

Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

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Email: planning@bonnercountyid.gov - Web site: www.bonnercountyid.gov



Short Plat Administrative Staff Report

Project Name: Yoman Bluffs, Lots 1-10

File Number, Type: SS0008-21, Short Plat

Request: The applicants are requesting to plat approximately 37.60 acres of unplatted land, zoned Recreation, to create 10 new lots, ranging in area from 1.04 acres to 27.61 acres.

Legal Description: All that portion of that certain parcel of land lying in Government Lot 1 in the Northwest Quarter of Section 10, Township 59 North, Range 4 West, Boise Meridian, Bonner County, Idaho as described in Book 115 of Deeds, Page 139 records of Bonner County, Idaho being more particularly described as follows:

Commencing at a 3¼ inch aluminum cap marked RLS 974 which marks the Northwest sixteenth corner of said Section 10 (from which a 3¼ inch aluminum cap which marks the center West sixteenth corner of said Section 10 lies South 01°06'21" West 1324.66 feet distant);

Thence North 70°49'39" West 423.12 feet to a point that lies on the Easterly right-of-way line of the County Road, being the True Point of Beginning of the parcel of land hereinafter described:

Thence along said right-of-way line North 33°23'04" East 4.47 feet;

Thence continuing along said right-of-way line and along the arc of a 202.00 foot radius curve which lies concave Southeasterly through a central angle of 13°16'01" of an arc distance of 46.77 feet;

Thence along said right-of-way line North 46°39'05" East 11.15 feet;

Thence continuing along said right-of-way line along the arc of a 123.00 foot radius curve which lies concave Southeasterly through a central angle of 06°03'53" an arc distance of 13.02 feet;

Thence departing said right-of-way line South 50°15'45" East

51.42 feet;

Thence South 04°48'29" West 19.88 feet;

Thence South 21°39'59" West 14.38 feet;

Thence South 44°01'12" West 45.16 feet;

Thence North 50°15'45" West 67.22 feet to the True Point of Beginning.

Location: The site is generally located off Sherwood Beach Road, a public right-of-way in Northwest Bonner County, in Section 10, Township 59 North, Range 4 West of Boise Meridian, Bonner County, Idaho.

Parcel Number(s): RP59N04W102400A

Parcel Size: 37.60 acres (approximately)

**Applicant/
Landowner:** Yomanone LLC,
Cory Yost & John Mandere,
PO BOX 2983,
Spokane, WA 99220

**Project
Representative:** Storhaug Engineering, Inc.,
Liam J. Taylor & Troy Carlson,
510 E. Third Ave,
Spokane, WA 99202

