

**BONNER COUNTY PLANNING DEPARTMENT
BOARD OF COUNTY COMMISSIONERS
STAFF REPORT FOR SEPTEMBER 9, 2026**



Project Name: Title 40 & 50 Vacation – Vacation and rededication of Note 17 easement, Providence Subdivision.

File Number, Type: VS0001-26, Title 40 & 50 – Vacation of an easement of Providence Subdivision

Request: The petitioner is seeking to vacate a 60.00' wide utility and fire access easement across Lot 11 of Block 4, found in Providence Subdivision plat note 17, and replace it with a 25.00' wide HOA-maintained fire access, public pedestrian path, and utility easement.

Legal Description: 1-57N-2W PROVIDENCE SUBDIVISION BLK 4 LOT 11.

Location: The property site is located between Seven Sisters Drive and Safari Tracker Drive immediately east of the City of Kootenai in Section 1, Township 57 North, Range 2 West, Boise Meridian.

Parcel Number(s) RP040000040110A

Area: Lot RP040000040110A: 0.328 acres, ±14,308 square feet
Existing 60-foot easement: ±10,728 square feet
Proposed 25-foot easement: ±4,470 square feet

Applicant: Providence Road LLC

Applicant Representative: Monica Miller, HMH Engineering

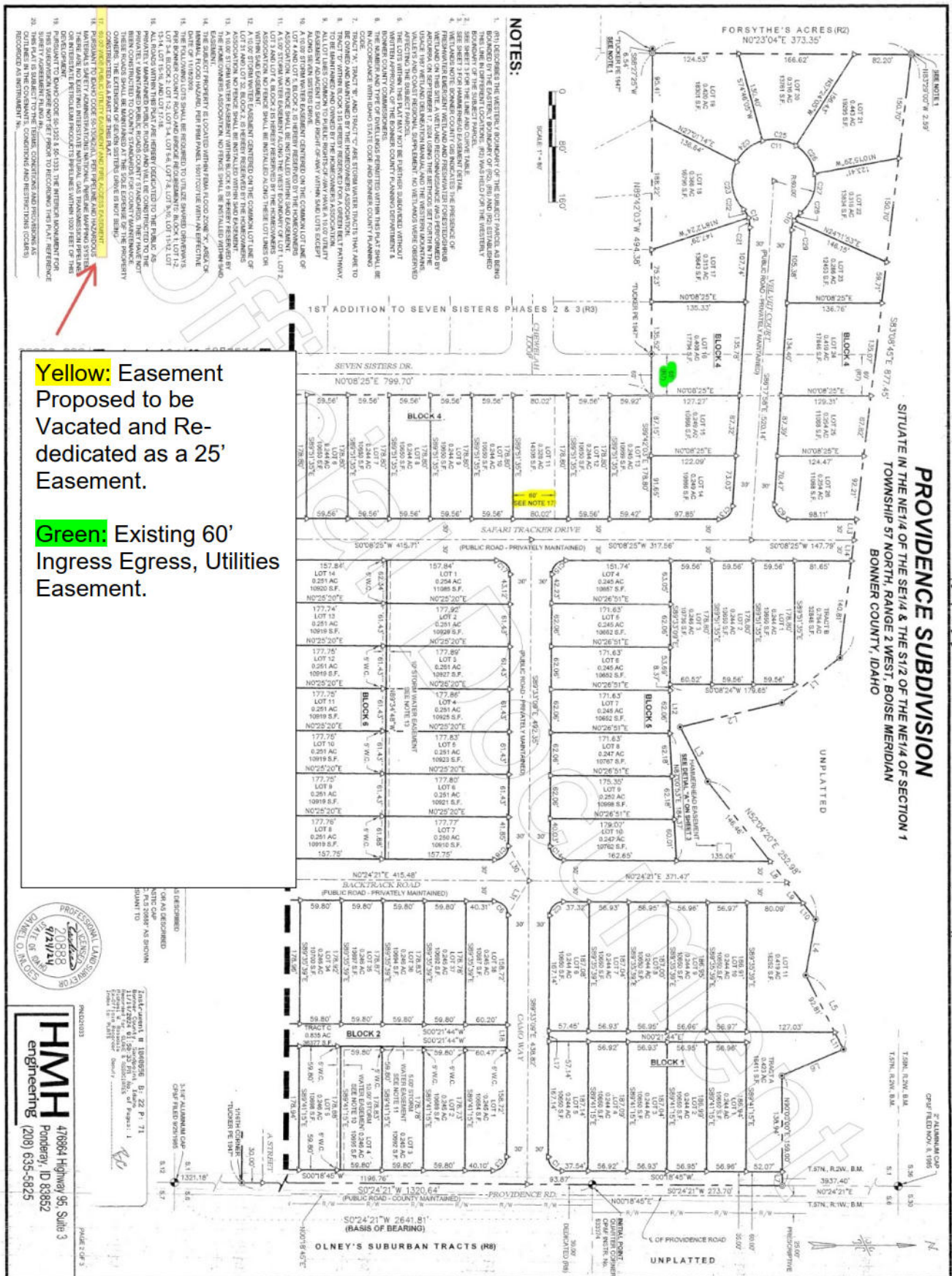
Property owner: Providence Road LLC

Petition filed: March 30, 2026

Notice provided: Mailed: August 4, 2026
Published in newspaper: August 4, 14, 21, 2026

Appendix A – Notice of Public Hearing Record of Mailing
Appendix B – Agency Comments
Appendix C – Description of the Area to be Vacated

Site Plan



VS0001-26 - Aerial



VS0001-26 - Aerial



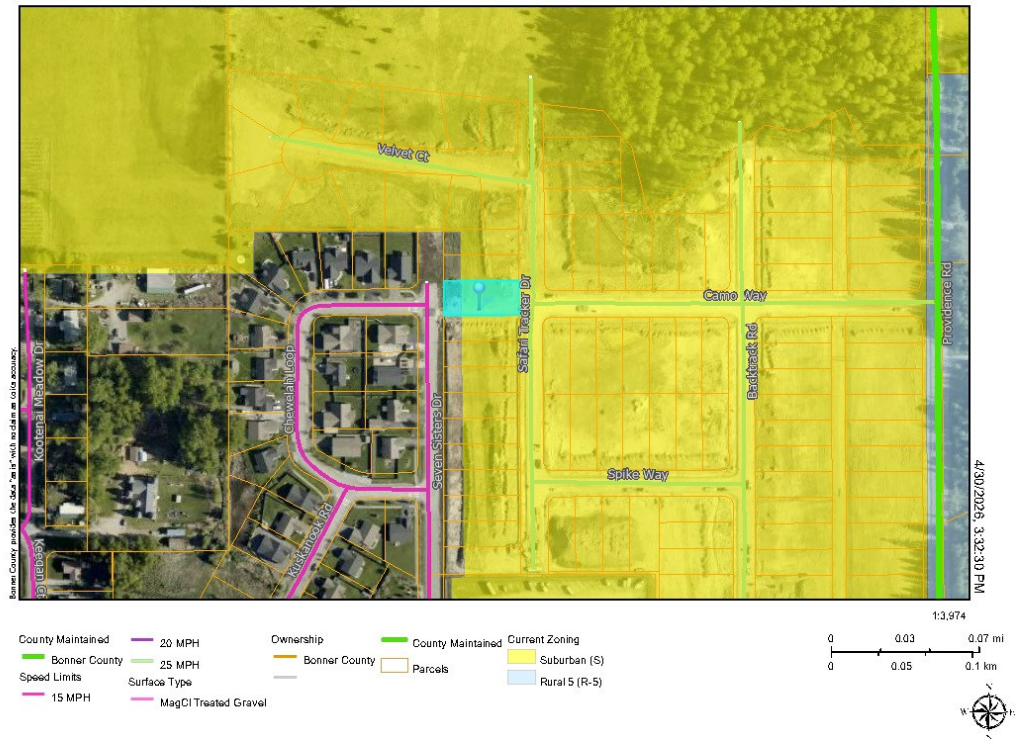
VS0001-26 - Aerial



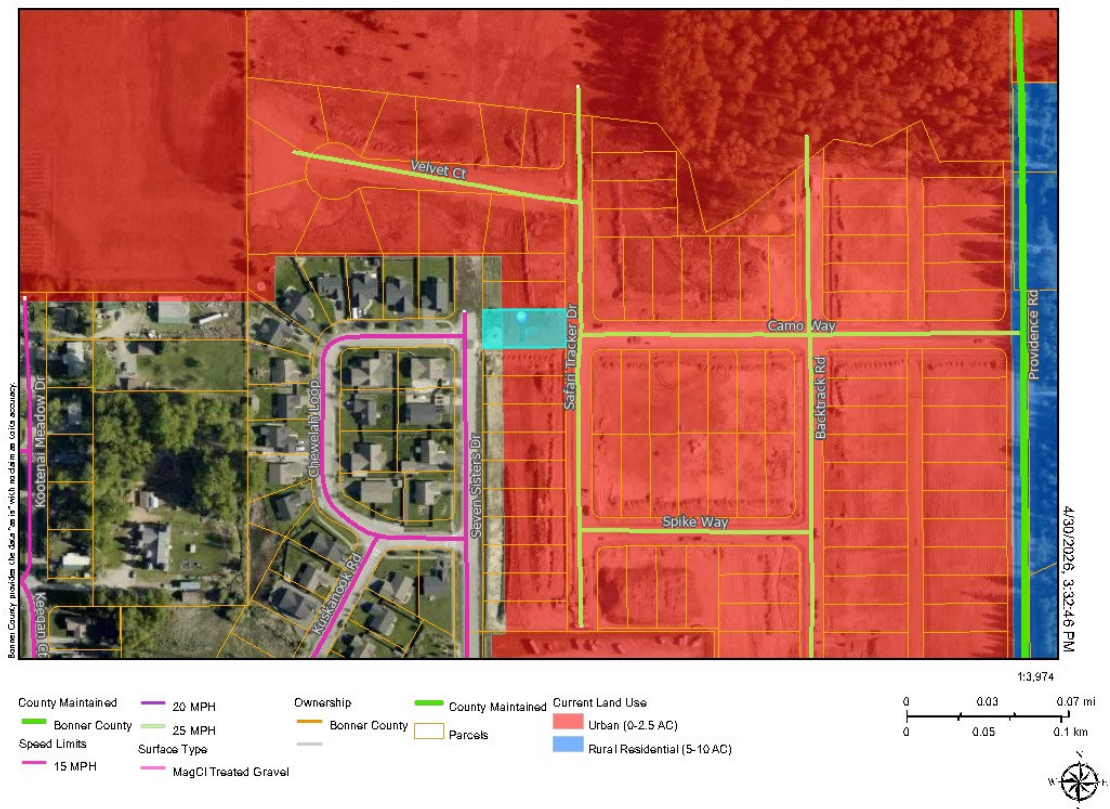
VS0001-26 - City boundaries



VS0001-26 - Zoning



VS0001-26 - Land Use



Project summary:

The petitioner is seeking to vacate a 60.00' wide utility and fire access easement across Lot 11 of Block 4, found in Providence Subdivision plat note 17, and replace it with a 25.00' wide HOA-maintained fire access, public pedestrian path, and utility easement.

