

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: Muzzy's Second

File Number, Type: SS0012-26 - Short Subdivision

Request: The applicant is proposing to divide one (1) 2.720-acre lot into one (1) 1.48-acre lot and one (1) 1.24-acre lot.

Legal Description: 20/29-56N-5W MUZZY'S FIRST LOT 2

Location: The property is zoned Commercial. The project is located off State Highway 2 in Sections 20 and 29, Township 56 North, Range 5 West, Boise-Meridian.

Parcel Number: RP028140000020A

Parcel Size: 2.720-Acres

**Applicant/
Landowner:** CityServiceValcon, LLC
[REDACTED]

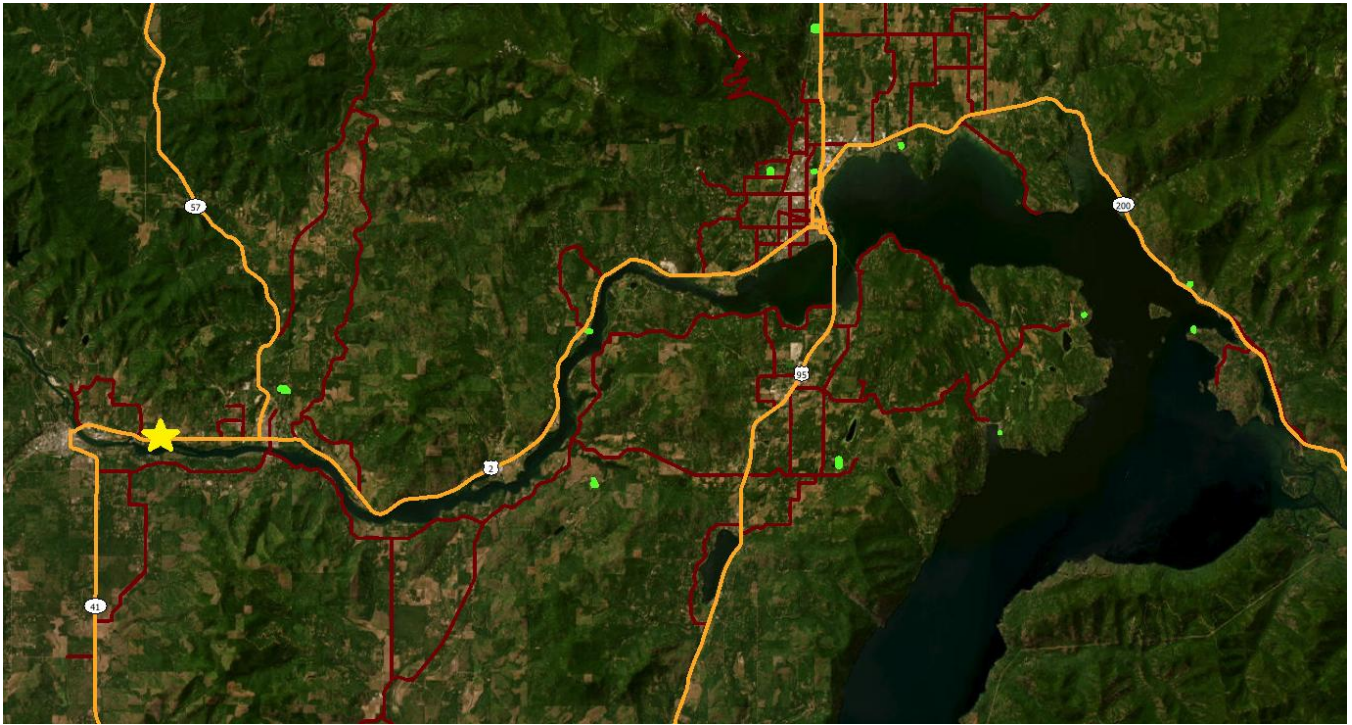
**Project
Representative:** Truxton Glahe
Glahe & Associates, Inc.
[REDACTED]

