

# Bonner County Planning Department

*"Protecting property rights and enhancing property value"*

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

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

Email: [planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov) - Web site: [www.bonnercountyid.gov](http://www.bonnercountyid.gov)



## Short Plat Administrative Staff Report

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**Project Name:** **Cozy Cottage 1 (Lots 1-7)**

**File Number, Type:** **SS0005-21**

**Request:** The applicant is requesting to replat Lot 1 of Block 1 of Ponderosa Home Sites subdivision, as recorded through Instrument No. 79030 on Page 75 of Book 2 of Plats of Bonner County, Idaho, to create 7 new lots, ranging in area from 11,400 sf. (0.26 acres) to 11,999 sf. (0.28 acres).

**Legal Description:** Lot 1 of Block 1 of Ponderosa Home Sites, according to the plat thereof, recorded in Book 2 of Plats, page 75, records of Bonner County, Idaho.

**Location:** The site is located to the southwest of the intersection of Garfield Bay Road and West Garfield Bay Road in Sagle in Section 21, Township 56 North, Range 1 West, Boise Meridian, Idaho.

**Parcel Number(s):** RP00352001001AA

**Parcel Size:** 1.9 acres

**Applicant/  
Landowner:** MPCP Family, LP  
3641 E. Quiet Ridge Cir.,  
Sandy, UT 84092

**Application filed:** July 15, 2021

**Notice provided:** Mail: February 02, 2022  
Published in newspaper: February 03, 2022



## Project Summary:

The site consists of 1.9 acres of platted land described as Lot 1 of Block 1 of Ponderosa Home Sites subdivision, as recorded through Instrument No. 79030 on Page 75 of Book 2 of Plats of Bonner County. The site is located to the southwest of the intersection of Garfield Bay Road and West Garfield Bay Road in Sagle in Section 21, Township 56 North, Range 1 West, Boise Meridian, Idaho.

The current zoning of the subject property and the adjacent properties is Recreation with the land use designation of Resort Community.

The applicant intends to subdivide the existing lot to create seven (7) new lots, ranging in area from 11,400 sf. (0.26 acres) to 11,999 sf. (0.28 acres).

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## **Applicable Bonner County Revised Code Standards:**

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

BCRC 12-2.6	Abandonments, Appeals, Complaints, Exceptions, Fees, Modifications, Public Hearings, Application Processing
BCRC 12-264	Administrative Exceptions
BCRC 12-268	Application Process, General Provisions
BCRC 12-412	Density and Dimensional Standards: Suburban, Commercial, Industrial, Rural Service Center, Recreation and Alpine Village Zones
BCRC 12-610	Applicability/ Qualifications
BCRC 12-611	Definitions
BCRC 12-612.A	Replatting Required
BCRC 12-620	Design Standards: General
BCRC 12-621	Design Standards: Lot Design
BCRC 12-623	Design Standards: Services and Utilities
BCRC 12-624	Design Standards: Roads and Access
BCRC 12-625	Design Standards: Trails and Parks
BCRC 12-626	Design Standards: Environmental Features
BCRC 12-627	Subdivisions in the Commercial and Rural Service Center Districts
BCRC 12-640	Subdivisions, Processing of Subdivision Applications, General
BCRC 12-641	Subdivisions, Pre-application review
BCRC 12-642	Preliminary Plat, Contents of Application
BCRC 12-644	Improvement Plan Required, Contents
BCRC 12-645	Standards for review of Applications for Preliminary Plat of all Subdivisions
BCRC 12-646	Final Plat, Contents
BCRC 12-647	Endorsements to be shown on Final Plat
BCRC 12-648	Procedure for Final Plat Review and Approval
BCRC 12-649	Digital Submission of Final Plat
BCRC 12-650	Application/ Contents of Preliminary Plats for Short Plat Procedure
BCRC 12-651	Short Plat, Procedure for approval of Preliminary Plat
BCRC 12-652	Short Plat, Contents of Final Plat, Procedure for Approval of Final Plat
BCRC 12-7.1	Shorelines
BCRC 12-7.2	Grading, Storm water Management and Erosion Control
BCRC 12-7.3	Wetlands
BCRC 12-7.4	Wildlife
BCRC 12-7.5	Flood Damage Prevention
BCRC 12-7.6	Hillsides

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## **Background:**

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### **A. Site data:**

- The site is currently undeveloped.
- Platted as Lot 1 of Lot 1 of Block 1 of Ponderosa Home Sites subdivision, as recorded through Instrument No. 79030 on Page 75 of Book 2 of Plats of Bonner County, Idaho.
- Size: 1.9 acres.
- Zone: Recreation
- Land Use: Resort Community

### **B. Access:**

- The site has direct access and frontage on:
  - Garfield Bay Road, a County owned and maintained public right-of-way, with a speed limit of 35 miles per hour and paved with cold mix asphalt.
  - West Garfield Bay Road, a County owned maintained public right-of-way, with a speed limit of 25 miles per hour and treated gravel surface.
  - Honeycutt Road, a County owned and privately maintained public right-of-way.
- All proposed lots shall front on existing right-of-ways and no new roads have been proposed as part of this subdivision.

### **C. Environmental factors:**

- The site contains slopes of less than 30% grade. (USGS)
- Site does not contain mapped wetlands. (USFWS)
- Site does not contain any river, streams or fronts on any waterbodies. (NHD)
- Site contains Schnoorson family, glaciated floodplains, bogs, and wet meadows soil, classified as "prime farmland soil if drained" with a drainage classification of "poorly drained". (NRCS)
- Site is located within Flood Zone D, per FIRM panel 16017C0975E, effective 11/18/2009. The proposal would not require any further floodplain review. (FEMA)
- No critical wildlife habitat areas on the site identified by any local, state or federal agencies.

### **D. Services:**

- Water: The development will be served by a single well shared between all proposed seven lots.
- Sewer: The development will be served by Garfield Bay Water and Sewer District.
- Power: Northern Lights, Inc.
- School District: Lake Pend Oreille School District #84
- Hospital District: Pend Oreille Hospital District
- Ambulance District: Bonner County Ambulance District



# SS0005-21 Site Location

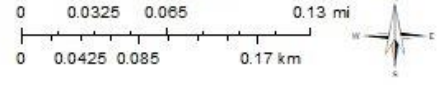


Bonner County provides the data "as is" with no claim as to its accuracy.