Applicable laws:

The following sections of Idaho Code apply to this petition:

- § 50-1325 – Easements – Vacation Of
- § 40-203 – Abandonment and vacation of county and highway district system highways or public rights-of-way
- § 50-1306A – Vacation of plats — Procedure
- § 50-1317 – Vacation procedure in unincorporated areas and in cities not exercising their corporate functions
- § 50-1318 – In absence of opposition – Grant of petition – Restrictions
- § 50-1319 – In presence of opposition – Continuance of application – Hearing – When petition granted
- § 50-1320 – Vesting of title on vacation
- § 50-1321 – Necessity for consent of adjoining owners – Acknowledgment and filing of consent – Limitation on rule – Prerequisites to order of vacation
- § 50-1324 – Recording vacations

Overview:

A. Site data:

Lot RP040000040110A: 0.328 acres, ±14,308 square feet

Existing 60-foot easement: ±10,728 square feet

Proposed 25-foot easement: ±4,470 square feet

Hydrologic Features: None.

Area to be vacated: ± 6,258 square feet

B. Access:

The easement is located between Seven Sisters Drive, a City of Kootenai owned and maintained public right of way; Safari Tracker Drive and Camo Way, Bonner County owned, privately maintained rights of way. The referenced easement is located is approximately 0.43-miles north of Highway 200.

C. Standards review:

Due to Idaho Statutes Title 40 & Title 50 referring to one another in their standard of review for a vacation of an access and utility easement, adjacent to an incorporated city, Bonner County Legal Counsel advises that both statutes be evaluated in the review of this request.

Idaho Code § 50-1325 – Easements – Vacation of

"Easements shall be vacated in the same manner as streets."

Staff: This section is directly applicable to the request because the applicant is requesting to vacate a portion of a recorded easement.

The existing easement provides fire access and utility access. Therefore, the Board should consider the applicable requirements for the vacation of streets, as well as the provisions that specifically address utility easements.

Idaho Code § 40-203 and Title 50, Chapter 13 should be considered together when reviewing the proposed vacation.

The proposed vacation would reduce the existing 60.00'-wide easement to a 25.00'-wide easement.

The Board should determine whether the proposed 25.00'-wide easement is adequate to maintain fire access and provide continued access to the existing water, sewer, and electrical utilities.

Idaho Code § 40-203 – Abandonment and vacation of county and highway district system highways or public rights-of-way

Idaho Code § 40-203(1):

"A board of county or highway district commissioners, whichever shall have jurisdiction of the highway system, shall use the following procedure to abandon and vacate any highway or public right-of-way in the county or highway district system including those which furnish public access to state and federal public lands and waters:"

**(a) The commissioners may by resolution declare their intention to abandon and vacate any highway or public right-of-way or to reclassify a public highway as a public right-of-way, where doing so is in the public interest."*

**(b) Any resident, or property holder, within a county or highway district system including the state of Idaho, any of its subdivisions, or any agency of the federal government may petition the respective commissioners for abandonment and vacation of any highway or public right-of-way within their highway system. The petitioner shall pay a reasonable fee as determined by the commissioners to cover the cost of the proceedings."*

**(c) The commissioners shall establish a hearing date or dates on the proposed abandonment and vacation."*

**(d) The commissioners shall prepare a public notice stating their intention to hold a public hearing to consider the proposed abandonment and vacation of a highway or public right-of-way, which shall be made available to the public not later than thirty (30) days prior to any hearing and mailed to any person requesting a copy not more than three (3) working days after any such request."*

**(e) At least thirty (30) days prior to any hearing scheduled by the commissioners to consider abandonment and vacation of any highway or public right-of-way, the commissioners shall mail notice by United States mail to known owners and operators of an underground facility, as defined in section 55-2202, Idaho Code, that lies within the highway or public right-of-way."*

**(f) At least thirty (30) days prior to any hearing scheduled by the commissioners to consider abandonment and vacation of any highway or public right-of-way, the commissioners shall mail notice to owners of record of land abutting the portion of the highway or public right-of-way proposed to be abandoned and vacated at their addresses as shown on the county assessor's tax rolls and shall publish notice of the hearing at least two (2) times if in a weekly newspaper or three (3) times if in a daily newspaper, the last notice to be published at least five (5) days and not more than twenty-one (21) days before the hearing."*

**(g) At the hearing, the commissioners shall accept all information relating to the proceedings. Any person, including the state of Idaho or any of its subdivisions, or any agency of the federal government, may appear and give testimony for or against abandonment."*

**(h) After completion of the proceedings and consideration of all related information, the commissioners shall decide whether the abandonment and vacation of the highway or public right-of-way is in the public interest of the highway jurisdiction affected by the abandonment or vacation. The decision whether or not to abandon and vacate the highway or public right-of-way shall be written and shall be supported by findings of fact and conclusions of law."*

**(i) If the commissioners determine that a highway or public right-of-way parcel to be abandoned and vacated in accordance with the provisions of this section has a fair market value of two thousand five hundred dollars (\$2,500) or more, a charge may be imposed upon the acquiring entity, not in excess of the fair market value of the parcel; provided, however, no such charge shall be imposed on the landowner who originally dedicated such parcel to the public for use as a highway or public right-of-way; and provided further, that if the highway or public right-of-way was originally a federal land right-of-way, said highway or public right-of-way shall revert to a federal land right-of-way."*

**(j) The commissioners shall cause any order or resolution to be recorded in the county records and the official map of the highway system to be amended as affected by the abandonment and vacation."*

**(k) From any such decision, a resident or property holder within the county or highway district system, including the state of Idaho or any of its subdivisions, or any agency of the federal government, may appeal to the district court of the county in which the highway or public right-of-way is located pursuant to section 40-208, Idaho Code."*

Staff: The subject easement is not identified as a county highway or public right-of-way. However, because the proposed vacation involves a recorded easement providing fire access and containing existing utility facilities, the access and utility provisions of Idaho Code § 40-203 are relevant to the review of this request.

The Board should consider whether the proposed vacation is in the public interest, including the existing fire access, utility facilities, and potential future connectivity associated with the easement.

Agency and/or public comments were received regarding the proposed vacation.

Kootenai-Ponderay Sewer District has expressed concerns regarding the proposed reduction of the easement due to existing sewer improvements located within the easement.

Avista Utilities has indicated that their utilities would need to remain within an easement and maintain the required clearances.

The **City of Kootenai** provided comments regarding the proposal and concerns regarding future services and connectivity.

The **City of Sandpoint** provides water service to the development and did not provide comments.

The **Northside Fire District** has not provided comments regarding the proposed reduction of the fire access easement.

See Appendix B: Agency Comments for Full Details.

Idaho Code § 40-203(2):

"No highway or public right-of-way or parts thereof shall be abandoned and vacated so as to leave any real property adjoining the highway or public right-of-way without access to an established highway or public right-of-way. The burden of proof shall be on the impacted property owner to establish this fact."

Staff: Based on materials submitted in this application, no real property adjoining the area to be vacated would be left without access to an established highway or public right-of-way. Based on the County GIS map, the surrounding properties would have access to Camo Way and Safari Tracker Drive, and Seven Sisters Drive. The current easement is not available for the general public, only to the Northside Fire District and the utility companies serving the development. After reviewing public comments, no adjoining landowners have provided any indication that this proposal would leave their property without access to an established public right of way or highway.

There is potential for the current easement to provide connectivity to the Seven Sisters and Providence Subdivisions. The current County zoning shows the surrounding area having the potential to provide high density Providence Subdivision is located within the Area of Impact of the City of Kootenai, and has been identified as an area that could be reasonably annexed into the city within the next five years.

Idaho Code § 40-203(3):

"In the event of abandonment and vacation, rights-of-way or easements shall be reserved for the continued use of existing sewer, gas, water, or similar pipelines and appurtenances,

or other underground facilities as defined in section 55-2202, Idaho Code, for ditches or canals and appurtenances, and for electric, telephone and similar lines and appurtenances."

Staff: Vacation of this right-of-way will not extinguish any rights-of-way or easements for the continued use of existing sewer, gas, water, or similar pipelines and appurtenances, or other underground facilities as defined in section 55-2202, Idaho Code, for ditches or canals and appurtenances, and for electric, telephone and similar lines and appurtenances.

Any utilities located in the proposed vacated portion shall be granted additional easements by the applicant accordingly. The applicant shall provide locations of each utility placed within the current easement and provide an easement that would be dedicated to the satisfaction of all effected easement holders. **See Conditions of Approval.**

Idaho Code § 40-203(4):

"(a) When a county or highway district is to consider the abandonment or vacation of any highway, public street or public right-of-way that was accepted as part of a recorded platted subdivision, such abandonment shall be accomplished pursuant to the provisions of this section.

"(b) When a county or highway district is to consider the abandonment or vacation of any highway, public street, or public right-of-way that was accepted as part of a platted subdivision that has never been improved or developed, such vacation or abandonment may be approved through the dedication of a new highway, public street, or public right-of-way without compensation as set forth in subsection (1)(i) of this section.

"(c) When a county is to consider the abandonment or vacation of any private right-of-way that was accepted as part of a recorded platted subdivision, said abandonment or vacation shall be accomplished pursuant to the provisions of chapter 13, title 50, Idaho Code."

Staff: The subject easement is located within the recorded Providence Subdivision.

The easement is not identified as a public street or public right-of-way. It is identified on the recorded plat as a "60.00' wide public utility easement and fire access easement."

Subsection (4)(c) provides that the vacation of a private right-of-way accepted as part of a recorded platted subdivision shall be accomplished pursuant to Title 50, Chapter 13, Idaho Code. Title 50, Chapter 13 defines a street as "A road, thoroughfare, alley, highway or right-of-way that may be open for public use but is not part of a public highway system or under the jurisdiction of a public highway agency". While the easement is only accessible for utilities and fire emergency access, this would meet the definition of a "street".

The provisions of Title 50, Chapter 13 are therefore considered below.

Idaho Code § 40-203(5):

"In any proceeding under this section or section 40-203A, Idaho Code, or in any judicial proceeding determining the public status or width of a highway or public right-of-way, a highway or public right-of-way shall be deemed abandoned if the evidence shows:

"(a) That said highway or public right-of-way was created solely by a particular type of common law dedication, such as a dedication based upon a plat or other document that was not recorded in the official records of an Idaho county;

"(b) That said highway or public right-of-way is not located on land owned by the United States or the state of Idaho nor on land entirely surrounded by land owned by the United States or the state of Idaho nor does it provide the only means of access to such public lands; and

"(c)(i) That said highway or public right-of-way has not been used by the public and has not been maintained at the expense of the public in at least three (3) years during the previous fifteen (15) years; or

"(ii) Said highway or right-of-way was never constructed and at least twenty (20) years have elapsed since the common law dedication."

Staff: This section addresses when a highway or public right-of-way may be deemed abandoned based upon the circumstances identified in the statute.

The applicant is not requesting to establish that the existing easement has been abandoned through nonuse. The applicant is requesting to reduce the width of an existing recorded easement.

Therefore, this section is not applicable to the proposed vacation.

Idaho Code § 40-203(6):

"All other highways or public rights-of-way may be abandoned and vacated only upon a formal determination by the commissioners pursuant to this section that retaining the highway or public right-of-way for use by the public is not in the public interest, and such other highways or public rights-of-way may be validated or judicially determined at any time notwithstanding any other provision of law. Provided that any abandonment under this section shall be subject to and limited by the provisions of subsections (2) and (3) of this section."

Staff: Per the narrative statement from the applicant:

"The original intent of the easement was to provide connectivity to the Seven Sisters Subdivision, 1st Addition, Phases 2 and 3 to the west, however, this connectivity is already provided through a recorded easement across Lots 24 and 16 of Block 4 (Inst. No. 533696, marked in green). These lots were platted to accommodate a 60.00' wide easement while preserving enough space for the development of a single-family residence.

The easement was a topic of discussion during the Bonner County Board of Commissioners hearing on October 2, 2023, during which the Board approved Providence Subdivision. The request for an additional 60.00' easement was proposed and approved without input from the applicant who would have clarified that connectivity was already provided across Lots 24 and 16.

