

Bonner County Planning Department

"Protecting property rights and enhancing property value"

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Short Plat Administrative Staff Report

Project Name: **Happy Meadows, 2nd Addition,
Block 1, Lots 1-10**

File Number, Type: **SS0007-21, Short Plat**

Request: The applicant is requesting to plat 50.206 acres of part platted and part unplatted land, zoned R-5, to create 10 new lots, ranging in area from 217,855 sf. (5.001 acres) to 221,193 sf. (5.078 acres).

Legal Description: A portion of the Northwest Quarter of the Southeast Quarter, Section 26, Township 54 North, Range 3 West, Boise Meridian, Bonner County, Idaho.

Said parcel more particularly described as follows:

Commencing at the Center Quarter of Section 26, monumented with a 2-½ inch Aluminum Cap per CP&F Instrument Number 928373, from which the North Quarter corner of Section 26, monumented with a 2-½ inch Aluminum Cap per CP&F Instrument Number 928369, bears North 0°47'44" East a distance of 2672.38 feet;

Thence, from said Center Quarter, North 0°47'44" East a distance of 20.00', True Point of Beginning;

Thence, N 88° 13' 20" W for a distance of 2051.54 feet;

Thence, N 15° 37' 34" E for a distance of 205.53 feet;

Thence, N 73° 36' 03" W for a distance of 71.82 feet;

Thence, N 16° 32' 21" E for a distance of 132.95 feet to a point of a curve to the right;

Thence along said curve a distance of curve 705.75' having a radius of 4128.00 feet, and a delta angle of 09°47'45" (chord bearing N 21°56'05" E, 704.89');

Thence, S 63° 10' 02"E for a distance of 16.00 feet to a point of a non-tangential curve to the right;

Thence along said curve a distance of 534.16 feet having a radius of 4112.00 feet, and a delta angle of 07°26'35" (chord bearing N 30°33'16" E, 533.79')

Thence, S 79° 25' 52" E for a distance of 714.03 feet;
Thence, S 22° 16' 32" W for a distance of 470.18 feet; to a point
of a curve to the left;
Thence along said curve a distance of 36.81 feet having a radius
of 200 feet, and a delta angle of 10°32'45"(chord bearing
S17°00'09" W, 36.76')
Thence, S 89° 12' 16" W for a distance of 976.97 feet;
Thence, S 0° 47' 44" W for a distance of 900.94 feet;

To the True Point of Beginning;

Be it further known that: The ingress egress and utility easement
is to benefit all lots within the NE ¼ of the NW ¼ of section 26.

Comprising of 50.207 acres more or less.

Be it further known that: The private ingress, egress, and utility
easement is to benefit all lots within the NW ¼ of section 26.

Location: The site is generally located off United States Highway 95 and to
the north of Mara Meadows, a private road, in South Bonner County,
in Section 26 of Township 54 North, Range 3 West of Boise Meridian,
Idaho.

Parcel Number(s): RP013940010020A
RP54N03W264050A
RP54N03W264300A

Parcel Size: 50.207 acres

**Applicant/
Landowner:** Joseph and Kathlene Hester Family Trust,
11611 W. Prairie Avenue,
Post Falls, ID 83854

**Project
Representative:** HMM Engineering,
Vicki Klemm,
13882 N. Schreiber Way, Suite 104,
Coeur D'Alene, Idaho 83815

Application filed: November 30, 2021

Notice provided: Mail: February 09, 2022
Published in newspaper: February 26, 2022

Applicable Bonner County Revised Code Standards:

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 12-411	Density and Dimensional Standards: Forestry, Agricultural/Forestry and Rural 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

