Engineering Plan	May be required when land disturbing activity is proposed.	Not required. No new development is proposed in areas exceeding 30% slopes.
12-762	Geotechnical Analysis	Required when proposed building sites, roads, driveways or other development disturb slopes of 30%+ or hazardous features exist.	Not required. No new development is proposed in areas exceeding 30% slopes. Roadway within sloped area is existing.

Staff concluded this project **is** consistent with Bonner County Revised Code based upon the contents of this staff report, including the Standards Review, Conditions of Approval and Conclusions of Law herein.

Agency and Public Comments

Agencies and Taxing Districts were notified of this request on June 19, 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
Idaho Transportation Department – Permits
Idaho Department of Water Resources
Bonner County Historical Society
West Pend Oreille Fire District

The following agencies replied (No Comment):

Bonneville Power Administration
Kootenai/Ponderay Sewer District

No other agencies replied.

Public Comments:

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

Conclusions of Law:

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

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

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

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

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

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

Conclusion 6: The design of the proposed subdivision or related improvements **will** provide for coordinated access with the county system of roads and with adjacent properties and **will not** impede the use of public easements for access to, or through the proposed subdivision. The proposed

transportation system **is** designed to adequately and safely serve the future residents or users without adversely impacting the existing transportation system by reducing the quality or level of service or creating hazards or congestion.

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

Conditions of Approval:

1. Per BCRC 12-642 (C)(4): Tentative names of all streets to be shown on plat.
2. Per BCRC 12-660, BCRC 12-661 and BCRC 12-662, a final plat shall be submitted in accordance with these sections of the Bonner County Revised Code after the approval of the preliminary plat.
3. Per BCRC 12-648 (A), the applicant shall submit final plat check fees, current preliminary title report and one blueprint copy of the proposed final plat. Instead of submitting one blueprint copy, the applicant may submit a pdf copy of the final blueline plat.
4. Per BCRC 12-648 (B), the final plat must conform to the final plat requirements of Idaho Code Section 50-1304, BCRC 12-660 and BCRC 12-661.
5. Per BCRC 12-651 (G), the preliminary short subdivision shall be valid for a period not to exceed three (3) calendar years from the date of approval. At any time prior to the expiration date of the preliminary short subdivision, an applicant may make a written request to the planning director for an extension of the preliminary short subdivision for a period up to three (3) years, finding that conditions or applicable regulations have not changed so substantially as to warrant reconsideration of the proposed subdivision with respect to the public health, safety, and general welfare. The extension request shall be processed in accordance with 12-266.1 of this Title. The extension request must be approved or denied prior to the expiration date of the preliminary short plat.

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 **August 7, 2026**.

Planner's Initials: DF	Date: July 28, 2026
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Appendix A – Record of Mailing

RECORD OF MAILING

Page 1 of 1

File No.: SS0011-26

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 **19th** 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 11:09 AM
To: Planning
Subject: [EXT SENDER] Re: Request for Review & Comment - Due by July 21, 2026 at 5pm - File SS0011-26 - Bonner County Planning

You don't often get email from hannah@bonnercountyhistory.org. [Learn why this is important](#)

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, Jun 19, 2026 at 12:00 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. July **21, 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

Sandpoint, ID 83864

208.263.2344

[Learn more about your Historical Society!](#)

[Become a member today](#)



Outlook

RE: Request for Review & Comment - Due by July 21, 2026 at 5pm - File SS0011-26 - Bonner County Planning

From 'Farley,Alynette B (CONTR) - TERR-BELL-1' via Mail-Planning <planning@bonnercountyid.gov>

Date Mon 6/22/2026 10:34 AM

To Planning <Planning@bonnercountyid.gov>

Cc Farley,Alynette B (CONTR) - TERR-BELL-1 <abfarley@bpa.gov>

 1 attachment (2 MB)

SS0011-26 Notice of Agency Review REPLY.pdf;

No comment no BPA ROW at location.