Bonner County Road and Bridge determined that an easement across Lot 16 would be adequate at the time of subdivision approval, stating that the identified 60-foot utility and ingress/egress easement across Block 4 Lot 16 would be essential to preserving future emergency access and connectivity, particularly if Providence Road were to become inaccessible due to maintenance, accidents, or other disruptions. While the City of Kootenai has expressed opposition to a direct connection, establishing a full-width, public right-of-way rather than a limited easement would better serve the public interest.

Plat note 17 currently states:

"60.00' wide public utility easement and fire access easement."

The applicant is proposing to amend the plat note to read:

"25.00' wide HOA-maintained fire access, public pedestrian path, and utility easement."

The subdivision currently complies and will continue to comply with BCRC Title 12, Chapter 6: Subdivisions. At this time, there is no provision on the plat stating that the easement is to serve as a public path, or that it is to be maintained by an HOA. The adjacent Seven Sisters subdivision was designed with this connection in mind, and failing to complete it could limit long-term accessibility and network continuity. The easement reduction from 60.00' to 25.00' is consistent with requirements set forth in Bonner County Revised Code (BCRC) and Northside Fire District; this is documented in agency comment letters from the BOCC's review of the plat in 2023."

Staff (Cont.): Agency and/or public comments were received indicating the proposed vacation is not in the public interest.

Kootenai-Ponderay Sewer District has expressed concern with the requested reduction of the utility easement, as the District has indicated that they have improvements within the easement.

Avista Utilities has indicated they would require their utilities be located fully within the easement, by 5 feet.

The **City of Kootenai** provided comment regarding the proposal, with concerns for how the proposal would affect their services.

The **City of Sandpoint** serves water for the development; they did not respond to the proposal. **Northside Fire District**, who would use the fire access easement, has not commented on this specific project. **See Appendix B: Agency Comments for Full Details.**

Idaho Code § 50-1306A – Vacation of plats – Procedure

Idaho Code § 50-1306A(1):

"Any person, persons, firm, association, corporation or other legally recognized form of business desiring to vacate a plat or any part thereof must petition the city council if it is located within the boundaries of a city, or the county commissioners if it is located within the unincorporated area of the county. Such petition shall set forth particular circumstances of the requests to vacate; contain a legal description of the platted area or property to be

vacated; the names of the persons affected thereby, and said petition shall be filed with the city clerk."

Staff: The subject property is located within the unincorporated area of Bonner County. Therefore, the Board of County Commissioners is the appropriate governing body to consider the request.

The applicant submitted an application to partially vacate the existing easement on March 30, 2026. The application was deemed complete on April 14, 2026.

Idaho Code § 50-1306A(2):

"Written notice of public hearing on said petition shall be given by first class mail, certified mail, or certified mail with return receipt at least ten (10) days prior to the date of public hearing to all property owners within three hundred (300) feet of the boundaries of the area described in the petition. Such notice of public hearing shall also be published once a week for two (2) successive weeks in the official newspaper of the city, the last of which shall be not less than seven (7) days prior to the date of said hearing; provided, however, that in a proceeding as to the vacation of all or a portion of a cemetery plat where there has been no interment, or in the case of a cemetery being within three hundred (300) feet of another plat for which a vacation is sought, publication of the notice of hearing shall be the only required notice as to the property owners in the cemetery."

Staff: Due to Idaho Statutes Title 40 & Title 50 referring to one another in their standard of review for a vacation of an access and utility easement, adjacent to a incorporated city, Bonner County Legal Counsel advises that both statutes be evaluated in the review of this request.

The more stringent standards of noticing of each title were applied to this file. The Application was noticed to property owners within 300 feet of the proposal and agencies that could be affected by the proposal, more than 30 days prior to the date of this hearing, as required by IC 50-1306A. Additionally, this was noticed in the newspaper in accordance with IC 40-203; 3 times in the newspaper, with the last one being no later than 5 days prior to the hearing, and no earlier than 21 days prior. **See Appendix A for Record of Notice.**

Idaho Code § 50-1306A(3):

"When the procedures set forth herein have been fulfilled, the city council may grant the request to vacate with such restrictions as they deem necessary in the public interest."

Staff: The Board may grant the request with such restrictions as the Board determines are necessary in the public interest.

Because the subject easement provides fire access and contains existing utilities, any approval should ensure that fire access and utility access are maintained.

Idaho Code § 50-1306A(4):

"If a petition to vacate is brought before county commissioners, and the plat or part thereof that is the subject of the petition is located within one (1) mile of the boundaries of any city, the county commissioners shall cause written notice of the public hearing on the petition to be given to the mayor or chief administrative officer of the city by regular mail at least thirty (30) days prior to the date of public hearing."

Staff: The "Providence Subdivision" plat is located within a mile of the cities of Ponderay and Kootenai; it directly abuts the City of Kootenai. Notice of this file was provided via USPS Mail on August 4, 2026 to both cities. A letter was provided by the City of Kootenai stating their concerns with the proposed vacation request; City of Ponderay did not provide comment. **See Appendix A for Record of Notice; Appendix B for City of Kootenai's comment.**

Idaho Code § 50-1306A(5):

"In the case of easements granted for gas, sewer, water, telephone, cable television, power, drainage, and slope purposes, public notice of intent to vacate is not required. Vacation of these easements shall occur upon the recording of the new or amended plat, provided that all affected easement holders have been notified by first class mail, certified mail, or certified mail with return receipt of the proposed vacation and have agreed to the same in writing."

Staff: Since this application includes the vacation and re-dedication of the "fire access" easement, a public hearing pursuant to this Title is required. Utility easement holders in the area of this proposal provided comment expressing their opinions on the proposed vacation.

Kootenai-Ponderay Sewer District has expressed concern with the requested reduction of the utility easement, as the District has indicated that they have improvements within the easement.

Avista Utilities has indicated they would require their utilities be located fully within the easement, by 5 feet.

The **City of Kootenai** provided comment regarding the proposal, with concerns for how the proposal would affect their services.

The **City of Sandpoint** serves water for the development; they did not respond to the proposal. **Northside Fire District**, who would use the fire access easement, has not commented on this specific project.

See Appendix A for Record of Notice; Appendix B for Agency comments.

The proposed vacation should not remove existing utility rights. Any utilities located within the area proposed to be vacated shall be provided an adequate replacement easement.

The subject easement also provides fire access. The fire access portion of the easement is not identified as a utility easement and should be considered separately from the utility portions of the easement.

Idaho Code § 50-1306A(6):

"When public streets or public rights-of-way are located within the boundary of a highway district, the highway district commissioners shall assume the authority to vacate said public streets and public rights-of-way as provided in section 40-203, Idaho Code."

Staff: This section is not applicable because the subject easement is not identified as a public street or public right-of-way located within a highway district.

The subject easement is a recorded fire access and utility easement.

Idaho Code § 50-1306A(7):

"All publication costs shall be at the expense of the petitioner."

Staff: See Condition C-1.

Idaho Code § 50-1306A(8):

"Public highway agencies acquiring real property within a platted subdivision for highway right-of-way purposes shall be exempt from the provisions of this section."

Staff: This section is not applicable. No public highway agency is acquiring property for highway right-of-way purposes.

Idaho Code § 50-1306A(9):

"Land exclusive of public right-of-way that has been subdivided and platted in accordance with this chapter need not be vacated in order to be replatted."

Staff: This section is not applicable. The applicant is not requesting to replat the subdivision. The applicant is requesting to reduce an existing easement.

Idaho Code § 50-1306A(10):

"Any sender of a written notice by first class mail, certified mail, or certified mail with return receipt sent pursuant to this section shall retain proof of mailing such notice, to be produced upon request."

Staff: The Bonner County Planning Department notified adjoining parcel owners within 300 feet of the proposed Vacation, the Cities of Kootenai, Ponderay, and Sandpoint, and other agencies that may have an interest in this project, on August 4, 2026. The Record of Mailing is attached at **Appendix A of this report, and is available as a public record.**

Idaho Code § 50-1317 – Vacation procedure in unincorporated areas and in cities not exercising their corporate functions – Filing of petition – Notice of hearing

"Whenever any person, persons, firm, association or corporation interested in any city which if incorporated is not exercising its corporate functions may desire to vacate any lot, tract, private road, common, plot or any part thereof in any such city, it shall be lawful to petition the board of county commissioners of the county where such property is located,

setting forth the particular circumstances of the case, and giving a distinct description of the property to be vacated and the names of the persons to be particularly affected thereby; which petition shall be filed with the appropriate county or highway district clerk and notice of the pendency of said petition shall be given for a period of thirty (30) days by written notice thereof, containing a description of the property to be vacated, posted in three (3) public or conspicuous places in said city, and also within the limits of said platted acreage, or in the event such property is located within a county in which there is published a newspaper, as defined by law, such notice shall also be published in such newspaper, once a week for two (2) successive weeks. Provided however, when a public street or public right-of-way is located within the boundary of a highway district or is under the jurisdiction of a county, the respective commissioners of the highway district or board of county commissioners shall assume the authority to vacate said public street or public right-of-way pursuant to section 40-203, Idaho Code. Land exclusive of public right-of-way that has been subdivided and platted in accordance with this chapter need not be vacated in order to be replatted."

Staff: The subject property is located within the unincorporated area of Bonner County.

This section provides a petition and notice procedure for vacations in an unincorporated area. The application identifies the property proposed to be vacated and the persons and entities affected by the request.

The portion of the statute concerning public streets and public rights-of-way directs those vacations to the applicable provisions of Idaho Code § 40-203.

The subject request is for a recorded easement within a platted subdivision. The applicability of the easement-specific provisions is addressed under Idaho Code § 50-1325.

Idaho Code § 50-1318 – In absence of opposition – Grant of petition – Restrictions

"If no opposition be made to such petition or application within the said thirty (30) day period, the board of county commissioners shall vacate the same, with such restrictions as they may deem reasonable and for the public good."

Staff: Opposition has been received regarding the proposed vacation. Therefore, the provisions of § 50-1318 regarding the absence of opposition do not apply to this request.

Idaho Code § 50-1319 – In presence of opposition – Continuance of application – Hearing – When petition granted

"If opposition be made thereto, such application shall be heard by the appropriate board of county commissioners or highway district commissioners at a time fixed by said board, at which time, if the objector shall consent to said vacation, or if the petitioner shall produce to the board of county commissioners the petition of two-thirds (2/3) of the property holders of lawful age in said town, or owning two-thirds (2/3) of the tracts in such platted and subdivided acreage, the said board of county commissioners may proceed to hear and determine upon said application, and may if in their opinion justice requires it, grant the prayer of the petitioner, in whole or in part."

Staff: Opposition has been received regarding the proposed vacation.

The Board should review the requirements of Idaho Code § 50-1319 prior to taking final action on the request.

The Board should also consider the comments received from affected agencies and service providers regarding fire access, water, sewer, electrical utilities, and future connectivity.

The applicant, Providence Road LLC, owns 95 of the 120 lots (approximately 79.1%) in the Providence Subdivision. Their petition for this vacation serves as the "petition of 2/3s of the platted and subdivided acreage".

Idaho Code § 50-1320 – Vesting of title on vacation

"The part so vacated, if it be a lot or tract, shall vest in the rightful owner, who may have the title thereof according to law; or if a public square or common, the property may vest in the proper county, or if in a city, the property shall vest in the council for the use of such city, and the proper authorities may sell the same, and make a title to the purchaser thereof, and appropriate the proceeds thereof for the benefit of said corporation or county, as the case may be; or if the same be a street, all right and title thereto shall be distributed in accordance with section 50-311."

Staff: This section addresses the vesting of title following the vacation of a lot, tract, public square, common, or street.