SS0007-21 Site Location

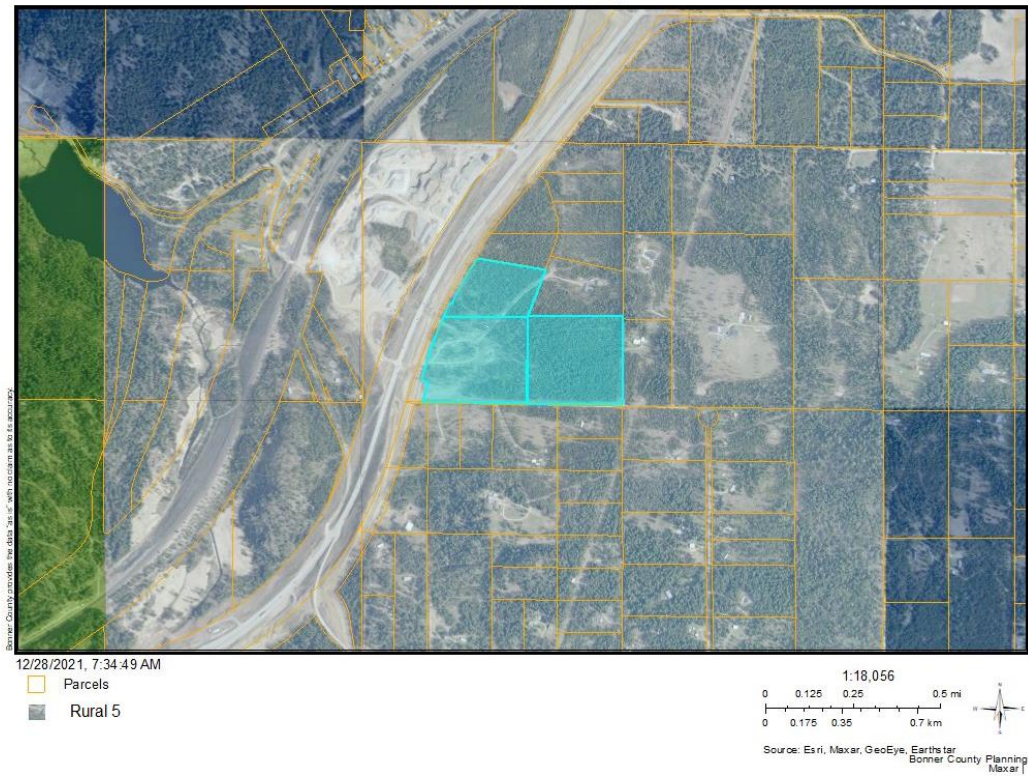


Background:

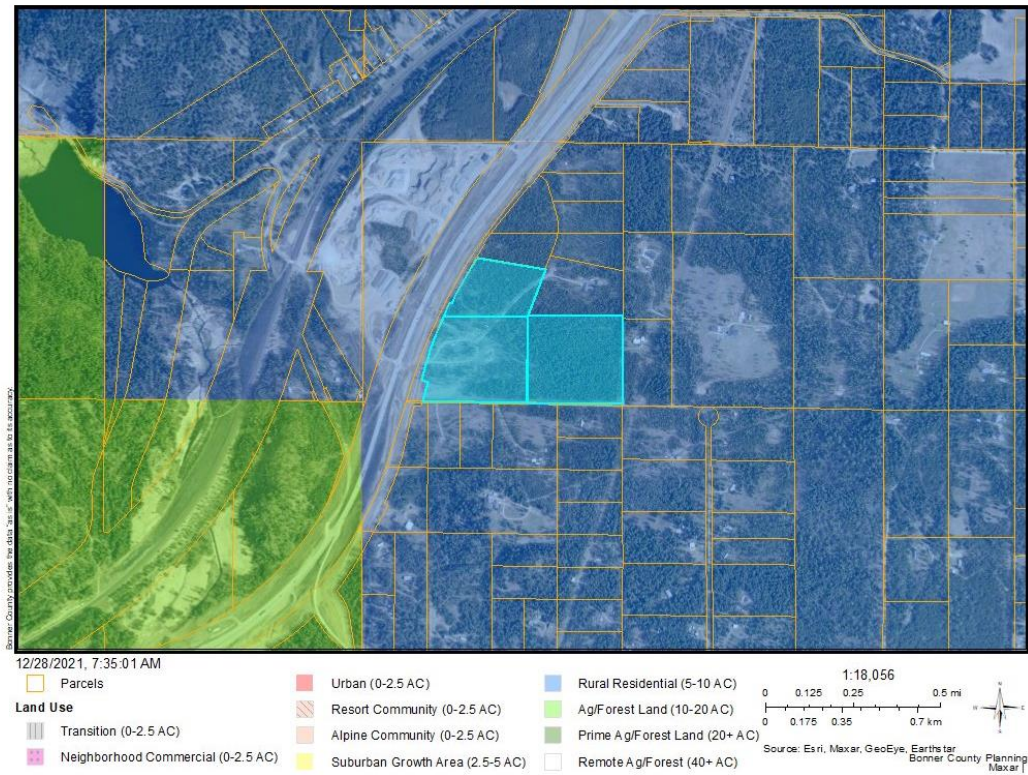
A. Site data:

- The site is currently undeveloped.
- One of the three existing lot/parcel(s) is platted as Lot 2 of Block 2 of Happy Meadows, 1st Addition subdivision, per instrument no. 992083, recorded at Page 52 of Book 17 of Plats, records of Bonner County, Idaho. The other two parcels are unplatted.
- Zone: Rural 5
- Land Use: Rural Residential

SS0007-21 Zoning



SS0007-21 Land use



B. Access:

- The site is accessed off United States Highway/Mineral Ridge Road, Idaho Transportation Department owned public right-of-way. The highway has a speed limit of 65 miles per hour.
- Lots 1 through 10 of Block 1 of the proposed subdivision are intended to be accessed by the following roads and easements:
 - Sunshine Meadows, a 60 feet wide private easement for ingress/ egress and utilities (recorded through Instrument No. 992083 in Bonner County records),
 - Happy Meadows, 60 feet wide private easement for ingress/ egress and utilities (part proposed and part recorded through Instrument No. 992083 in Bonner County records), and
 - A 40 feet wide private easement (recorded through Instrument No. 493141 in Bonner County records) via Mara Meadows, 20 feet wide private road recorded through Instrument No 343097 in records of Bonner County.
- Encroachment permits no. 1-21-346 and 1-21-347 provided by the Idaho Transportation Department allowing access to Sunshine Meadows and Happy Meadows from United States Highway 95, were submitted as part of this application.

C. Environmental factors:

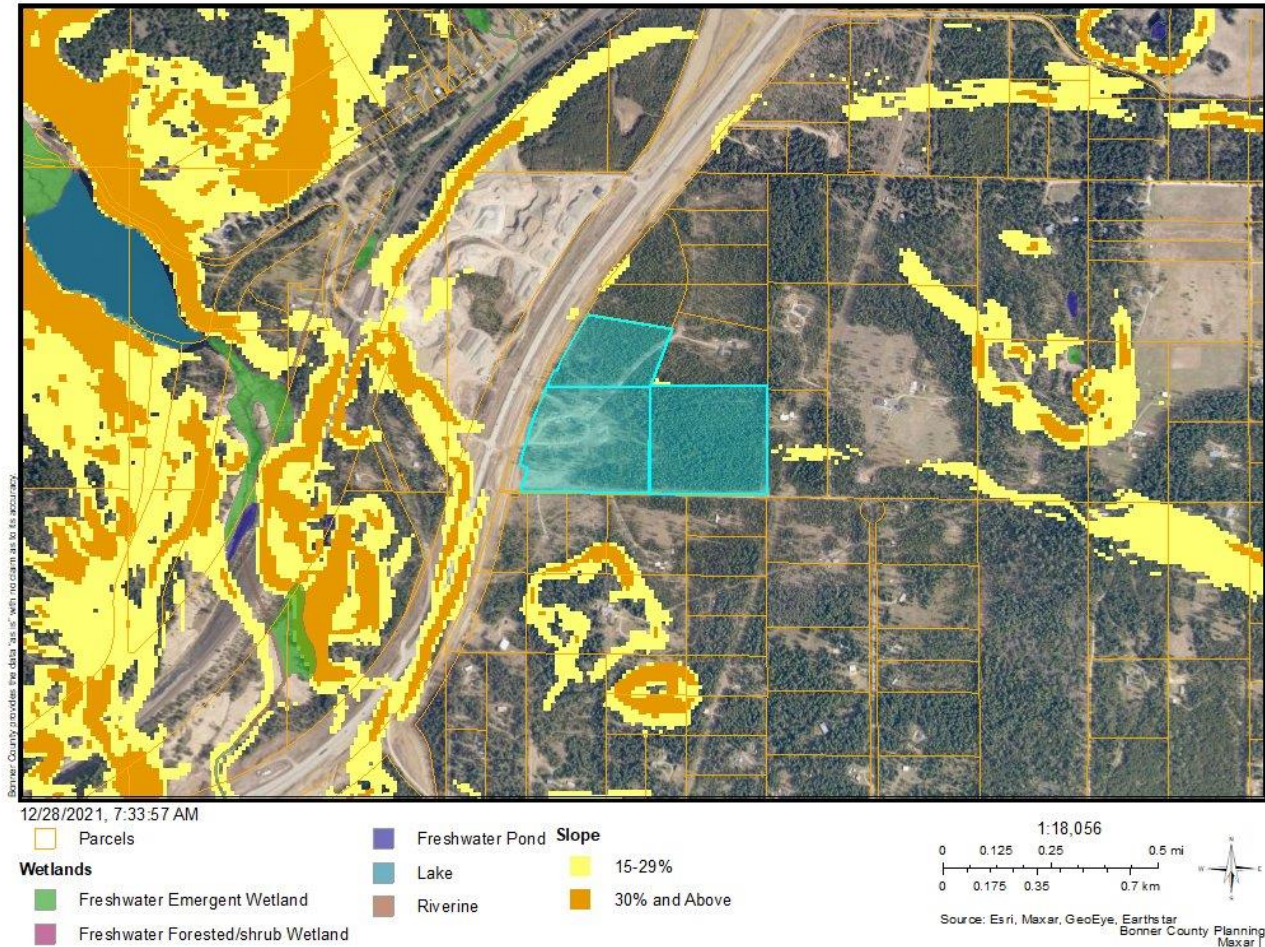
- Site does not contain mapped slopes of over 30% grade. (United States Geological Survey)
- Site does not contain mapped wetlands. (United States Fish and Wildlife Services)
- Site does not contain any river, streams or fronts on any waterbodies. (National Hydrography Dataset, United States Geological Survey)
- Site contains Kootenai-Bonner gravelly silt loams soil, classified as farmland of statewide importance with a drainage classification of "well drained." (Natural Resource Conservation Service, United States Department of Agriculture):
- Site is located within Flood Zone X, per FIRM panels 16017C1150E and 16017C1375E, effective November 18, 2009. The proposal would not require any further floodplain review.
- Idaho Department of Fish and Game, U.S. Fish and Wildlife Services or any other public agencies did not identify presence of any critical wildlife habitats on the subject site.

