

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 - Web site: www.bonnercountyid.gov



Board of County Commissioners Staff Report for July 24, 2024

Project Name:	Providence Subdivision Modification
File Number, Type:	MOD0002-24, Modification
Request:	The applicant is requesting to modify the conditions of approval of the 12/6/2023 Board of County Commissioners (BOCC) Decision Letter.
Legal Description:	1-57N-2W S947.19 SENE LESS PT TAX 113 & 116; E2SESWNE LESS PT TAX 113; PT NESE LESS PT TAX 113, 116, & 118
Location:	The subject property is located off of Providence Road, a Bonner County owned and maintained public right-of-way in Section 1 of Township 57 North, Range 2 West of Boise Meridian, Idaho.
Parcel Number:	RP57N02W012253A
Parcel Size:	Approximately 39.57 acres of unplatted land
Applicant/ Landowner:	Providence Road LLC, 8144 West Okeechobee Blvd, West Palm Beach, Florida 33411
Project Representative:	Mike Hammack 1180 McGhee Road, Ponderay, Idaho 83852
Application filed:	May 20, 2024
Notice provided:	Mail: June 25, 2024 Site Posting: July 8, 2024 Published in Newspaper: June 25, 2024
Enclosed:	Addendum "A" Comprehensive List of Agencies Routed Addendum "B" 12/4/23 BOCC Decision Letter

S0002-23 SUBDIVISION CHRONOLOGY:

Application Filed: May 12, 2023

Hearing Examiner Hearing: July 5, 2023

Decision to recommend Zoning Commission Hearing: July 10, 2023

Zoning Commission Hearing: August 17, 2023

Zoning Commission Decision to recommend approval to BOCC: August 24, 2023

BOCC Hearing: October 2, 2023

BOCC Written Approval Decision: October 3, 2023

BOCC Reconsideration Filed: October 19, 2023

BOCC Reconsideration Hearing: November 29, 2023

BOCC Post Reconsideration-Decision Letter: December 4, 2023.

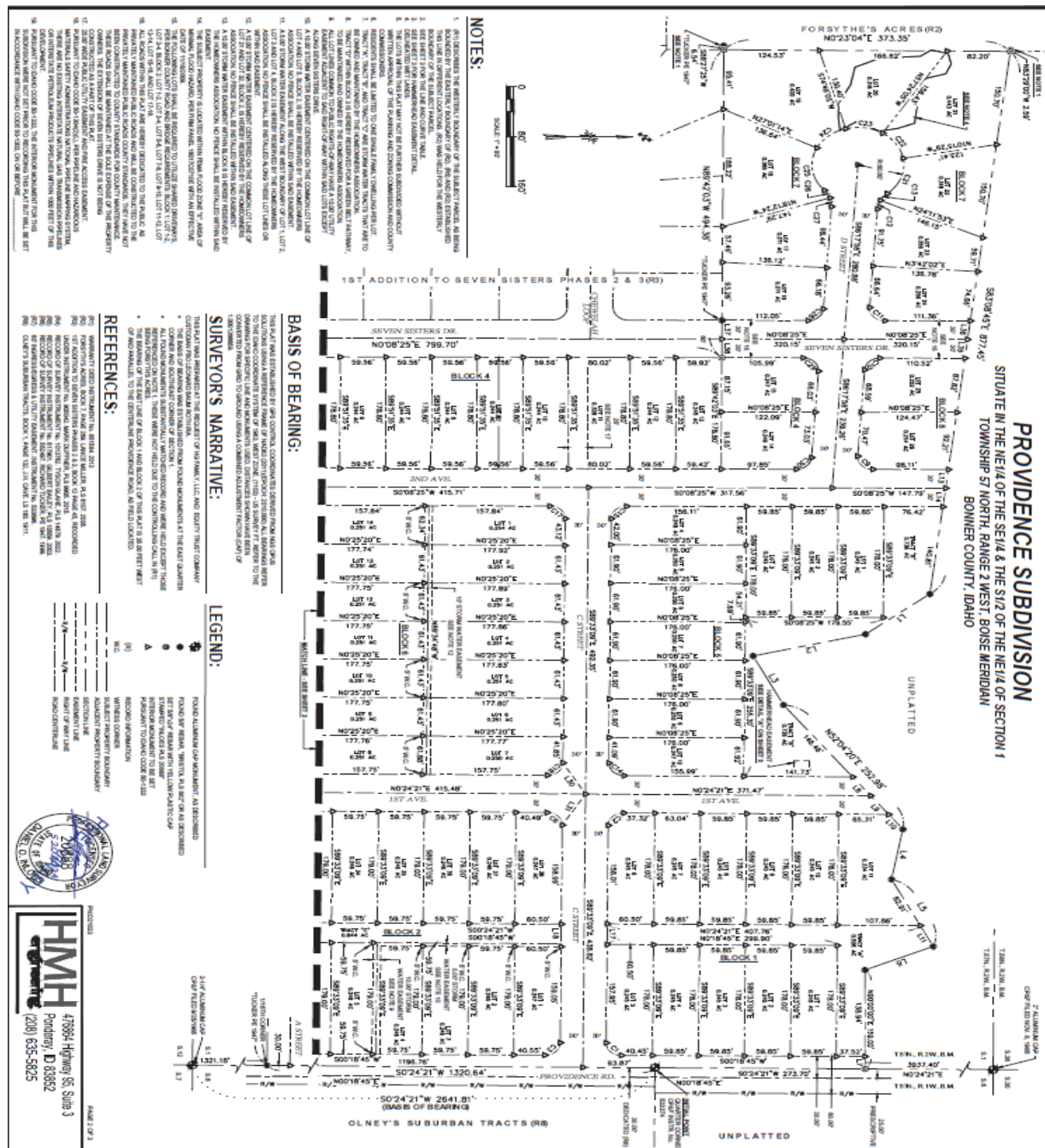
Relevant BCRC Code:

12-266: MODIFICATION OF TERMS AND CONDITIONS OF PERMIT APPROVAL:

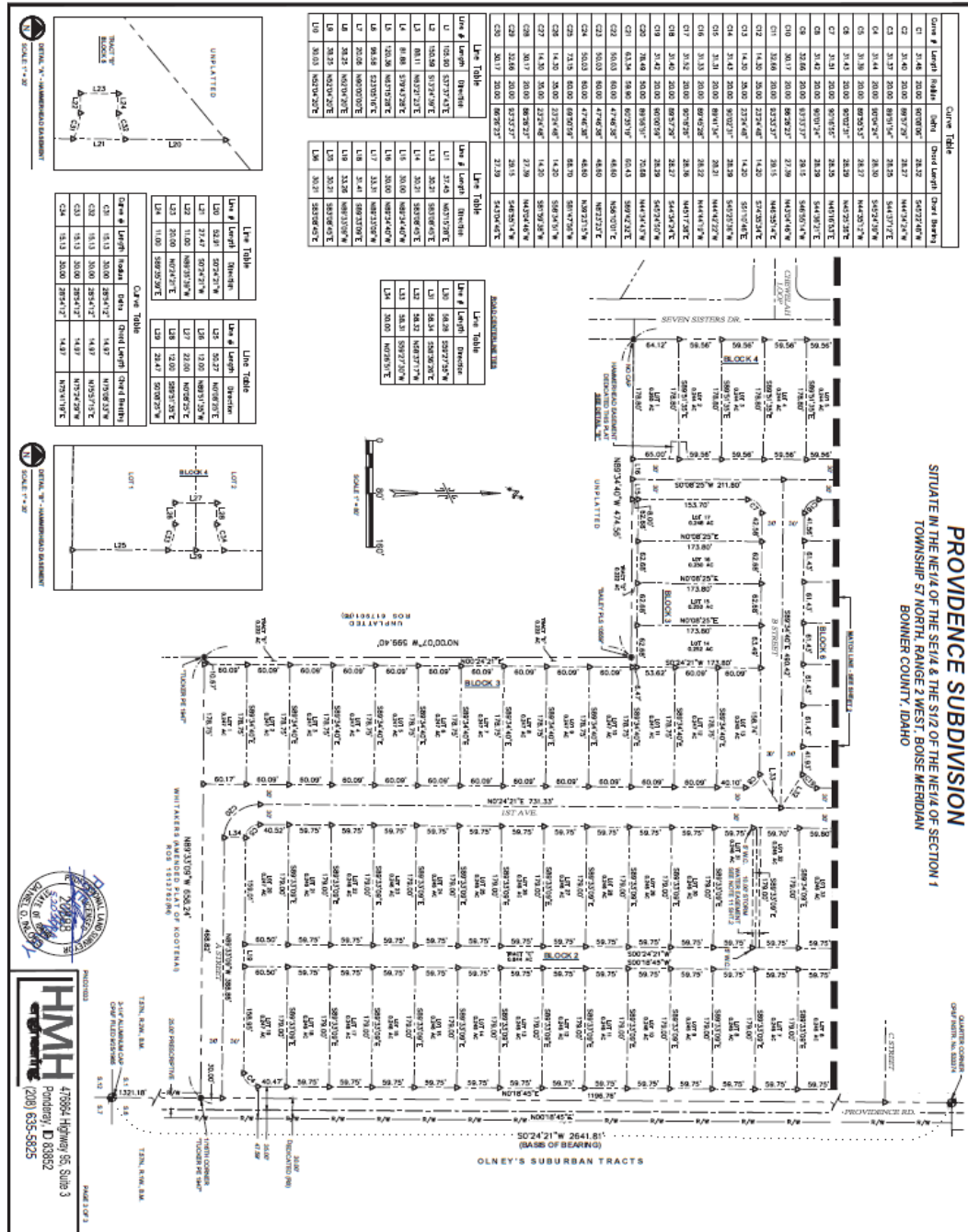
D. The Planning Director, Zoning Commission and/or Board shall consider the proposed modification in accordance with the requirements for the original permit application and shall confine the review to the proposed modification.