The subject request is for the vacation of an easement. Therefore, this section does not establish an independent approval standard for the proposed vacation.

Idaho Code § 50-1321 – Necessity for consent of adjoining owners – Acknowledgment and filing of consent – Limitation on rule – Prerequisites to order of vacation

"No vacation of a public street, public right-of-way or any part thereof having been duly accepted and recorded as part of a plat or subdivided tract shall take place unless the consent of the adjoining owners be obtained in writing and delivered to the public highway agency having jurisdiction over said public street or public right-of-way. Such public street or public right-of-way may, nevertheless, be vacated without such consent of the owners of the property abutting upon such public street or public right of way when such public street or public right-of-way has not been opened or used by the public for a period of five (5) years and when such nonconsenting owner or owners have access to the property from some other public street, public right-of-way or private road. However, before such order of vacation can be entered, it must appear to the satisfaction of the public highway agency that the owner or owners of the property abutting said public street or public right-of-way have been served with notice of the proposed abandonment in the same manner and for the same time as is now or may hereafter be provided for the service of the summons in an action at law. Any vacation of lands within one (1) mile of a city shall require written notification to the city by regular mail at least thirty (30) days prior to the vacation."

Staff: This section specifically addresses the vacation of public streets and public rights-of-way.

The subject easement is not identified as a public street or public right-of-way. Therefore, the consent requirement for adjoining owners of a public street or public right-of-way is not applicable to the proposed easement vacation. Rather, adjoining owners within 300 feet of the property were notified of the application at least 30 days ahead of the hearing.

The one-mile city notification requirement has been addressed through the notice provided to the Cities of Kootenai and Ponderay.

Idaho Code § 50-1324 – Recording vacations

"(1) Before a vacation of a plat can be recorded, the county treasurer must certify that all taxes due are paid and such certification is recorded as part of the records of the vacation. The treasurer shall withhold the certification only when property taxes are due, but not paid.

"(2) Upon payment of the appropriate fee therefor, the county recorder of each county shall index and record, in the same manner as other instruments affecting the title to real property, a certified copy of each ordinance, resolution or order by which any lot, tract, public street, public right of way, private road, easement, common, plat or any part thereof has been vacated. Such certification shall be by the officer having custody of the original document and shall certify that the copy is a full, true and correct copy of the original."

Staff: If approved, the vacation shall be recorded with the Bonner County Recorder in accordance with Idaho Code § 50-1324.

The final vacation document shall clearly identify the portion of the existing easement being vacated.

Any replacement easement required to maintain utility or fire access shall also be recorded.

See Conditions of Approval.

D. Agency Review

The petition was routed to the agencies listed in Appendix A on August 4, 2026.

Comments Received:

City of Kootenai
Kootenai-Ponderay Sewer District
Avista Utilities
TC Energy

No Comment:

Panhandle Health District
Idaho Department of Environmental Quality
Bonneville Power Administration
Idaho Transportation Department

All other agencies did not respond

E. Public Notice & Comments

Public comments have been received on this application. These have been added to the record and forwarded to the decision-making body for review.

Planner's Initials: AF **Date:** September 2, 2026

Note: The final decision rests with the governing body after the completion of the public hearing and consideration of all relevant oral and written testimony and evidence.

Motion by the governing body:

BOARD OF COMMISSIONERS

MOTION TO APPROVE: I move to approve Petition FILE VS0001-26, to vacate a portion of the 60.00'-wide utility and fire access easement across Lot 11 of Block 4, as identified in Providence Subdivision Plat Note 17, and replace the vacated portion with a 25.00'-wide HOA-maintained fire access, public pedestrian path, and utility easement, finding that the petition is consistent with the applicable provisions of Idaho Code §§ 40-203, 50-1306A, 50-1317, 50-1324, and 50-1325, based upon the following conclusions of law:

Conclusion 1

The Board of County Commissioners has authority to consider the proposed vacation pursuant to Idaho Code Title 50, Chapter 13 and Title 40, Chapter 2.

Conclusion 2

The proposed vacation is an easement vacation and, pursuant to Idaho Code § 50-1325, shall be considered in the same manner as a street vacation.

Conclusion 3

The proposed vacation has been reviewed pursuant to the applicable provisions of Idaho Code §§ 40-203, 50-1306A, 50-1317, 50-1319, 50-1324, and 50-1325.

Conclusion 4

The proposed vacation will not leave any property without legal access to an established highway, public right-of-way, or other lawful access.

Conclusion 5

The existing water, sewer, electrical, and other utility interests within the area proposed to be vacated will be preserved through the required replacement easement or other legally sufficient easement rights.

Conclusion 6

The proposed 25.00'-wide replacement easement will continue to provide the fire access, pedestrian access, and utility access identified in the application.

Conclusion 7

The applicable notice and procedural requirements for the proposed vacation have been satisfied.

This decision is based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at this hearing. I further move to adopt the findings of fact, Conditions of Approval and Conditions of Application, and conclusions of law as discussed in deliberation and direct Planning staff to prepare written findings and conclusions reflecting this motion and transmit them to all interested parties.

The vacation shall become effective upon satisfaction of the applicable Conditions of Approval and Conditions of Application and recording of the resolution and required replacement easement documents.

This action does not result in a taking of private property.

MOTION TO DENY: I move to deny Petition FILE VS0001-26, to vacate a portion of the 60.00'-wide utility and fire access easement across Lot 11 of Block 4, as identified in Providence Subdivision Plat Note 17, and replace the vacated portion with a 25.00'-wide HOA-maintained fire access, public pedestrian path, and utility easement, based upon the following conclusions of law:

Conclusion 1

The proposed vacation does not satisfy the applicable requirements of Idaho Code §§ 40-203, 50-1306A, 50-1317, 50-1324, and/or 50-1325.

Conclusion 2

The proposed vacation would not adequately preserve the existing fire access, pedestrian access, utility access, or other rights associated with the existing easement.

Conclusion 3

The proposed replacement easement does not adequately preserve existing water, sewer, electrical, or other utility interests located within the portion of the easement proposed to be vacated.

Conclusion 4

The proposed vacation would result in a property being left without legal access to an established highway, public right-of-way, or other lawful access.

Conclusion 5

Based upon the evidence submitted up to the time the Staff Report was prepared, testimony received at the public hearing, and the findings made by the Board, granting the proposed vacation is not in the public interest.

The decision is based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at this hearing. I further move to adopt the findings of fact, Conditions of Application, and conclusions of law as discussed in deliberation and direct Planning staff to prepare written findings and conclusions of law reflecting this motion and transmit them to all interested parties.

This action does not result in a taking of private property.

The action that could be taken to receive approval of this petition, if any, is to:

1. Submit a new petition addressing the deficiencies identified by the Board and meeting the applicable requirements of Idaho Code Title 40, Chapter 2 and Title 50, Chapter 13.
2. Pursue such remedies available in Idaho Code, Title 50, Chapter 13 and Title 40, Chapter 2.

Suggested Conditions of approval:

A-1 The vacation shall be limited to the portion of the existing 60.00'-wide utility and fire access easement specifically identified in the approved vacation documents. No other portion of the existing easement is authorized to be vacated by this approval.

A-2 A 25.00'-wide replacement easement shall be established over the area identified in the approved application. The replacement easement shall provide for fire access, public pedestrian access, and utility access.

A-3 Existing water, sewer, electrical, and other utility rights within the portion of the easement proposed to be vacated shall be preserved through a replacement easement or other legally sufficient easement document acceptable to the affected easement holder.

A-4 The replacement easement shall be legally described and depicted on a recordable document acceptable to the Bonner County Planning Department and Bonner County Surveyor.

A-5 The replacement easement shall be executed and recorded prior to, or concurrently with, the recording of the vacation of the existing easement.

A-6 The vacation shall not result in any lot or parcel being left without legal access.

A-7 The applicant shall apply for and receive approval of any required plat amendment, notational change, or other recording document necessary to accurately reflect the vacation and replacement easement.

A-8 All easements and rights not specifically vacated by this approval shall remain in full force and effect.

Conditions to be Met Prior to Recording of the Resolution

B-1 Per Idaho Code § 50-1324, the County Treasurer shall certify that all taxes due are paid, and such certification shall be recorded as part of the records of the vacation. The Treasurer shall withhold certification only when property taxes are due but unpaid.

B-2 The applicant shall provide executed documentation establishing the replacement easement and preserving the existing utility rights identified in the approved application.

B-3 The applicant shall provide written documentation from affected easement holders demonstrating satisfaction of the applicable requirements of Idaho Code § 50-1306A.

B-4 The resolution approving the vacation shall be recorded with the Bonner County Recorder in accordance with Idaho Code § 50-1324.

B-5 The applicant shall obtain any required written consent or agreement from the affected fire protection agency regarding the proposed replacement fire access easement prior to recording the vacation.

Conditions of Application

C-1 All publication costs shall be at the expense of the petitioner.

The complete file is available for review in the Planning Department, 1500 Highway 2, Suite #208, Sandpoint, ID. Staff reports are available online one week before the hearing at www.bonnercountyid.gov Bonner County Revised Code (BCRC) is available at the Planning Department or online.

Appendix A – Notice of Public Hearing & Record of Mailing

RECORD OF MAILING

Page 1 of 1

File Number: **VS0001-26**

Record of Mailing Approved By: _____

Hearing Date: **9.9.26**



I hereby certify that a true and correct copy of the "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this **4th** day of **August 2026**.



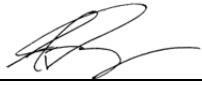
Jeannie Welter, Systems Technician

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

Record of Mailing
Property Owners within 300 Feet

Page 1 of 2

File Number: **VS0001-26**

Record of Mailing Approved By: 

Hearing Date: **9.9.26**

I hereby certify that a true and correct copy of the "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this **4th** day of **August 2026**.



Jeannie Welter, Systems Technician

PIN	Owner1	Owner Street	Owner City	Owner State	Owner Zip
RPK387700E0020A	Johnson Trust				
RPK387700E0030A	Gjoraas, Jenny Marie				
RPK387700E0050A	Rutan, Robert & Deborah Living Trust				
RPK387700E0060A	Mac Farlane, David				
RPK387700E0070A	Mitton, Eric M & Amy L				
RPK387700E0080A	Tonoff, Michele				
RPK387700E0040A	Bozzo Trust				
RPK387700A0230A	Gerstenberger, Ashley				
RPK387700A0240A	Juneau Trust				
RP040000040050A	Providence Road Llc				
RP040000040060A	Providence Road Llc				
RP040000040070A	Providence Road Llc				
RP040000040080A	Providence Road Llc				
RP040000040090A	Providence Road Llc				
RP040000040100A	Providence Road Llc				
RP040000040110A	Providence Road Llc				
RP040000040120A	Providence Road Llc				
RP040000040180A	Providence Road Llc				
RP040000060010A	Providence Road Llc				
RP040000060020A	Providence Road Llc				
RP040000060030A	Providence Road Llc				
RP040000060040A	Providence Road Llc				
RP040000060050A	Providence Road Llc				
RP040000060110A	Providence Road Llc				
RP040000060120A	Providence Road Llc				
RP040000060130A	Providence Road Llc				
RP040000060140A	Providence Road Llc				
RPK387700A0250A	Parkins, Jack E & Sharon L				
RP040000040170A	Providence Road Llc				
RPK387700A0260A	Lubner, Jeani A				
RP040000040130A	Providence Road Llc				

RP04000004024AA Providence Road Llc

RP04000004016AA Providence Road Llc

RP04000004025AA Providence Road Llc

RP04000004015AA Providence Road Llc

RP04000004026AA Providence Road Llc

RP04000004014AA Providence Road Llc

RP04000005004AA Providence Road Llc

RP04000005001AA Providence Road Llc

RP04000005002AA Providence Road Llc

RP04000005003AA Providence Road Llc

RP04000005005AA Providence Road Llc

RP0400000500BAA Providence Road Llc

RP04000005006AA Providence Road Llc

RP04000005007AA Providence Road Llc

City of Kootenai - Kootenai City
Hall

204 Spokane St. Kootenai ID 83840

PO Box 566 Kootenai ID 83840

City of Ponderay	PO Box 500	Ponderay	ID	83852
City of Ponderay City Hall	PO Box 500	Ponderay	ID	83852

Appendix B – Agency Comments

Janna Brown

From: Sherrill, Rob <Rob.Sherrill@avistacorp.com>
Sent: Tuesday, August 4, 2026 12:23 PM
To: Planning
Subject: ROW Vacate
Attachments: Notice of Public Hearing BOCC 9.9.26.pdf

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

Avista is ok with this as long as ALL of our facilities remain inside the new easement by a minimum of 5ft.

thanks

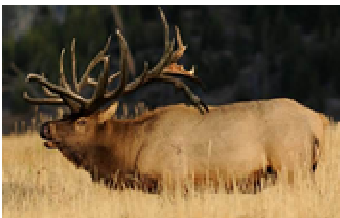
Rob Sherrill

CUSTOMER PROJECT COORDINATOR



100 N. Lincoln Ave
Sandpoint, ID 83864
C-208-714-7894
O-208-265-6958

www.avistautilities.com



CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or an agent of the intended recipient, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments.