Application filed: December 22, 2021

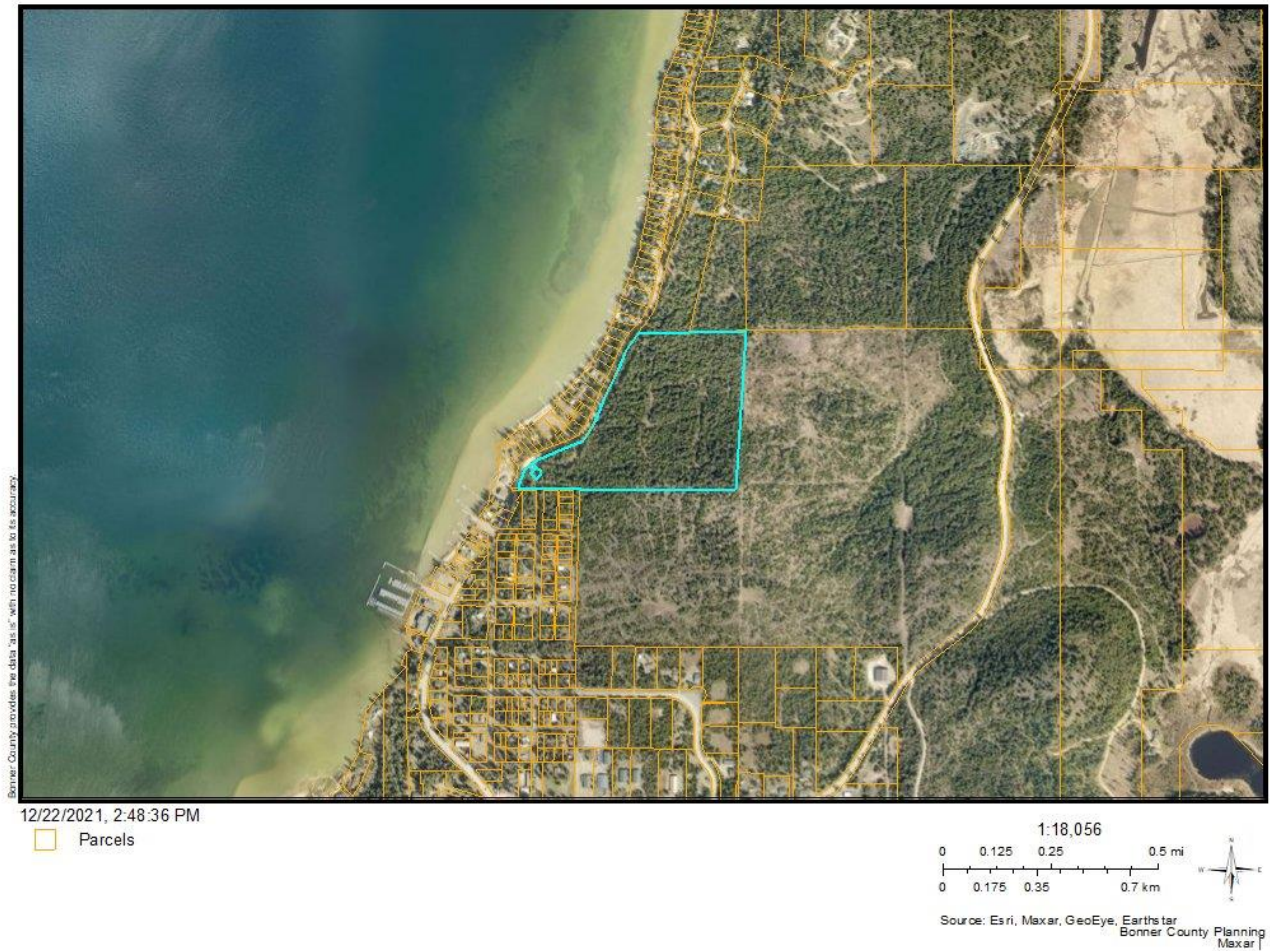
Notice provided: Mail: February 09, 2022
Published in newspaper: February 26, 2022

Applicable Laws:

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

SS0008-21 Site Location

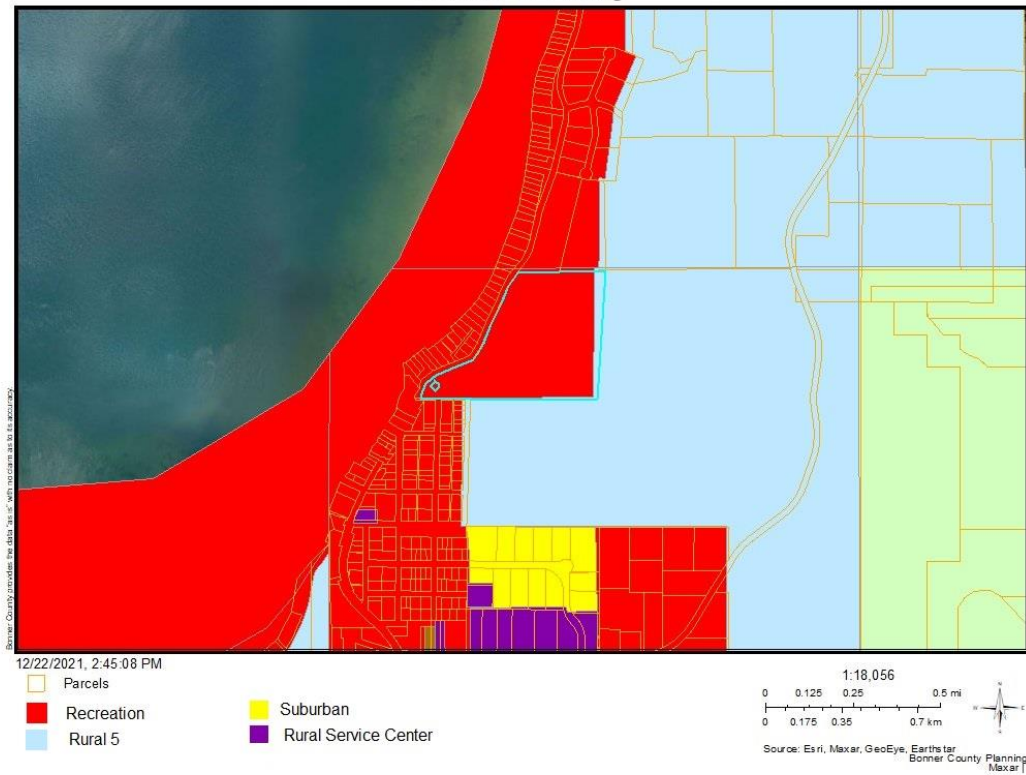


Background:

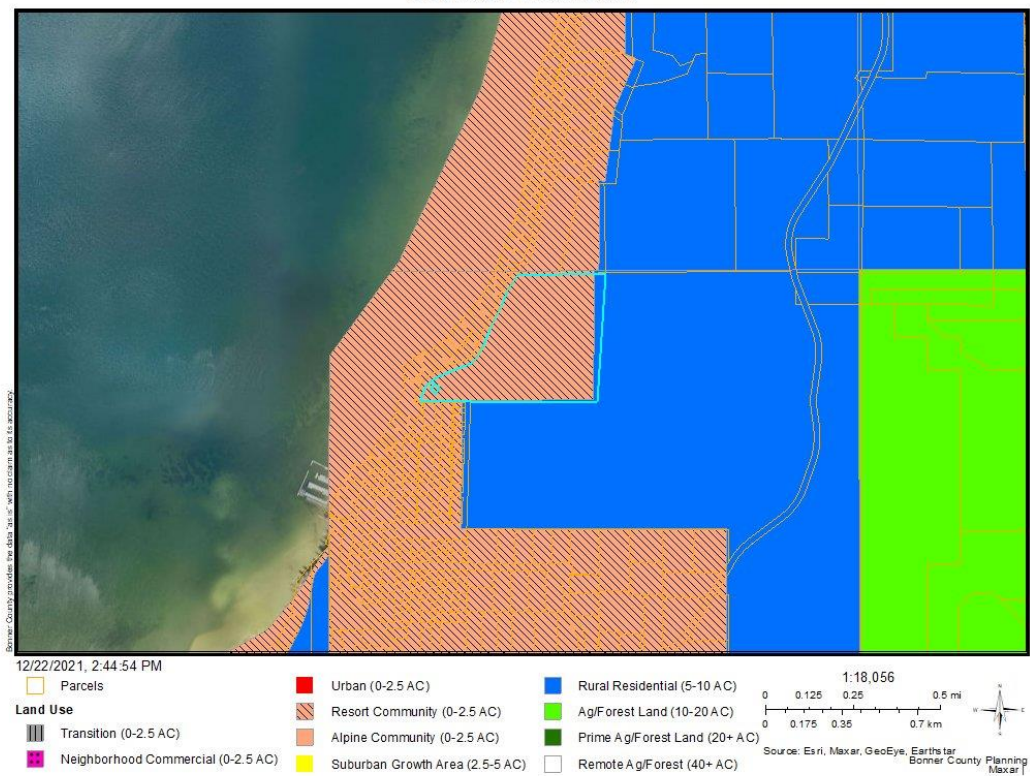
A. Site data:

- Current Use: Undeveloped
- Unplatted parcel of land.
- Size: Approximately 37.60 acres
- Zone: Recreation
- Land Use: Resort Community

SS0008-21 Zoning



SS0008-21 Land use



B. Access:

- The site is currently accessed off Sherwood Beach Road, a County owned and maintained road with a speed limit of 20 miles per hour. The road surface is treated with gravel.
- The proposed lots 1-10 of Block 1 are intended to be accessed by a proposed 60 feet wide access road, Yoman Bluffs Drive, to be developed with a 22 feet roadway width and 2' wide gravel sides.