Application filed: May 29, 2026

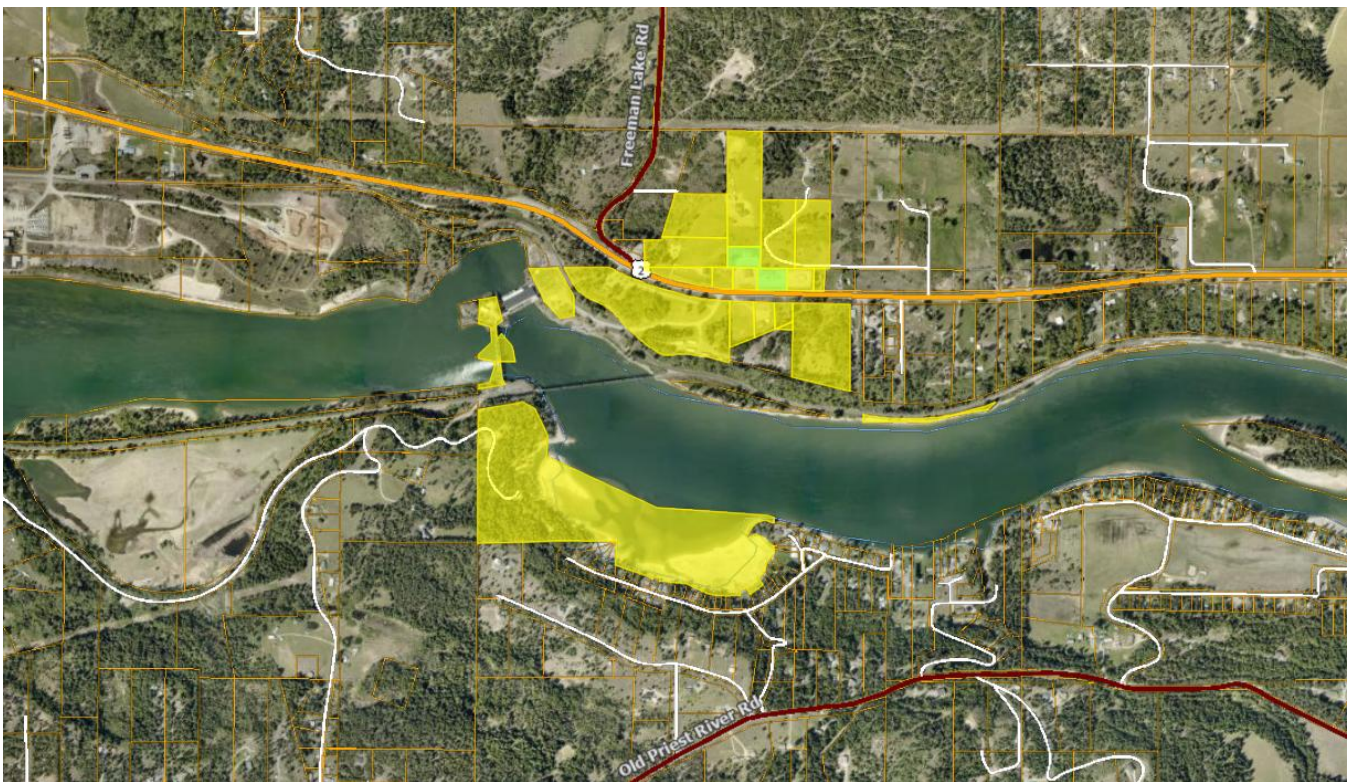
Notice provided: Mail: June 23, 2026
Published in newspaper: June 23, 2026

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

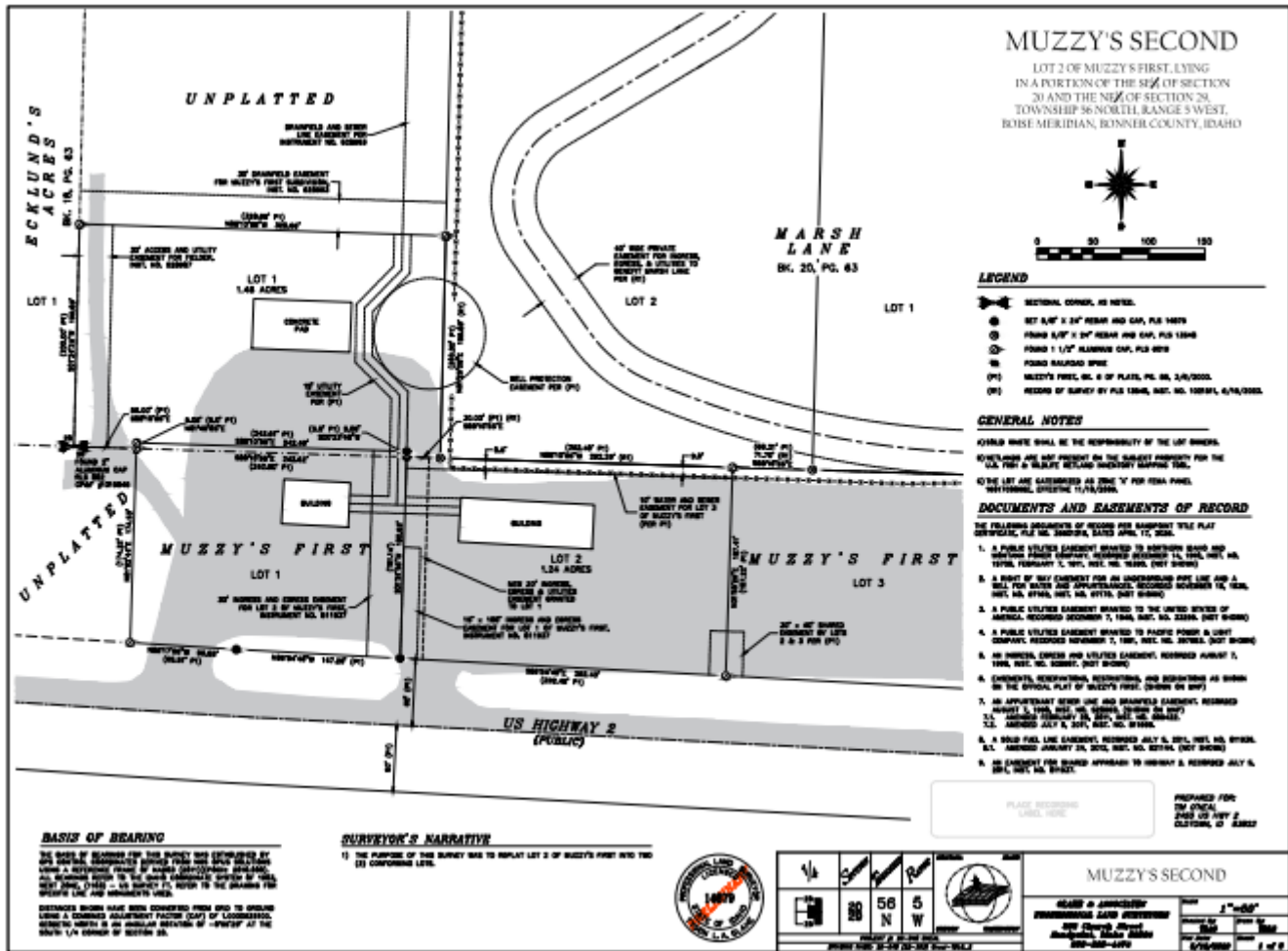
Vicinity Map



300-foot Radius Map



Site Plan



Project Summary:

The applicant is proposing to divide one (1) 2.720-acre lot into one (1) 1.48-acre lot and one (1) 1.24-acre lot. The property is zoned Commercial. The project is located off State Highway 2 in Sections 20 and 29, Township 56 North, Range 5 West, Boise-Meridian.

Applicable Laws:

BCRC 12-268	Application Process, General Provisions
BCRC 12-412	Density and Dimensional Standards: Suburban, Commercial, Industrial, Rural Service Center, Recreation and Alpine Village 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: Commercial
- Status: Platted as Lot 2 of Muzzy's First
- Size: 2.720-acres
- Zone: Commercial
- Land Use: Transition (≤ 2.5 AC) and Rural Residential (5-10 AC)

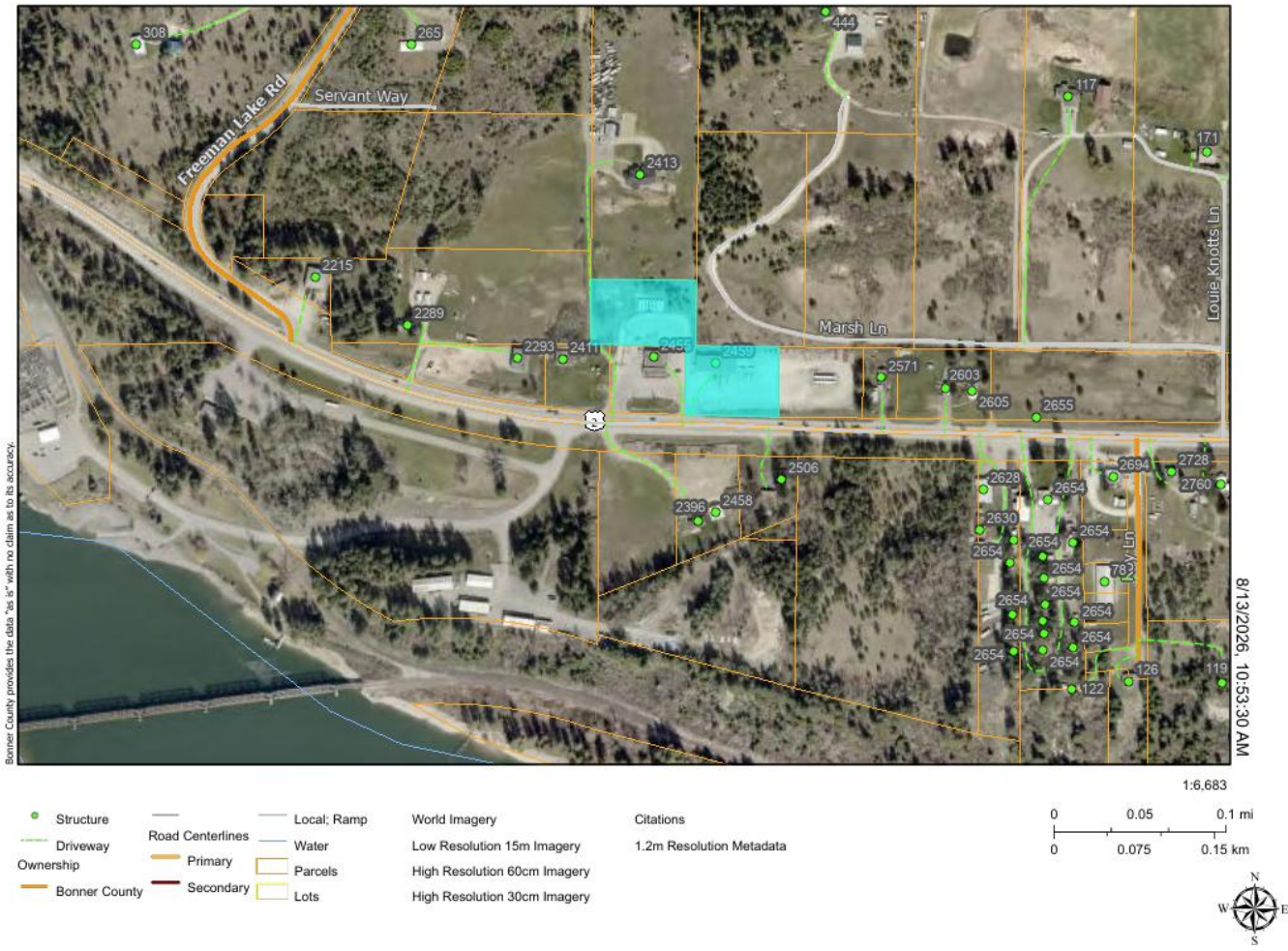
B. Access:

- 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 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 type 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).
- DF: Parcel is entirely within FEMA SFHA Zone X, per FIRM Panel #16017C0865E, effective date 11/18/2009. No further floodplain review required.
- No critical wildlife habitat areas identified by any local, state or federal agencies on site.