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<b>County Maintained</b>	20 MPH	55 MPH	<b>Surface Type</b>
County Maintained	25 MPH	60 MPH	Cold Mix Asphalt
<b>Speed Limits</b>	30 MPH	65 MPH	Gravel
<all other values>	35 MPH	70 MPH	Hot Mix Asphalt
5 MPH	40 MPH	75 MPH	Treated Gravel
10 MPH	45 MPH	80 MPH	
15 MPH	50 MPH		

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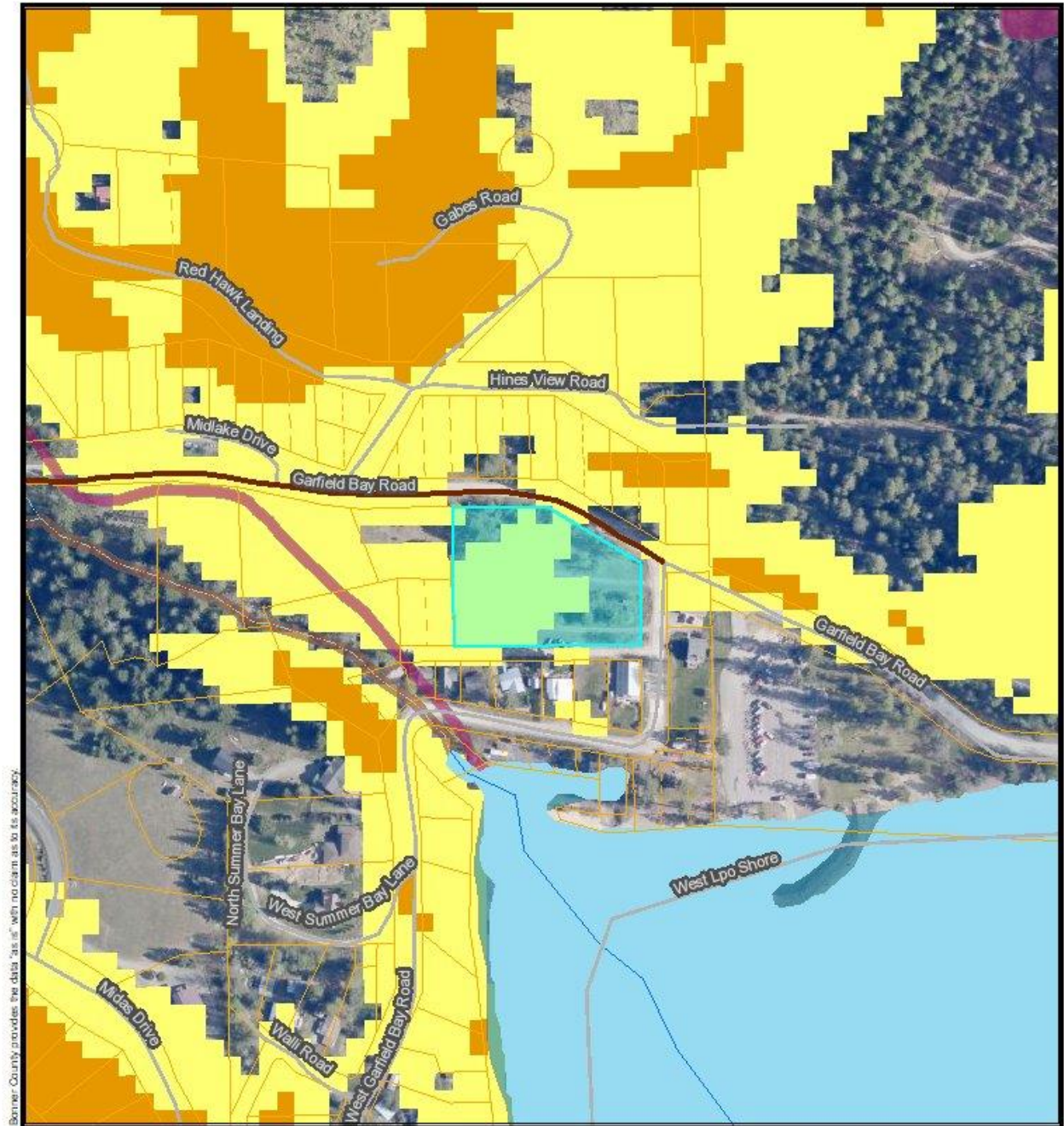


Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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# SS0005-21 Slopes, Wetland and Hydrology

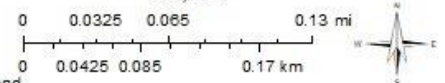


Bonner County provides the data "as is" with no claim as to its accuracy.

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- |             |                              |                                   |
|-------------|------------------------------|-----------------------------------|
| Major Roads | Streams and Rivers           | Freshwater Emergent Wetland       |
| Local Roads | <all other values >          | Freshwater Forested/shrub Wetland |
| Local       | Stream or River-Perennial    | Freshwater Pond                   |
| Ramp        | Stream or River-Intermittent | Lake                              |
| Parcels     | Other                        | Riverine                          |
| Lots        | Lakes                        |                                   |

