

Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

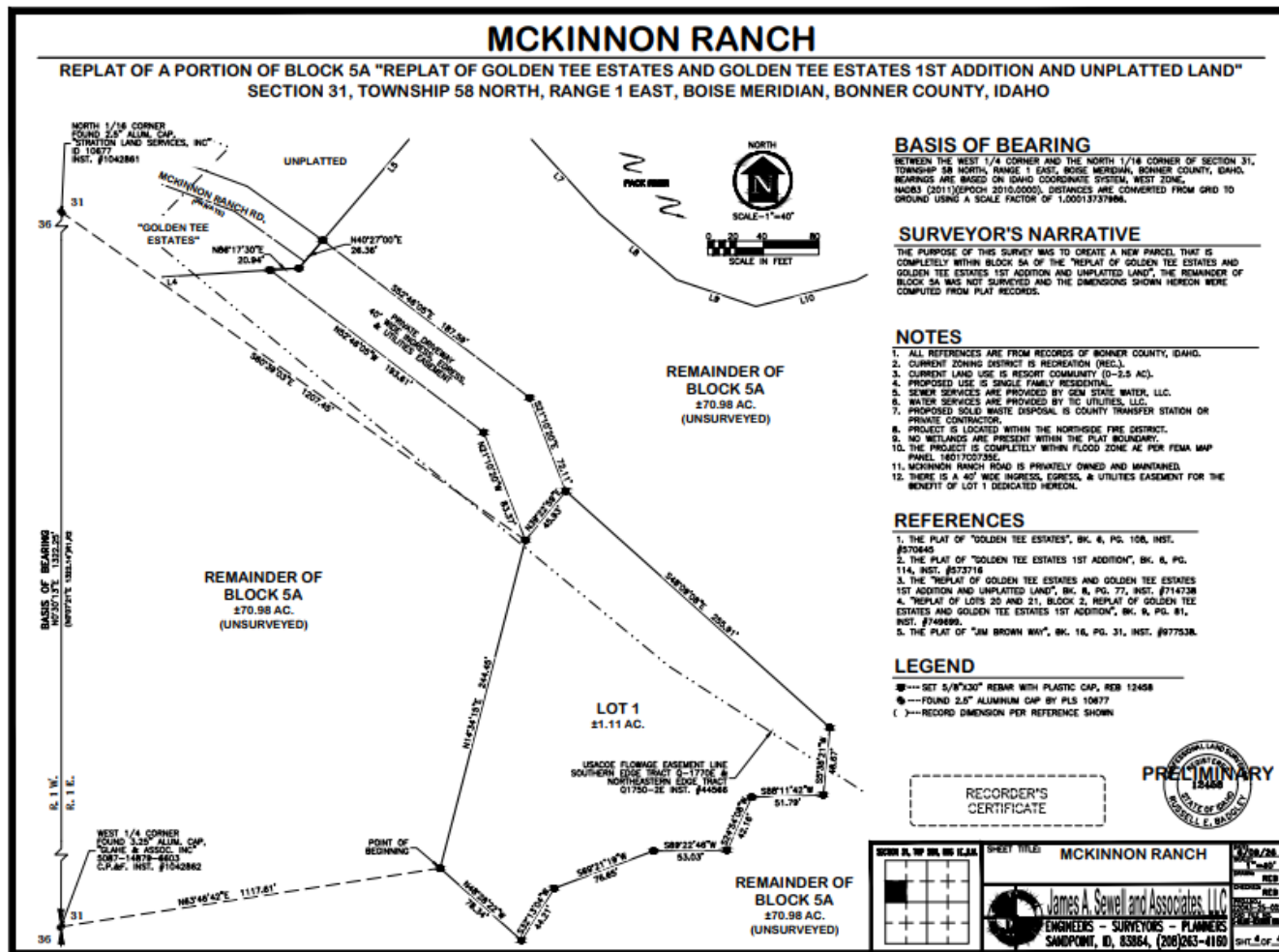
Phone (208) 265-1458 - Fax (866) 537-4935

Email: planning@bonnercountyid.gov - Web site: www.bonnercountyid.gov



Short Subdivision Administrative Staff Report

Project Name:	Mckinnon Ranch
File Number, Type:	SS0014-26, Short Subdivision
Request:	The applicant is proposing to divide one ±24.66-acre lot into three lots ranging in size from 0.35-acres to ±23.5-acres
Legal Description:	31-58N-1E/36-58N-1W GOLDEN TEE ESTS & GOLDEN TEE ESTS 1ST ADD BLK 5A, BLK 12 LOT 3A, REPLAT BLK 15 LOT 1A, REPLAT BLK 16A, BLK 17 LOT 1, BLK 18 GOLDEN TEES ESTS GOLF COURSE
Location:	The site is generally located off McKinnon Ranch Rd, Sandpoint in Section 36, Township 58 North, 1 East Boise Meridian, Bonner County.
Parcel Number(s):	RP0435905A000BA
Parcel Size:	Approximately 72.09-acres (individual lot being divided).
Applicant/ Landowner:	Valiant Idaho LLC
Project Representative:	Jeremy Grimm, Whiskey Rock Planning; Russell Badgely, J.A. Sewell & Associates
Application filed:	June 19, 2026
Notice provided:	Mail: July 16, 2026 Published in newspaper: July 16, 2026
Appendices:	Appendix A – Record of Mailing Appendix B – Agency Comments



Project Summary:

The proposed subdivision is a part of the Planned Unit Development - Golden Tee Estates, Planning File No. C832-05.

The subject property is approximately 72.09 acres of platted land located within The Idaho Club on McKinnon Ranch Drive in Section 36, Township 58 North, Range 1 East of Boise Meridian, Idaho. The parcel is currently zoned Recreation with a land use designation of Resort Community.

The applicant is requesting to replat the lot into 1 residential lot and a remainder lot from the larger golf course parcel. Ranging in area from 1.11 to ±70.98-acres.