STAFF: A modification hearing cannot supersede the original preliminary plat approval. The modification hearing is only applicable to the applicant's request to modify/amend/remove conditions of approval and related preliminary plat contents.

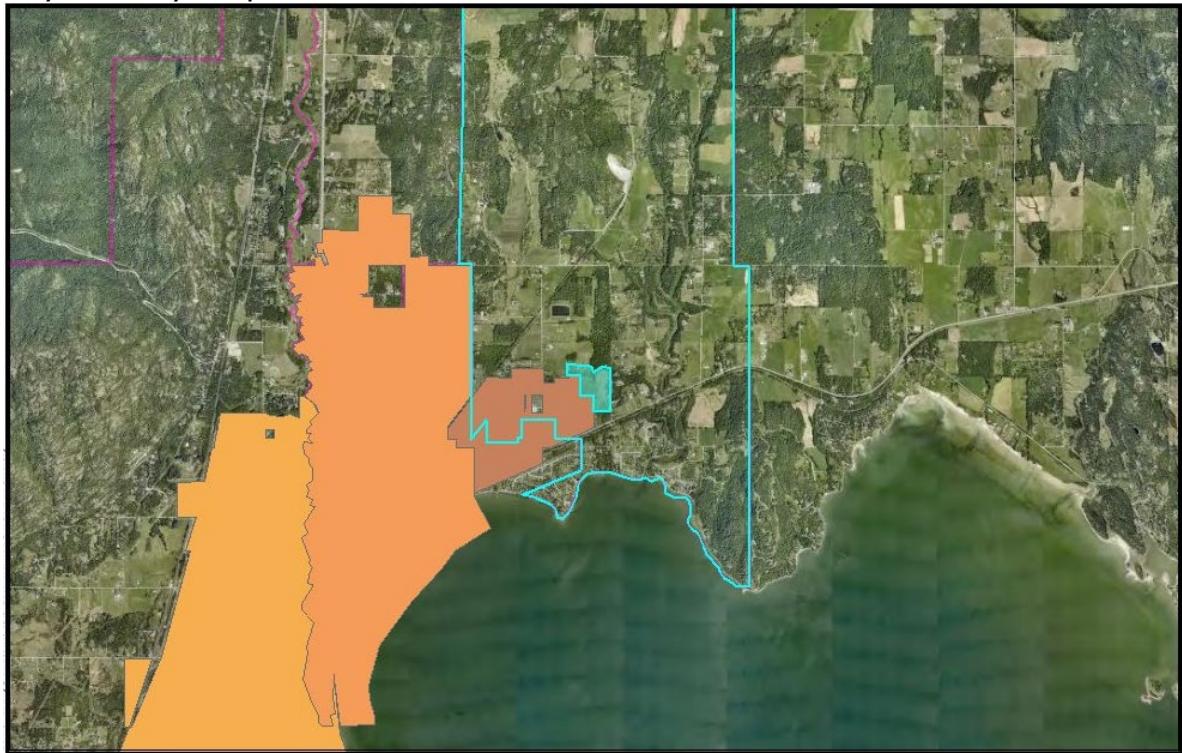
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Property Vicinity Map:

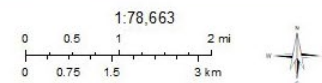


8/1/2023, 9:58:36 AM

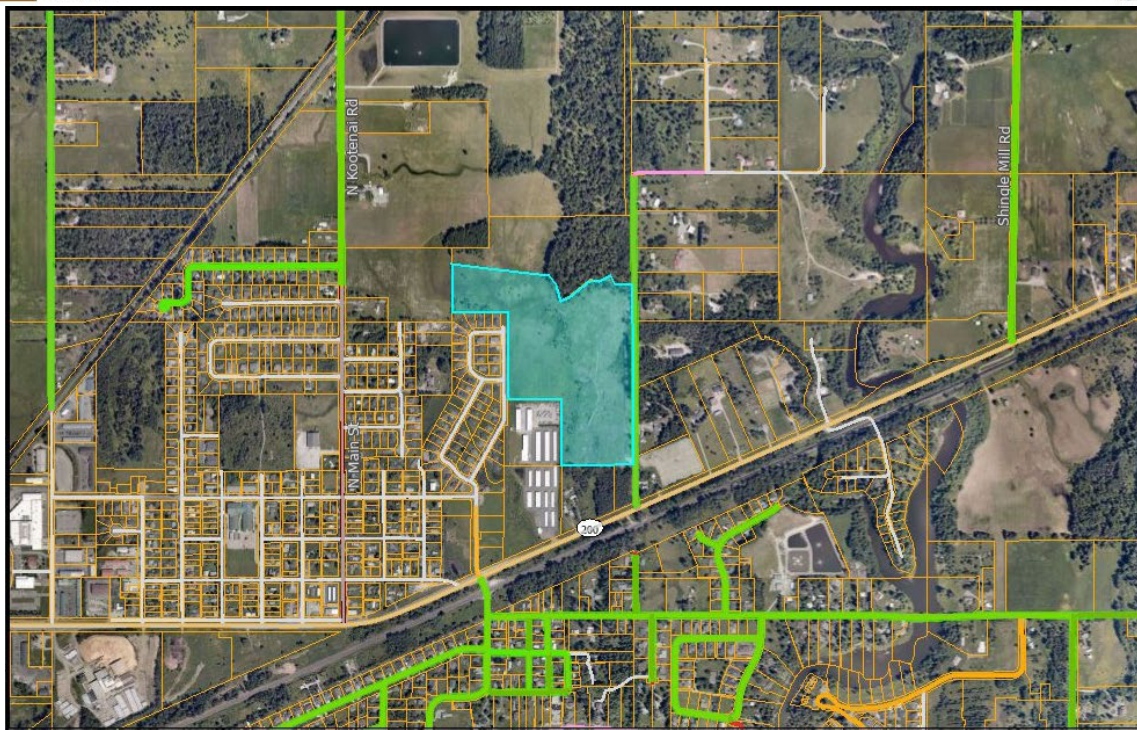
Cities

Kootenai
Ponderay
Sandpoint

Area of City Impact
Parcels



Source: Esri, Maxar, Earthstar Geographics, and the
Bonner County Planning
Maxar



6/26/2023, 3:07:34 PM

County Maintained

County Maintained
Surface Type
Cold Mix Asphalt

Gravel
Hot Mix Asphalt
Treated Gravel

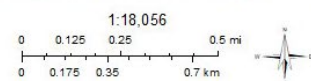
Street Ownership

Bonner County
Unknown
<all other values>

Road Centerlines

Primary
Secondary
Local; Ramp

Parcels



Source: Esri, Maxar, Earthstar Geographics, and the
Bonner County Planning
nons | Maxar

Applicable Laws:

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

BCRC 12-266	Modifications
BCRC 12-268	Application Process, General Provisions
BCRC 12-610	Applicability/ Qualifications

Background:

Site Data:

- Use: The property currently exists as vacant land.
- Unplatted
- Size: Approximately 39.57 acres
- Zone: Suburban
- Land Use: Urban

Access:

- The site has direct access and frontage on Providence Road, a Bonner County owned and maintained public right-of-way.
- The project proposes six new roads within the subdivision – A Street, B Street, C Street, D Street, 1st Avenue and 2nd Avenue, to be dedicated to the public and maintained privately.
- This modification includes a revision to the preliminary plat to dedicate a 60-foot wide public right of way which is proposed to connect to the existing Seven Sisters Drive. The proposed amended plat note 16 indicates that while the right of way connecting to Seven Sisters Drive will be dedicated to the public, it is not proposed to be constructed at this time.