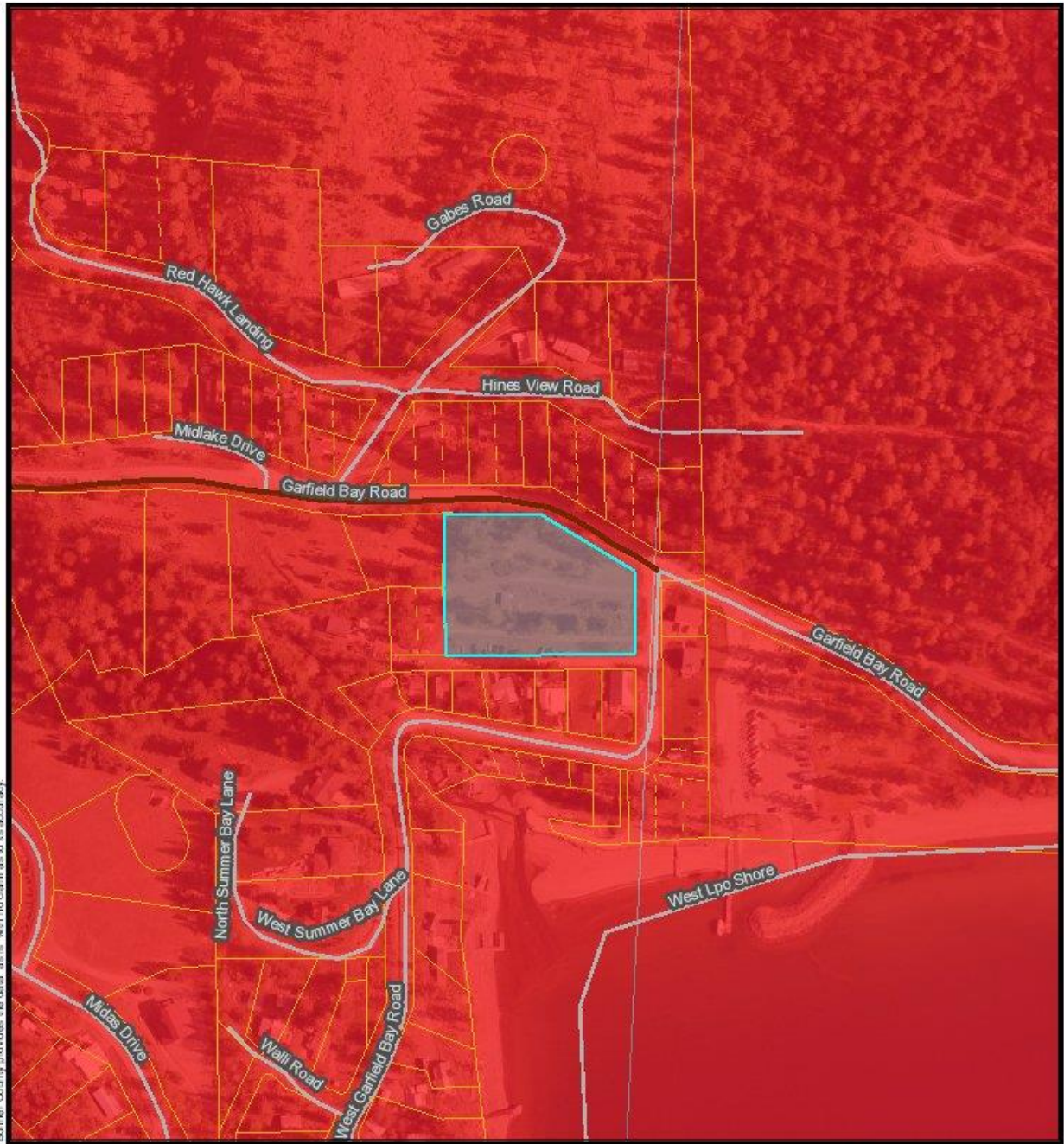


Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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# SS0005-21 Zoning



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**Major Roads** Zoning

**Local Roads**

Local

Ramp

Parcels

Lots

Alpine Village (Av)

Recreation (Rec)

Suburban (S)

Commercial (C)

Rural Service Center (Rsc)

Industrial (I)

Rural 5 (R-5)

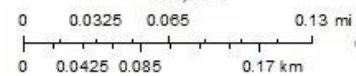
Rural 10 (R-10)

Agricultural/forestry 10 (A/f-10)

Agricultural/forestry 20 (A/f-20)

Forest 40 (F)

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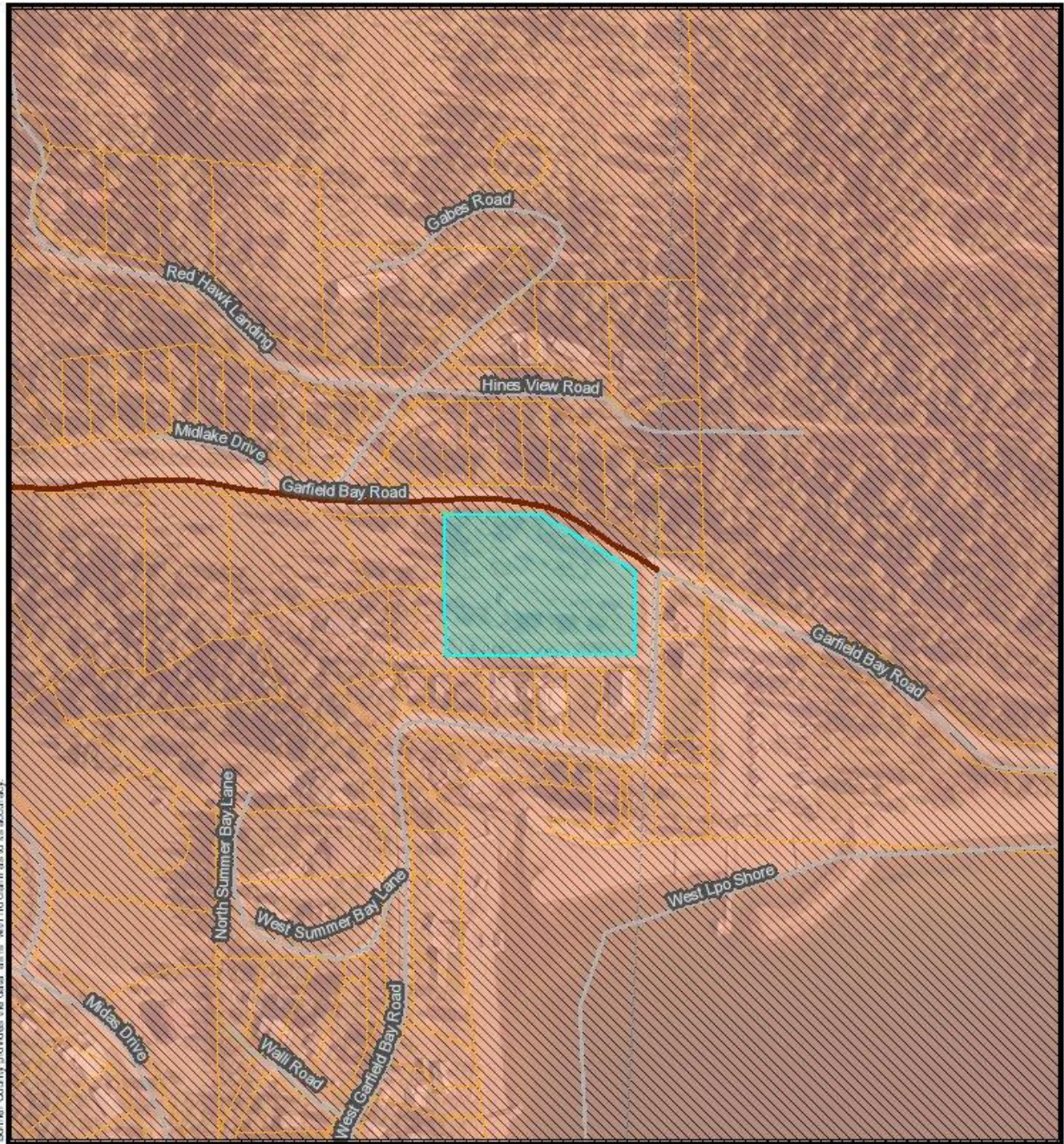


Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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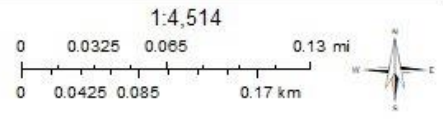
# SS0005-21 Land use



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- Major Roads
- Lots
- Local Roads**
- Local
- Ramp
- Parcels
- Land use Designation – Resort Community



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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## Staff Review

BCRC	STANDARD FOR	REQUIRED	CONFORMANCE		
			Yes	No	N/A
<b>12-2.6</b>	<b>Application Process</b>				
12-268	Application Process, General Provisions	Fees, Determination of Application Completion, Agency Review, ACI Notification, Priority Applications, Written Decision.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12-4.1</b>	<b>Density and Dimensional Standards</b>				
12-412	Min. Lot Size	Min. permitted lot size of 12,000 square feet where all urban services are available, in Recreation Districts. <i>See Conditions of Approval.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12-6.2</b>	<b>Design Standards</b>				
12-620	General	Easements, constraints, reserved land areas to be shown and marked on the plats.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12-621	Lot Design	Depth to width ratio of not more than 3:1 (lots are less than 300 feet wide).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12-622	Submerged Lands	Submerged lands not to be counted towards density calculations.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12-623.A	Urban services	For lots less than 1 acres in size, urban services required.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12-623.B	Water supply		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12-623.C	Sewage disposal		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12-623.D	Fire Plan/Fire risk Assessment/ Fire Mitigation	<i>See Conditions of Approval.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12-624.A	Road name	Unique road names for new roads.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12-624.B	Road standards	Road to be designed to meet private road standards of BCRC Title 12, Appendix A.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12-624.C	Legal access	Legal access to each proposed lot.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12-624.D	Public road frontage	For lots less than 5 acres in size, direct frontage and direct access to public roads required.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12-625.A	Trails and Parks	Bonner County Trails Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12-625.B	Trails and Parks	Public Access, Parks and Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12-626.A	Natural Hazards	Subdivision to be designed around identified natural hazards.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12-626.B	Conformance with BCRC 12-7	Conformance with environmental standards. <i>See relevant standards review below.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

BCRC	STANDARD FOR	REQUIRED	CONFORMANCE		
			Yes	No	N/A
12-626.C	Waterfront property	Conformance with BCRC 12-7.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12-627	Subdivisions in C and RSC zoning districts.		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>12-6.4</b>	<b>Preliminary Plat Procedures</b>				
12-640	Processing Applications		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12-641	Pre-application Review		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12-642.A	Application Content	Application Form	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12-642.B	Application Content	Preliminary Plat prepared by Idaho licensed surveyor, showing parcels to be created.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12-642.B.1	Plat Content	Subdivision name, geographic grid, north arrow, and vicinity map, vicinity road pattern. <i>See Conditions of Approval.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12-642.B.2	Plat Content	Boundary line of tract to be subdivided, intersection property lines, abutting roads, names and addresses of adjoining owners shown in their respective places of ownership on the plat.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12-642.B.3	Plat Content	Location, dimensions and area of proposed lots. Lot numbering. <i>See Conditions of Approval.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12-642.B.4	Plat Content	Location, dimensions and tentative names of proposed streets and roads.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12-642.B.5	Plat Content	Sufficient contours to show the shape of the land and extending at least one hundred feet beyond the subdivision limits.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12-642.B.6	Plat Content	Location of water courses, floodplains per FIRMs with BFEs.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12-642.B.7	Plat Content	Existing wells, springs, wetland boundaries, wetland delineations, drainage channels, overhead and underground utility lines, structures, sanitary sewers and culverts within the tract.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12-642.B.8	Plat Content	Proposed method of water supply, sewage and solid waste disposal. <i>See Conditions of Approval.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



BCRC	STANDARD FOR	REQUIRED	CONFORMANCE		
			Yes	No	N/A
12-642.B.9	Plat Content	All easements of record, including sufficient data to identify conveyance.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12-642.B.10	Plat Content	Purpose indication for parcels reserved for public dedication or common use of property owners.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12-642.B.11	Plat Content	Statement for intended use of parcels. <i>See Conditions of Approval.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12-642.C.1	Application Fee		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12-642.C.2	Road Design and Profile	Preliminary road design and profile prepared, stamped and signed by Idaho licensed engineer.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12-642.C.3	Other Information		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12-644.A	Improvements Plan	Plan to be prepared by a registered civil engineer. Two copies to be provided. <i>Not applicable at this stage of the project. See Conditions of Approval.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12-644.B	Improvements Plan	County Engineer Inspections <i>Not applicable at this stage of the project. See Conditions of Approval.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12-644.C	Surety Agreement	In lieu of completing all improvements, the subdivider shall enter into a surety agreement with the Board. <i>Not applicable at this stage of the project. See Conditions of Approval.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12-645.A	Prelim. Plat Review Standard	In accord with purposes of Title 12 and the applicable Zoning District. <i>See Conditions of Approval and Conclusions of Law.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12-645.B	Prelim. Plat Review Standard	Site is physically suitable for proposed development. <i>See Conditions of Approval and Conclusions of Law.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12-645.C	Prelim. Plat Review Standard	No adverse impact to natural resources. If any, to be mitigated as Conditions of Approval. <i>See Conditions of Approval and Conclusions of Law.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12-645.D	Prelim. Plat Review Standard	Adequate services to serve the proposed subdivision. <i>See Conditions of Approval and Conclusions of Law.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