NOTICE OF PUBLIC HEARING



I hereby certify that a true and correct copy of this "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this **4th** day of **August 2026**.

Jeannie L. Welter
Jeannie Welter, Systems Technician

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Tuesday, August 4, 2026**.

NOTICE IS HEREBY GIVEN that the Bonner County Commissioners will hold a public hearing at **1:00 PM** on **Wednesday, September 9, 2026**, in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following request:

File VS0001-26 – Vacation Title 50 – Vacation of Private Easement: Request to vacate and rededicate a 60' public utility and fire easement, replacing it with a 25' wide HOA-maintained fire access, public pedestrian path, and utility easement. The easement is located within lot 11 of Providence Subdivision. The project site is located off Safari Tracker Drive in Section 1, Township 57 North Range 2 West, Boise-Meridian.

For details regarding this application, Zoom teleconference, or YouTube livestream, visit the Planning Department web site at www.bonnercountyid.gov/departments/Planning. Staff reports are available online or may be viewed at the planning department approximately a week before the scheduled hearing.

Written statements must be submitted to the planning department record no later than August 26, 2026. Written statements not exceeding one standard letter sized, single spaced page may be submitted at the public hearing. Statements can be sent to the Bonner County Planning Department at 1500 Highway 2, Suite 208, Sandpoint, Idaho 83864; faxed to 866-537-4935 or e-mailed to planning@bonnercountyid.gov. The referenced start time stated above reflects the beginning of the hearing. Specific file start time and hearing duration vary.

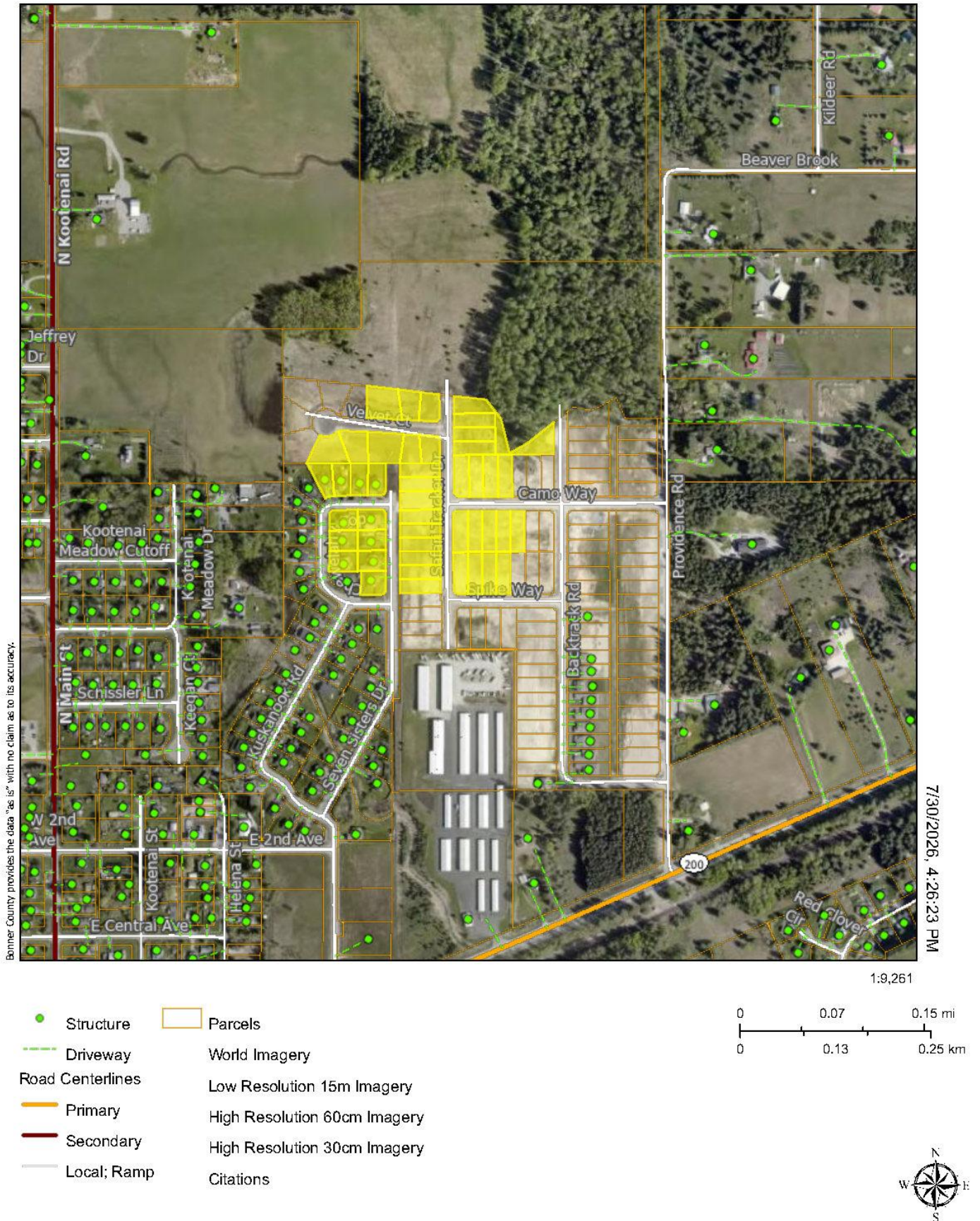
During the hearing for this application, the public will be given an opportunity to provide testimony and/or evidence regarding how the proposal does or does not comply with the applicable approval criteria of the Bonner County Revised Code. At the close of the public hearing, the governing body will make a decision on the application that may include, but is not limited to, approval, denial, remand, or continuance of the public hearing. Any person needing special accommodations to participate in the public hearing should contact the Bonner County Planning Department at (208) 265-1458 at least 48 hours prior to the scheduled hearing.

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

NO COMMENT _____
Name

Date

ArcGIS Web Map





Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] RE: Notice of Public Hearing Agency Review - Comments Due by May 7, 2026 - File VS0001-26 - Bonner County Planning

1 message

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

Tue, Apr 14, 2026 at 1:19 PM

To: Bonner County Planning Department <planning@bonnercountyid.gov>

Cc: Jeannie Welter <jeannie.welter@bonnercountyid.gov>, Jason Johnson <jason.johnson@bonnercountyid.gov>, Janna Brown <janna.brown@bonnercountyid.gov>, Maya Johnson <maya.johnson@bonnercountyid.gov>

No comment no BPA ROW near Parcel.

Alynnette 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:** Bonner County Planning Department <planning@bonnercountyid.gov>**Sent:** Tuesday, April 14, 2026 1:10 PM**Cc:** Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Maya Johnson <maya.johnson@bonnercountyid.gov>**Subject:** Notice of Public Hearing Agency Review - Comments Due by May 7, 2026 - File VS0001-26 - 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. **May 7, 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,**Jeannie Welter****Bonner County Planning Department****Systems Technician****208-265-1458**



Notice of Public Hearing BOCC 5.21.26.pdf

2333K

NOTICE OF PUBLIC HEARING



I hereby certify that a true and correct copy of this "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this **14th** day of **April 2026**.

Jeannie L Welter
Jeannie Welter, Systems Technician

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Tuesday, April 14, 2026**.

NOTICE IS HEREBY GIVEN that the Bonner County Commissioners will hold a public hearing at **10:00 AM** on **Thursday, May 21, 2026**, in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following request:

File ZC0012-25– SixPak LLC - Suburban to Commercial: Request for a zone change from Suburban to Commercial on ±7.175 acres. The property is zoned Suburban. The project is located off N. Riley Creek Road in Section 30 Township 56 North, Range 3 West, Boise-Meridian. The Zoning Commission, at the public hearing on March 5, 2026, recommended approval of this file.

For details regarding this application, Zoom teleconference, or YouTube livestream, visit the Planning Department web site at www.bonnercountyid.gov/departments/Planning. Staff reports are available online or may be viewed at the planning department approximately a week before the scheduled hearing.

Written statements must be submitted to the planning department record no later than May 7, 2026. Written statements not exceeding one standard letter sized, single spaced page may be submitted at the public hearing. Statements can be sent to the Bonner County Planning Department at 1500 Highway 2, Suite 208, Sandpoint, Idaho 83864; faxed to 866-537-4935 or e-mailed to planning@bonnercountyid.gov. The referenced start time stated above reflects the beginning of the hearing. Specific file start time and hearing duration vary.

During the hearing for this application, the public will be given an opportunity to provide testimony and/or evidence regarding how the proposal does or does not comply with the applicable approval criteria of the Bonner County Revised Code. At the close of the public hearing, the governing body will make a decision on the application that may include, but is not limited to, approval, denial, remand, or continuance of the public hearing. Any person needing special accommodations to participate in the public hearing should contact the Bonner County Planning Department at (208) 265-1458 at least 48 hours prior to the scheduled hearing.