Environmental Factors:

- Majority of the site contains no slopes or slopes of less than 15% grade. Site contains minimal slopes of over 30% grade along the northeastern boundary. (US Geological Survey)
- Site contains PEM1C and PFO1C mapped wetlands. (National Wetland Inventory, US Fish and Wildlife Service)
- Site does not contain any mapped waterbodies, streams, lakes, or rivers. (National Hydrography Dataset, US Geological Survey)
- Site contains the following types of soils: (US Department of Agriculture)
 - 1) Odenson silt loam - classified as "prime farmland if drained" with a drainage classification of "poorly drained".
 - 2) Mission silt loam - classified as "prime farmland if drained" with a drainage classification of "somewhat poorly drained".
- Parcel is located within Flood Zone X (Unshaded) and not located within floodway, per FIRM Panel 16017C0710E, effective date 11/18/2009. FEMA defines Zone X (Unshaded) as "The areas of minimal flood hazard, which are the areas outside the SFHA and higher

than the elevation of the 0.2-percent-annual-chance flood.” No further floodplain review is required for this project.

- No local, state, or federal agencies have identified any critical wildlife habitats on or within the vicinity of the subject property.

Services:

- Water: City of Sandpoint
- Sewer: Kootenai Ponderay Sewer District
- Power: Avista Utilities
- Fire: Northside Fire District
- School District: Lake Pend Oreille School District #84
- Ambulance District: Bonner County Ambulance District
- Hospital District: Pend Oreille Hospital District

Comprehensive Plan, Zoning and Current Land Use

Compass	Land Use	Zoning	Current Use & Density
Site	Urban	Suburban	Vacant
North	Urban	Suburban	Vacant
East	Rural Residential	Rural 5	Residential Lots
South	Urban	Suburban	Residential Lot and mini storage
West	-City of Kootenai-	-City of Kootenai-	-City of Kootenai-

Agency and Public Comments:

The application was routed to agencies for their comment on June 3, 2024 for the BOCC hearing to be held July 24, 2024.

AGENCY RESPONSES:

Bonner County Road & Bridge 6/6/2024: *"The Bonner County Road & Bridge Department is in support of this modification request."* (See comment for details)

Idaho Department of Transportation 6/3/2024: *"ITD is currently waiting on updated plans including illumination and traffic control plan before issuing the highway improvement permit."* (See letter for details)

Idaho Department of Fish & Game 6/26/2024: STAFF: The comment is regarding the original subdivision file. The comment does not have any specific comments about this proposed modification. (See letter for details)

Public comments were received.

Standards Review: BCRC 12-266 Modification of Terms & Conditions of Permit Approval

BCRC 12-266 A: The terms and conditions of the approval of any permit authorized or required in this title may be modified only by the Planning Director, Zoning Commission and/or Board as established in this section. This section applies to modifications of approved permits, including, but not limited to, conditional use permits, special use permits, variances, preliminary plats, final plats, lot line adjustments and planned unit developments.

STAFF: The applicant is seeking to amend the condition of approval 12 for the preliminary plat, specifically related to the fire access easement and the routing of Seven Sisters Drive through the proposed subdivision.

Request Breakdown:

The applicant proposes to relocate the fire access easement, originally designated through "C" Street, to route through the existing Seven Sisters Drive.

The proposed change requests modifying condition 12 of the Post-Reconsideration BOCC Decision Letter, which states:

The 25 feet wide public utility easement and fire access easement shown on the preliminary plat, across the proposed Lot 11 of Block 4 with the attached Note 17, shall be widened to a 60 feet wide easement to maintain the possibility of being developed as a road in the future.