BCRC	STANDARD FOR	REQUIRED	CONFORMANCE		
			Yes	No	N/A
12-645.E	Prelim. Plat Review Standard	Proposed subdivision to not expose future residents or public at large to be exposed to health or safety. <i>See Conditions of Approval and Conclusions of Law.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12-645.F	Prelim. Plat Review Standard	Provision for coordinated access with the county system of roads. Proposed transportation to adequately and safely serve the future residents. <i>See Conditions of Approval and Conclusions of Law.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12-645.G	Prelim. Plat Review Standard	Compliance with Title 12, Subchapter 6.2. <i>See Conditions of Approval and Conclusions of Law.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12-646.A	Final Plat, Contents	Subdivision Name <i>See Conditions of Approval.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12-646.B	Final Plat, Contents	Names of Subdivider and the engineer or surveyor.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12-646.C	Final Plat, Contents	Initial point and description thereof, with location to be indicated on the plat.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12-646.D	Final Plat, Contents	Street lines of all existing or recorded streets, principal property lines, patent lines, Township or Section lines, status of adjoining property.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12-646.E	Final Plat, Contents	Accurate location, description and filing of all monuments in accordance with Idaho Code.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12-646.F	Final Plat, Contents	Length and Bearings of all lots, streets, alleys and easements as laid out, lengths, curves, radii and tangent bearings.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12-646.G	Final Plat, Contents	Lot numbering, Block numbering and Road Naming <i>See Conditions of Approval.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12-646.H	Final Plat, Contents	Accurate outline of property dedicated for public use with purpose indicated.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12-646.I	Final Plat, Contents	Private Restrictions, if any.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12-646.J	Final Plat, Contents	North point, graphic scale and date.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12-646.K	Final Plat, Contents	Certificate of licensed engineer or surveyor of the State.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12-646.L	Final Plat,	Location of all watercourses, BFEs, elevation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



BCRC	STANDARD FOR	REQUIRED	CONFORMANCE		
			Yes	No	N/A
	Contents	from FIRMs, approximate areas subject to inundation of storm water overflow.			
12-646.M	Final Plat, Contents	Wetland boundaries and any proposed easements or easements of record for utilities within the tract.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12-647.A	Final Plat Endorsements	Owner's Certificate <i>See Conditions of Approval.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12-647.B	Final Plat Endorsements	Place for Planning Director's Approval <i>See Conditions of Approval.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12-647.C	Final Plat Endorsements	Place for County Surveyor's Approval <i>See Conditions of Approval.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12-647.D	Final Plat Endorsements	Place for Panhandle Health District Approval or Sanitary Restriction as allowed by I.C. 50-1326. <i>See Conditions of Approval.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12-647.E	Final Plat Endorsements	Place for Board Approval <i>See Conditions of Approval.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12-647.F	Final Plat Endorsements	Place for County Treasurer's Approval <i>See Conditions of Approval.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12-647.G	Final Plat Endorsements	Place for Recorder's Signature. <i>See Conditions of Approval.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12-647.H	Final Plat Endorsements	Place for City Approval in within an Area of City Impact.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12-647.I	Final Plat Endorsements	Place for Lienholder's Approval. <i>See Conditions of Approval.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12-648.A	Procedure for Final Plat Review and Approval	Receipt of final plat check fees, current preliminary title report, one blueprint copy of the proposed final plat. <i>Not applicable at this stage of the project. See Conditions of Approval.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12-648.B	Procedure for Final Plat Review and Approval	Conformance with final plat requirements of Idaho Code Section 50-1304 and BCRC 12-647. <i>Not applicable at this stage of the project. See Conditions of Approval.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12-648.C	Procedure for Final Plat Review and Approval	Examination of plat by endorsing agencies and a licensed surveyor. Request for plat approval to be placed on Board agenda. <i>Not applicable at this stage of the project.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12-648.D	Procedure for Final Plat Review and Approval	Board Approval of Final Plat <i>Not applicable at this stage of the project.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

BCRC	STANDARD FOR	REQUIRED	CONFORMANCE		
			Yes	No	N/A
12-648.E	Procedure for Final Plat Review and Approval	Board's continued consideration of final plat approval to a date and time certain to allow receipt of additional information. <i>Not applicable at this stage of the project.</i>			
12-649	Digital Submission of Final Plat	<i>Not applicable at this stage of the project. See Conditions of Approval.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>12-6.5</b>	<b>Short Plats, Procedures</b>				
12-650.A	Purpose		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12-650.B	Number of lots	Creation of 5 to 10 lots under common ownership	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12-650.C	Permit Required	Eligibility for Short Plat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12-650.D	Plat Contents	Conformance with BCRC 12-6.2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12-651	Procedure for Prelim. Short Plat Approval	Application to be filed as per BCRC 12-268, Agency Routing, Public Noticing, ACI Noticing, Comment Period, Staff Report Issuance, Written Decision, Preliminary Plat Validity, Administrative Decision Appeal. <i>See Conditions of Approval.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12-652	Procedure for Final Short Plat Approval	Final short plat content to be processed as per BCRC 12-646 and BCRC 12-648. <i>See Analysis above for 12-646 and 12-648.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12-7.1</b>	<b>Shorelines</b>				
12-710	Purpose		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12-711	Shoreline Setbacks		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12-712	Fence restrictions		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12-713	Impervious Surface Standards		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12-714	Shoreline Vegetative Buffer		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>12-7.2</b>	<b>Grading, Stormwater Management And Erosion Control</b>				
12-720.1	Purpose		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12-720.2	Applicability	Activities to which Subchapter 12-7.2 is applicable.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12-720.3	Non-applicability	Activities to which Subchapter 12-7.2 is not applicable.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12-722.1	Procedure for		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



BCRC	STANDARD FOR	REQUIRED	CONFORMANCE		
			Yes	No	N/A
	New Subdivisions				
12-724.4	Optional Preliminary	For preliminary plats, an optional preliminary grading/storm water management and erosion control plan may be submitted at the time of the application.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12-7.3</b>	<b>Wetlands</b>				
12-730	Purpose		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12-731	Wetland Reconnaissance		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12-732	Wetland Delineation		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12-733	Wetland Buffer and Setbacks		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>12-7.4</b>	<b>Wildlife</b>				
12-740	Purpose		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12-741	Standards for New Subdivisions		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>12-7.5</b>	<b>Flood Damage Prevention</b>				
		Conformance with BCRC Title 14.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12-7.6</b>	<b>Hillsides</b>				
12-760	Purpose		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12-761	Conceptual Engineering Plan		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12-762	Geotechnical Analysis		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The application IS OR IS NOT consistent with Bonner County Revised Code based on the evidence in the record submitted up to the time the staff report was prepared, with the addition of Findings of Facts, and Conclusions of Law as listed in this staff report, subject to the Conditions of Approval listed in this staff report.			<input checked="" type="checkbox"/> <b>IS</b> , subject to Conditions of Approval		
			<input type="checkbox"/> <b>IS NOT</b>		

## Agency Review

**The application was routed to agencies for comment on February 02, 2022.**

Panhandle Health District  
Garfield Bay Water and Sewer District  
Selkirk Fire District  
Northern Lights, Inc.