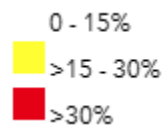
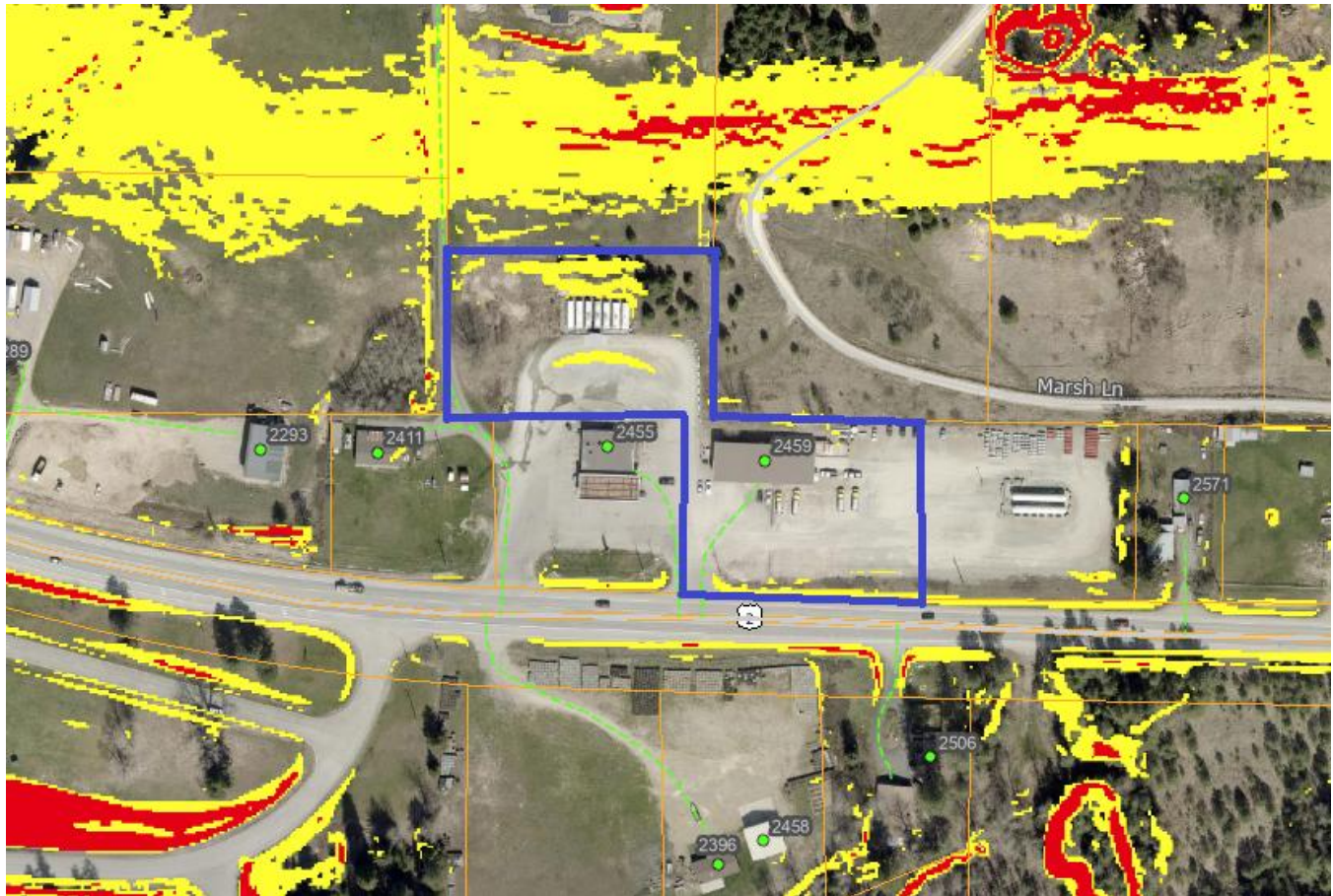
ArcGIS Web Map