Applicable Laws:

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

BCRC 12-2.6	Abandonments, Appeals, Complaints, Exceptions, Fees, Modifications, Public Hearings, Application Processing
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 12-625	Design Standards: Trails and Parks
BCRC 12-626	Design Standards: Environmental Features
BCRC 12-642	Preliminary Plat, Contents of Application
BCRC 12-643	Subdivisions, Procedure for processing Preliminary Plats
BCRC 12-644	Improvement Plan Required, Contents
BCRC 12-645	Standards for review of Applications for Preliminary Plat of all Subdivisions
BCRC 12-6.5	Short Subdivisions, Procedures
BCRC 12-660	Final Plat, Contents
BCRC 12-661	Endorsements to be Shown on Final Plat
BCRC 12-7.1	Shorelines
BCRC 12-7.2	Grading, Storm water Management and Erosion Control
BCRC 12-7.3	Wetlands
BCRC 12-7.4	Wildlife
BCRC 12-7.5	Flood Damage Prevention
BCRC 12-800	Definitions

Background:

A. Site data:

- Current Use: Golf Course
- Status: Platted – Golf Course Lot Block 5A, Golden Tee Estates & Golden Tee Estates 1st Addition Replat.
- Size: Approximately 72.09-acres (individual lot being divided)
- Zone: Recreation
- Land Use: Resort Community

B. Access:

- The site is currently accessed off McKinnon Ranch Road, a privately owned and maintained paved right-of-way.



- SS0014-26 Short Plat Administrative Staff Report

- Drainage: Poorly Drained
- Classification: Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season
- Description: Colburn very fine sandy loam, 0 to 4 percent slopes
- Type: Consociation
- Classification: All areas are prime farmland

D. Services:

- Water: TIC Utilities, LLC.
- Sewer: Gem State Water to provide sewer service.
- Electricity: Northern Lights, Inc.
- Natural gas: Avista Utilities
- Fire: Northside Fire District
- School District: Lake Pend Oreille School District #84
- Ambulance District: Bonner County Ambulance District
- Hospital District: Pend Oreille Hospital District

Staff Review and Analysis

Staff Review and Analysis:

BCRC Code	Standard for	Required	Provided
12-268	Application Process, General Provisions	Agency Routing	Agencies were notified of the file on July 16, 2026.
12-610.B	Conformance with BCRC Title 12	Minimum Lot Size required is 12,000 sf. for Recreation District where all urban services are available.	The smallest lot size being proposed is 1.11-acres.
12-620	General	Easements, constraints, reserved land areas to be shown and marked on the plats.	The plat shall include all easements, constraints, reserved land areas to shown and marked on the plat. See Conditions of Approval.
12-621	Lot Design	Depth to width ratio of not more than 3.2:1 for lots less than 300 feet wide; and not more than 4.2:1 for lots more than 300 feet wide. Angle of intersections with fronting road between 85 – 95 degrees for lots with less than 100 feet width.	The associated approved PUD, Condition A-7, #5 on file C832-05 was approved with a deviation permitted to depth to width ratio and angle of intersection requirements.

12-622	Submerged Lands	Submerged lands not to be counted towards density calculations.	The subject residential lot does not contain any mapped submerged lands. Not Applicable.
12-623.A	Urban services	For lots less than 1 acres in size, urban services required.	Will-serve letter received from TIC Utilities, LLC, an affiliate of Valiant Idaho, LLC confirming that it has sufficient capacity to provide water. Gem State Water confirmed that it has sufficient capacity to provide wastewater services to all the lots in the proposed subdivision as found the will server letter dated March 30, 2026.
12-623.B	Water supply	Lots to be served by connection to an existing public or private water system.	Will-serve letter received from TIC Utilities, LLC, confirming that it has sufficient capacity to provide water to all the lots in the proposed subdivision.
12-623.C	Sewage disposal	Sewage disposal method for all building sites, as approved by the Panhandle health district and/or the state of Idaho, may be provided.	Gem State Water confirmed that it has sufficient capacity to provide wastewater services to all the lots in the proposed subdivision as stated in will serve letter dated March 30, 2026. A comment from Panhandle Health District indicates that a Subdivision Land Application has not been applied for with this subdivision. See Modification Required.
12-623.D	Fire Plan/Fire risk assessment	Assessment of fire risk Fire protection plan Defensible space plan	A fire assessment plan was not submitted as a part of this proposal. See Modification Required.
12-624.A	Road name	Unique road names for new roads.	No new roads are being proposed as part of this development.
12-624.B	Road standards	Road to be designed to meet private road standards of BCRC Title 12, Appendix A.	The associated approved PUD, Condition A-7, #4 on file C832-05 was approved with a deviation permitted to construct the private roads to a minimum

			of the International Fire Code Standards and to be paved. No new roads are proposed in this subdivision, or any extension of an existing road. See Conditions of Approval.
12-624.C	Legal access	Legal access to each proposed lot	All lots have been proposed to have direct frontage on McKinnon Road, a private road.
12-624.D	Public road frontage	For lots less than 5 acres in size, direct frontage and direct access to public roads required.	The associated approved PUD, Condition A-7, #4 on file C832-05 was approved with a deviation permitted to construct the private roads to a minimum of the International Fire Code Standards and to be paved. See Conditions of Approval.
12-625.A	Trails and Parks	Bonner County Trails Plan	Bonner County currently does not have an adopted trails plan. This proposal is not adjacent to any public access points of ingress/ egress.
12-625.B	Trails and Parks	Public Access, Parks and Facilities	This proposal does not offer any public access, parks and facilities.
12-626.A	Natural Hazards	Subdivision to be designed around identified natural hazards	The proposal has mapped slopes of 0-30+% grade.
12-626.B	Conformance with BCRC 12-7	Conformance with environmental standards.	This project has been reviewed to meet the requirements of Title 12, Chapter 7, see analysis below. Excepting BCRC 12-7.5, see analysis below.
12-642.A	Application Content	Application form	The applicant submitted the required application for a subdivision.
12-642.B	Application Content	Preliminary Plat, prepared by Idaho licensed surveyor, showing parcels to be created.	Russell Badgley, a Idaho licensed surveyor prepared the preliminary plat.
12-642.B.1	Plat Content	Subdivision name, geographic grid, north arrow, and vicinity map, vicinity road pattern.	These elements are all included on the face of the submitted preliminary plat.