Lake Pend Oreille School District #84  
Bonner County Schools – Transportation  
Bonner County Road and Bridge Department  
Idaho Department of Environmental Quality  
Idaho Department of Water Resources  
Idaho Department of Fish and Game  
U.S. Fish and Wildlife Services  
U.S. Forest Services

**The following agencies replied with comments.**

**Bonner County Floodplain – February 01, 2022**

*"Parcel is within SFHA Zone D, per FIRM Panel 16017C0975E, Effective Date 11/18/2009. No further floodplain review is required on this proposal."*

**Bonner County Road and Bridge Department – February 10, 2022**

Original comments received on February 03, 2022. The agency updated their comments on February 10, 2022 and read as follows:

*"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. Honeycutt 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 Honeycutt 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 travel way, 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 Honeycutt 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. 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 Honeycutt 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."*

**Idaho Department of Environmental Quality – March 04, 2022**

*"DEQ has no environmental impact comments at this stage of the project."*

**Idaho Department of Fish and Game – February 28, 2022**

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

**Idaho Department of Water Resources – February 10, 2022**

*"Thank you for the opportunity to comment on the proposed project. The Idaho Department of Water Resources (IDWR) takes no position on this proposal but recognizes that some activities will fall within its jurisdiction. Construction of a new well must comply with drilling permit requirements of Section 42-235, Idaho Code, and applicable Well Construction Rules. If the proposed well is intended to be used for domestic purposes as defined in Idaho Code Section 42-111 (for a household, no more than 13,000 gallons per day including up to a half acre of irrigation), the use will not require approval from IDWR. If the well will be used to irrigate more than half an acre, use more than 13,000 gallons per day, or be shared by more than one household, the owner will need to file for and receive approval of an Application for Permit before a well drilling permit can be approved."*



## **Panhandle Health District – March 01, 2022**

*"Panhandle Health District (PHD) has reviewed the Bonner County Planning Application referenced above and has the following comments:*

*A review of PHD records indicates that the parcel associated with this Preliminary Plat Application for*

*"Cozy Cottage 1" does not have any record of on-site Sewage Disposal, and the proposed wastewater disposal system to serve the new parcels will be Garfield Bay Water & Sewer District. If this proposal involves a sewer line extension, the engineered designs must be reviewed and approved by Idaho Department of Environmental Quality (IDEQ) or a Qualified Licensed Professional Engineer (QLPE) - depending on the type of extension required.*

*The applicant indicates an intention to create 7 new parcels served by a proposed community water system utilizing a shared well water source. This proposal will require a review of the proposed water system designs & verification of the water rights prior to PHD lifting sanitary restrictions on a plat.*

*As PHD has not received a completed PHD Land Development Application, there is not enough information at this time to determine whether the project will meet all current standards as proposed. PHD recommends that the applicant contact PHD as early into the planning process as possible as the only way to know if the services as proposed will be adequate for this project is to assess the site(s) for compliance with the relevant IDAP A rule sets & current standards."*

## **Idaho Transportation Department – February 02, 2022**

*"No comment from ITD."*

## **Northern Lights, Inc. – February 02, 2022**

*"I am writing you on behalf of Northern Lights, INC. (NLI) regarding a request for comment for a certain subdivision, Cozy Cottage 1. The proposed replat of Lot 1, Ponderosa Home Sites into 7 lots is in Garfield Bay in Sec. 21, T. 56N, R. 01W, Bonner County, ID and is accessed off Garfield Bay Rd and W Garfield Bay Rd, with some lots being accessed by Honeycutt Rd.*

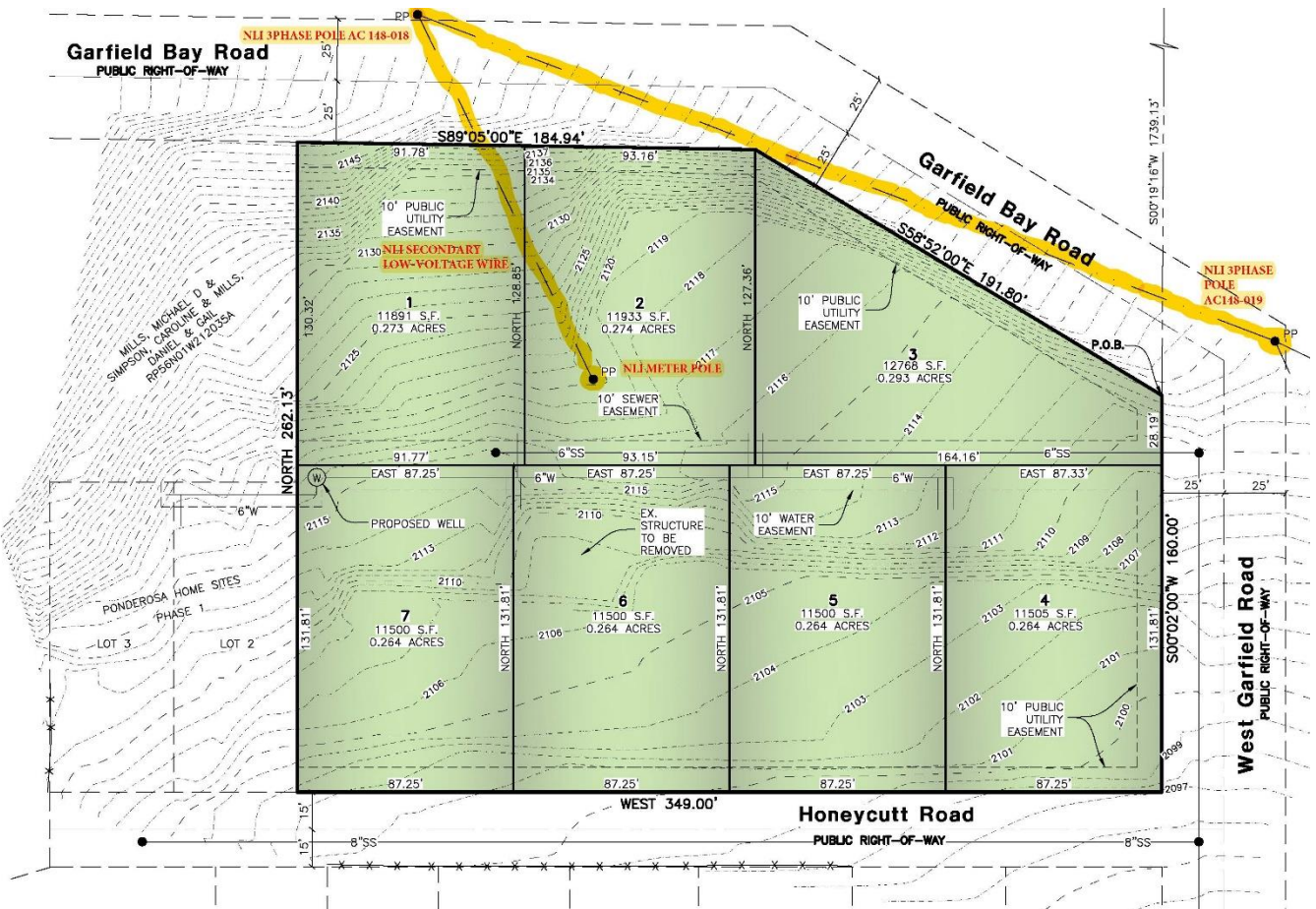
*The proposed development can be served by NLI if the developer submits a Developer Application (attached) to NLI. All lots depicted in the attached preliminary plat can be provided electrical services consistent with NLI's line extension policies.*