Waterbodies and Wetlands



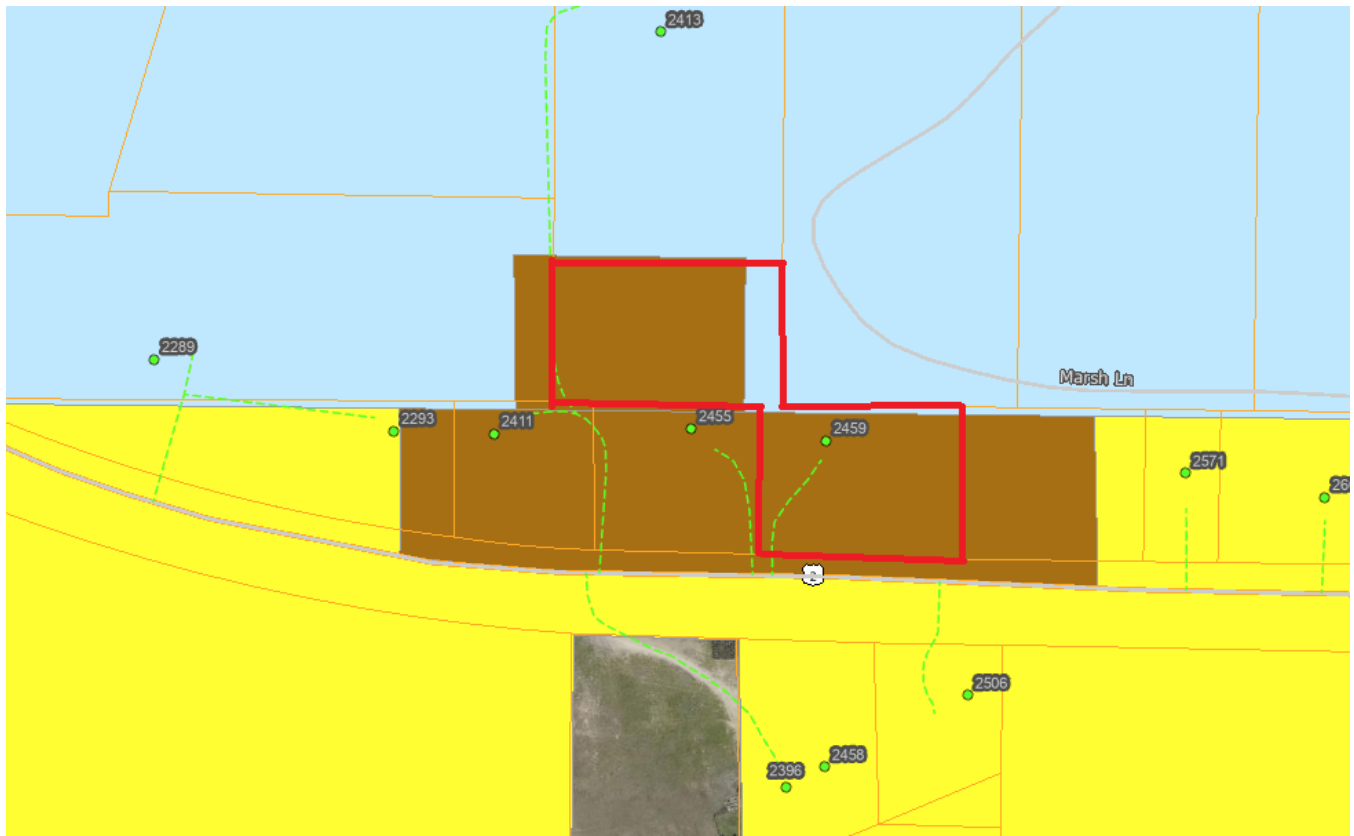
Slopes



Soils



Zoning



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: Existing public or community system
- Sewage: Existing off-site system
- Fire: West Pend Oreille Fire District
- Power: Pacific Power & Light Company 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, routed to agencies on June 23, 2026
12-4.1	Density and Dimensional Standards		
12-411	Min. Lot Size	Min. permitted lot size of 1-acres.	The smallest lot proposed is 1.24-acres.
12-6.2	Design Standards		
12-620	General	Easements, constraints, reserved land areas to be shown and marked on the plats.	Project complies. All easements shown. Plat is stamped by a licensed surveyor.
12-621	Lot Design	Depth to width ratio of not more than 3.2:1 (lots less than 300 feet wide) and 4.2:1 (lots more than 300 feet wide)	The greatest proposed depth to width ratio is 2.309:1.
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 1.24-acres.
12-623.B	Water supply	Letter from owner of system indicating sufficient reserve production capacity to serve proposed lots.	No information was provided. See Required Modification #1
12-623.C	Sewage disposal	Sanitary Restriction Lift Will Be Applied	Applicant has applied for approval with Panhandle Health District. Final Plat will require signature.

BCRC	STANDARD FOR	REQUIRED	Provided
12-623.D	Fire Plan/Fire risk Assessment/ Fire Mitigation	Fire Risk Assessment, Fire Mitigation and Fire Suppression.	A fire risk assessment and fire management plan were not submitted. See Required Modification #2
12-624.A	Road name	Unique road names for new roads.	No new roads are proposed.
12-624.B	Road standards	Roads designed to private road standards set forth in Appendix A.	No new roads are proposed, access to Lot 1 is exempt per the driveway definition.
12-624.C	Legal access	Legal access to each proposed lot.	Lot 2 has direct access to State Highway 2, and an easement is shown on the plat providing access to Lot 1.
12-624.D	Public road frontage	For lots less than 5 acres in size, direct frontage and direct access to public roads required.	The parent lot has direct access to State Highway 2, with a proposed driveway access easement for proposed Lot 1. Exceptions are allowed for lots within the Commercial Zoning District.
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	Application form is complete.
12-642.B	AOI	Annexation Request was made and denied by applicable city.	Annexation request was not made. See Required Modification #3
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	Proposal complies. Plat is

