



Swati Rastogi <swati.rastogi@bonnercountyid.gov>

Fwd: Bonner County Planning - Agency Review - SS0005-21

Matt Mulder <matt.mulder@bonnercountyid.gov>

Thu, Feb 10, 2022 at 1:56 PM

To: Swati Rastogi <swati.rastogi@bonnercountyid.gov>

Cc: Jason Topp <jason.topp@bonnercountyid.gov>, MPCP <mcpfamily@gmail.com>

Swati,

After discussions with The Applicant, Planning Dept, and Jason Topp, I will amend my comments so as not to cause problems with the 11,400sqft lot size minimum. The dedication of 5ft of ROW along Garfield Bay Road is our highest priority and can be accomplished without running afoul of the 11,400sqft requirement. Amended comments below:

1. A dedication of an additional 5ft of public right-of-way along the frontage of Garfield Bay Road is requested. Our standard width for public right of way on collector and local access roads is currently 60ft, where the existing road width is only 50ft wide. A dedication of the additional 5ft will enhance the County's ability to maintain these roads to the highest standard, allowing room for proper shoulders, ditches, snow storage, public parking, etc.
2. Honeycut Rd does not meet the current standards in Section 7 of the Bonner County Roads Standards Manual for privately maintained public roads. With the proposed number of lots to be added to Honeycut Rd, traffic load is anticipated to fall into the category of local access roads with between 50 and 200 vehicles per day. The standards for this category of road require a 60ft wide right of way, where the existing right of way is only 30ft wide, and a 22ft wide travelway, where the current road is approximately 13ft wide as measured on the GIS map. A dedication of a 15ft wide easement for drainage and utilities along the north side of the frontage of Honeycut Rd would improve the situation. Additionally, improvements to the road surface to widen it to 20ft and meet the current standards for a privately maintained public road are recommended as a condition.
3. A 5ft wide easement for drainage and utilities along the eastern frontage shared with West Garfield Bay is requested. This will allow for ditches and utilities to be placed outside of the existing public ROW and will not impact the 11,400sq ft lot size minimum. The existing ROW is 50ft wide where 60ft is the current standard.
3. Add a note to the plat indicating that: "Honeycutt Road is a privately maintained public road, and has not been constructed to County standards for County maintenance. This road shall be maintained at the sole expense of the property owners until such time as it is constructed to County standards at the property owner's sole expense, at which time it may be considered for acceptance into the county maintenance system by the Bonner County Board of Commissioners."
4. Lot 4 should be required to build a driveway access off of Honeycut Rd to limit the number of accesses in close proximity to the Garfield Bay Rd/West Garfield Bay Rd intersection.
5. An Encroachment Permit could not be located within Road & Bridge records for the existing accesses into the subject property.
 - a. The Applicant shall file for an Encroachment Permit for each existing driveway from Bonner County Road & Bridge Office.
 - b. Road & Bridge staff will inspect the existing driveways and notify the Applicant if any improvements are needed in order to bring each driveway into compliance with current County standards. All identified work will need to be completed by the Applicant in accordance with the Bonner County Road Standards Manual (BCRSM).
 - c. Any new driveways to be installed will also require an encroachment permit.

-Matt Mulder, PE
Staff Engineer
Bonner County Road & Bridge
208-255-5681

On Thu, Feb 3, 2022 at 1:54 PM Matt Mulder <matt.mulder@bonnercountyid.gov> wrote:

Swati,

The Road & Bridge Department has the following comments regarding SS0005-21:

1. A dedication of an additional 5ft of public right-of-way along the frontage of Garfield Bay Road and West Garfield Bay Road is requested. Our standard width for public right of way on collector and local access roads is currently 60ft, where the existing road width is only 50ft wide. A dedication of the additional 5ft will enhance the County's ability to maintain these roads to the highest standard, allowing room for proper shoulders, ditches, snow storage, etc.
2. Honeycut Rd does not meet the current standards in Section 7 of the Bonner County Roads Standards Manual for privately maintained public roads. With the proposed number of lots to be added to Honeycut Rd, traffic load is anticipated to fall into the category of local access roads with between 50 and 200 vehicles per day. The standards for this category of road require a 60ft wide right of way, where the existing right of way is only 30ft wide, and a 22ft wide travelway, where the current road is approximately 13ft wide as measured on the GIS map. A dedication of an additional 15ft of public right of way along this side of the frontage of Honeycut Rd would improve the situation, giving a 45ft wide right of way, to allow for an improved road width. Additionally, improvements to the road to widen it and meet the current standards for a privately maintained public road are recommended as a condition.
3. Add a note to the plat indicating that: "Honeycut Road is a privately maintained public road, and has not been constructed to County standards for County maintenance. This road shall be maintained at the sole expense of the property owners until such time as it is constructed to County standards at the property owner's sole expense, at which time it may be considered for acceptance into the county maintenance system by the Bonner County Board of Commissioners."
4. Lot 4 should be required to build a driveway access off of Honeycut Rd to limit the number of accesses in close proximity to the Garfield Bay Rd/West Garfield Bay Rd intersection.
5. An Encroachment Permit could not be located within Road & Bridge records for the existing accesses into the subject property.
 - a. The Applicant shall file for an Encroachment Permit for each existing driveway from Bonner County Road & Bridge Office.
 - b. Road & Bridge staff will inspect the existing driveways and notify the Applicant if any improvements are needed in order to bring each driveway into compliance with current County standards. All identified work will need to be completed by the Applicant in accordance with the Bonner County Road Standards Manual (BCRSM).
 - c. Any new driveways to be installed will also require an encroachment permit.

-Matt Mulder, PE
Staff Engineer
Bonner County Road & Bridge
208-255-5681

----- Forwarded message -----

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

Date: Wed, Feb 2, 2022 at 10:00 AM

Subject: Bonner County Planning - Agency Review - SS0005-21

To: PHD <EHAdmin@phd1.idaho.gov>, Garfield Bay Water and Sewer District Clerk <garfieldbaywsd@hotmail.com>, Dale Hopkins <dhopkins@selkirkfire.com>, Northern Lights <kristin.mettke@nli.coop>, Northern Lights - Clint Brewing <clint.brewington@nli.coop>, Superintendent School Dist 84 <kelly.fisher@lposd.org>, School District 84 Transportation - James Koehler <james.koehler@lposd.org>, ITD - Stacy Simkins <stacy.simkins@itd.idaho.gov>, ITD - Robert Beachler <robert.beachler@itd.idaho.gov>, ITD - William Roberson <william.roberson@itd.idaho.gov>, Road & Bridge - Matt Mulder <matt.mulder@bonnercountyid.gov>, DEQ - Kristie McEnroe <kristie.mcenroe@deq.idaho.gov>, Dan McCracken <Dan.McCracken@deq.idaho.gov>, Kristie May <Kristie.May@deq.idaho.gov>, IDWR - Tammy Alleman <tammy.alleman@idwr.idaho.gov>, Adam Frederick <Adam.frederick@idwr.idaho.gov>, IDWR - Michelle Richman <Michelle.Richman@idwr.idaho.gov>, Horsmon, Merritt <merritt.horsmon@idfg.idaho.gov>

The above-named application has been submitted to the Bonner County Planning Department for processing.

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.

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