*NLI maintains a primary three-phase overhead power line spanning along the north side of Garfield Bay Rd. This line is the likely choice for extension. NLI also maintains a secondary line and meter pole on the existing Lot 1 (proposed Lot 2). That service is not sufficient to serve all the proposed lots. A pole, junction hut, or transformer must be on or adjacent to each lot in the development for NLI to provide service to each lot.*

NLI respectfully requests that the governing body conditions the approval of the development so that the developer of the subdivision applies for a "Developer Application" (attached). NLI offers a Developer Application to those extending power to four or more contiguous lots/parcels. This application will allow for the compliance with BCRC 12-623(A): Where proposed lots are smaller than one acre in area, exclusive of any ingress or egress easements, all "urban services", as defined in section 12-821 of this title, shall be provided. Urban services as defined in BCRC 12-821 include electric power.

The purpose of the NLI Developer Application is to ensure that existing electric facilities are utilized efficiently, and that a safe, reliable electrical service may be provided to the future lot owners, County residents, and members of the NLI cooperative. This purpose is consistent with the purpose of the BCRC Title 12 Land Use Regulations as set forth in 12-111(B).

Thank you for your consideration and allowing NLI the opportunity to comment. Please contact me at 208-946-7787 or sam.ross@nli.coop if you have any questions."



**No other agencies replied.**

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## Public Notice and Comments:

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One Public Comment was received on February 10, 2022, stating the following concerns:

- Inaccurate descriptions - Honeycutt Lane not being a public access.
- Too much density. Maximum 4 lots possible with topography.
- Potential contaminates leaching into ground.
- Other issues to be addressed with developer directly.

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## Findings of Facts:

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1. The applicant is requesting to replat Lot 1 of Block 1 of Ponderosa Home Sites subdivision, as recorded through Instrument No. 79030 on Page 75 of Book 2 of Plats of Bonner County, Idaho, to create 7 new lots, ranging in area from 11,400 sf. (0.26 acres) to 11,999 sf. (0.28 acres).
2. The submitted application was supported by the following documents indicating that the development has the potential to be served by urban services.
  - a. Garfield Bay Water and Sewer District with an intent and a will to provide sewer service to the proposed project of seven (7) single family units, as per BCRC 12-623.A.
  - b. A water availability report prepared by Reeve and Associates, Inc., Idaho licensed professionals was submitted as part of the application, as required by BCRC 12-623.B.
  - c. A letter from Northern Lights, Inc. was received indicating the potential for the development to be served by electrical services provided the applicant complies with the agency's regulations.
3. The subject property is zoned Recreation and the land use designation is Resort Community. The current zoning of the property permits creation of lots 12,000 square feet or larger, provided both urban water and urban sewer services are provided.
4. As per BCRC 12-264, a five percent (5%) exception to parcel/ lot size may be granted by administrative action. The applicant has submitted an Administrative Exception application, VE0001-22 to request a 5% exception to the minimum required lot size. See Conditions of Approval.
5. The site has direct access and frontage on:
  - Garfield Bay Road, a County owned and maintained public right-of-way, with a speed limit of 35 miles per hour and paved with cold mix asphalt.
  - West Garfield Bay Road, a County owned maintained public right-of-way, with a speed limit of 25 miles per hour and treated gravel surface.
  - Honeycutt Road, a County owned and privately maintained public right-of-way.
6. The site contains slopes of less than 30% grade. (USGS)



7. Site does not contain mapped wetlands. (USFWS)
8. Site does not contain any river, streams or fronts on any waterbodies. (NHD)
9. Site is located within Flood Zone D, per FIRM panel 16017C0975E, effective 11/18/2009.
10. The intended purpose of the lots is to develop them with single family residential structures.
11. The proposal has been reviewed against the applicable standards of review and has been found to be consistent with the Bonner County Revised Code subject to Conditions of Approval, based on the evidence submitted up to the time the staff report was prepared, with the addition of the Findings of Facts and the Conclusions of Law.

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## **Conclusions of Law:**

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### **Based upon the findings of fact, the following conclusions of law are adopted:**

**Conclusion 1:** The proposed subdivision **is** in accord with the purposes of this Title and of the zoning district in which it is located.

**Conclusion 2:** The site **is** physically suitable for the proposed development.

**Conclusion 3:** The design of the proposed subdivision **will not** adversely impact Bonner County's natural resources, as identified in the comprehensive plan. Any adverse impacts or potential for impacts shall be mitigated as a condition of approval.

Staff: See Conditions of Approval.

**Conclusion 4:** The public and private services, including but not limited to water, sewer services, solid waste, fire protection, emergency services, and school facilities and transportation, which will serve the proposed subdivision **are** adequate for the needs of future residents or users.

Staff: See Conditions of Approval.

**Conclusion 5:** The proposed subdivision **will not** cause circumstances to exist that will cause future residents or the public at large to be exposed to hazards to health or safety.

**Conclusion 6:** The design of the proposed subdivision or related improvements **will** provide for coordinated access with the county system of roads and with adjacent properties and **will not** impede the use of public easements for access to, or through the proposed subdivision. The proposed transportation system **is** designed to adequately and safely serve the future residents or users without adversely impacting the existing transportation system by reducing the quality or level of service or creating hazards or congestion.

Staff: See Conditions of Approval.