BCRC	STANDARD FOR	REQUIRED	Provided
		grid, north arrow, and vicinity map, vicinity road pattern.	stamped by a licensed Idaho surveyor.
12-642.C.2	Plat Content	Boundary line of tract to be subdivided, intersection property lines, abutting roads, and statuses of adjoining properties.	The preliminary plat is drawn to scale. All proposed roads, property lines and statuses of adjoining properties are all shown on the preliminary plat.
12-642.C.3	Plat Content	Location, dimensions, and area of proposed lots. Lot numbering.	Proposal complies. Plat is stamped by a licensed Idaho surveyor certifying their accuracy.
12-642.C.4	Plat Content	Location, dimensions and tentative names of proposed streets and roads.	No new roads are proposed. Proposed access easement is shown with dimensions.
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.	Contours not shown. See Required Modification #4
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, or adjacent thereto.	Overhead utility lines not shown. Other requirements met. Plat is stamped by a licensed Idaho surveyor certifying their accuracy. See Required Modification #5
12-642.C.8	Plat Content	Proposed method of water supply, sewage, and solid waste disposal.	Water is provided by a community/public system. Sewage is provided by an off-site system, and solid waste to be responsibility of lot owners. All information is included on plat.
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. Community well and septic easements shown.

BCRC	STANDARD FOR	REQUIRED	Provided
12-642.C.11	Plat Content	Statement for intended use of parcels.	Statement of intended use not provided. See Required Modification #6
12-642.D.1	Application Fee		Proposal complies. Application vested on June 1, 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 proposed. A preliminary roadway improvement plan is not required.
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 future residents.	See Conclusion of Law #6.

BCRC	STANDARD FOR	REQUIRED	Provided
12-645.G	Prelim. Plat Review Standard	Compliance with Title 12, Subchapter 6.2.	See Conclusion of Law #7.
12-6.5	Short Subdivision, Procedures		
12-650.A	Purpose		Application is incomplete. See Required Modification #7
12-650.B	Application	Eligibility for Short Subdivision	Project complies. Application is for 2 lots.
12-650.C	Permit Required	Eligibility and Restriction Note on Plat.	Restriction note is not included on plat. See Required Modification #8
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 June 1, 2026, routed to agencies on 6/23/26.
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.	This proposal is under 5-acres, therefore this proposal does not meet any of the exemptions listed.
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.	No stormwater plan was submitted. See Required Modification #9
12-724.4	Optional Preliminary	For preliminary plats, an optional preliminary grading/storm water management and erosion control plan may be submitted at the	No preliminary stormwater plan was submitted. See Required Modification #10

BCRC	STANDARD FOR	REQUIRED	Provided
		time of the application.	
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 not** consistent with Bonner County Revised Code based upon the contents of this staff report, including the Standards Review, Conditions of Approval and Conclusions of Law herein.

Agency and Public Comments

Agencies and Taxing Districts were notified of this request on June 23, 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 Historical Society
Idaho Transportation Department – Permits
Idaho Department of Water Resources
West Pend Oreille Fire District
Panhandle Health District

The following agencies replied (No Comment):

Idaho Department of Environmental Quality
Idaho Department of Fish and Game
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:

Application requires modifications and additional information. Conclusions cannot be provided at this time. Conclusions of Law will be proposed once the required modifications are made.

Modifications Required:

1. Per BCRC 12-623 (B)(4), Lots to be served by connection to an existing public or private water system: A letter from the owner of the system indicating it has sufficient reserve production capacity to supply water to the lots in the proposed subdivision.
2. Per BCRC 12-623 (D), All proposed lots shall be designed by the applicant to provide a fire protection plan for the proposed lots to provide, at a minimum, an assessment of fire risk and plans to reduce the risk, and provisions for defensible space, where material capable of allowing a fire to spread unchecked will be treated, cleared or modified to slow the rate and intensity of an advancing wildfire and to create an area for fire suppression operations to occur, and for at least one of the following:
 1. Prior to final plat, an approved water and fire hydrant system capable of providing one thousand (1,000) gallons per minute for a minimum of two (2) hours where a community water system exists or is proposed as part of the development and is capable of delivering the pressurized water supply necessary for delivering fire

flows as prescribed by the international fire code, as adopted by the state fire marshal, and such later editions as may be so published and adopted by the state fire marshal, or as amended, modified or superseded, and incorporated herein by reference with a copy on file with the office of the clerk of the board of county commissioners, and hereinafter referred to as IFC.

2. A note on the final subdivision plat stating: "The installation of an approved IFC residential fire suppression sprinkler system is required in all newly constructed residences".
3. Prior to final plat, a manmade or natural water source with a dry hydrant capable of delivering adequate water supply as prescribed by IFC.
4. A note on the final subdivision plat stating: "At the time of building permit or building location permit, the lot owner shall install an approved fire suppression method to the satisfaction of Bonner County".

3. Per BCRC 12-642 (B), If the proposed land division is located within an Area of Impact (AOI), the applicant must provide proof that an attempt to annex into the applicable city was made and rejected by the city.
4. Per BCRC 12-642 (C)(5), Sufficient contours extending at least 100-feet beyond subdivision limits to be shown. (Use of USGS map acceptable).
5. Per BCRC 12-642 (C)(7), Overhead and underground utility lines within the tract and immediately adjacent thereto to be shown.
6. Per BCRC 12-642 (C)(11), A statement setting forth the intended use of the parcels to be included.
7. Per BCRC 12-650 (A), All items required for an application to be submitted.
8. Per BCRC 12-650 (C), Lands divided using a short subdivision are not eligible for further division by the short subdivision process. This restriction shall be noted on the plat. Future divisions of any lot created by short subdivision must proceed through the Subdivision process.
9. Per BCRC 12- 722 (1), A stormwater management plan is required to be submitted with application.
10. Per BCRC 12-724 (4), An optional preliminary stormwater management plan may be submitted at time of application.
11. Per Bonner County Road and Bridge, and the Road Standards Manual, A Trip Generation and Distribution Letter is required with all Land Use applications.