12-642.B.2	Plat Content	Boundary line of tract to be subdivided, intersection property lines, abutting roads, names and addresses of adjoining owners shown in their respective places of ownership on the plat.	These elements are all included in the submitted preliminary plat.
12-642.B.3	Plat Content	Location, dimensions and area of proposed lots. Lot numbering.	The surveyor has systematically numbered each lot with dimensions and locations.
12-642.B.4	Plat Content	Location, dimensions and tentative names of proposed streets and roads.	The preliminary plat indicates that the lot will be accessed by McKinnon Ranch Road, a 30' wide approved private road.
12-642.B.5	Plat Content	Sufficient contours to show the shape of the land and extending at least one hundred feet beyond the subdivision limits.	The preliminary plat does not show the contour lines of the areas being divided. See Modification Requested
12-642.B.6	Plat Content	Location of water courses, floodplains per FIRMs with BFEs.	RP0435905A000BA is within SFHA Zone AE, AE Floodway, Shaded Zone X, and Zone X per FIRM Panel Number 16017C0735E, Effective Date 11/18/2009. Per BCRC 12-111, the purpose of zoning code in Bonner County is to promote the health, safety and general welfare of the people of Bonner County. Further, per BCRC 12-111, Bonner County zoning code is also intended to protect life and property in areas subject to natural hazards and disasters. These natural hazards include floodplains. Per BCRC 14-102, the flood hazard areas of Bonner County are subject to periodic inundation that results in the loss of life and property, health and safety hazards, the disruption of commerce and governmental services, extraordinary public expenditures for flood relief and protection, and impairment of the tax base, all of which adversely affect the public health, safety, and general

			welfare. Further, per BCRC 14-102, local government units have the primary responsibility for planning, adopting, and enforcing land use regulations to accomplish proper floodplain management. Per BCRC 14-505, areas designated as floodways are located within the Special Flood Hazard Areas and are extremely hazardous areas due to the velocity of floodwaters that have erosion potential and carry debris and potential projectiles. This request will result in a doubling of the flood risk exposure in an already hazardous area. It is strongly recommended that this application be denied, and it is my opinion that the County decision-making bodies in this matter are obligated to deny this application. Approval of this application would be contrary to the obligation of the County to promote the health, safety and general welfare of the people. Approval of this application would be contrary to the County's obligation to protect life and property in areas subject to natural hazards and disasters. An FDP is required. Memo sent to project rep. Additionally, water courses have not been shown on lots. See Modifications Required
12-642.B.7	Plat Content	Existing wells, springs, wetland boundaries as depicted on national wetlands inventory maps or as delineated by a professional authorized by the U.S. army corps of engineers to perform wetland delineations, drainage channels, overhead and underground	This proposal does contain mapped wetlands. Wetlands have not been depicted on the site. See Modifications Required

		utility lines, structures, sanitary sewers and culverts within the tract and immediately adjacent thereto.	
12-642.B.8	Plat Content	Proposed method of water supply, sewage and solid waste disposal.	The "Notes" portion of the preliminary plat indicates the providers of water and sewage disposal and solid waste disposal.
12-642.B.9	Plat Content	All easements of record, including sufficient data to identify conveyance.	Conveyance of easements can be found in the "Notes" portion in the preliminary plat and in the subdivision guarantee.
12-642.B.10	Plat Content	Purpose indication for parcels reserved for public dedication or common use of property owners.	No new common open space or public dedication is being done as part of this plat.
12-642.B.11	Plat Content	Statement for intended use of parcels.	Note 4 of the preliminary plat indicates the lots are proposed to be single-family residential lots.
12-642.C.2	Road design and profile	Preliminary road design and profile prepared, stamped and signed by Idaho licensed engineer.	A preliminary road design and profile plan is not required, as no new roads or extensions of existing roads are being proposed.
12-643.A	Application filed	In accord with 12-268	The applicant submitted the required application for a subdivision.
12-643.I	Validity of Preliminary Plat		The preliminary plat shall be valid for a period not to exceed three (3) years. See Conditions of Approval.
12-644	Improvements Plan	Plan to be prepared by a registered civil engineer. Two copies to be provided.	Upon approval of the preliminary plat the applicant shall submit plan prepared by a registered civil engineer. See Conditions of Approval.
12-645	Standards for Review		BCRC 12-645 standards are found in the Conditions of Approval and Conclusions of Law found in this staff report.
12-650	CONTENTS OF APPLICATION		All sections of this code have been met, with the exception of subsection C. The applicant will be required to place the following on the face of the plat

			"Lands divided using a short subdivision are not eligible for further division by the short subdivision process." See Conditions of Approval.
12-651	SHORT SUBDIVISION, PROCEDURE FOR PROCESSING PRELIMINARY PLAT:		All sections of this code have been met, or are being met, as part of the review of this subdivision.
12-652	SHORT SUBDIVISION, CONTENTS OF FINAL PLAT, PROCEDURE FOR APPROVAL OF FINAL PLAT		This is not applicable at this stage of the project. See Conditions of Approval.
12-660	Final Plat, Contents		Not applicable at this stage of the project. See Conditions of Approval.
12-661	Endorsements on Final Plat		Not applicable at this stage of the project. See Conditions of Approval.
12-7.1	Shorelines		The subject property does front an unnamed water bodies. A 40-foot Vegetative Buffer, as required by 12-714 (B), shall be delineated on the plat. See Modifications Required
12-7.2	Grading, Stormwater Management and Erosion Control	Applicability: All new subdivisions subject to the provisions of chapter 6 of this title, as amended, and all new planned unit developments subject to the provisions of chapter 2, subchapter 2.5 of this title, as amended, except as provided for in subsection 12-720.3.J of this subchapter.	Stormwater management report and erosion control plans will be required. See Conditions of Approval.
12-7.3	Wetlands		A wetland reconnaissance is required, per BCRC 12-731(A).