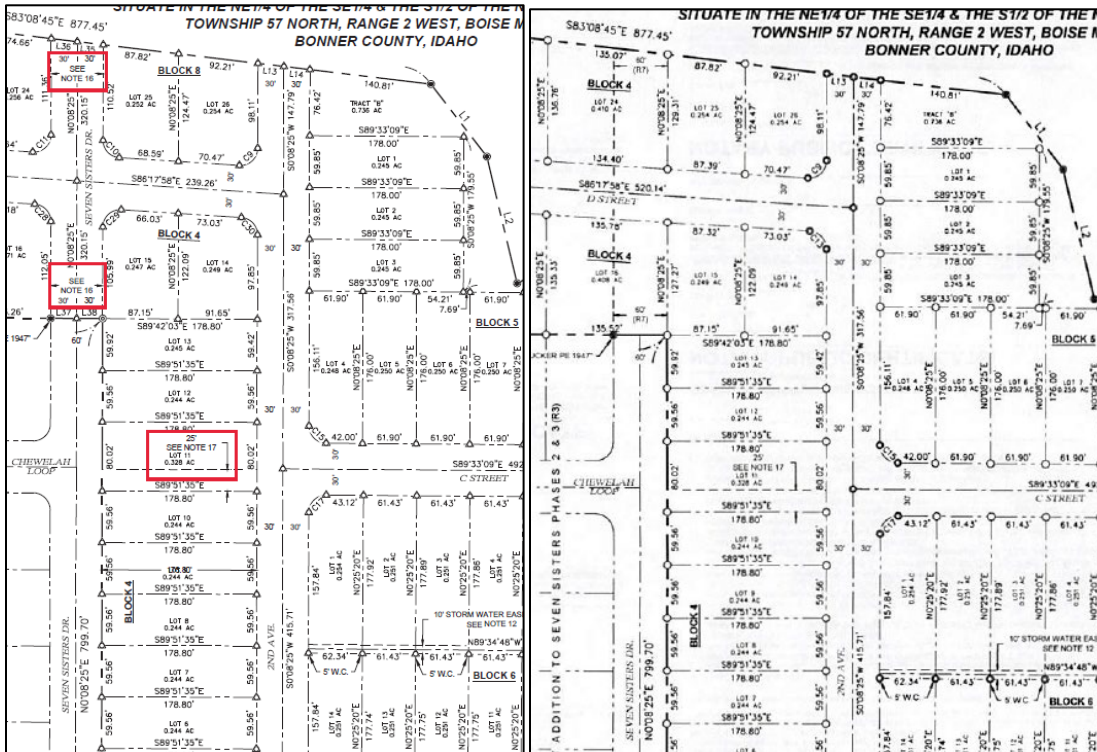
Amending condition 12 will affect notes 16 and 17 on the preliminary plat, which pertain to the fire access easement and related emergency services details.

Condition 3, which addresses emergency access, was not updated by the BOCC to reflect the requirements of condition 12. Removal of condition 12 will not impact condition 3 due to the proposed dedication of a 60-foot right-of-way extending Seven Sisters Drive.

The modification aims to enhance the subdivision's layout and fire safety logistics by integrating an established road (Seven Sisters Drive) into the new development. The request seeks approval to adjust the fire access easement and associated conditions on the preliminary plat, ensuring alignment with revised road layouts and operational needs of emergency services within the subdivision.

Modification of ROW location.

Original fire access easement.



BCRC 12-266 B: Application for a modification of terms and conditions of approval shall be made to the Planning Department, on forms provided by the department, and accompanied by the fee specified in section 12-265 of this subchapter.

STAFF: Proposal complies. Fees and application submitted in accord with this code section.

BCRC 12-266 C: A public hearing shall be scheduled and notice provided in accordance with the requirements for the original permit issuance.

STAFF: Proposal complies and a public notice was produced within the required timeline.

Agency Review:

Bonner County Road & Bridge, June 5, 2024 Comment:

"The Bonner County Road & Bridge Department is in support of this modification request. A public ROW connecting at the north end of Seven Sisters Drive and through to the northern boundary of the plat would provide superior access to this subdivision as well as any future growth further north compared to an emergency access easement across Block 4 Lot 11. Having a public right of way provides better options for future construction and improvements compared to an easement, and our attorney, David Wynkoop, who is an expert in right of way law, has advised us in the past not to accept easements for new public roads, but instead to insist on having

dedicated public right of ways for the strongest protections of the road and access under the law. We are therefore in support of obtaining this connection as a public right of way."