**Conclusion 7:** The proposed subdivision **is** designed to comply with the design criteria for subdivisions set forth in Subchapter 6.2 of this chapter.

**Conclusion 8:** The proposed subdivision **is** in accord with the Bonner County Comprehensive Plan.

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## **Conditions of Approval:**

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1. As per BCRC 12-264, the applicant requested an Administrative Exception (Planning File No. VE0001-22) to the minimum permitted lot size in the Recreation District where all urban services are provided, for a 5% reduction in the minimum required lot sizes from 12,000 square feet to 11,400 square feet for all proposed lots. The exception to the lot sizes must be approved and issued before recording of the final plat.
2. As per BCRC 12-623.D, a Fire Mitigation Plan was submitted as part of this application. In addition to that, one of the following conditions shall be satisfied:
  - a. Prior to final plat, an approved water and fire hydrant system capable of providing one thousand (1,000) gallons per minute for a minimum of two (2) hours where a community water system exists or is proposed as part of the development and is capable of delivering the pressurized water supply necessary for delivering fire flows as prescribed by the international fire code, as adopted by the state fire marshal, and such later editions as may be so published and adopted by the state fire marshal, or as amended, modified or superseded, and incorporated herein by reference with a copy on file with the office of the clerk of the board of county commissioners, and hereinafter referred to as IFC.
  - b. A note on the final subdivision plat stating: "At the time of building location permit or building permit, the lot owner shall install a minimum two thousand (2,000) gallon water storage system, meeting IFC standards". Refill on demand is not required to meet IFC standards.
  - c. A note on the final subdivision plat stating: "The installation of an approved IFC residential fire suppression sprinkler system is required in all newly constructed residences".
  - d. Prior to final plat, a manmade or natural water source with a dry hydrant capable of delivering adequate water supply as prescribed by IFC.
  - e. A note on the final subdivision plat stating: "At the time of building permit or building location permit, the lot owner shall install an approved fire suppression method to the satisfaction of Bonner County".
3. As per BCRC 12-642.B.1, update the subdivision name on the plat to match the submitted application or amend the application to match the submitted plat. The name of the subdivision stated on the application is Cozy Cottage 1.
4. As per BCRC 12-642.B.3, update lot numbers to say "Lot 1", "Lot 2" and so on. This should be done to make sure that lot numbers are not mistaken for Block numbers.

5. As per BCRC 12-642.B.8, proposed method of water supply has been included in the plat notes. Include proposed method of sewage and solid waste disposal in the plat notes.
6. As per BCRC 12-642.B.11, include a statement for the intended use of parcels in the plat notes.
7. As per BCRC 12-644.A, an improvements plan for the subdivision shall be submitted after the approval of the preliminary plat. The contents of the plan shall include the following:
  - a. Subdivision name and number, geographic grid (township, range and tier, section number and location within the section), north arrow, date and scale no smaller than one hundred feet to the inch (1" = 100').
  - b. A road design and profile for improving the Honeycutt Road surface to widen it to 20 feet and meet the current standards for a privately maintained public road. The plan should show final grades and cross sections of the road in accord with the requirements contained in title 2 of this code.
  - c. Plan and profile for sanitary and storm water systems with grades and sizes indicated. Drain calculations may be required.
  - d. A grading plan showing stormwater drainage for each lot.
  - e. Plan and profile of proposed sewer extension to the subject site.
  - f. Improvements for the proposed shared well.
  - g. Plan and profile of electrical line extension or improvements to the subject site if required.
  - h. Any other improvements such as a fire hydrants, etc. as required, and in accordance with the requirements contained in BCRC Title 2.
8. As per BCRC 12-644.B, applicant's engineer shall provide inspection reports for County Engineer's review and final inspections.
9. As per BCRC 12-644.C, the subdivider may enter into a surety agreement with the Board in lieu of completing all improvements as required before final plat recording, agreeing to complete the improvements in accordance with surety agreement conditions and preliminary and final plat approvals. See this section of the code for more details.
10. As per BCRC 12-646, update the plat to show/include the following before final plat submission:
  - a. Subdivision name. See Condition of Approval No. 3 above.
  - b. Lot numbers to be updated as per Condition of Approval No. 4 above.
11. As per BCRC 12-647, all endorsements as listed in this section shall be denoted on the final plat.
12. As per BCRC 12-648.A, the applicant shall submit final plat check fees, current preliminary title report and one blueprint copy of the proposed final plat. Instead of



submitting one blueprint copy, the applicant may submit a pdf copy of the final blueline plat.

13. As per BCRC 12-648.B, final plat must conform to the final plat requirements of Idaho Code Section 50-1304 and BCRC 12-647.
14. As per BCRC 12-649, a digital copy of the final plat shall be submitted to the Planning Department. The digital copy submission shall not substitute for any contents of the final plat listed above.
15. As per BCRC 12-651.G, the preliminary short plat shall be valid for a period not to exceed two (2) calendar years from the date of approval. At any time prior to the expiration date of the preliminary short plat, an applicant may make a written request to the planning director for an extension of the preliminary short plat for a period up to two (2) years, finding that conditions or applicable regulations have not changed so substantially as to warrant reconsideration of the proposed subdivision with respect to the public health, safety, and general welfare. The planning director may recommend such request for extension at any regular business meeting of the board of commissioners. The extension request must be approved or denied prior to the expiration date of the preliminary short plat.
16. As per BCRC 12-7.2, the applicant submitted a Stormwater Pollution Prevention as part of the application. The plan was approved by the County Engineer. The final plat shall be accompanied by an improvements plan showing stormwater systems with grades and sizes, drain calculations if applicable and a grading plan showing stormwater drainage for each lot as per Condition of Approval No. 7 above.
17. As per the comments received from Bonner County Road and Bridge Department, the agency makes recommendations regarding dedication 5 feet of right-of-way along the frontage of Garfield Bay Road, dedication of 15 feet easement for drainage and utilities along the north side of the frontage of Honeycutt Road and recommended improvements to widen it to 20 feet meeting the current standards for a privately maintained public road. These conditions as stated in the agency's letter or subsequently modified by the Bonner County Road and Bridge Department upon further review of the project, should be met before the final plat approval.

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## **Staff Recommendation for Action: Approval with Conditions**

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The applicant or interested parties have 10 days after the issuance of this report to provide written comment in response to the staff report.

The Planning Director shall make an administrative decision to approve, approve with modifications, continue, deny or recommend a public hearing on the file following the closing of the ten-day response period on **March 17, 2022**.

**Planner's Initials: SR      Date: March 07, 2022**

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