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

NO COMMENT *Alynette Farley*
Name

4-14-2026
Date

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

1049814

BK 23 Pg 49

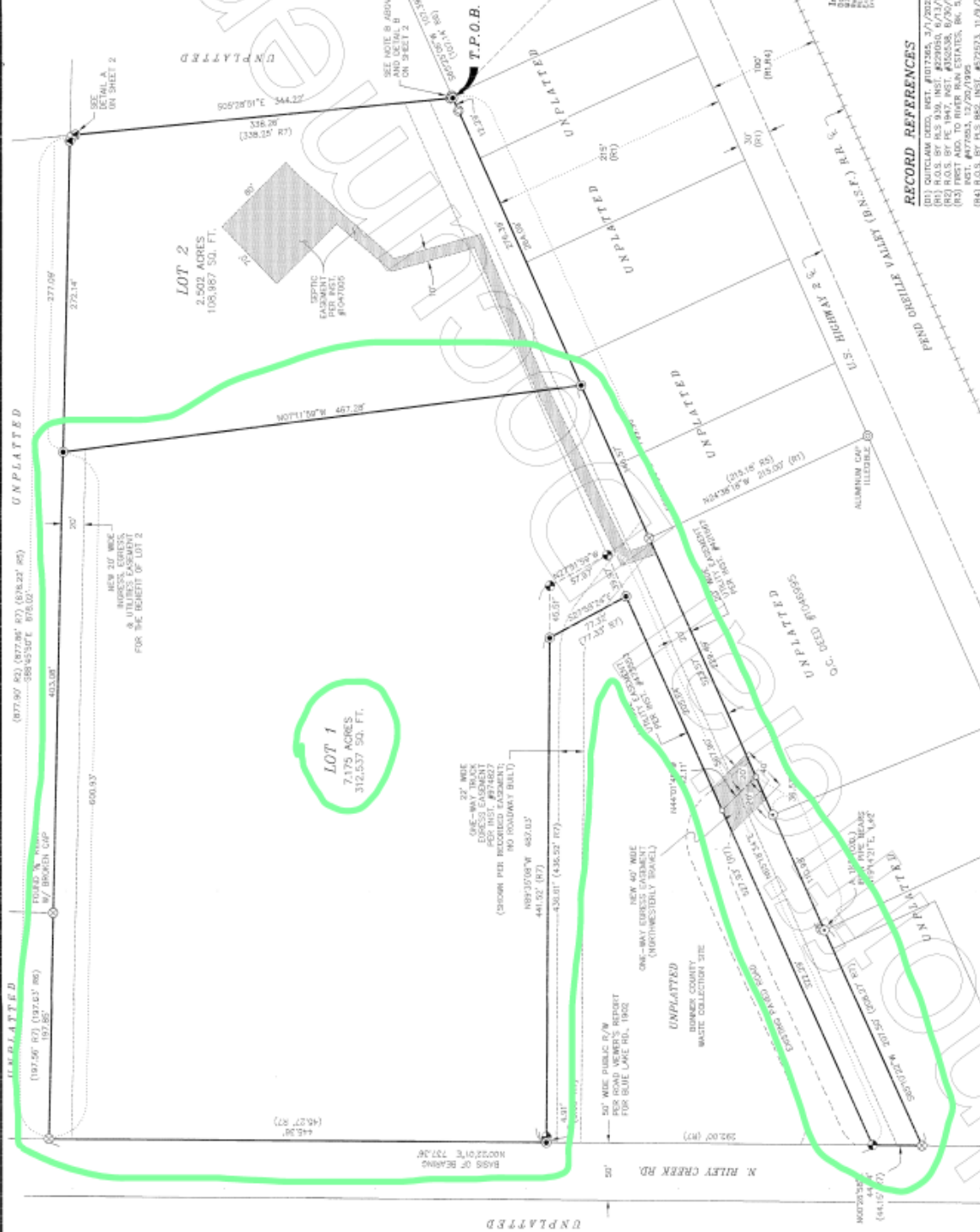
1049814

LOU'S SIXPAK

LYING IN THE SW 1/4 OF SECTION 30,
T. 36 N., R. 3 W., B. 11,
BONNER COUNTY, IDAHO

GENERAL NOTES / SURVEYOR'S NARRATIVE

- THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THE SUBJECT PROPERTY INTO TWO (2) LOTS, LOT 1 AND LOT 2, FOR THE PURPOSE OF RECORDING THE BOUNDARY. ANY MONUMENTS FOUND TO BE OUT OF POSITION ARE NOTED.
- (A) THE EAST LINE OF THE PROPERTY WAS EXTENDED SOUTHWEST TO THE CORNER OF THE PROPERTY, AND THE SOUTH LINE WAS EXTENDED WEST TO THE CORNER OF THE PROPERTY. THE SOUTH LINE OF THE PROPERTY WAS PARALLEL TO THE SOUTH LINE OF THE PROPERTY, AND THE EAST LINE WAS PARALLEL TO THE EAST LINE OF THE PROPERTY. THE LOCATION OF THIS OFFICE BUILDING RIGHT-OF-WAY WHICH WOULD BE FOR THIS SURVEY.
- (B) THE EAST LINE OF THE PROPERTY WAS EXTENDED SOUTHWEST TO THE CORNER OF THE PROPERTY, AND THE SOUTH LINE WAS EXTENDED WEST TO THE CORNER OF THE PROPERTY. THE SOUTH LINE OF THE PROPERTY WAS PARALLEL TO THE SOUTH LINE OF THE PROPERTY, AND THE EAST LINE WAS PARALLEL TO THE EAST LINE OF THE PROPERTY. THE LOCATION OF THIS OFFICE BUILDING RIGHT-OF-WAY WHICH WOULD BE FOR THIS SURVEY.
- (C) SLOPE SHALL BE THE RESPONSIBILITY OF THE LOT OWNER.
- (D) METEOROLOGICAL DATA IS NOT PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL.
- (E) THE LOT ARE CATEGORIZED AS ZONE "X" PER FEMA PANEL 150170892A, EFFECTIVE 11/15/2020.



LEGEND

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS CONTROL COORDINATES DERIVED FROM NGS OPUS SOLUTIONS. ALL BEARINGS REFER TO THE DYNAMIC COORDINATE SYSTEM OF 1983, WEST ZONE, (NAD83). THE SURVEY WAS CONDUCTED USING A COMMERCE ADJUSTMENT FACTOR (CAF) OF 1.0000000000. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0.4419° AT THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY.

LEGEND

- SECTIONAL CORNER, AS NOTED
- SET 5/8" X 24" REBAR & CAP, PLS 14879
- FOUND 5/8" REBAR & CAP, PLS 14879
- FOUND 1" (O.D.) IRON PIPE, OR AS NOTED
- FOUND ALUMINUM CAP, AS NOTED
- FOUND BRASS CAP IN SQUARE CONC. MON.
- FOUND 5/8" REBAR & CAP, PLS 15516

LEGEND

- FOUND 5/8" REBAR & CAP, PLS 1482
- FOUND 5/8" REBAR & CAP, PLS 1947
- FOUND 1" (O.D.) IRON PIPE, OR AS NOTED
- CALCULATED POINT, NOTHING SET



1/4	30	56	3	N	W
PROJECT # 20-001 ANGLE 148					

RECORD REFERENCES

(B1) QUILCRAW DEED, INST. #10726A, 3/1/2023

(B2) R.O.S. BY PLS 930, INST. #22050, 6/13/1980

(B3) R.O.S. BY PLS 1947, INST. #103308, 6/20/1980

(B4) R.O.S. BY PLS 1947, INST. #103308, 6/20/1980

(B5) R.O.S. BY PLS 1947, INST. #103308, 6/20/1980

(B6) R.O.S. BY PLS 1947, INST. #103308, 6/20/1980

(B7) R.O.S. BY PLS 1947, INST. #103308, 6/20/1980

(B8) R.O.S. BY PLS 1947, INST. #103308, 6/20/1980

(B9) R.O.S. BY PLS 1947, INST. #103308, 6/20/1980

(B10) R.O.S. BY PLS 1947, INST. #103308, 6/20/1980

LOU'S SIXPAK

GLARE & ASSOCIATES

PROFESSIONAL LAND SURVEYORS

300 Church Street

Shelton, Idaho 83426

208-363-4474

Sheet 1 of 2

August 10, 2026

Kendra Smith, Planning Director
Bonner County Board of Commissioners

RE: City of Kootenai Comment, File VS0001-26, Providence Subdivision Easement Vacation,
September 09, 2026, Hearing

Dear Director Smith and Bonner County Commissioners:

The City of Kootenai is in receipt of the Bonner County Planning Department's invitation to comment on the proposed vacation of a platted easement as part of Providence Subdivision, located directly east of the city limits of Kootenai. The City of Kootenai received its first mailed notice of this file, as required by Idaho State Code, on August 06, 2026. The City previously provided a comment on this file for the July 30, 2026, hearing that has since been rescheduled to September 09, 2026. This is an updated letter from the City of Kootenai that includes original comments and additional comments and concerns for the proposal.

Kootenai City Council reviewed the proposed vacation at their July 07, and August 04, 2026, City Council meetings. The City previously commented on the original proposals for the subdivision and remains concerned about the possibly significant burden the subdivision poses on the city and its citizens. The City wishes to provide the following comments and questions for the county's September 09, 2026, rescheduled public hearing regarding the current proposal:

- General Comments and Concerns
 - The existing built road looks to be wider than 25 feet as it currently exists.
 - The access needs to be well designed and safe for those using it, which the 25-foot-wide road does not seem to be providing.
 - The remaining easement needs to be maintained in the winter. The City of Kootenai requests that the development ensure that the City's winter maintenance will not be impacted.
 - Snow removal will have to occur with winter maintenance. The City of Kootenai requests that the snow removal cannot be placed on city roads or rights-of-way to ensure that city street will not be blocked or impaired by snow removal activities.
- Specific Comments and Concerns
 - Who is the Homeowner Association (HOA) and what authority and finances does it have to regulate the proposed HOA-maintained fire access, public pedestrian path, and utility easement?
 - Is the HOA established and active? If so, when did that occur?
 - What accountability does the HOA have when issues occur with this access and utility easement? If issues occur that affect the City of Kootenai due to this access and utility easement, who does the City contact and how?
 - What will the jurisdictional implications be if Providence Subdivision, including the proposed HOA-maintained access and utility easement, are annexed into the City of Kootenai? Who will have jurisdiction over how that access is maintained and used at that point?

Sincerely,


David Sundquist, Mayor of Kootenai

cc: Kootenai City Planner
Kootenai City Attorney



Maya Johnson <maya.johnson@bonnercountyid.gov>

Notice of Public Hearing Agency Review - Comments Due by May 7, 2026 - File VS0001-26 - Bonner County Planning

DEQ Comments <deqcomments@deq.idaho.gov>

Thu, Apr 16, 2026 at 2:18 PM

To: Bonner County Planning Department <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: Bonner County Planning Department <planning@bonnercountyid.gov>

Sent: Tuesday, April 14, 2026 1:10 PM

Cc: Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Maya Johnson <maya.johnson@bonnercountyid.gov>

Subject: Notice of Public Hearing Agency Review - Comments Due by May 7, 2026 - File VS0001-26 - 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. **May 7, 2026.**

[Quoted text hidden]

[Quoted text hidden]



Maya Johnson <maya.johnson@bonnercountyid.gov>

Notice of Public Hearing Agency Review - Comments Due by May 7, 2026 - File VS0001-26 - Bonner County Planning

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

Thu, Apr 16, 2026 at 2:54 PM

To: Bonner County Planning Department <planning@bonnercountyid.gov>

REF: VS0001-26

TO: Bonner County Planning Department

Good afternoon,

Idaho Department of Water Resources (IDWR) – Northern Regional Office doesn't have any comments for the proposed vacation of private easement, as it isn't within IDWR's jurisdiction.

Thank you for the opportunity to comment,

Luke Bates – Sr Water Resource Agent

Idaho Department of Water Resources

Northern Regional Office

7600 N Mineral Dr Suite 100 Coeur D Alene ID 83815-7763

From: Bonner County Planning Department <planning@bonnercountyid.gov>

Sent: Tuesday, April 14, 2026 1:10 PM

Cc: Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Maya Johnson <maya.johnson@bonnercountyid.gov>

Subject: Notice of Public Hearing Agency Review - Comments Due by May 7, 2026 - File VS0001-26 - Bonner County Planning

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You are invited to comment on this application, your comments must be received by the Bonner County Planning Department by 5 p.m. **May 7, 2026.**

[Quoted text hidden]

[Quoted text hidden]

Maya Johnson

From: planning@bonnercountyid.gov on behalf of Horsmon,Merritt
<merritt.horsmon@idfg.idaho.gov>
Sent: Friday, May 1, 2026 2:35 PM
To: Planning
Subject: RE: Notice of Public Hearing Agency Review - Comments Due by May 7, 2026 - File VS0001-26 - Bonner County Planning

The Idaho Department of Fish and Game does not have any comments to submit for this application.