BCRC 12-266 D: The Planning Director, Zoning Commission and/or Board shall consider the proposed modification in accordance with the requirements for the original permit application and shall confine the review to the proposed modification.

STAFF: The proposal to modify condition 12 of the preliminary plat approval will be presented to the Bonner County Commissioners because condition 12 was established through a decision by the Board of County Commissioners.

Condition 12 was added by the Board of County Commissioners and included in its decision letter, any modification to this condition requires approval from the Bonner County Commissioners. The modification will involve updating notes 16 and 17 on the preliminary plat to reflect changes in the fire access easement and associated conditions.

BCRC 12-266 E: The Planning Director, Zoning Commission and/or Board shall render a decision in writing on the proposed modification within five (5) working days after consideration of the proposal, and the decision shall conform to the procedures, standards and requirements pertaining to the original permit.

STAFF: A written decision shall be issued within the required timeframe.

STAFF SUMMARY

The request solely aims to adjust condition of approval 12 and the associated notes on the face of the preliminary plat. Condition 12 requires a 60-foot fire access easement, which the applicant seeks to modify or strike altogether by instead, dedicating a 60-foot right of way connecting Seven Sisters Drive through the subdivision instead of using the C Street to Chewelah Loop easement.

Because condition 12 was originally part of a BOCC decision letter, any modification to it requires approval from the Bonner County Commissioners. The modification will involve amending notes 16 and 17 on the preliminary plat to reflect changes in the fire access easement and associated conditions.

If condition 12 is amended or removed, then it will change the preliminary plat note 17 and a note recommendation resultant from applying condition 3 of the BOCC decision letter.

Preliminary Plat Note 17: "25.00' wide public utility easement and fire access easement."

Condition 3 of BOCC Decision Letter: "Pertinent Note 17 on the plat, "25.00' Wide Public Utility Easement" shall be modified to express that the easement shall only be used for emergency vehicles".

– OR –

"If the above noted gated emergency access to Chewelah Loop is not established, the applicant shall develop Firestone Lane as an alternate emergency access as noted in Note #9 in Bonner County Road & Bridge's letter dated July 3, 2023."

The applicant is proposing to leave note 17 as it is shown on the preliminary plat and on the revised preliminary plat submitted with this proposal.

Staff finds that the proposed modification to the conditions of approval and the preliminary plat are in accord with Bonner County Revised Code. The modification request does not substantially change the preliminary plat with regards to the original staff analysis in the 12/04/2023 BOCC Decision Letter. (See Addendum "B")

Planner's Initials: **TL** Date: **July 16, 2024**

Note: This is neither a recommendation, nor a decision. The final decision rests with the governing body after the completion of the public hearing and consideration of all relevant oral and written testimony and evidence.

Decision by the Board of County Commissioners:

MOTION TO APPROVE:

I move to approve project FILE MOD0002-24: A Modification to Providence Subdivision Preliminary Plat Approval, requesting to modify the conditions of approval as enumerated in this staff report. The property is located in Section 1, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Bonner County, Idaho, finding that it **is** in accord with the Bonner County Revised Code based on the following conclusions of law:

Conclusions of Law:

1. The proposed modification **is/ is not** in accord with the purposes of this Title and of the zoning district in which it is located.
2. The proposed modification **will not/ will** cause circumstances to exist that will cause future residents or the public at large to be exposed to hazards to health or safety.

This decision is subject to the Conditions of Approval as amended or set forth in the BOCC Decision Letter for file S0002-23, and as set forth in this staff report or as amended by BOCC. The decision is based on the evidence submitted up to the time the Staff Report was prepared and testimony received at this hearing. I further move to adopt the *Findings of Fact* and *Conditions of Approval* as amended during this hearing and direct the Planning staff to draft written findings and conclusions to reflect this decision and transmit to all interested parties. This action does not result in a taking of private property. The action that could be taken to obtain the approval of preliminary plat is to complete the Conditions of Approval as adopted.