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 **August 24, 2026**.

Planner's Initials: DF	Date: August 13, 2026
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Appendix A – Record of Mailing

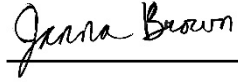
RECORD OF MAILING

Page 1 of 1

File No.: SS0012-26

Record of Mailing Approved By: D.Britt

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 **23rd** 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 11:13 AM
To: Planning
Subject: Re: Request for Review & Comment - Due by July 23, 2026 - File SS0012-26 - 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 Tue, Jun 23, 2026 at 10:10 AM Planning <Planning@bonnercountyid.gov> wrote:

You are invited to comment on this application, your comments must be received by the Bonner County Planning Department by 5 p.m. **July 23, 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](#)

[EXT SENDER] RE: Request for Review & Comment - Due by July 23, 2026 - File SS0012-26 - Bonner County Planning

From planning@bonnercountyid.gov <planning@bonnercountyid.gov>
on behalf of
DEQ Comments <deqcomments@deq.idaho.gov>
Date Thu 7/23/2026 2:05 PM
To Planning <Planning@bonnercountyid.gov>

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: Tuesday, June 23, 2026 10:11 AM
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>; Daniel Britt <daniel.britt@bonnercountyid.gov>
Subject: Request for Review & Comment - Due by July 23, 2026 - File SS0012-26 - 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 23, 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

[EXT SENDER] RE: Request for Review & Comment - Due by July 23, 2026 - File SS0012-26 - Bonner County Planning

From planning@bonnercountyid.gov <planning@bonnercountyid.gov>
on behalf of
Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>
Date Tue 7/14/2026 1:28 PM
To Planning <Planning@bonnercountyid.gov>

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: Tuesday, June 23, 2026 10:11 AM
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>; Daniel Britt <daniel.britt@bonnercountyid.gov>
Subject: Request for Review & Comment - Due by July 23, 2026 - File SS0012-26 - 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 23, 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: planning@bonnercountyid.gov on behalf of Bates, Luke <Luke.Bates@idwr.idaho.gov>
Sent: Tuesday, June 30, 2026 9:07 AM
To: Planning
Cc: Kendra Smith; Alexander Feyen; Jeannie Welter; Maya Johnson; Daniel Britt
Subject: RE: Request for Review & Comment - Due by July 23, 2026 - File SS0012-26 - Bonner County Planning

REF: SS0012-26

TO: Bonner County Planning Department

Good morning,

Idaho Department of Water Resources (IDWR) – Northern Regional Office offers the following information related to the proposed development and water uses:

- Currently, existing Decreed water right 97-7506 authorizes Domestic & Commercial water use for parcels RP028140000020A, RP56N05W292400A, RP028140000010A, & RP028140000030A.
- 97-7506 authorizes commercial use for a store in the amount of 0.04 cfs diversion rate and 1.4 acre-feet diversion volume annually. The water right authorizes 0.04 cfs diversion rate and 1.2 acre-feet diversion volume annually for domestic use 1 home.

If the proposed development results in an increase in diversion rate or diversion volume beyond that which is detailed above, then additional water right filing(s) are mandated to remain in compliance with Idaho water law statutes. If additional commercial buildings are contemplated, I recommend the applicant reach out to IDWR to discuss the merits of filing for additional water rights early to maintain earlier priority on a water right filing.

Thank you for the opportunity to comment,

Luke Bates – Sr Water Resource Agent
Idaho Department of Water Resources
Northern Regional Office
208-762-2817
7600 N Mineral Dr Suite 100 Coeur D Alene ID 83815-7763

From: Planning <Planning@bonnercountyid.gov>

Sent: Tuesday, June 23, 2026 10:11 AM

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>; Daniel Britt <daniel.britt@bonnercountyid.gov>



Subject: Request for Review & Comment - Due by July 23, 2026 - File SS0012-26 - Bonner County Planning

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

[EXT SENDER] Re: Request for Review & Comment - Due by July 23, 2026 - File SS0012-26 - Bonner County Planning

From planning@bonnercountyid.gov <planning@bonnercountyid.gov>
on behalf of
Wpofd District 1 <wpofd1@gmail.com>
Date Tue 7/14/2026 11:33 AM
To Planning <Planning@bonnercountyid.gov>

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

Hi Janna,

Thank you for the opportunity to review this application.

We approve of the division of the property. However, please note that in the future, the International Fire Code could apply regarding water supply for fire suppression as well as ingress and egress requirements.

Best regards,

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

On Tue, Jun 23, 2026 at 10:10 AM Planning <Planning@bonnercountyid.gov> wrote:

You are invited to comment on this application, your comments must be received by the Bonner County Planning Department by 5 p.m. **July 23, 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

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 **23rd** day of **June 2026**.

Jenna Brown

Jenna Brown, Administrative Assistant III

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Tuesday, June 23, 2026**.