C. Environmental factors:

- Majority of the site does not contain slopes of over 15% grade. Only a small portion of the site located on the north end of the property contains slopes of over 30% grade. (As per the topographic map prepared by Storhaug Engineering, Inc. and stamped by Troy A. Carlson, a professional land surveyor licensed in the state of Idaho).
- 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 Bonner silt loam soil, classified as prime farmland with a drainage classification of "well drained." (Natural Resource Conservation Service, United States Department of Agriculture)
- Site is not within floodway and is located within Flood Zone X, per FIRM panels 16017C0430F, effective July 07, 2014. The proposal would not require any further floodplain review.
- No critical wildlife habitat areas on the site identified by any local, state or federal agencies.

D. Services:

- Water: The proposed lots will be served by a shared well, to be shared among the 9 proposed lots. A water availability report, prepared by Thomas F. Mullen (Northwest Groundwater Consultants, LLC), an Idaho State registered professional geologist, was submitted as part of the application. The report states that "Based on the review of available information and the lines of evidence presented above, it is likely that an individual well located on each of the ten proposed lots will be capable of producing sufficient flow and volume of water."
- Sewage: The proposed lots are intended to be served by Coolin Sewer District.
- Fire: Coolin Cavanaugh Bay Fire District
- Power: Northern Lights, Inc.
- School District: West Bonner School District #83
- Hospital District: Pend Oreille Hospital District
- Ambulance District: Bonner County Ambulance District

BCRC	STANDARD FOR	REQUIRED	CONFORMANCE		
			Yes	No	N/A
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 4:1 (lots more 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	See Conditions of Approval.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12-623.D	Fire Plan/Fire risk Assessment/ Fire Mitigation	A fire suppression plan was submitted as part of the 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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. See Conditions of Approval.	<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. 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"/>
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"/>

BCRC	STANDARD FOR	REQUIRED	CONFORMANCE		
			Yes	No	N/A
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.	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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. <i>See Conditions of Approval.</i>	<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.	<input checked="" type="checkbox"/>	<input 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 property owners. <i>See Conditions of Approval.</i>	<input type="checkbox"/>	<input checked="" 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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

BCRC	STANDARD FOR	REQUIRED	CONFORMANCE		
			Yes	No	N/A
		licensed engineer. <i>See Conditions of Approval.</i>			
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"/>
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"/>

BCRC	STANDARD FOR	REQUIRED	CONFORMANCE		
			Yes	No	N/A
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. <i>See Conditions of Approval.</i>	<input type="checkbox"/>	<input checked="" 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. <i>See Conditions of Approval.</i>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

BCRC	STANDARD FOR	REQUIRED	CONFORMANCE		
			Yes	No	N/A
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"/>
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"/>
12-6.5	Short Plats, Procedures				

BCRC	STANDARD FOR	REQUIRED	CONFORMANCE		
			Yes	No	N/A
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"/>
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	<i>See Conditions of Approval.</i>	<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"/>
12-7.3	Wetlands				
12-730	Purpose		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

BCRC	STANDARD FOR	REQUIRED	CONFORMANCE		
			Yes	No	N/A
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	See Conditions of Approval.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12-762	Geotechnical Analysis	See Conditions of Approval.	<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 Routing

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

Panhandle Health District
 Northern Lights, Inc.
 Coolin Sewer District
 Coolin Cavanaugh Bay Fire District
 West Bonner School District #83
 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.

