

**BONNER COUNTY PLANNING DEPARTMENT
BOARD OF COUNTY COMMISSIONERS
STAFF REPORT FOR MAY 21, 2026**



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

File Number, Type: VS0001-26, Title 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
8144 West Okeechobee Blvd B
West Palm Beach, FL 33411

Applicant Representative: Monica Miller, HMH Engineering
3882 N Schreiber Way, Suite 104
Coeur d'Alene, ID 83815

Property owner: Providence Road LLC
8144 West Okeechobee Blvd B
West Palm Beach, FL 33411

Petition filed: March 30, 2026

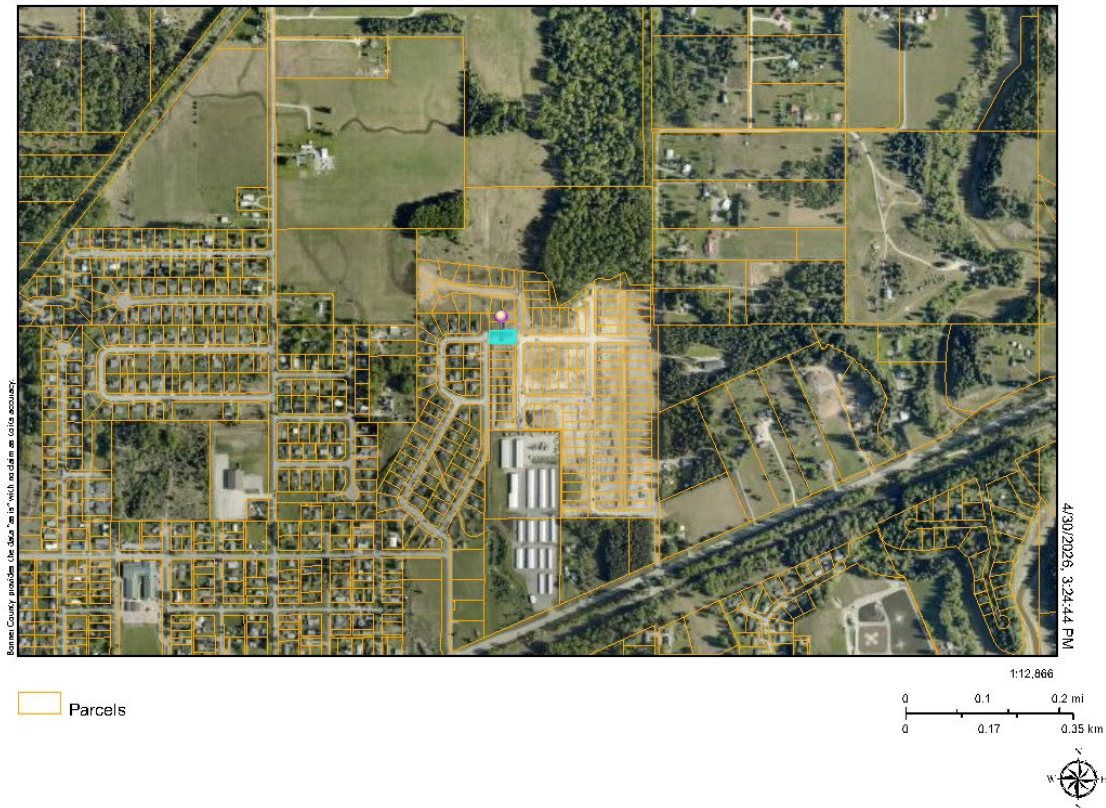
Notice provided: Mailed: April 14, 2026
Published in newspaper: April 14, 28, & May 12, 2026