			A reconnaissance has not been provided in this application. See Modifications Required
12-7.4	Wildlife	The purpose of this subchapter is to provide measures to protect and maintain wildlife and fisheries habitat.	No agencies that regulate wildlife commented on this proposal. This subdivision is a part of a Planned Unit Development – Golden Tee Estates that was designed with 17% open space (151 acres) of the 879 acres of development area. The proposed residential density was approved through the Planned Unit Development.
12-7.5	Flood Damage Prevention	Development to occur as per BCRC, Title 14.	RP0435905A000BA is within SFHA Zone AE, AE Floodway, Shaded Zone X, and Zone X per FIRM Panel Number 16017C0735E, Effective Date 11/18/2009. Per BCRC 12-111, the purpose of zoning code in Bonner County is to promote the health, safety and general welfare of the people of Bonner County. Further, per BCRC 12-111, Bonner County zoning code is also intended to protect life and property in areas subject to natural hazards and disasters. These natural hazards include floodplains. Per BCRC 14-102, the flood hazard areas of Bonner County are subject to periodic inundation that results in the loss of life and property, health and safety hazards, the disruption of commerce and governmental services, extraordinary public expenditures for flood relief and protection, and impairment of the tax base, all of which adversely affect the public health, safety, and general welfare. Further, per BCRC 14-102, local government units have the primary responsibility for planning, adopting, and enforcing land use regulations to accomplish proper floodplain

			management. Per BCRC 14-505, areas designated as floodways are located within the Special Flood Hazard Areas and are extremely hazardous areas due to the velocity of floodwaters that have erosion potential and carry debris and potential projectiles. This request will result in a doubling of the flood risk exposure in an already hazardous area. It is strongly recommended that this application be denied, and it is my opinion that the County decision-making bodies in this matter are obligated to deny this application. Approval of this application would be contrary to the obligation of the County to promote the health, safety and general welfare of the people. Approval of this application would be contrary to the County's obligation to protect life and property in areas subject to natural hazards and disasters. An FDP is required. Memo sent to project rep. See Modifications Required

Agency and Public Comments

Agencies and Taxing Districts were notified of this request on July 18, 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 with comments:

- Northern Lights Inc
- Panhandle Health District
- Idaho Department of Water Resources

The following agencies replied with no comment:

- Idaho Department of Environmental Quality

- Bonneville Power
- Idaho Department of Transportation
- Kootenai Ponderay Sewer District

All other agencies did not reply.

Public Comments:

As of the date of this staff report public comments have been received.

Conclusions of Law:

Based upon the findings of fact, and the required modifications to the proposal, the following conclusions of law are recommended:

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. Show all easements of record including sufficient recording data to identify conveyance, if not already shown. See BCRC 12-620 and BCRC 12-642.B.9.
2. All lots shall have direct frontage to McKinnon Ranch Road.
3. Show all existing wells, springs drainage channels, overhead and underground utility lines, structures, sanitary sewers and culverts within the tract and immediately adjacent thereto, if any. See BCRC 12-642.B.7.
4. Per BCRC 12-643(I) The preliminary plat shall be valid for a period not to exceed three (3) years from the date of approval. At any time prior to the expiration date of the preliminary plat, an applicant may make a written request to the planning director for a single extension of the preliminary plat for a period up to three (3) years. The board may consider such request for extension at any regular business meeting. The extension request must be approved or denied prior to the expiration date of the preliminary plat.

An improvement plan for the subdivision shall be submitted after the approval of the preliminary plat. The contents of the plan shall include the following. See BCRC 12-644.A.

- a. The subdivision name and number, geographic grid (township, range and tier, section number and location within the section), north arrow, date and scale no smaller than one hundred feet to the inch (1" = 100').
 - b. The plan and profile of proposed systems with grades and sizes indicated. Drain calculations may be required.
 - c. A grading plan, showing storm water drainage for each lot.
 - d. Any other improvements such as curbs, gutters, sidewalks, bridges, lift stations, fire hydrants, street lighting, etc., as required, and in accord with the requirements contained in title 2 of this code.
5. Per 12-644, Applicants' engineers shall provide inspection reports for County Engineer's review and final inspections.
 6. The applicant may enter into a surety agreement for the Stormwater improvements, as outlined in BCRC 12-644(C).
 7. After the approval of the preliminary plat, a final plat shall be prepared in conformance with BCRC 12-6.6.
 8. Per BCRC 12-714(A): A 40-foot vegetative buffer shall be delineated on the final plat.

Modifications Required:

1. Per BCRC 12-623 (D): A fire assessment plan shall be provided.
2. Per BCRC 12-642(B)(5): Contours shall be shown on the preliminary plat.
3. Per BCRC 12-642(B)(6) & 12-7.5: A floodplain development for the subdivision shall

be approved and issued by the Bonner County Planning Department. Additionally, waterbodies shall be shown.

4. Per BCRC 12-642(B)(7): Wetlands shall be shown on the plat.
5. Per BCRC 12-731: A wetland reconnaissance is required.
6. Depending on the outcome of Modification 5, a wetland delineation may be required, per BCRC 12-732.
7. A Subdivision Land Application shall be applied for, and approved, by Panhandle Health District. The approval shall be provided to the Planning Department by the applicant.

Staff Recommendation for Action: Continue to a Date Certain, for Modifications to the Application.

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 **September 17, 2026**.

Planner's Initials: AF

Date: September 3, 2026

Appendix A – Record of Mailing

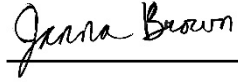
RECORD OF MAILING

Page 1 of 1

File No.: SS0002-26 & SS0014-26

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 **16th** day of **July 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: 'Farley,Alynette B (CONTR) - TERR-BELL-1' via Mail-Planning
<planning@bonnercountyid.gov>
Sent: Thursday, July 2, 2026 7:42 AM
To: Planning
Cc: Farley,Alynette B (CONTR) - TERR-BELL-1
Subject: REVIEW File SS0014-26 - Bonner County Planning

Follow Up Flag: Follow up
Flag Status: Completed

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: Wednesday, July 1, 2026 3:05 PM
Cc: Kendra Smith <Kendra.Smith@bonnercountyid.gov>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>
Subject: Request for Review & Comment - Due by July 30, 2026 - File SS0014-26 - 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 30, 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

Administrative Assistant III
Bonner County Planning Department
1500 Highway 2, Suite 208
Sandpoint, Idaho 83856
Phone: (208) 265-1458 ext. 1277



IDAHO DEPARTMENT OF FISH AND GAME

PANHANDLE REGION

2885 West Kathleen Avenue
Coeur d'Alene, Idaho 83815

Brad Little / Governor
Jim Fredericks / Director

August 12, 2026

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

REFERENCE: SS0014-26 – McKinnion Ranch

The Idaho Department of Fish and Game (IDFG) has reviewed the above-named application requesting to subdivide one approximately 71.1-acre lot into two lots, one being approximately 1.1-acres and the other being approximately 70-acres. The property is zoned recreation. The purpose of these comments is to assist the decision-making authority by providing technical information that can be used to minimize fish and wildlife impacts.