Idaho Department of Water Resources – February 11, 2022

Northern Lights, Inc. – February 14, 2022

Bonner County Road and Bridge Department – February 18, 2022

Idaho Department of Fish and Game – March 10, 2022

Idaho Department of Environmental Quality – March 14, 2022

No other agencies replied.

Public Notice and Comments:

The following agencies replied with comments.

None.

Findings of Facts:

1. The applicants are requesting to plat approximately 37.60 acres of unplatted land to create 10 new lots, ranging in area from 1.04 acres to 27.61 acres.
2. The subject property is zoned Recreation with a land use designation of Resort Community.
3. The site is currently undeveloped.
4. The site is currently accessed off Sherwood Beach Road, a County owned and maintained road with a speed limit of 20 miles per hour. The road surface is treated with gravel.
5. The proposed lots 1-10 of Block 1 are intended to be accessed by a proposed 60 feet wide access road, Yoman Bluffs Drive, to be developed with a 22 feet roadway width and 2' wide gravel sides.
6. Majority of the site does not contain slopes of over 15% grade. Only a small portion of the site located on the north end of the property contains slopes of over 30% grade. (As per the topographic map prepared by Storhaug Engineering, Inc. and stamped by Troy A. Carlson, a professional land surveyor licensed in the state of Idaho).
7. Site does not contain mapped wetlands. (United States Fish and Wildlife Services)
8. Site does not contain any river, streams or fronts on any waterbodies. (National Hydrography Dataset, United States Geological Survey)

9. Site contains Bonner silt loam soil, classified as prime farmland with a drainage classification of "well drained." (Natural Resource Conservation Service, United States Department of Agriculture)
10. Site is not within floodway and is located within Flood Zone X, per FIRM panels 16017C0430F, effective July 07, 2014. The proposal would not require any further floodplain review.
11. No critical wildlife habitat areas on the site identified by any local, state or federal agencies.
12. The proposed lots will be served by a shared well, to be shared among the 9 proposed lots. A water availability report, prepared by Thomas F. Mullen (Northwest Groundwater Consultants, LLC), an Idaho State registered professional geologist, was submitted as part of the application. The report states that "Based on the review of available information and the lines of evidence presented above, it is likely that an individual well located on each of the ten proposed lots will be capable of producing sufficient flow and volume of water."
13. The proposed lots are intended to be served by Coolin Sewer District.
14. The site is served/ will be served by other services such as Cooling Cavanaugh Bay Fire District, Northern Lights, Inc., West Bonner School District #83, Pend Oreille Hospital District and Bonner County Ambulance District.
15. The intended purpose of the lots is to develop them with single family residential structures.
16. Currently, no land disturbing or development activities are proposed on the site where slope equals or exceeds 30% grade.
17. 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.

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.

Conditions of Approval:

1. Per BCRC 12-412, the application indicates that Coolin Sewer District would provide sewage disposal for the proposed subdivision. In order to create 1-acre lots, a will-serve letter will be provided from Coolin Sewer District before submission of the final plat.

Alternatively, the applicant may provide one of the following services to retain 1-acre lots sizes.

- Urban Water Only
- Urban Sewer Only
- Community LSAS and Urban Water
- Community Drain field and individual well

2. 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. Per BCRC 12-624.D, Yoman Bluffs Drive must be dedicated to the public and shall be noted as such on the face of the plat.
4. Per BCRC 12-642.B, show/note the following on the plat:
 - a. Show geographic grid (township, range and tier section number and location within the section) and existing road pattern in the vicinity – show Scranton Avenue, Keep Out Road and Paul Jones Beach Road in the vicinity of this plat.
 - b. The application mentions that there is an existing well on the property. The location of the existing well should be shown on the plat. Show any other existing overhead and underground utility lines, structures, sanitary sewers and culverts within the tract.
 - c. Indicate the purpose of Tract A and Tract B as shown on the plat. If these tracts are reserved as Utility Lots and are not to be used as residential or any other uses, then a plat note should be added specifying that.
 - d. Dedication of easement to Northern Lights, Inc. along Yoman Bluffs Drive for extension of electrical line.
5. Per BCRC 12-642.C, road design and profile for the proposed public road, Yoman Bluffs Road was submitted as part of this application on February 04, 2022. The road design plans were reviewed by Bonner County Road and Bridge Department. The applicant is required to meet the conditions as stated in the agency's road design review of Yoman Bluffs Drive, dated February 18, 2022.