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

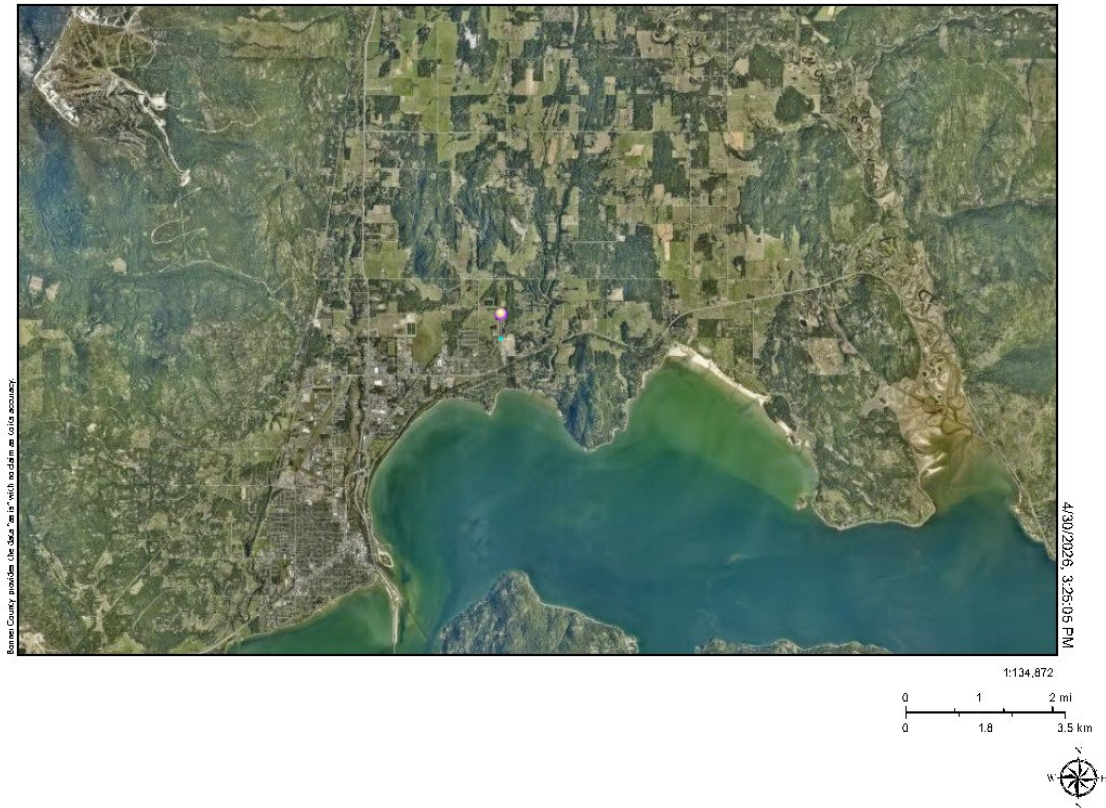
VS0001-26 - Aerial



VS0001-26 - Aerial



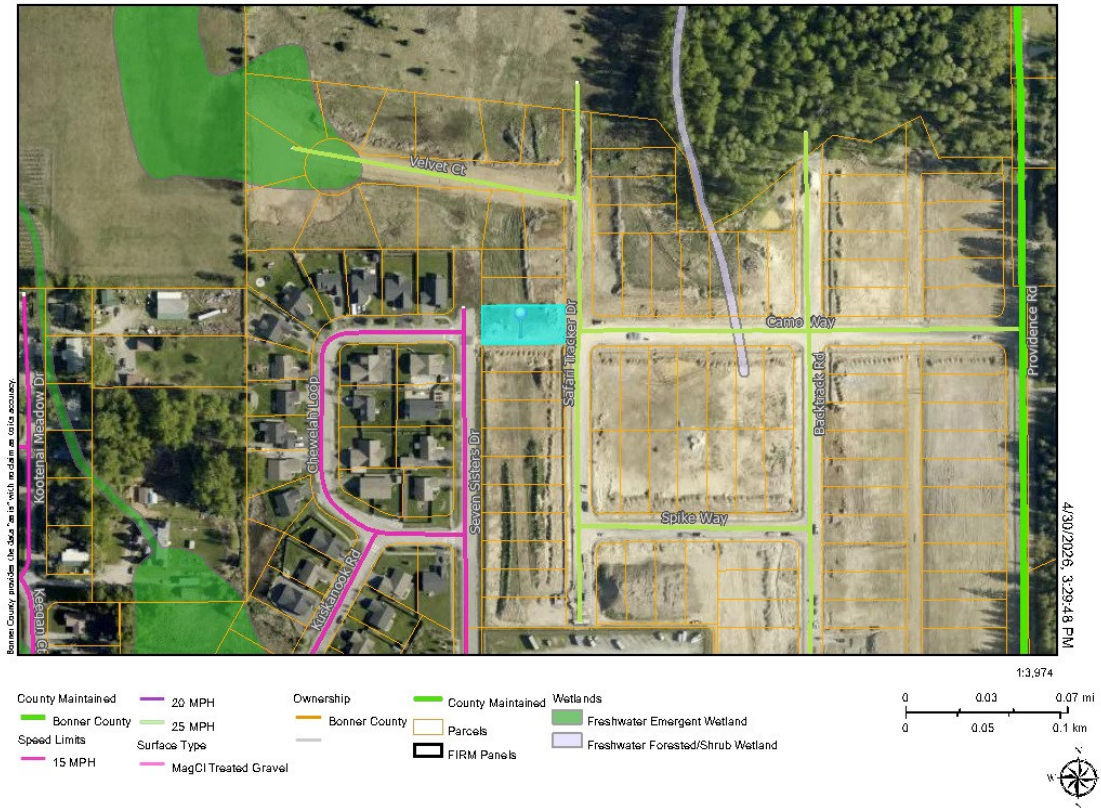
VS0001-26 - Aerial



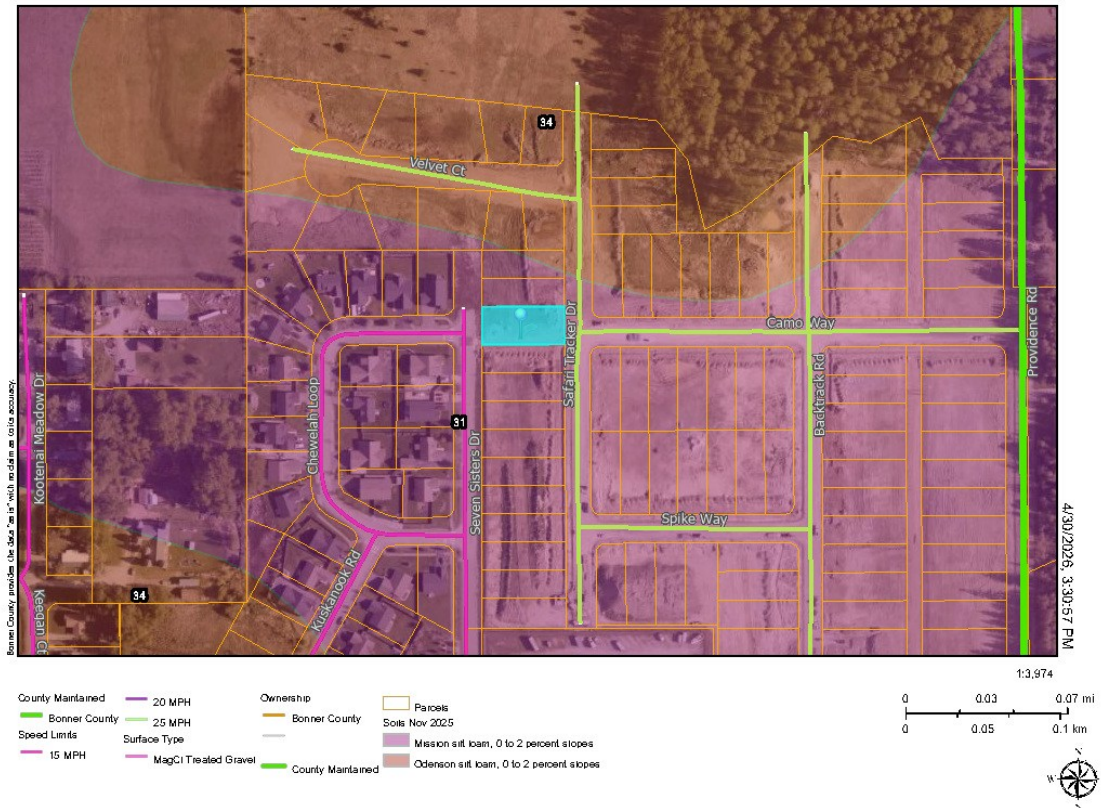
VS0001-26 - City boundaries



VS0001-26 - Hydrology, Floodplain, Wetlands



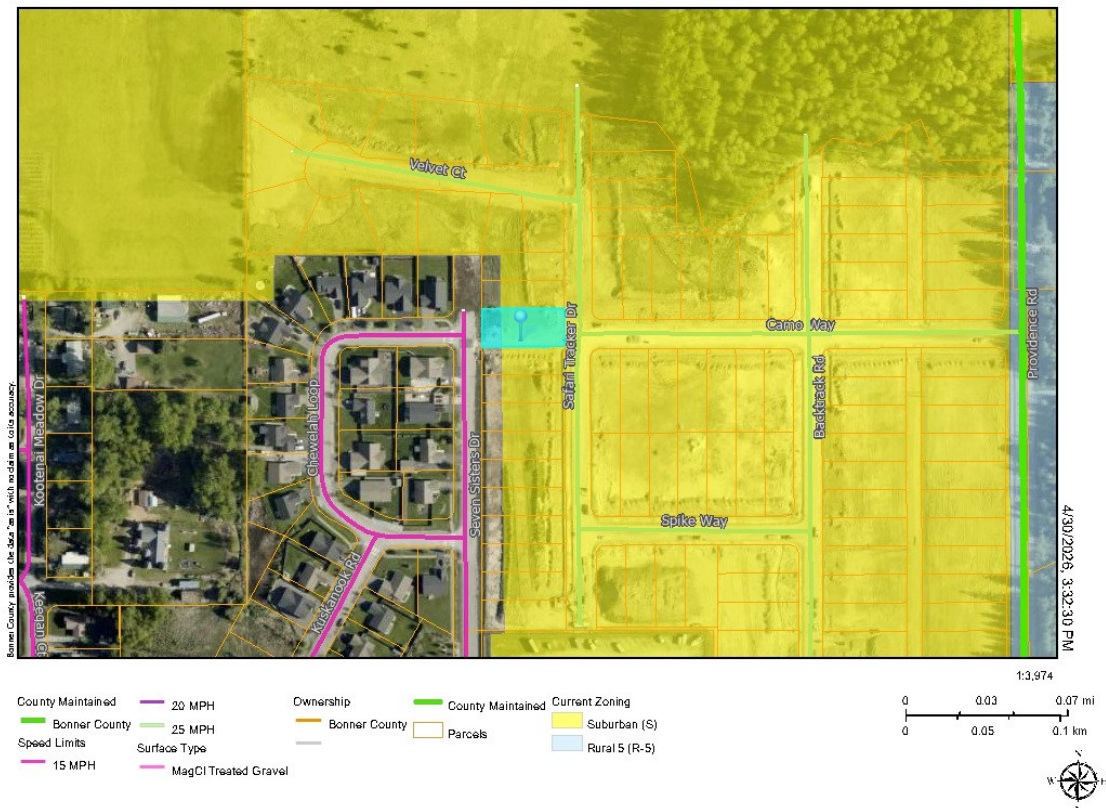
VS0001-26 - Soils



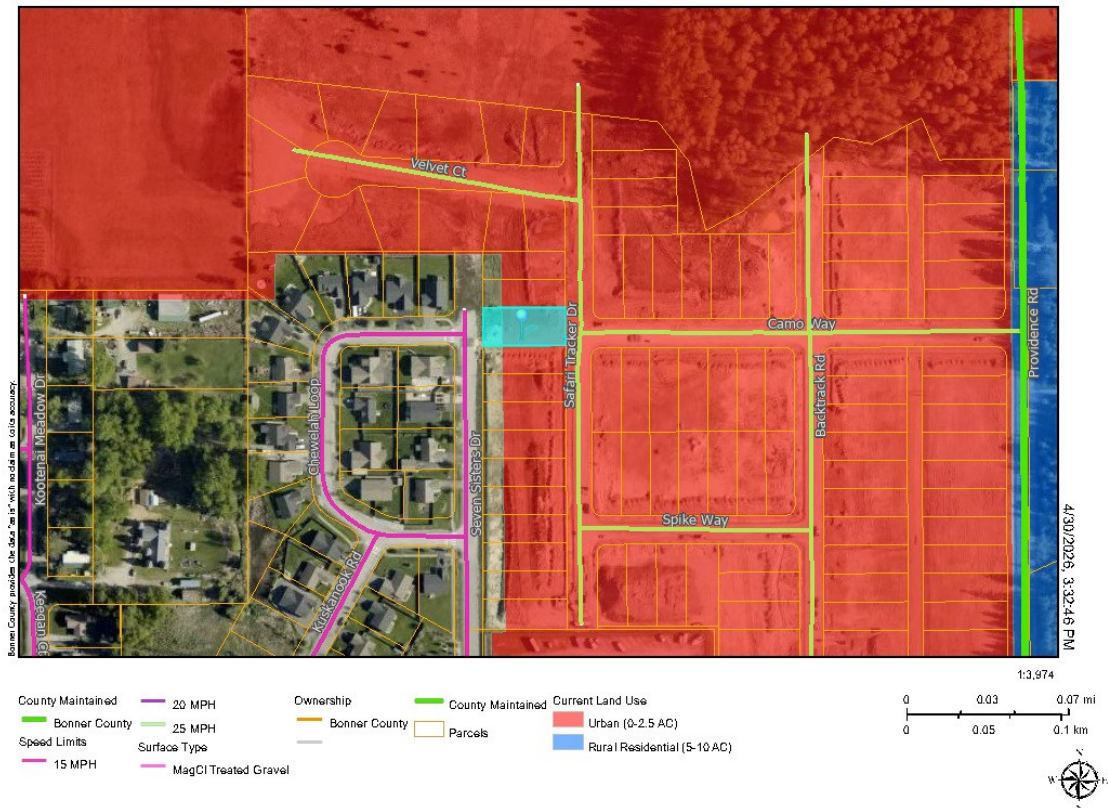
VS0001-26 - Slopes



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:

- Idaho Code §50-1325 – Easements – Vacation Of,
- §40-203 – Abandonment and vacation of county and highway district system highways or public rights-of-way

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.

Flood Hazard Zone: Lot is within SFHA Zone X per FIRM Panel Number 16017C0710E, Effective Date 11/18/2009.

Wetlands: N/A

Slope: N/A

Soils: Mission silt loam, 0 to 2 percent slopes

Area to be vacated: ± 6,258 square feet

B. Access:

Access to the property is via Safari Tracker Drive/Camo Way via Providence Road, all of which are Bonner County owned public rights-of-way.

C. Standards review:

Idaho Code §40-203(1) sets forth the procedures for the hearing and consideration of the petition:

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.

Staff: No agency or public comments were received indicating the proposed vacation is not in the public interest.

Idaho Code §40-203(2) sets forth the standards for the consideration of a petition as it relates to access to properties abutting the proposed vacation:

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.

Idaho Code §40-203(3) sets forth the standards for reserving easements for utilities and other appurtenances:

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 easements by the applicant accordingly. **See Conditions of Approval.**

Idaho Code §40-203(4) sets forth the standards for abandonment and compensation for vacating a public right-of-way that has been accepted as a part of a recorded platted subdivision:

(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.

Staff: This section of the state code is applicable to the proposed vacation request. The 60'-wide public utility and fire access easement that is requested for vacation is a part of the "Providence Subdivision" plat.

(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.

Staff: Per the application, utility and fire access will be maintained with the proposed 25'-wide HOA-maintained fire access, public pedestrian path, and utility easement. This is proposal for a 25' width is consistent with the comment memo from Northside Fire District dated Aug 1, 2023 in the file "S0002-23 Providence Subdivision" which stated:

We are satisfied with the additional Fire Access Easement entering the subdivision off of Seven Sisters Dr. This is depicted on the Plat Map as Note 17 a 25' Wide Public Utility Easement and Fire Access Easement.

No new comment was received from Northside Fire District on this latest application.

(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: Per Idaho Code §50-1325 – Easements – Vacation Of, easements shall be vacated in the same manner as streets. This is accomplished via Title 40, which this proposal has been reviewed against.

Idaho Code §40-203(5)(c)(i) sets forth the standards by which a public highway or ROW shall be deemed abandoned:

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: 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.