Each new subdivision displaces wildlife, fragments habitat, restricts animal movements, and permanently reduces the capability of Bonner County to support future wildlife populations. The following suggestions, if implemented and included in covenants where applicable, will reduce but not ameliorate impacts to wildlife from this proposal. Unfortunately, other proposals in this area will likely follow in the future, leading to additional cumulative impacts to the County's wildlife populations.

This area was identified as moose, elk, and white-tailed deer critical habitat by Idaho Department of Fish and Game (IDFG 2002) and was distinguished in the Bonner County Comprehensive Plan prior to development of Golden Tee Estates and the golf course. While this area has been developed, the Pack River Delta and its many wetlands continue to provide critical wildlife habitat for many native species. Additionally, the Department routinely performs habitat enhancements within the neighboring Pend Oreille Wildlife Management Area.

The nearby Pack River, along with Lake Pend Oreille have been designated as critical habitat for the threatened Bull Trout by the United States Fish and Wildlife Service. Bull Trout depend on cool, clean water and use the Pack River to travel to and from their spawning areas. Additionally, native Westslope Cutthroat Trout and Gerrard Rainbow Trout from Lake Pend Oreille use the Pack River for spawning. Both Bull Trout and rainbows support a world class trout fishery in Lake Pend Oreille. Wetlands provide a buffer from disturbance to help keep waters clean and ameliorate negative impacts to these waters.

This area is still heavily used by big game and other sensitive wildlife species and, according to the IFWIS wildlife vehicle collision database, wildlife vehicle collisions are occurring in the area on Highway 2. Subdivision development in rural areas will likely increase traffic and contribute directly to injury and mortality of numerous birds, reptiles, amphibians, small mammals, deer and turkeys from vehicle collisions. Further development in the area may increase this hazard to both big game and drivers.

Deer may remain abundant in a development where they are not hunted and may also increase in number if residents feed them, which will increase the damage to home landscaping. Deer, elk, and moose will browse ornamental trees and other decorative vegetation that has not been protected. The damage these animals cause to residential landscaping can be expensive to repair. IDFG is not responsible for depredation of residential ornamental plants, etc. by moose, elk, or deer.

Mountain lions and/or black bears may enter subdivisions; resulting in losses of domestic animals or damage to private property (e.g., BBQs, composters, garbage cans). Residents should be aware that it is their responsibility to protect pets and property. Increased development in this area further increases the potential for human/bear encounters that can be harmful to people or bears.

As the amount of suburban development in the area continues to grow, we have seen an increase in the number of deer and elk caught in fencing. Wrought-iron fences have proven particularly hazardous to deer in suburban areas, with adults impaled on fence spikes and fawns trapped between bars. This can be disturbing to residents, may damage property, and creates an undue burden on IDFG staff resources. The PUD CC&R's discourage fencing, but if perimeter fencing cannot be avoided, we recommend wildlife-friendly fencing (such as post and rail) that allows animals to move through unrestricted. Woven wire and chain link fencing can result in entanglement and injury to deer and elk. Exclusion fencing (e.g., chain link with slats, wood slat) is recommended for smaller areas, such as gardens or pet runs. Wildlife friendly fencing guides are available online from NRCS, Arizona Game & Fish, and Montana Fish Wildlife and Parks.

To conclude, at some level wildlife will be permanently displaced with conversion of forest to subdivisions. While the habitat, biodiversity, and populations of wildlife are currently common in this area, continued development at the current pace and scale, especially in critical habitat areas, will permanently change the amount and arrangement of wildlife within Bonner County.

Thank you for the opportunity to comment.

Sincerely,

Carson Watkins
Panhandle Regional Supervisor

CJW:MH:lat
C: eFile M:\

[EXT SENDER] RE: Request for Review & Comment - Due by July 30, 2026 - File SS0014-26 - Bonner County Planning

From Bates, Luke <Luke.Bates@idwr.idaho.gov>

Date Tue 7/14/2026 8:04 AM

To Planning <Planning@bonnercountyid.gov>

Cc Kendra Smith <Kendra.Smith@bonnercountyid.gov>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Spencer Humphrey <spencer.humphrey@idwr.idaho.gov>

REF: SS0014-26

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 licensed water rights 96-9060, 96-8625, 96-9316 authorize municipal water services at the Place of Use appurtenant to the project's development area parcel RP0435905A000BA.
- The three (3) licensed rights when combined are authorized a total diversion rate of 0.76 cfs (341 gpm) and a total maximum diversion volume of 442.8 acre-feet for municipal services within the service area.
- Right 96-9316 licensing backfile indicate there were 83 active connections and another 297 inactive connections with physical stub in service connections. Additional subdivision within the service area may lead to a need for additional water rights if authorized diversion rate or diversion volume exceed existing licensed right(s).
- Currently IDWR does not actively monitor annual volume reports from the Idaho Club PWS water system, but as this project designates existing public or community system as the water supply, IDWR requires the applicant to demonstrate that annual volume rates for the water system are not in jeopardy of being enlarged by the additional of the short subdivision addition to water users on the existing system.

IDWR's recommendation to Bonner County Planning Department is that preliminary plat application approval be contingent on validating water availability exists under existing water rights. This can be accomplished by submission of volume reports for the PWS water system to demonstrate there is no concern for enlargement of the combined use limitations established by license(s) listed above.

Any enlargement of existing licensed water rights associated with the proposed development may constitute an illegal diversion or use of water in accordance with Idaho Code §42-351.

The developer or their designated representative may collaborate with IDWR to provide annual volume reports and seek an updated comment

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: Wednesday, July 1, 2026 3:05 PM

Cc: Kendra Smith <Kendra.Smith@bonnercountyid.gov>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>

Subject: Request for Review & Comment - Due by July 30, 2026 - File SS0014-26 - 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 30, 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

Administrative Assistant III
Bonner County Planning Department
1500 Highway 2, Suite 208
Sandpoint, Idaho 83856
Phone: (208) 265-1458 ext. 1277

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 **30th** 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 30, 2026**.