Alynette Farley

BONNEVILLE POWER ADMINISTRATION

DEPARTMENT OF ENERGY

CONTR (Actalent)

Right-of-Way Agent | Real Property Services | TERR

abfarley@bpa.gov | O: 509-468-3083 | C: 971-710-6926

From: Planning <Planning@bonnercountyid.gov>

Sent: Friday, June 19, 2026 12:00 PM

Cc: Kendra Smith <Kendra.Smith@bonnercountyid.gov>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Maya Johnson <Maya.Johnson@bonnercountyid.gov>; David Fisher <david.fisher@bonnercountyid.gov>

Subject: Request for Review & Comment - Due by July 21, 2026 at 5pm - File SS0011-26 - 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 **21, 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**

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 **19th** day of **June 2026**.

Jenna Brown

Jenna 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, June 19, 2026**.

File SS0011-26 – Short Subdivision – Edgewater Estates

Request to subdivide one 52.881-acre lot into ten lots ranging from 5-acres to 6.294-acres. The property is zoned Rural 5. The project is located off State Highway 2 in Section 27, Township 56 North, Range 5 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 21, 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 _____

Alynette Farley

6/22/26

Name

Date

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

[EXT SENDER] RE: Request for Review & Comment - Due by July 21, 2026 at 5pm - File SS0011-26 - Bonner County Planning

From planning@bonnercountyid.gov <planning@bonnercountyid.gov>
on behalf of
Bates, Luke <Luke.Bates@idwr.idaho.gov>
Date Mon 6/22/2026 9:47 AM
To Planning <Planning@bonnercountyid.gov>
Cc yountchad@gmail.com <yountchad@gmail.com>; Ryan Fobes <ryan@foresite.solutions>

REF: SS0011-26

TO: Bonner County Planning Department

CC: and Representative – Ryan Fobes, P.E.

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.
 - The project contemplates 10 new residences and asserts “individual well” which indicates each parcel will have a private well drilled. Through development water right filings may not be required but individual parcel owners in the near future may be mandated to file for recorded water rights if their uses exceed allowances for exempt domestic covered by Idaho Code §42-111.
- 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.
- **At this stage of the project development IDWR doesn’t have any requirements that would preclude approval of SS0011-26.**

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, June 19, 2026 12:00 PM

Cc: Kendra Smith <Kendra.Smith@bonnercountyid.gov>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Maya Johnson <Maya.Johnson@bonnercountyid.gov>; David Fisher <david.fisher@bonnercountyid.gov>

Subject: Request for Review & Comment - Due by July 21, 2026 at 5pm - File SS0011-26 - 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 **21, 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

RE: Request for Review & Comment - Due by July 21, 2026 at 5pm - File SS0011-26 - Bonner County Planning

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

Date Fri 6/19/2026 1:18 PM

To Planning <Planning@bonnercountyid.gov>

 1 attachment (207 KB)

2026_06_SS0011-26_ShortSubdivision_EdgewaterEstates.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, June 19, 2026 12:29 PM

To: KPSD Clerk <clerk@kootenaiponderaysewerdistrict.org>

Subject: FW: Request for Review & Comment - Due by July 21, 2026 at 5pm - File SS0011-26 - 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, June 19, 2026 12:00 PM

Cc: Kendra Smith <Kendra.Smith@bonnercountyid.gov>; Alexander Feyen

<alexander.feyen@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Maya Johnson

<Maya.Johnson@bonnercountyid.gov>; David Fisher <david.fisher@bonnercountyid.gov>

Subject: Request for Review & Comment - Due by July 21, 2026 at 5pm - File SS0011-26 - Bonner County Planning

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Please see attached for details.

Thank you,

Janna Brown, Administrative Assistant III

Bonner County Planning Department

208-265-1458 ext - 1252

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 **19th** day of **June 2026**.

Jahna Brown

Jahna 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, June 19, 2026**.

File SS0011-26 – Short Subdivision – Edgewater Estates

Request to subdivide one 52.881-acre lot into ten lots ranging from 5-acres to 6.294-acres. The property is zoned Rural 5. The project is located off State Highway 2 in Section 27, Township 56 North, Range 5 West, Boise-Meridian, Idaho.