Staff: This section is not applicable to the proposed vacation request as the Providence Subdivision was recorded 11/14/2024 and three years have not yet elapsed.

Idaho Code §40-203(6) Idaho Code §40-203(6) sets forth the procedure for abandonment 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:

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 subsection 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.

D. Agency Review

The petition was routed to the agencies listed in Appendix A on April 14, 2026.

Comments Received:

Kootenai-Ponderay Sewer District – 4/20/2026

TC Energy – 4/29/2026

No Comment:

Bonneville Power Administration – 4/14/2026

Panhandle Health District – 4/15/2026

Idaho Department of Environmental Quality – 4/16/2026

Idaho Department of Water Resources – 4/16/2026

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: JRJ Date: May 14, 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 this petition, FILE VS0001-26, 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, finding that it is in accord with Idaho Code as enumerated in the following conclusions of law:

Conclusion 1

This proposal **is** compliant with the vacation criteria and standards set forth at Idaho Code §50-1306A (specifically §50-1306A.6) and Idaho Code §40-203.

Conclusion 2

By granting of this petition for vacation, easements **will not** be vacated according to the legal description.

Conclusion 3

Abandonment **will not** impede or deprive any property of legal access.

Conclusion 4

Granting of this petition for vacation **is** in the public’s interest.

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 and direct planning staff to draft written findings and conclusions to reflect this motion and transmit to all interested parties. The action that could be taken to obtain the vacation is to complete the Conditions of Approval as adopted. This action does not result in the taking of private property.

MOTION TO DENY: I move to deny this petition, FILE VS0001-26, 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, based upon the following conclusions:

Conclusion 1

This proposal **is/ is not** compliant with the vacation criteria and standards set forth at Idaho Code §50-1306A (specifically §50-1306A.6) and IC §40-203.

Conclusion 2

By granting of this petition for vacation, easements **will not/ will** be vacated according to the legal description.

Conclusion 3

Abandonment **will not/ will** impede or deprive any property of legal access.

Conclusion 4

Granting of this petition for vacation **is / is not** in the public's 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 and conclusions of law as set forth in the Staff Report (or as amended during this meeting) and direct planning staff to draft written findings and conclusions of law to reflect this motion and transmit to all interested parties. This action does not result in a taking of private property. The action that could be taken, if any, to obtain the vacation is to:

- 1) File a new petition with the Planning Department and meet the standards required by Idaho Code; or
- 2) Pursue such remedies as may be applicable at Idaho Code, Title 50, Chapter 13.

Findings of Fact:

- The applicant is requesting 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.
- 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.
- This petition was submitted to the Planning Department on March 30, 2026. This petition was noticed to abutting neighbors on April 14, 2026, and was noticed in the newspaper on April 14, 28, & May 12, 2026.
- 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.

Suggested Conditions of approval:

- A-1** The vacation of the above described platted area shall be effective upon the recording of a resolution by the Bonner County Commissioners granting the vacation.
- A-2** Any utilities located in the proposed vacated portion shall be granted easements by the applicant accordingly.
- A-3** No lots or parcels shall be left without legal access.
- A-4** The applicant shall apply for, and receive approval of, a Minor Notational Change with the Planning Department to indicate the rededicated easement.
- A-5** The vacation of the platted area shall only be for the lot as described above. All easements existing on the subject area shall remain in place.

Conditions to be Met Prior to Recording of the Resolution:

- B-1** The costs for legal advertisements and recording fees shall be borne by the petitioner and shall be paid prior to the recording of the resolution for this vacation.

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

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 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 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 _____
Name Date