File SS0014-26 – Short Subdivision – McKinnion Ranch: Request to subdivide one ±194-acre lot into three lots ranging in size, ±.035-acres to ±190-acres. The property is zoned Recreation. The project is located off Highway 200 in Section 31 Township 58 North, Range 1 East, and Section 36 Township 58 North, Range 1 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 30, 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 7/2/2026
Name Date

out of boundaries

REPLAT OF A PORTION OF BLOCK 5A "REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND"
SECTION 31, TOWNSHIP 58 NORTH, RANGE 1 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO



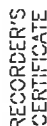
BETWEEN THE WEST 1/4 CORNER AND THE NORTH 1/18 CORNER OF SECTION 31,
RANGE 1 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.
BEARINGS ARE BASED ON IDAHO COORDINATE SYSTEM, WEST ZONE.
(EPOCH 2010.0000). DISTANCES ARE CONVERTED FROM GRID TO
USDB3 (2011)(EPOCH 2010.0000). CONVERSION USING A SCALE FACTOR OF 1.00013737986.

THE PURPOSE OF THIS SURVEY WAS TO CREATE A NEW PARCEL THAT IS COMPLETELY WITHIN BLOCK 5A OF THE "REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND". THE REMAINDER OF BLOCK 5A WAS NOT SURVEYED AND THE DIMENSIONS SHOWN HEREON WERE COMPUTED FROM PLAT RECORDS.

ALL REFERENCES ARE FROM RECORDS OF BUNKER COUNTY, IDAHO.
CURRENT ZONING DISTRICT IS RECREATION (REC-3).
PROPOSED USE IS SINGLE FAMILY RESIDENTIAL (SFR-1.5 AC).
SEWER SERVICES ARE PROVIDED BY GEM UTILITIES, LLC.
WATER SERVICES ARE PROVIDED BY TIC UTILITIES, LLC.
PROPOSED SOLID WASTE DISPOSAL IS COUNTY TRANSFER STATION OR PRIVATE CONTRACTOR.
PROJECT IS LOCATED WITHIN THE NORTHSIDE FIRE DISTRICT.
NO WETLANDS ARE PRESENT WITHIN THE PLAT BOUNDARY.
FEMA FLOOD ZONE IS NOT COMPLETELY WITHIN FLOOD ZONE AS PER FEMA MAP NO. 17097C001.
PANEL 18017C001-001.
1. MCKINNON RANCH ROAD IS PRIVATELY OWNED AND MAINTAINED.
THERE IS A 4' ONE INGRESS, EGRESS, & UTILITIES EASEMENT FOR THE BENEFIT OF LOT 1 DEDICATED HEREON.

1. THE PLAT OF "GOLDEN TEE ESTATES", BK. 6, PG. 108, INST. #970646
2. THE PLAT OF "GOLDEN TEE ESTATES 1ST ADDITION", BK. 6, PG. 109, INST. #970647
3. THE PLAT OF "GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND", BK. 6, PG. 77, INST. #7147338
4. REPEAT OF LOTS 20 AND 21, BLOCK 2, REPEAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION", BK. 9, PG. 81, INST. #748989
5. THE PLAT OF "JIM BROWN WAY", BK. 16, PG. 31, INST. #9773538.

•..... SET 5/8"x30" REBAR WITH PLASTIC CAP, REB 1245B
 •..... FOUND 2.5" ALUMINUM CAP BY PLS 10877
)..... RECORD DIMENSION PER REFERENCE SHOWN



SECTION 31, TWP. 34N, R6E 1E, B1A

SHEET TITLE: MCKINNON RANCH

DATE: 08/28/2024
 DRAWN BY: JAS
 CHECKED BY: JAS
 REVISIONS: 1-002
 1-001
 1-000

PROJECT: SHUT IN # 4

James A. Sewell and Associates, LLC
 ENGINEERS - SURVEYORS - PLANNERS
 IN #3664 72087263-4160
 SAMPPOINT

Maya Johnson

From: 'Sam Ross' via Mail-Planning <planning@bonnercountyid.gov>
Sent: Tuesday, July 7, 2026 8:49 AM
To: Planning
Cc: Kristin Burge; Dan Scholz; Aaron McNall
Subject: Re: Request for Review & Comment - Due by July 30, 2026 - File SS0014-26 - Bonner County Planning

Good morning, Maya.

NLI has reviewed the project SS0014-26, the replat of lot 5A of Golden Tee Estates at the Idaho Club, and the proposed Lot 1 of McKinnon Ranch.

NLI has an existing three phase underground line off the edge of McKinnon Ranch Rd and can likely extend the line into the proposed Lot 1 along the proposed private 40-ft access/utility easement shown on the preliminary plat. This line can be used to provide an electrical service to residential/recreational uses.



The owners of the proposed Lot 1 will need to apply for a new service online at www.nli.coop.

Thank you for the opportunity to review and comment--sincerely,

Samuel Ross

Engineering Assistant II

[Northern Lights, INC.](http://NorthernLights,INC.)

Email: Sam.ross@nli.coop

Office: 208.255.7183

Cell: 208.946.7787

NWPPA Certified Staking Technician

  <i>The power of local service</i> SINCE 1935    	ADDRESSES  HEADQUARTERS 421 Chevy St Sagle, ID 83860  MAILING ADDRESS PO Box 269 Sagle, ID 83860	PHONE NUMBERS  MAIN OFFICE (208) 263-5141  TOLL-FREE (800) 326-9594
---	---	--

From: Planning <Planning@bonnercountyid.gov>

Sent: Wednesday, July 1, 2026 3:05 PM

Cc: Kendra Smith <Kendra.Smith@bonnercountyid.gov>; Alexander Feyen <alexander.feyen@bonnercountyid.gov>; Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>

Subject: Request for Review & Comment - Due by July 30, 2026 - File SS0014-26 - 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 30, 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

Administrative Assistant III
Bonner County Planning Department
1500 Highway 2, Suite 208
Sandpoint, Idaho 83856
Phone: (208) 265-1458 ext. 1277

[CAUTION: This email originated from outside of Northern Lights Inc. Do not click links or open attachments unless you recognize the sender and know the content is safe]

[EXT SENDER] SS0002-26-SHORT SUBDIVISION-JIM BROWN WAY 1ST ADDITION SS0014-26-SHORT SUBDIVISION-MCKINNON RANCH

From planning@bonnercountyid.gov <planning@bonnercountyid.gov>
on behalf of
Denis Twohig <dtwohig@phd1.idaho.gov>
Date Tue 7/14/2026 2:41 PM
To Planning <Planning@bonnercountyid.gov>

 2 attachments (3 MB)

SS0014-26-SHORT SUBDIVISION-MCKINNON RANCH.pdf; SS0002-26-SHORT SUBDIVISION-JIM BROWN WAY 1ST ADDITION.pdf;



Public Health
Prevent. Promote. Protect.
Panhandle Health District

Denis Twohig | Technical Records Specialist 1
2101 W Pine St. Sandpoint, ID 83864
P: 208.265.6384
E: ehapplications@phd1.idaho.gov
W: Panhandlehealthdistrict.org

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If you received this email in error, please reply to the sender that you received this information in error. Also, please delete this email after replying to the sender.