D. Services:

- Water: The proposed lots will be served by individual wells. A water availability report, prepared by Harmony Warren (Warren Geo), an Idaho State registered professional geologist, was submitted as part of the application. The report states that "it is Warren Geo's professional opinion that the Site is capable of transmitting enough groundwater to supply up to 10 wells and not likely impact nearby existing domestic wells."
- Sewage: The proposed lots are intended to be served by individual septic systems and drain fields.
- Fire: Selkirk Fire 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

SS0007-21 Slopes and Wetlands



Standards Review

BCRC	STANDARD FOR	REQUIRED	CONFORMANCE		
			Yes	No	N/A
12-2.6	Application Process				
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"/>
12-4.1	Density and Dimensional Standards				
12-411	Min. Lot Size	Min. permitted lot size of 5 acres permitted in R-5 zones. Gross acreage may include	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

BCRC	STANDARD FOR	REQUIRED	CONFORMANCE		
			Yes	No	N/A
		rights of way within the boundaries of the land being subdivided or where right of way has been dedicated within the subject aliquot division of a section of land.			
12-6.2	Design Standards				
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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	A fire mitigation and assessment plan was submitted as part of this application. See Conditions of Approval.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12-624.A	Road name	Unique road names for new roads. Access is provided through existing private roads. See Conditions of Approval.	<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. See Conditions of Approval.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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. See relevant standards review below.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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"/>

BCRC	STANDARD FOR	REQUIRED	CONFORMANCE		
			Yes	No	N/A
12-6.4	Preliminary Plat Procedures				
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. See Conditions of Approval.	<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. See Conditions of Approval.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12-642.B.3	Plat Content	Location, dimensions and area of proposed lots. Lot numbering.	<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. See Conditions of Approval.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12-642.B.8	Plat Content	Proposed method of water supply, sewage and solid waste disposal. See Conditions of Approval.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

BCRC	STANDARD FOR	REQUIRED	CONFORMANCE		
			Yes	No	N/A
		property owners.			
12-642.B.11	Plat Content	Statement for intended use of parcels.	<input checked="" type="checkbox"/>	<input 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. <i>See Conditions of Approval.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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>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"/>
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"/>

BCRC	STANDARD FOR	REQUIRED	CONFORMANCE		
			Yes	No	N/A
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	<input checked="" type="checkbox"/>	<input 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	<input checked="" type="checkbox"/>	<input 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, Contents	Location of all watercourses, BFEs, elevation from FIRMs, approximate areas subject to inundation of storm water overflow.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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"/>