RECORD OF MAILING

Page 1 of 1

File Number: **VS0001-26**

Record of Mailing Approved By: Jason Johnson, CFM

Hearing Date: **5.21.26**

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

Jeannie L. Welter

Jeannie Welter, Systems Technician

Assessor - Email
Bay Drive Recreation District - Email
Bonner County Airport Manager - Email
Bonner County EMS - Email
Bonner County Road & Bridge - Email
Bottle Bay Water & Sewer District - Email
City of Dover - Email
City of Hope - Email
City of Oldtown - Email
City of Priest River - Email
City of Spirit Lake - Email
Coolin-Cavanaugh Bay Fire District - Email
East Bonner Library - Email
Ellisport Bay Sewer - Email
GEM STATE MINER - U.S. Mail
Idaho Department of Environmental Quality (DEQ) - Email
Idaho Department of Lands - CDA - U.S. Mail
Idaho Department of Lands - Navigable Waters & Mining - Email
Idaho Department of Water Resources - IDWR - Email
Idaho Transportation Department- District I - Email
Kalispel Bay Sewer & Water - U.S. Mail
KPBX-FM 91 SPOKANE PUBLIC RADIO - U.S. Mail
Laclede Water District - Email
Lake Pend Oreille School District, #84 (Transportation) - Email
Little Blacktail Ranch Water Association - U.S. Mail
Northern Lights, Inc. - Email
Northside Fire District - Email
Panhandle Health District - Email
Priest Lake Public Library District - Email
Sagle Valley Water & Sewer - Email
Schweitzer Fire District - Email
Selkirk Fire, Rescue & EMS - Email
Southside Water & Sewer District - Email
Spokesman-Review - U.S. Mail
Swan Shores Sewer District - U.S. Mail
Tamarack Village Water & Sewer - U.S. Mail
Trestle Creek Sewer District - Email
U.S. Fish & Wildlife Service - Email
West Bonner County Cemetery District - Email
West Bonner Library - Email
West Pend Oreille Fire District - Email
Avista Utilities - Email
Bayview Water & Sewer - Email
BONNER COUNTY DAILY BEE - U.S. Mail
Bonner County Floodplain Review - Email
Bonner County Sheriff - Email
City of Clark Fork - Email
City of East Hope - Email
City of Kootenai - Email
City of Ponderay - Email
City of Sandpoint - Email
Coolin Sewer District - Email
Drainage District #7 - Email
East Priest Lake Fire District - Email
Garfield Bay Water & Sewer District - Email
Granite Reeder Water & Sewer District - Email
Idaho Department of Fish & Game - Email
Idaho Department of Lands - Coolin - Email
Idaho Department of Lands - Sandpoint - Email
Idaho Transportation Department (Aeronautics) - U.S. Mail
Independent Highway District - Email
Kootenai-Ponderay Sewer District - Email
KSPT-KPND-KIBR RADIO - U.S. Mail
Lake Pend Oreille School District, #84 (Admin Office) - Email
Lakeland Joint School District, #272 - Email
North of the Narrows Fire District - Email
Northland/Vyve Cable Television - Email
Outlet Bay Sewer District - Email
Pend Oreille Hospital District - Email
Priest Lake Translator District - Email
Sam Owen Fire District - Email
SELKIRK ASSOCIATION OF REALTORS - U.S. Mail
Selkirk Recreation District -Email
Spirit Lake Fire District - Email
Historical Society - Email
Syringa Heights Water Association - Email
Timber Lake Fire District - Email
U.S. Army Corps of Engineers - Email
U.S. Forest Service - U.S. Mail
West Bonner County School District, #83 - Email
West Bonner Water & Sewer District - Email
West Priest Lake Fire District - Email

Record of Mailing
Property Owners within 300 Feet

Page 1 of 1

File Number: **VS0001-26**

Record of Mailing Approved By: Jason Johnson, CFM

Hearing Date: **5.21.26**

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Jeannie L Welter

Jeannie Welter, Systems Technician

PIN	Owner1	Owner Street	Owner City	Owner State	Owner Zip
RP040000040100A	Providence Road Llc	8144 West Okeechobee Blvd B	West Palm Beach	FL	33411
RP040000040110A	Providence Road Llc	8144 West Okeechobee Blvd B	West Palm Beach	FL	33411
RP040000040120A	Providence Road Llc	8144 West Okeechobee Blvd B	West Palm Beach	FL	33411
	Bonner County Road & Bridge	1500 Highway 2, Suite 101	Sandpoint	ID	83864
	City of Kootenai - Kootenai City Hall	204 Spokane St.	Kootenai	ID	83840
	City of Kootenai	PO Box 566	Kootenai	ID	83840

Appendix B – Agency Comments



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,Alynette 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.

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: 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



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Jeannie L Welter
Jeannie Welter, Systems Technician

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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.

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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 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