Panhandle Health District

Healthy People in Healthy Communities

Public Health
Prevent. Promote. Protect.

Panhandle Health District

July 14, 2026

Bonner County Planning Department
1500 Highway 200 Suite 208
Sandpoint, ID 83864

Re: File SS0014-26 – Short Subdivision – McKinnion Ranch

Bonner County Planning Department,

The Panhandle Health District has not received a Subdivision Land Application for the proposed Short Plat, and if the County is requiring Health District approval to lift sanitary restrictions, or to keep them in place, Panhandle Health will require an application, fees, a will serve from The Idaho Club/Gem State for Water and Sewer that supports a willingness and ability to service the proposed lot(s).

Thank you,

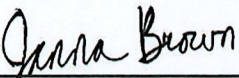
Tim French | Registered Environmental Health Specialist
2101 W. Pine Street, Sandpoint, ID 83864
P: 208-265-6384
W: Panhandlehealthdistrict.org

Sandpoint – Bonner County
2101 W. Pine St.
Sandpoint, ID 83864
208.263.5159

NOTICE OF ADMINISTRATIVE PLAT REVIEW



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Janna Brown, Administrative Assistant III

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File SS0014-26 – Short Subdivision – McKinnion Ranch: Request to subdivide one ±194-acre lot into three lots ranging in size, ±.035-acres to ±190-acres. The property is zoned Recreation. The project is located off Highway 200 in Section 31 Township 58 North, Range 1 East, and Section 36 Township 58 North, Range 1 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 _____
Name Date

REPLAT OF A PORTION OF BLOCK 5A "REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND"
SECTION 31, TOWNSHIP 58 NORTH, RANGE 1 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

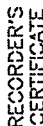


THE PURPOSE OF THIS SURVEY WAS TO CREATE A NEW PARCEL THAT IS COMPLETELY WITHIN BLOCK 5A OF THE "REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND". THE REMAINDER OF BLOCK 5A WAS NOT SURVEYED AND THE DIMENSIONS SHOWN HEREON WERE COMPUTED FROM PLAT RECORDS.

1. ALL REFERENCES ARE FROM RECORDS OF BONNER COUNTY, IDAHO.
2. CURRENT ZONING DISTRICT IS RECREATION (REC.).
3. CURRENT LAND USE IS RESORT COMMUNITY (0-2.5 AC).
4. PROPOSED USE IS SINGLE FAMILY RESIDENTIAL.
5. LAND IS CURRENTLY OWNED BY SEM STATE WATER, LLC.
6. SEWER SERVICES ARE PROVIDED BY SEM STATE WATER, LLC.
7. WATER SERVICES ARE PROVIDED BY TIC UTILITIES, LLC.
8. THERE ARE NO EXISTING UTILITIES ON THE PROPERTY.
9. PROPOSED SOLID WASTE DISPOSAL IS COUNTY TRANSFER STATION OR PRIVATE CONTRACTOR.
10. PROJECT IS LOCATED WITHIN THE NORTHEAST FIRE DISTRICT.
11. NO WETLANDS ARE PRESENT WITHIN THE PLAT BOUNDARY.
12. THE PROJECT IS COMPLETELY WITHIN FLOOD ZONE A PER FEMA MAP.
13. THERE ARE NO EXISTING EGRESS ROUTES ON THE PROPERTY.
14. THERE IS A 40' WIDE INGRESS EGRESS, & UTILITIES EASEMENT FOR THE BENEFIT OF LOT 1 DEDICATED HEREOF.

1. THE PLAT OF "GOLDEN TEE ESTATES", BK. 6, PG. 108, INST. 4757315.
2. THE PLAT OF "GOLDEN TEE ESTATES 1ST ADDITION", BK. 6, PG. 114, INST. 4757315.
3. THE PLAT OF "GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLANNED LAND", BK. 8, PG. 77, INST. 4742368.
4. REPEAT OF LOTS 20 AND 21, BLOCK 2, REPEAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION", BK. 9, PG. 81, INST. 4746893.
5. THE PLAT OF "JIM BROWN WAY", BK. 16, PG. 31, INST. 4977439.

● SET 5/8"x30" REBAR WITH PLASTIC CAP, REB 12458
 ○ FOUND 2.5" ALUMINUM CAP BY PLS 10677
 () RECORD DIMENSION PER REFERENCE SHOWN

[illegible]



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Jenna Brown, Administrative Assistant III