BCRC	STANDARD FOR	REQUIRED	CONFORMANCE		
			Yes	No	N/A
12-647.A	Final Plat Endorsements	Owner's Certificate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12-647.B	Final Plat Endorsements	Place for Planning Director's Approval	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12-647.C	Final Plat Endorsements	Place for County Surveyor's Approval	<input checked="" type="checkbox"/>	<input 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12-647.E	Final Plat Endorsements	Place for Board Approval	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12-647.F	Final Plat Endorsements	Place for County Treasurer's Approval	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12-647.G	Final Plat Endorsements	Place for Recorder's Signature.	<input checked="" type="checkbox"/>	<input 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"/>
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	<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
	Final Plat	See Conditions of Approval.			
12-6.5	Short Plats, Procedures				
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. See Conditions of Approval.	<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. See Analysis above for 12-646 and 12-648.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12-7.1	Shorelines				
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"/>
12-7.2	Grading, Stormwater Management And Erosion Control				
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 New Subdivisions		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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"/>

BCRC	STANDARD FOR	REQUIRED	CONFORMANCE		
			Yes	No	N/A
12-7.3	Wetlands				
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"/>
12-7.4	Wildlife				
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"/>
12-7.5	Flood Damage Prevention				
		Conformance with BCRC Title 14.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12-7.6	Hillsides				
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"/> IS , subject to Conditions of Approval		
			<input type="checkbox"/> IS NOT		

Agency Review:

The application was routed to agencies for comment on February 09, 2022.

Panhandle Health District
 Northern Lights, Inc.
 Selkirk Fire District (Sagle)
 Lake Pend Oreille School District #84
 Bonner County Road and Bridge Department
 Bonner County Schools – Transportation
 Idaho Transportation Department
 Idaho Department of Environmental Health

Idaho Department of Water Resources
Idaho Department of Fish and Game
U.S. Fish and Wildlife Services

The following agencies replied with comments.

Idaho Department of Water Resources – February 11, 2022
Idaho Transportation Department – February 11, 2022
Northern Lights, Inc. – February 14, 2022
Panhandle Health District – February 22, 2022
Idaho Department of Fish and Game – March 10, 2022
Idaho Department of Environmental Quality – March 14, 2022

(See the letters to review comments received from agencies.)

No other agencies replied.

Public Comments:

The following agencies replied with comments.

One public comment was received regarding access of the proposed lots off of Mara Meadows and further subdivision of the proposed 5-acre lots.

Findings of Facts:

1. The site consists of 50.207 acres of part platted and part unplatted land.
2. Parcel Number RP013940010020A exists as Lot 2 of Block 2 of Happy Meadows, 1st Addition subdivision, per instrument no. 992083, recorded at Page 52 of Book 17 of Plats, records of Bonner County, Idaho. This parcel was platted through a process of Minor Land Division and recorded with Bonner County on September 21, 2021.
3. The other two parcels, RP54N03W264050A and RP54N03W264300A, exist as unplatted parcels of land.
4. The current zoning of the subject property is Rural 5 and the land use designation is Rural Residential.
5. The site is currently undeveloped.
6. The site is accessed off United States Highway, Idaho Transportation Department owned public right-of-way. The highway has a speed limit of 65 miles per hour. Encroachment permits no. 1-21-346 and 1-21-347 provided by the Idaho Transportation Department allowing access to Sunshine Meadows and Happy Meadows from United States Highway 95, were submitted as part of this application.
7. Lots 1 through 10 of Block 1 of the proposed subdivision are intended to be accessed by the following roads and easements:

- a. Sunshine Meadows, a 60 feet wide private easement for ingress/ egress and utilities (recorded through Instrument No. 992083 in Bonner County records),
 - b. Happy Meadows, 60 feet wide private easement for ingress/ egress and utilities (part proposed and part recorded through Instrument No. 992083 in Bonner County records), and
 - c. A 40 feet wide private easement (recorded through Instrument No. 493141 in Bonner County records) via Mara Meadows, 20 feet wide private road recorded through Instrument No 343097 in records of Bonner County.
8. Site does not contain mapped slopes of over 30% grade. (United States Geological Survey)
 9. Site does not contain mapped wetlands. (United States Fish and Wildlife Services)
 10. Site does not contain any river, streams or fronts on any waterbodies. (National Hydrography Dataset, United States Geological Survey)
 11. Site is located within Flood Zone X, per FIRM panels 16017C1150E and 16017C1375E, effective November 18, 2009. The proposal would not require any further floodplain review.
 12. Idaho Department of Fish and Game, U.S. Fish and Wildlife Services or any other public agencies did not identify presence of any critical wildlife habitats on the subject site.
 13. Water: The proposed lots will be served by individual wells. A water availability report, prepared by Harmony Warren (Warren Geo), an Idaho State registered professional geologist, was submitted as part of the application. The report states that "it is Warren Geo's professional opinion that the Site is capable of transmitting enough groundwater to supply up to 10 wells and not likely impact nearby existing domestic wells."
 14. The proposed lots are intended to be served by individual septic systems and drain fields.
 15. The site is currently served or has the potential to be served by Selkirk Fire District, Northern Lights., Inc., Lake Pend Oreille School District #84, Pend Oreille Hospital District and Bonner County Ambulance District.
 16. The proposed preliminary plat has been evaluated as per the applicable Bonner County Revised Code Standards. See the staff review above and the conditions of approval below.

Conclusions of Law:

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.

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.

Conditions of Approval:

1. As per BCRC 12-623.D , 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".
- 2. Access to proposed lots is provided through extension of existing private road – either Sunshine Meadows or Happy Meadows. The preliminary plat shows extension of Happy Meadows while the road design and profile shows extension of Sunshine Meadows. Reconcile the drawings to clarify which private road is being extended.
 - 3. As per BCRC 12-624.C and BCRC 12-642.C.2, road design and profile plans for Sunshine Meadows and Happy Meadows were submitted as part of the application on January 31, 2022. The plans were routed to the County Engineer for review on February 03, 2022. The engineer deemed the application incomplete requesting completion of the road design and profile drawings as per comments made in the review memo sent to applicant on March 01, 2022. The road design and profile plans remain in review till the all conditions, as stated by the County Engineer, are met. It is to be noted that these conditions may be modified by the County Engineer upon further review of the project. See Bonner County Engineer Department Memorandum dated February 10, 2022.
 - 4. As per BCRC 12-642.C.2, the road design and profile plans must be stamped and signed by an Idaho licensed engineer.
 - 5. As per BCRC 12-642.B.1 and BCRC 12-642.B.2, the plat should show road patterns in the vicinity of the plat and/or abutting roads. Show Akin Back Ranch Road and Pine Meadow on the plat along with their recording information.
 - 6. As per BCRC 12-642.B.7, show any existing wells, springs, drainage channels, overhead or underground utility lines, structures, sanitary sewers or culverts within the tract, if not already shown.
 - 7. As per BCRC 12-642.B.8, proposed method of solid waste disposal should be shown on the plat notes.
 - 8. As per BCRC 12-647.I, a place for lienholder's approval shall be included on the plat certificate page, if applicable.
 - 9. Following the approval of preliminary plat, the applicant shall submit a final plat to the

Planning Department, pursuant to BCRC 12-646, BCRC 12-647 and BCRC 12-648.

10. As per BCRC 12-649, applicants are required to submit a digital copy of the subdivision plat in addition to the hard copy final plat submitted for recordation. Refer to BCRC 12-649 for specific requirements of digital final plat submission.
11. 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. Within two (2) years of the approval of the preliminary plat, the applicant shall submit the final plat to the Planning Director. At any time prior to the expiration date of the preliminary plat, an applicant may make a single written request to the Planning Director for an extension of the preliminary plat for a period of up to two (2) years. The board may consider such request for extension at any regular business meeting. The extension request must be approved or denied prior to the expiration date of the preliminary plat.
12. As per BCRC 12-7.2, a stormwater management plan was submitted as part of the application on January 31, 2022. The plans were routed to the County Engineer for review on February 03, 2022. The engineer deemed the application incomplete requesting completion of stormwater management plans as per comments made in the review memo sent to the applicant on March 01, 2022. The stormwater management plans remain in review till all the conditions, as stated by the County Engineer are met. It is to be noted that these conditions may be modified by the County Engineer upon further review of the project. See Bonner County Engineer Department Memorandum dated February 10, 2022.

Staff Recommendation for Action: Approval with Conditions

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 **April 07, 2022**.

Planner's Initials: SR Date: March 28, 2022