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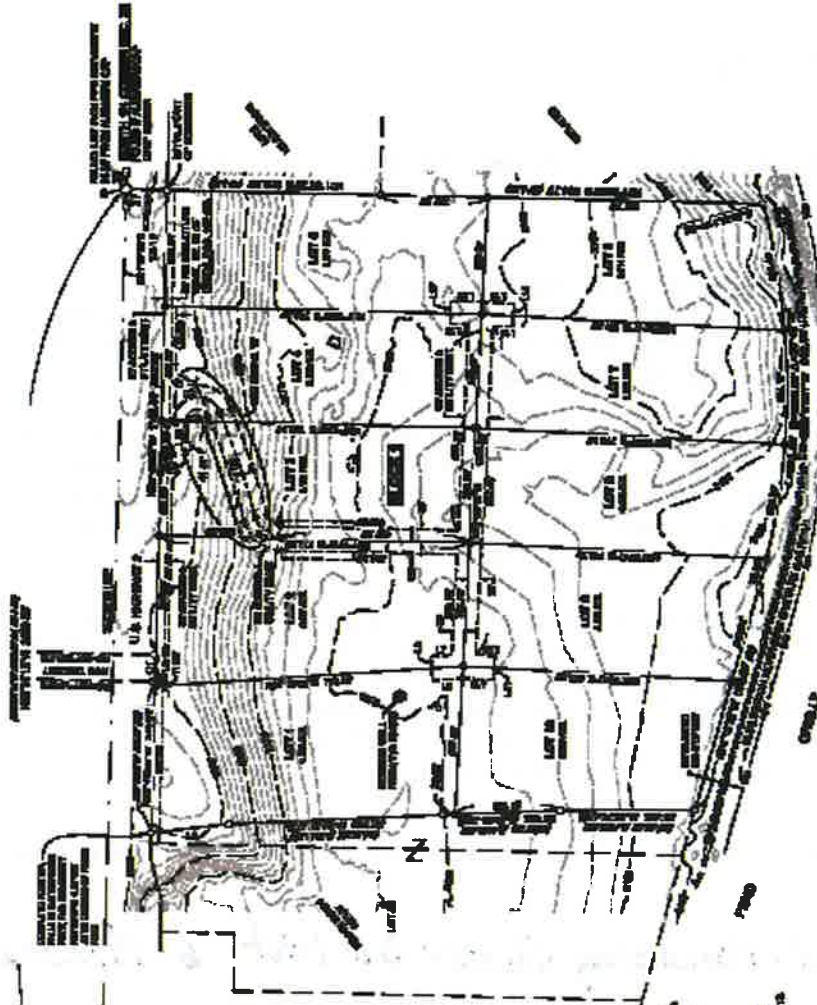
If you have no comment or response, you may indicate below and return this form to the Planning Department.

NO COMMENT Kootenai- Ponderay Sewer District 6.19.2026
Name Date

out of boundaries

EDGEWATER ESTATES SUBDIVISION

LOT 3, BLOCK 1 OF NELSON TRACTS, LOCATED IN GOVT. LOT 7 & A PORTION OF GOVT. LOT 8 OF SECTION 27,
TOWNSHIP 40 NORTH, RANGE 6 WEST, 8 N.M.
BONNER COUNTY, IDAHO



NOTICE TO THE PUBLIC
THIS SUBDIVISION MAP WAS PREPARED BY THE SURVEYOR IN ACCORDANCE WITH THE PROVISIONS OF THE IDAHO SUBDIVISION MAP ACT, CHAPTER 15, IDAHO CODE, AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYORS AND LAND COMMISSIONERS OF THE STATE OF IDAHO. THE SURVEYOR HAS CONDUCTED A FIELD SURVEY OF THE TRACT AND HAS FOUND THAT THE SAME IS AS SHOWN ON THIS MAP. THE SURVEYOR HAS ALSO FOUND THAT THE TRACT IS NOT SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY, OR OTHER INTERESTS WHICH WOULD AFFECT THE SUBDIVISION. THE SURVEYOR HAS THEREFORE PREPARED THIS MAP IN ACCORDANCE WITH THE ABOVE SAID LAWS AND RULES, AND HAS SIGNED AND SEALED THE SAME IN WITNESS WHEREOF, HE HAS HEREUNTO SET HIS HAND AND SEAL OF OFFICE, AT BOYER, IDAHO, THIS 15TH DAY OF MAY, 1977.

STATE OF IDAHO
COUNTY OF BONNER
I, _____, Surveyor, do hereby certify that the foregoing is a true and correct copy of the original map as filed in my office.