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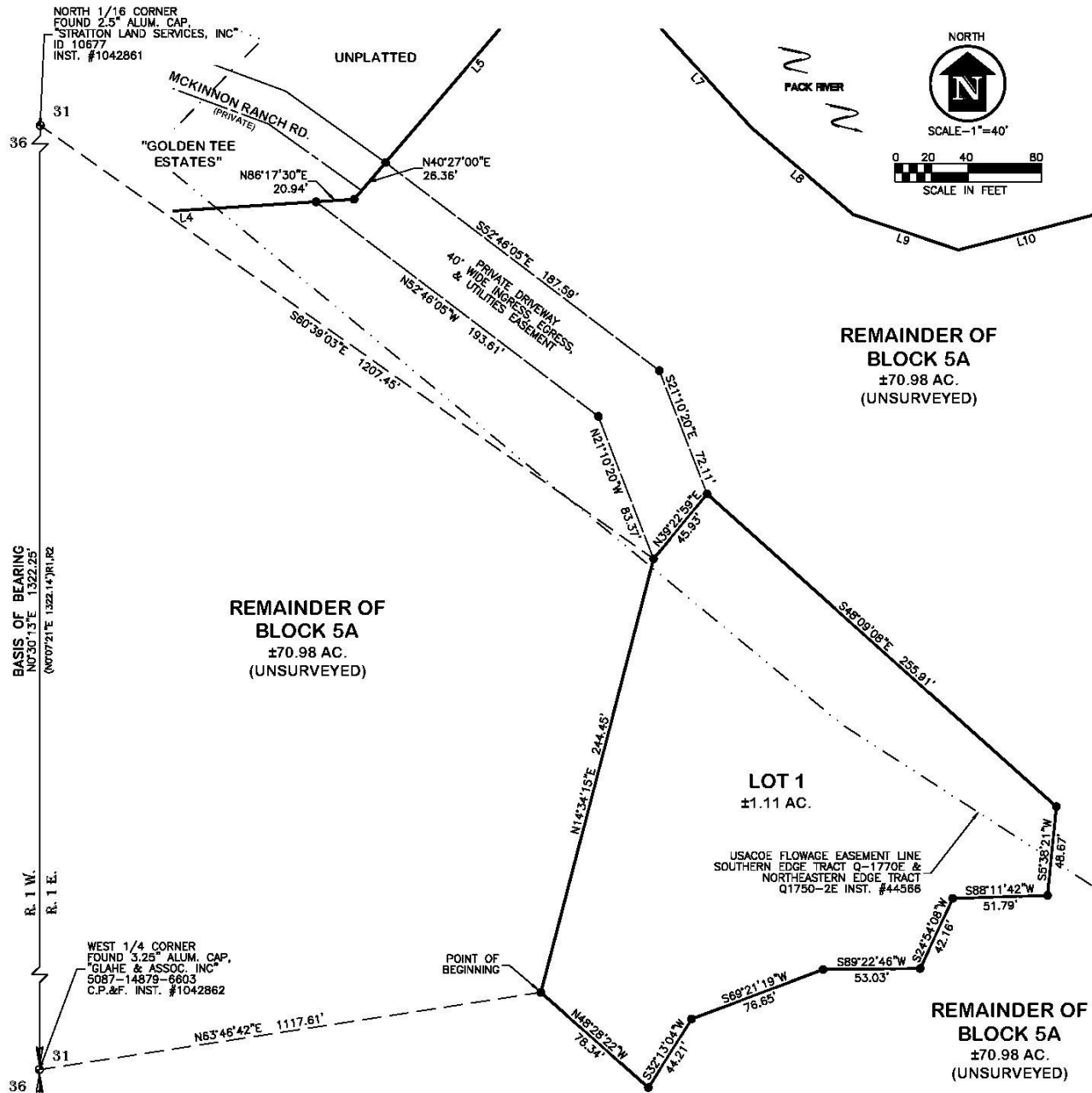
If you have no comment or response, you may indicate below and return this form to the Planning Department.

NO COMMENT _____
Name

Date

MCKINNON RANCH

REPLAT OF A PORTION OF BLOCK 5A "REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND"
SECTION 31, TOWNSHIP 58 NORTH, RANGE 1 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO



BASIS OF BEARING

BETWEEN THE WEST 1/4 CORNER AND THE NORTH 1/16 CORNER OF SECTION 31, TOWNSHIP 58 NORTH, RANGE 1 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO. BEARINGS ARE BASED ON IDAHO COORDINATE SYSTEM, WEST ZONE, NAD83 (2011)(EPOCH 2010.0000). DISTANCES ARE CONVERTED FROM GRID TO GROUND USING A SCALE FACTOR OF 1.00013737986.

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A NEW PARCEL THAT IS COMPLETELY WITHIN BLOCK 5A OF THE "REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND". THE REMAINDER OF BLOCK 5A WAS NOT SURVEYED AND THE DIMENSIONS SHOWN HEREON WERE COMPUTED FROM PLAT RECORDS.

NOTES

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- CURRENT ZONING DISTRICT IS RECREATION (REC.).
- CURRENT LAND USE IS RESORT COMMUNITY (0-2.5 AC).
- PROPOSED USE IS SINGLE FAMILY RESIDENTIAL.
- SEWER SERVICES ARE PROVIDED BY GEM STATE WATER, LLC.
- WATER SERVICES ARE PROVIDED BY TIC UTILITIES, LLC.
- PROPOSED SOLID WASTE DISPOSAL IS COUNTY TRANSFER STATION OR PRIVATE CONTRACTOR.
- PROJECT IS LOCATED WITHIN THE NORTHSIDE FIRE DISTRICT.
- NO WETLANDS ARE PRESENT WITHIN THE PLAT BOUNDARY.
- THE PROJECT IS COMPLETELY WITHIN FLOOD ZONE AE PER FEMA MAP PANEL 16017C0735E.
- MCKINNON RANCH ROAD IS PRIVATELY OWNED AND MAINTAINED.
- THERE IS A 40' WIDE INGRESS, EGRESS, & UTILITIES EASEMENT FOR THE BENEFIT OF LOT 1 DEDICATED HEREON.

REFERENCES

- THE PLAT OF "GOLDEN TEE ESTATES", BK. 8, PG. 108, INST. #570645
- THE PLAT OF "GOLDEN TEE ESTATES 1ST ADDITION", BK. 6, PG. 114, INST. #573718
- THE "REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND", BK. 8, PG. 77, INST. #714738
- "REPLAT OF LOTS 20 AND 21, BLOCK 2, REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION", BK. 9, PG. 81, INST. #749699.
- THE PLAT OF "JIM BROWN WAY", BK. 16, PG. 31, INST. #977538.

LEGEND

- SET 5/8"X30" REBAR WITH PLASTIC CAP, REB 12458
- FOUND 2.5" ALUMINUM CAP BY PLS 10677
- () RECORD DIMENSION PER REFERENCE SHOWN

RECORDER'S
CERTIFICATE



SECTION 31, TWP 58N, RANG 1E, BLM	SHEET TITLE: MCKINNON RANCH	DATE: 8/09/28
		SCALE: 1"=40'
		DRAWN: REB
		CHECKED: REB
		PROJ. NO.: 22043-25-002
	James A. Sewell and Associates, LLC	CAD FILE NO.: 22043-25-002
	ENGINEERS - SURVEYORS - PLANNERS	DATE PLOTTED: 8/09/28
	SANDPOINT, ID, 83864, (208)263-4160	SHT. 4 OF 4