Thank you for the opportunity to review and comment,

Merritt Horsmon

Regional Technical Assistance Manager
Panhandle Region
2885 W. Kathleen Ave.
Coeur d'Alene, ID 83815
208.769.1414 office
208.251.4509 mobile
merritt.horsmon@idfg.idaho.gov



From: Bonner County Planning Department <planning@bonnercountyid.gov>
Sent: Tuesday, April 14, 2026 1:10 PM
Cc: Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Maya Johnson <maya.johnson@bonnercountyid.gov>
Subject: Notice of Public Hearing Agency Review - Comments Due by May 7, 2026 - File VS0001-26 - Bonner County Planning

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You are invited to comment on this application, your comments must be received by the Bonner County Planning Department by 5 p.m. **May 7, 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,

Jeannie Welter

Bonner County Planning Department

Systems Technician

208-265-1458

Janna Brown

From: planning@bonnercountyid.gov on behalf of D1Permits <D1Permits@itd.idaho.gov>
Sent: Monday, April 20, 2026 7:53 AM
To: Planning
Subject: [EXT SENDER] RE: Notice of Public Hearing Agency Review - Comments Due by May 7, 2026 - File VS0001-26 - Bonner County Planning

You don't often get email from d1permits@itd.idaho.gov. [Learn why this is important](#)

ITD Permits has no comment.

Have a nice day!



Kimberly Hobson
Project Coordinator
Innovation Steward
District 1
Work: 208.772.8079
Email: kimberly.hobson@itd.idaho.gov
Website: itd.idaho.gov
Work schedule: M-W-Th-F 6AM- 4:30 PM

From: Bonner County Planning Department <planning@bonnercountyid.gov>
Sent: Tuesday, April 14, 2026 1:10 PM
Cc: Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Maya Johnson <maya.johnson@bonnercountyid.gov>
Subject: Notice of Public Hearing Agency Review - Comments Due by May 7, 2026 - File VS0001-26 - Bonner County Planning

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Please review the application relative to your agency's area of expertise and include any recommended conditions of approval and supporting code sections.

Please see attached for details.

Thank you,

Jeannie Welter

Bonner County Planning Department
Systems Technician
208-265-1458

Janna Brown

From: planning@bonnercountyid.gov on behalf of D1Permits <D1Permits@itd.idaho.gov>
Sent: Monday, April 20, 2026 7:53 AM
To: Planning
Cc: Kimberly Hobson
Subject: [EXT SENDER] Re: Notice of Public Hearing Agency Review - Comments Due by May 7, 2026 - File VS0001-26 - Bonner County Planning

You don't often get email from d1permits@itd.idaho.gov. [Learn why this is important](#)

ITD has no objection.

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: Bonner County Planning Department <planning@bonnercountyid.gov>
Sent: Tuesday, April 14, 2026 1:10 PM
Cc: Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Maya Johnson <maya.johnson@bonnercountyid.gov>
Subject: Notice of Public Hearing Agency Review - Comments Due by May 7, 2026 - File VS0001-26 - Bonner County Planning

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You are invited to comment on this application, your comments must be received by the Bonner County Planning Department by 5 p.m. **May 7, 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,

Jeannie Welter
Bonner County Planning Department
Systems Technician
208-265-1458



Maya Johnson <maya.johnson@bonnercountyid.gov>

Notice of Public Hearing Agency Review - Comments Due by May 7, 2026 - File VS0001-26 - Bonner County Planning

Robert Beachler <Robert.Beachler@itd.idaho.gov>
To: Bonner County Planning Department <planning@bonnercountyid.gov>

Wed, Apr 15, 2026 at 12:29 PM

No Comment from the Idaho Transportation Department.

Robert Beachler
District 1 Planning Program Manager
Idaho Transportation Department
[600 W. Prairie Ave](#)
[Coeur d'Alene, ID 83815](#)
robert.beachler@itd.idaho.gov
(208) 772-1216
Office Hours M-TH 6-4:30

From: Bonner County Planning Department <planning@bonnercountyid.gov>
Sent: Tuesday, April 14, 2026 1:10 PM
Cc: Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Maya Johnson <maya.johnson@bonnercountyid.gov>
Subject: Notice of Public Hearing Agency Review - Comments Due by May 7, 2026 - File VS0001-26 - 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.

[Quoted text hidden]

[Quoted text hidden]

Janna Brown

From: 'KPSD Clerk' via Mail-Planning <planning@bonnercountyid.gov>
Sent: Monday, April 20, 2026 2:20 PM
To: Planning
Subject: Bonner County Planning - VS0001-26 Vacation Title 50 Vacation of Private Easement
Attachments: 2026_04_VS0001-26 Vacation Title 50.pdf

Attached is the District's response to the above named file.

Beate Pryor



District Clerk
Kootenai-Ponderay Sewer District
511 Whiskey Jack Road Sandpoint, ID 83864
Office Hours: 8:30 am – 5:00 pm, Monday through Thursday
Phone: 208.263.0229



Kootenai-Ponderay Sewer District

P.O. Box 562

Kootenai, ID 83840

Office – 511 Whiskey Jack Road

Phone (208) 263-0229

Fax (208) 265-5326

Emergency (208) 290-5979

April 20, 2026

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

RE: FILE VS0001-26 Vacation Title 50 - Vacation of Private Easement

Dear Sir or Madam,

The above-mentioned property is within the current boundaries of the Kootenai-Ponderay Sewer District (KPSD). KPSD respectfully submits the following comments in response to the Notice of Public Hearing. KPSD has no objection to the proposed change to Lot 11, Block 4.

Kootenai-Ponderay Sewer District does, however, wish to underscore the critical importance of maintaining the existing 60-foot easement associated with Lot 16, Block 4 and Lot 24, Block 4 as documented in the as-built plans provided to KPSD. This easement contains two significant 8-inch pressure lines that are essential to the District's infrastructure and continued operations. Any modification or encroachment upon this easement would pose a serious risk to these facilities.

Considering the above, Kootenai-Ponderay Sewer District respectfully requests the vacation of the easement be postponed until the opportunity to enter into a formal discussion with the property owners regarding the possibility of establishing an additional easement directly with the property owners, or at minimum, receiving a formal written acknowledgement from the property owners recognizing the existence and importance of the District's infrastructure within the easement area contingent upon the approval of the KPSD legal counsel.

Sincerely,

Beate Pryor

District Clerk

Clerk@kootenaiponderaysewerdistrict.org

NOTICE OF PUBLIC HEARING



I hereby certify that a true and correct copy of this "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this 4th day of **August 2026**.

Jeannie L. Welter
Jeannie Welter, Systems Technician

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Tuesday, August 4, 2026**.

NOTICE IS HEREBY GIVEN that the Bonner County Commissioners will hold a public hearing at **1:00 PM** on **Wednesday, September 9, 2026**, in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following request:

File VS0001-26 – Vacation Title 50 – Vacation of Private Easement: Request to vacate and rededicate a 60' public utility and fire easement, replacing it with a 25' wide HOA-maintained fire access, public pedestrian path, and utility easement. The easement is located within lot 11 of Providence Subdivision. The project site is located off Safari Tracker Drive in Section 1, Township 57 North Range 2 West, Boise-Meridian.

For details regarding this application, Zoom teleconference, or YouTube livestream, visit the Planning Department web site at www.bonnercountyd.gov/departments/Planning. Staff reports are available online or may be viewed at the planning department approximately a week before the scheduled hearing.

Written statements must be submitted to the planning department record no later than August 26, 2026. Written statements not exceeding one standard letter sized, single spaced page may be submitted at the public hearing. Statements can be sent to the Bonner County Planning Department at 1500 Highway 2, Suite 208, Sandpoint, Idaho 83864; faxed to 866-537-4935 or e-mailed to planning@bonnercountyd.gov. The referenced start time stated above reflects the beginning of the hearing. Specific file start time and hearing duration vary.

During the hearing for this application, the public will be given an opportunity to provide testimony and/or evidence regarding how the proposal does or does not comply with the applicable approval criteria of the Bonner County Revised Code. At the close of the public hearing, the governing body will make a decision on the application that may include, but is not limited to, approval, denial, remand, or continuance of the public hearing. Any person needing special accommodations to participate in the public hearing should contact the Bonner County Planning Department at (208) 265-1458 at least 48 hours prior to the scheduled hearing.

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

NO COMMENT

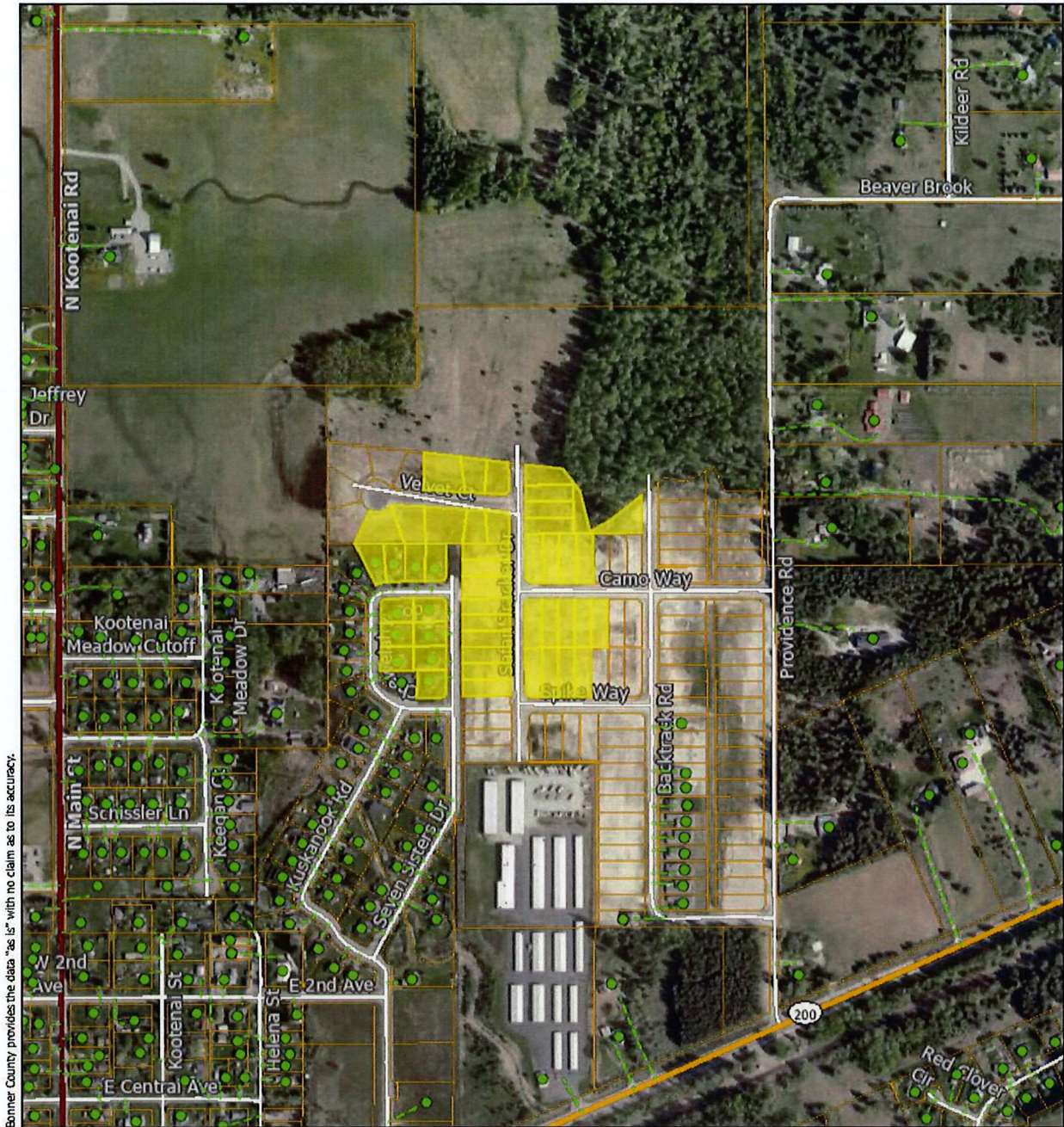
Name

T. Fran @ P.H.D

Date

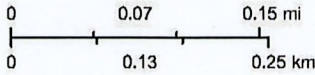
8/7/26

ArcGIS Web Map



Bonner County provides the data "as is" with no claim as to its accuracy.