WITNESSETH
My hand and seal of office, at Boyer, Idaho, this 15th day of May, 1977.

NOTICE TO THE PUBLIC
THIS SUBDIVISION MAP WAS PREPARED BY THE SURVEYOR IN ACCORDANCE WITH THE PROVISIONS OF THE IDAHO SUBDIVISION MAP ACT, CHAPTER 15, IDAHO CODE, AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYORS AND LAND COMMISSIONERS OF THE STATE OF IDAHO. THE SURVEYOR HAS CONDUCTED A FIELD SURVEY OF THE TRACT AND HAS FOUND THAT THE SAME IS AS SHOWN ON THIS MAP. THE SURVEYOR HAS ALSO FOUND THAT THE TRACT IS NOT SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY, OR OTHER INTERESTS WHICH WOULD AFFECT THE SUBDIVISION. THE SURVEYOR HAS THEREFORE PREPARED THIS MAP IN ACCORDANCE WITH THE ABOVE SAID LAWS AND RULES, AND HAS SIGNED AND SEALED THE SAME IN WITNESS WHEREOF, HE HAS HEREUNTO SET HIS HAND AND SEAL OF OFFICE, AT BOYER, IDAHO, THIS 15TH DAY OF MAY, 1977.

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TRUE LINE SURVEYING
P.O. BOX 100
BOYER, IDAHO 83701

EDGEWATER ESTATES
Subdivision
LOT 3, BLOCK 1 OF NELSON TRACTS, LOCATED IN GOVT. LOT 7 & A PORTION OF GOVT. LOT 8 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 6 WEST, 8 N.M., BONNER COUNTY, IDAHO

[EXT SENDER] Re: Request for Review & Comment - Due by July 21, 2026 at 5pm - File SS0011-26 - Bonner County Planning

From planning@bonnercountyid.gov <planning@bonnercountyid.gov>
on behalf of
Wpfd District 1 <wpofd1@gmail.com>
Date Tue 7/14/2026 11:46 AM
To Planning <Planning@bonnercountyid.gov>

You don't often get email from wpofd1@gmail.com. [Learn why this is important](#)

Hi Janna,

In regards to the application for File SS0011-26, please be advised that if there are plans to build in the future, the International Fire Code will apply for possible ingress and egress requirements.

Best regards,

West Pend Oreille Fire District
Chief Jamie Painton
208-448-2035

On Fri, Jun 19, 2026 at 12:00 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. July **21, 2026**.

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Please see attached for details.

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

Maya Johnson

From: planning@bonnercountyid.gov on behalf of Symone Legg
<Symone.Legg@itd.idaho.gov>
Sent: Monday, June 22, 2026 7:14 AM
To: Planning
Subject: Re: Request for Review & Comment - Due by July 21, 2026 at 5pm - File SS0011-26 - Bonner County Planning

This approach was permitted in 2021 for two lots with single family residences on each lot. The applicant will need to reapply for a change in use permit for the 10-lot residential proposed. They can apply here:

<https://survey123.arcgis.com/share/a2d69aa0e44c403e8182b92724c6dd3e?portalUrl=https://gisp.itd.idaho.gov/portal>

ITD will need the following to process the application:

1. An application filled out in its entirety, including traffics counts per day and per peak hour.
2. A plat for the proposed 10-lot subdivision.
3. If any improvements are being made to the approach, ITD will need plans showing what changes or improvements are being made.
4. If improvements are being made and construction is necessary, a traffic control plan will be required.
5. A deed verifying ownership of the parcel.
6. \$50 application fee

Thank you,

Symone Legg | Project Coordinator
Idaho Transportation Department | D1 Traffic
Work: 208.772.8073 | 208.772.1297
Email: symone.legg@itd.idaho.gov | itd.idaho.gov

Enhancing quality of life through transportation

From: Planning <Planning@bonnercountyid.gov>
Sent: Friday, June 19, 2026 12:00 PM
Cc: Kendra Smith <Kendra.Smith@bonnercountyid.gov>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Maya Johnson <Maya.Johnson@bonnercountyid.gov>; David Fisher <david.fisher@bonnercountyid.gov>
Subject: Request for Review & Comment - Due by July 21, 2026 at 5pm - File SS0011-26 - Bonner County Planning

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