File SS0012-26 – Short Subdivision – Muzzy’s: Request to subdivide ± 2.72 acres into two (2) lots ± 1.24 acres and 1.48 acres. The property is zoned Commercial. The project is located off Highway 2 in Section 20/29 Township 56 North, Range 5 West, 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 **July 23, 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	No BPA ROW near project	6-23-26
	Name 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	Date

Maya Johnson

From: planning@bonnercountyid.gov on behalf of Symone Legg
<Symone.Legg@itd.idaho.gov>
Sent: Tuesday, June 23, 2026 10:40 AM
To: Planning
Cc: Kimberly Hobson
Subject: [EXT SENDER] Re: Request for Review & Comment - Due by July 23, 2026 - File SS0012-26 - Bonner County Planning

Although the approaches these parcels are using have existed for what is assumed is quite a length of time, they are not permitted for use. The applicant will need to apply for an approach permit here:

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

ITD will need the following to process the application:

1. A deed verifying ownership of the parcels
2. Any easements that are recorded for use
3. The plat proposing the subdivision
4. An application filled out in its entirety, including number of vehicles using the approach per day and per peak hour
5. Pictures of the approaches
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: Tuesday, June 23, 2026 10:10 AM
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>; Daniel Britt <daniel.britt@bonnercountyid.gov>
Subject: Request for Review & Comment - Due by July 23, 2026 - File SS0012-26 - 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**

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Janna Brown

Janna Brown, Administrative Assistant III

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Tuesday, June 23, 2026**.

File SS0012-26 – Short Subdivision – Muzzy’s: Request to subdivide ± 2.72 acres into two (2) lots ± 1.24 acres and 1.48 acres. The property is zoned Commercial. The project is located off Highway 2 in Section 20/29 Township 56 North, Range 5 West, Boise-Meridian.

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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 June 23, 2026
Name Date

out of boundaries



Public Health
Prevent. Promote. Protect.

Panhandle Health District

Panhandle Health District

Healthy People in Healthy Communities

June 24, 2026

Bonner County Planning Department

Attn: Janna Brown

Re: SS0012-26 – Short Subdivision – Muzzy's

Panhandle Health District (PHD) has received an application for land subdivision and has provided review. PHD is in the process of working through the required items prior to signing the mylar.

Amanda J Cerise
Registered Environmental Health Specialist
Panhandle Health District

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



Panhandle Health District

Healthy People in Healthy Communities

Public Health
Prevent. Promote. Protect.

Panhandle Health District

June 24, 2026

Truxton Glahe
303 Church St
Sandpoint Idaho 83864

RE: Muzzy's Second, #26-09-13208

To All Concerned:

The residential subdivision known as Muzzy's Second consisting of 2 lots on 2.72 acres located in Township 56 North, Range 5 West, Section 20/29 within Bonner County in the State of Idaho has been reviewed by Panhandle Health District (PHD). PHD will grant final plat approval when the following conditions are satisfied:

- PHD must receive an updated letter from the owner of the Public Water System stating they have the *capacity and willingness* to supply water to all 2 lots in Muzzy's Second or only Lot 2 since Lot 1 will not have sanitary restrictions lifted. **(Incomplete)**
- Test holes must be dug and approved drainfield sites must be located for all lots within the subdivision. The current septic easement does not meet "current standards" and it will need to be brought up to standards. This will mean a replacement area for the current system (and since it is failing we will actually need to find a replacement and its replacement) will need to be found (to include test holes) and be surveyed, monumented and recorded. **(Incomplete)**
- The water source must be stated on the plat as part of the owner's certificate block as required by Idaho Code §50-1334. **(Complete, however, this is not a community water system. Please change the notation to show Public Water System)**
- PHD will provide the applicable language for the Sanitary Restriction/Certificate of Approval as required by Idaho Code §50-1326 to §50-1329. This must be placed on the face of the plat. **(Incomplete)**
 - Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 are in force for lot 1. No owner shall construct any building, dwelling or shelter which necessitates the supplying of water or sewage facilities for persons using such premises until sanitary restriction requirements are satisfied.
 - Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied for lot 2. Sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.
- All shallow injection wells (drywells) must be registered with PHD and corresponding fees paid. **(Not applicable)**
- Copies of the plat including signature page(s) must be supplied to PHD. **(Complete)**
- All fees pertinent to PHD's subdivision review process must be paid. **(Complete)**

If the above conditions are satisfied PHD will lift the sanitary restrictions when the final plat/mylar is signed. Please note that plat approval does not guarantee these lots are buildable. If you have any questions or require additional information, please call Panhandle Health District.

Hayden –
Kootenai County
8500 N. Atlas Rd.
Hayden, ID
83835
208.415.5100

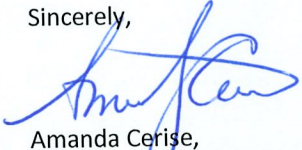
Sandpoint –
Bonner County
2101 W. Pine St.
Sandpoint, ID
83864
208.265-6384

Kellogg –
Shoshone County
35 Wildcat Way
Kellogg, ID
83837
208.786.7474

Bonn timers Ferry –
Boundary County
7402 Caribou St.
Bonn timers Ferry, ID
83805
208.267.5558

St. Maries –
Benewah County
137 N. 8th St.
St. Maries, ID
83861
208.245.4556

Sincerely,



Amanda Cerise,
Environmental Health Specialist
acerise@phd1.idaho.gov

cc: Idaho Department of Environmental Quality (IDEQ) – croplansubmittal@deq.idaho.gov
Bonner County Planning Department - planning@bonnercountyid.gov
tglahe@glaheinc.com