- Structure
- Driveway
- Road Centerlines
- Primary
- Secondary
- Local; Ramp
- Parcels
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations



NOTICE OF PUBLIC HEARING



I hereby certify that a true and correct copy of this "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this **14th** day of **April 2026**.

Jeanie L Welter
Jeanie Welter, Systems Technician

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Tuesday, April 14, 2026**.

NOTICE IS HEREBY GIVEN that the Bonner County Commissioners will hold a public hearing at **10:00 AM** on **Thursday, May 21, 2026**, in the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, by Zoom teleconference, and YouTube Livestream to consider the following request:

File VS0001-26 – Vacation Title 50 – Vacation of Private Easement: Request to vacate and rededicate a 60' public utility and fire easement, replacing it with a 25' wide HOA-maintained fire access, public pedestrian path, and utility easement. The easement is located within lot 11 of Providence Subdivision. The project site is located off Safari Tracker Drive in Section 1, Township 57 North Range 2 West, Boise-Meridian.

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Written statements must be submitted to the planning department record no later than May 7, 2026. Written statements not exceeding one standard letter sized, single spaced page may be submitted at the public hearing. Statements can be sent to the Bonner County Planning Department at 1500 Highway 2, Suite 208, Sandpoint, Idaho 83864; faxed to 866-537-4935 or e-mailed to planning@bonnercountyid.gov. The referenced start time stated above reflects the beginning of the hearing. Specific file start time and hearing duration vary.

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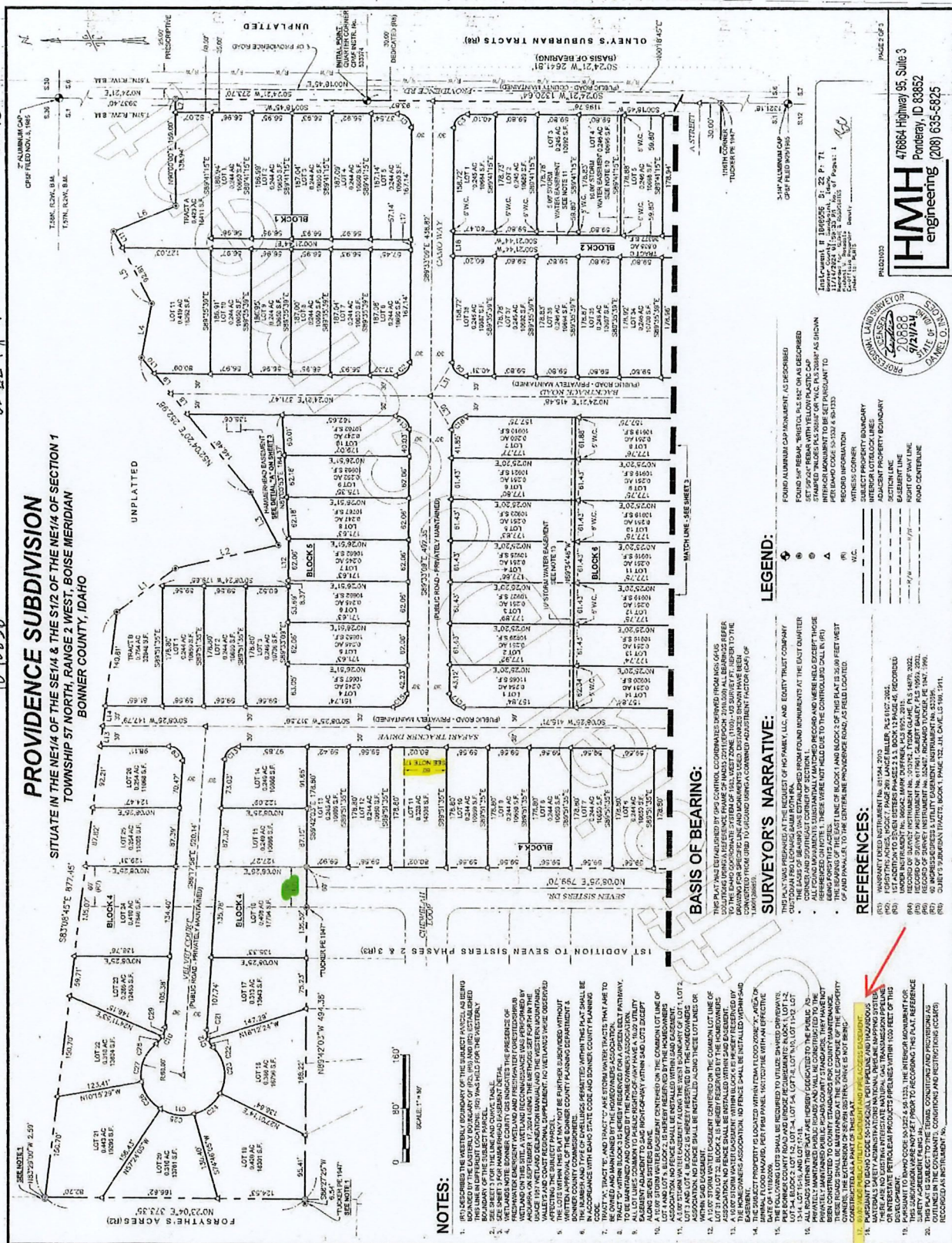
If you have no comment or response, you may indicate below and return this form to the Planning Department.

NO COMMENT *J. Enns, P.H.D.* *4/15/26*
Name Date

1040656

PROVIDENCE SUBDIVISION

IN THE NE1/4 OF THE SE1/4 & THE S1/2 OF THE NE1/4 OF SECTION 1
TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN
BONNER COUNTY, IDAHO



PAGE 2 OF 3

6015074



ADJACENT PROPERTY BOUNDARY

CONCLUSIONS

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T No. 051204, 2013

WARRANTY DEED INSTRUMENT

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NATIONAL PIPELINE MAPPI
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ROADS SAFETY ADMINISTRATION
IF AISE NO EXISTING INTEREST

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HMH
engineering (208) 635-5825
476864 Highway 95, Suite 3
Ponderay, ID 83852

20888
9/24/24
STATE OF MAHARASHTRA
DEPARTMENT OF REVENUE
OFFICE OF THE DEPUTY COMMISSIONER
MUMBAI

SECTION LINE
EASEMENT LINE
RIGHT OF WAY LINE
ROAD CENTERLINE

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R. PE 1947. 1999.
10396.

AGE 209. LANCE MILLER, PL.
PHASES 2 & 3. BOOK 12
MARK DUFFNER, PLS 892.
INSTRUMENT No. 013762. TYSON GR
INSTRUMENT No. 617901. GILBERT B
INSTRUMENT No. 552407. RICHARD T
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24

Maya Johnson

From: 'Ken Flint' via Mail-Planning <planning@bonnercountyid.gov>
Sent: Wednesday, April 29, 2026 2:05 PM
To: Planning
Cc: Jeannie Welter; Jason Johnson; Janna Brown; Maya Johnson
Subject: Re: [EXTERNAL] Notice of Public Hearing Agency Review - Comments Due by May 7, 2026 - File VS0001-26 - Bonner County Planning

Follow Up Flag: Follow up
Flag Status: Flagged

Approved by TC Energy. Not near ROW.

Ken

From: Bonner County Planning Department <planning@bonnercountyid.gov>
Sent: Tuesday, April 14, 2026 1:10 PM
Cc: Jeannie Welter <jeannie.welter@bonnercountyid.gov>; Jason Johnson <jason.johnson@bonnercountyid.gov>; Janna Brown <janna.brown@bonnercountyid.gov>; Maya Johnson <maya.johnson@bonnercountyid.gov>
Subject: [EXTERNAL] Notice of Public Hearing Agency Review - Comments Due by May 7, 2026 - File VS0001-26 - Bonner County Planning

EXTERNAL EMAIL: PROCEED WITH CAUTION.

This e-mail has originated from outside of the organization. Do not respond, click on links or open attachments unless you recognize the sender or know the content is safe. If this email looks suspicious, report it.

You are invited to comment on this application, your comments must be received by the Bonner County Planning Department by 5 p.m. **May 7, 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,

Jeannie Welter
Bonner County Planning Department
Systems Technician
208-265-1458

We respect your right to choose which electronic messages you receive. **To stop receiving this and similar communications from TC Energy please reply to this email and change the subject line to "UNSUBSCRIBE"**. This electronic message and any attached documents are intended only for the named addressee(s). This communication from TC Energy may contain information that is privileged,

confidential or otherwise protected from disclosure and it must not be disclosed, copied, forwarded or distributed without authorization. If you have received this message in error, please notify the sender immediately and delete the original message. Thank you.

Nous respectons votre droit de choisir les messages électroniques que vous recevez. **Pour ne plus recevoir ce message et des communications similaires de TC Énergie veuillez répondre à ce courriel avec l'objet "DÉSABONNEMENT"**. Ce message électronique et tous les documents joints sont destinés uniquement aux destinataires nommés. Cette communication de TC Énergie pourrait contenir de l'information privilégiée, confidentielle ou autrement protégée de la divulgation, et elle ne doit pas être divulguée, copiée, transférée ou distribuée sans autorisation. Si vous avez reçu ce message par erreur, veuillez en aviser immédiatement l'expéditeur et supprimer le message initial. Merci.

Respetamos el derecho de elegir los mensajes electrónicos que desea recibir. **Para dejar de recibir estos comunicados y otros similares de TC Energía responda este correo y cambie el asunto a "CANCELAR SUSCRIPCIÓN"**. Este mensaje electrónico y los documentos adjuntos están dirigidos solo a los destinatarios indicados. Este comunicado puede contener información de TC Energía privilegiada, confidencial, o bien protegida contra su divulgación, por lo que no se debe divulgar, copiar, reenviar ni distribuir sin autorización. Si recibió este mensaje por error, notifique de inmediato al remitente y borre el mensaje original. Gracias.

Appendix C - Description of area to be vacated

EXHIBIT "A"
PARTIAL VACATION OF
PUBLIC UTILITY AND FIRE ACCESS EASEMENT

A partial vacation of an existing 60.00 foot wide public utility and fire access easement, being the south 60.00 feet of Lot 11, Block 4 of Providence Subdivision, as same is shown on the official plat thereof, recorded in Book 22 of Plats at Page 71 as Instrument No. 1040656 on November 14, 2024, Bonner County Records, situate in the northeast quarter of the southeast quarter of Section 1, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho, being more particularly described as follows:

The North 35.00 feet of the South 60.00 feet of said Lot 11.

This description is intended to vacate the north 35.00 feet of said 60.00 foot wide easement that was dedicated on the plat of Providence Subdivision to a 25.00 foot wide easement, being the south 25.00 feet of said Lot 11.

The above described easement contains 4470 sq.ft.

Prepared by HMH Engineering, LLC.
Daniel O. Inloes, PLS 20888