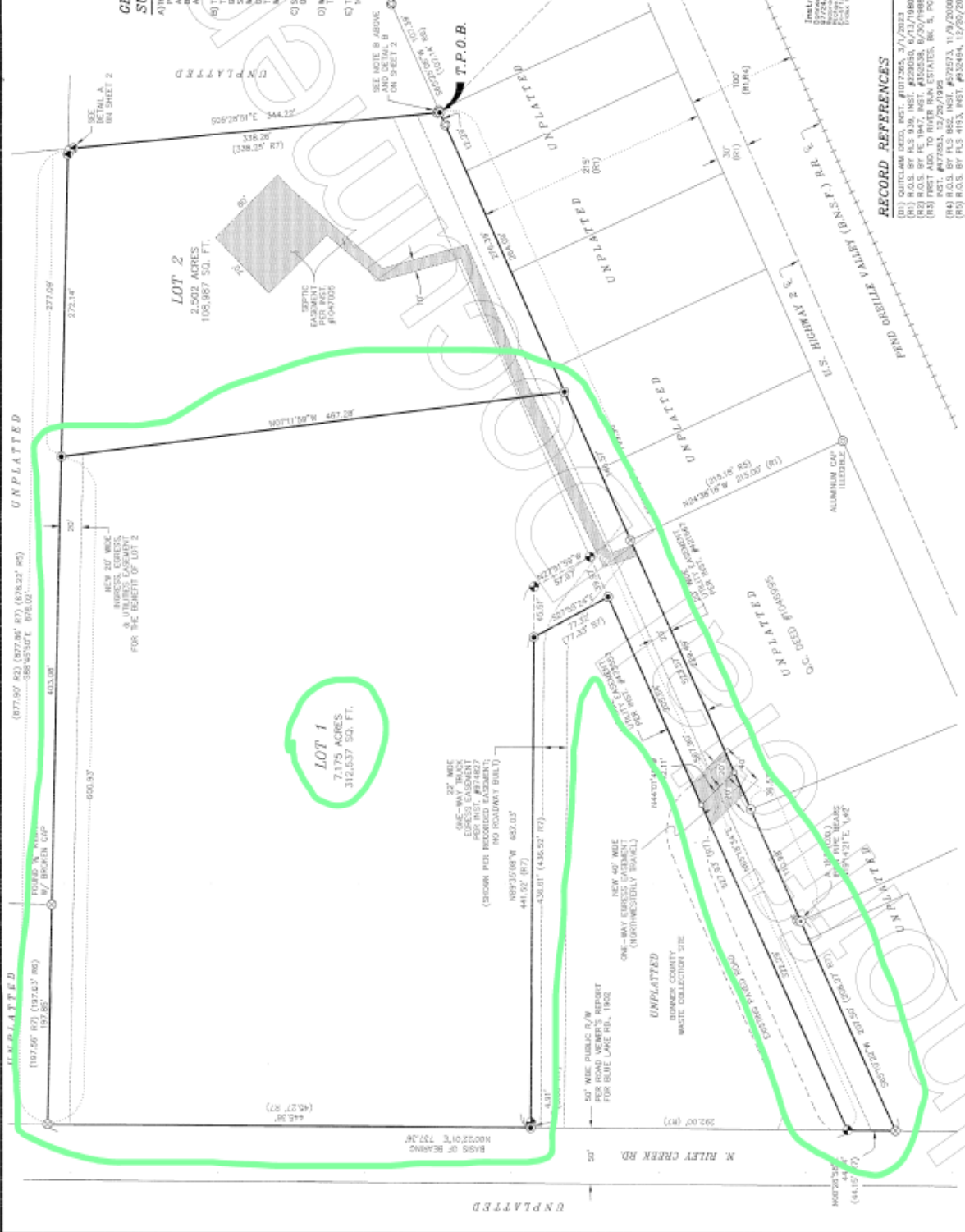
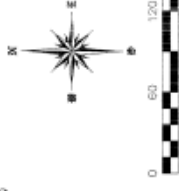
1049814 BK 23 Pg 49 1 of 2

LOU'S SIXPAK

LYING IN THE SW 1/4 OF SECTION 30,
T. 56 N., R. 3 W., B. M.,
BONNER COUNTY, IDAHO

GENERAL NOTES / SURVEYOR'S NARRATIVE

- AT THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THE SUBJECT PROPERTY INTO TWO LOTS AND RECORD THE NECESSARY INSTRUMENTS AND RECORD INSTRUMENTS LISTED WERE USED TO DEFINE THE BOUNDARY. ANY MONUMENTS FOUND TO BE OUT OF POSITION ARE NOTED.
- (A) THE EAST LINE OF THE PROPERTY WAS EXTENDED SOUTHERLY TO THE CENTERLINE OF THE RAILROAD TRACKS AND THE SOUTH LINE OF THE PROPERTY WAS PARALLEL TO THE CENTERLINE OF THE RAILROAD TRACKS. THE LOCATION OF THIS EXTENDED RAILROAD RIGHT-OF-WAY WHICH WERE FIELD FOR THIS SURVEY.
- (B) SLOPE WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- (C) WELANDS ARE NOT PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WELAND INVENTORY MAPPING TOOL.
- (D) THE LOT ARE CATEGORIZED AS ZONE "X" PER FEMA PANEL 150170895A, EFFECTIVE 11/15/2009.



RECORD REFERENCES

- (01) OUTCLAIM DEED, INST. #101736A, 3/1/2023
- (02) R.O.S. BY FLS 930, INST. #23050, 6/13/1980
- (03) R.O.S. BY FLS 1947, INST. #103208, 8/29/1988
- (04) R.O.S. BY FLS 1947, INST. #103208, 8/29/1988
- (05) R.O.S. BY FLS 1947, INST. #103208, 8/29/1988
- (06) R.O.S. BY FLS 982, INST. #37251A, 11/9/2000
- (07) R.O.S. BY FLS 982, INST. #37251A, 11/9/2000
- (08) R.O.S. BY FLS 433A, INST. #12046A, 11/27/2018
- (09) R.O.S. BY FLS 433A, INST. #12046A, 11/27/2018
- (10) R.O.S. BY FLS 2025A, INST. #101736A, 3/1/2023

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS CONTROL COORDINATES DERIVED FROM NGS OPUS SOLUTIONS (OPUS) AND THE NATIONAL TRIPLET SYSTEM (NTS) OF THE NATIONAL TRIPLET SYSTEM (NTS). ALL BEARINGS REFER TO THE DASH COORDINATE SYSTEM OF 1983, WEST ZONE, (1103). 1 US SURVEY FT. REFER TO THE DISTANCE SHOWING HAVE BEEN CONVERTED FROM GRID TO GROUND USING A CORRECTED ADJUSTMENT FACTOR (CAF) OF 1.0000818200. GEODETIC NORTH IS AN ANGULAR DISTANCE OF -0°44'09" AT THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY.