The road design and profile drawings remain in review till approved by Bonner County Road and Bridge Department. These comments may be updated by the agency upon further review of the project.

6. 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 the proposed public right of way – Yoman Bluffs Drive showing final grades and cross sections of roads in accord with the requirements of BCRC Title 2.
 - 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. Plan and profile of electrical line extension along Yoman Bluffs Drive, as required by Northern Lights, Inc.
 - g. Any other improvements such as a fire hydrants, etc. as required, and in accordance with the requirements contained in BCRC Title 2.
7. As per BCRC 12-644.B, applicant's engineer shall provide inspection reports for County Engineer's review and final inspections.
8. 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.
9. As per BCRC 12-646, update the plat to show/include the following before final plat submission:
 - a. The "initial point" and description thereof, shall be indicated on the drawing and the location and description in conformance with Idaho Code.
 - b. Township lines or section lines, intersecting, crossing or contiguous to the subdivision (which should be mathematically tied to the lines of the subdivision by distances and bearings).
10. As per BCRC 12-647, all endorsements as listed in this section shall be denoted on the final plat.
11. 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 blue line plat.
12. 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.

13. 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.
14. 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.
15. Per BCRC 12-7.2, a Grading-Stormwater Plan was submitted by the applicant as part of the application on February 04, 2022. Bonner County Engineering Department deemed the plans incomplete upon review of the application, per Memo dated February 07, 2022. The stormwater management plan shall be completed and approval gained from the Bonner County Engineering Department.
16. Per BCRC 12-761, currently no land disturbing activities are proposed on the subject property where slope equals or exceeds 30% grade.

Any future land disturbing activities proposed on Lot 9 or northern tip of the parcel may require a conceptual engineering plan as part of a subdivision, conditional use permit or a variance application. The plan shall be developed by an Idaho licensed civil engineer, and shall depict proposed building sites, road and driveway grades, profiles and cross sections, and the slope and location of cuts and fills. The purpose of this plan is to demonstrate the feasibility of the proposed subdivision design and to illustrate the nature and extent of earthwork required for site preparation and construction.

17. Per BCRC 12-762, currently no building sites, driveways or other development is proposed as part of this subdivision application, other than the construction of Yoman Bluffs Drive. The proposed road is not located over the area of the site that exceeds 30% grade in slope.

Any future development on Lot 9 or northern tip of the parcel, where slopes equal or exceed 30% grade, would require a Geotechnical Analysis for the proposed building sites, roads, driveways or other development.

The geotechnical analysis shall be stamped and signed by an Idaho licensed civil or geological engineer having sufficient education and experience to prove competency in the field of geotechnical engineering. The geotechnical analysis shall be submitted prior to construction and shall explain the geologic and hydrologic features of the area, shall evaluate the suitability of the site for intended uses, shall identify potential problems relating to the geology and hydrology, shall summarize the data upon which conclusions are based, and shall propose mitigation measures.

18. Following comments should be added to the plat, as stated by Bonner County Road and Bridge Department.

- a. *"The roads within this subdivision are intended to be dedicated to the public, with private maintenance. The Road and Bridge Department has reviewed the preliminary roadway design plans and made comments separately from these comments on the plat."*
- b. *Please indicate on the plat: "Yoman Bluffs Drive 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 improved to County standards for public maintenance 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."*
- c. *Encroachment permits will be required for all future driveways off of Yoman Bluffs Drive to serve the new lots."*

Staff Recommendation for Action: Approval with Conditions

The applicant, or interested parties, have 10 days from the date of 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 09, 2022**.

Planner's Initials: SR Date: March 30, 2022.