LEGEND

- SECTIONAL CORNER, AS NOTED.
- FOUND 5/8" 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. MARK
- FOUND 5/8" REBAR & CAP, PLS 15516



1/4	30	56	3
		N	W

LOU'S SIXPAK

GLAFF & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
300 Church Street
Shelburne, VT 05486
308-262-4474

Scale: 1" = 60'
Drawn By: JWB
Check By: JWB
Title: 1049814
Date: 7/2/2023



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

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[Quoted text hidden]

[Quoted text hidden]

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.

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 T. Evans, P.H.D. 4/15/26
Name Date



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

Thu, Apr 16, 2026 at 2:18 PM

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

Thu, Apr 16, 2026 at 2:54 PM

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](https://www.idwr.idaho.gov/locations/northern-regional-office)

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]

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

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 see attached for details.

Thank you,

Jeannie Welter

**Bonner County Planning Department
Systems Technician
208-265-1458**

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

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.

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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Please see attached for details.

Thank you,

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

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



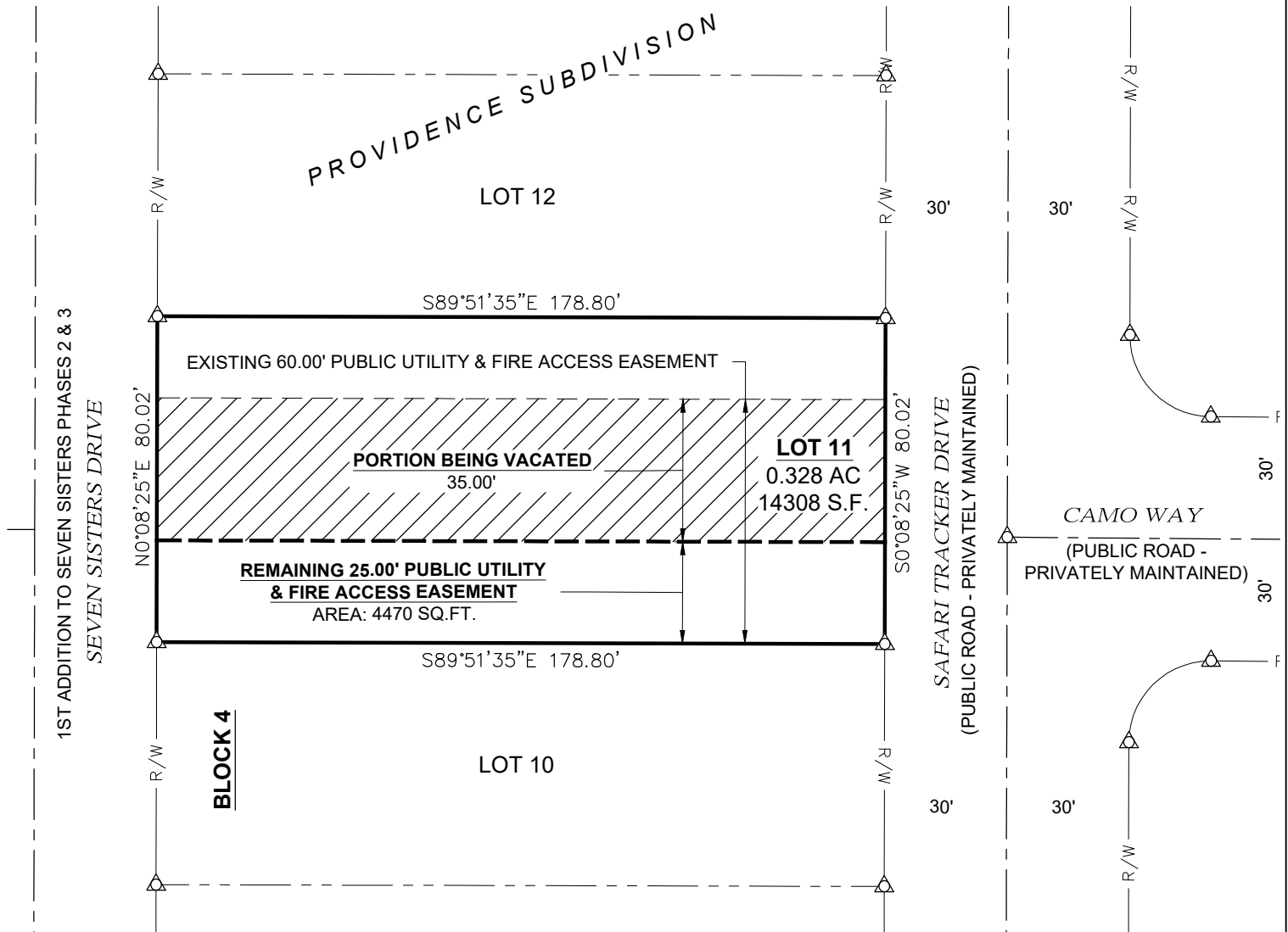
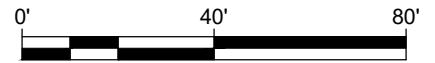


Exhibit "B"

SCALE: 1" = 40'



3882 N. Schreiber Way, Suite 104
Coeur d'Alene, ID 83815
(208) 635-5825

PARTIAL VACATION OF PUBLIC UTILITY AND FIRE ACCESS EASEMENT LOT 11, BLOCK 4 - PROVIDENCE SUBDIVISION