MOTION TO DENY:

I move to deny project FILE MOD0002-24: A Modification to Providence Subdivision Preliminary Plat Approval, requesting to modify the conditions of approval as enumerated in this staff report. The property is located in Section 1, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Bonner County, Idaho, finding that it **is not** in accord with the Bonner County Revised Code based on the following;

Conclusions of Law:

1. The proposed modification **is/ is not** in accord with the purposes of this Title and of the zoning district in which it is located.
2. The proposed modification **will not/ will** cause circumstances to exist that will cause future residents or the public at large to be exposed to hazards to health or safety.

This decision is subject to the Conditions of Approval as amended or set forth in the BOCC Decision Letter for file S0002-23, and as set forth in this staff report or as amended by BOCC. The decision is based on the evidence submitted up to the time the Staff Report was prepared, and testimony received at this hearing. I further move to adopt the Findings of Fact as amended during this hearing and direct the Planning staff to draft written findings and conclusions to reflect this decision, and transmit to all interested parties. This action does not result in a taking of private property. The action that could be taken, if any, to obtain the approval of preliminary plat is to:

- 1) File a new application with the Planning Department and meet the standards required by Bonner County Revised Code; or
- 2) Pursue such remedies as may be applicable at Title 67, Chapter 65, Idaho Code.

Findings of Facts:

1. The request is to modify the conditions of preliminary plat approval as enumerated in the December 4, 2023 BOCC Decision Letter.
2. The request is to modify conditions of approval and related preliminary plat contents for file S0002-23 Providence Subdivision, the subsequent changes to the preliminary plat do not conflict with the original submission and meet the requirements of BCRC 12-6.
3. A modification to the preliminary plat approval conditions will impact the face of the preliminary plat and notes therein.
4. The subject property is zoned Suburban and has a comprehensive plan designation of Suburban.
5. The subject property is ±39.57-acres of un-platted land as it currently exists prior to final plat approval and recording.
6. No additional lots are proposed with the proposed modification.
7. The preliminary plat approval and the revised preliminary plat meet the design standards as reviewed in the S0002-23 staff report and BOCC decision letter.
8. Bonner County Revised Code directives for subdivisions have not substantially changed since the original submission.

Conditions of Approval:

1. All conditions listed in the December 4, 2024 BOCC decision letter remain in force except conditions modified by this proposal.
2. All expiration dates shall follow the preliminary plat approval as enumerated in the BOCC decision letter dated December 4, 2023.
3. Any improvement proposed in this modification shall be reflected in a revised stormwater management plan and improvement plan, to be reviewed in accord with BCRC 12.2 and BCRC 12-644 by Bonner County Engineering Department.
4. The construction of the proposed 60-foot right of way shall be added to the improvement plans to be reviewed by Bonner County Engineering Department in accord with condition 6 as enumerated in the December 4, 2023 BOCC decision letter.

The complete file is available for review in the Planning Department, 1500 Highway 2, Suite #208, Sandpoint, ID. Staff reports are available online before the hearing at www.bonnercountyid.gov. Bonner County Revised Code (BCRC) is available at the Planning Department or online.

RECORD OF MAILING

Page 1 of 1

File No.: MOD0001-24

Record of Mailing Approved By:

Hearing Date: July 24, 2024

Tyson Lewis, Planner

I hereby certify that a true and correct copy of the "Notice of Public Hearing" was digitally transmitted or mailed (postage prepaid) on this **25th** day of **June 2024**.



Jenna Crone, Hearing Coordinator

Assessor - Email

Bay Drive Recreation District - Email

Bonner County Airport Manager - Email

Bonner County EMS - Email

Bonner County Road & Bridge - Email

Bottle Bay Water & Sewer District - Email

City of Dover - Email

City of Hope - Email

City of Oldtown - Email

City of Priest River - Email

City of Spirit Lake - Email

Coolin-Cavanaugh Bay Fire District - Email

East Bonner Library - Email

Ellisport Bay Sewer - Email

GEM STATE MINER - U.S. Mail

Idaho Department of Environmental Quality (DEQ) - Email

Idaho Department of Lands - CDA - U.S. Mail

Idaho Department of Lands - Navigable Waters & Mining - Email

Idaho Department of Water Resources - IDWR - Email

Idaho Transportation Department- District I - Email

Kalispel Bay Sewer & Water - U.S. Mail

KPBX-FM 91 SPOKANE PUBLIC RADIO - U.S. Mail

Laclede Water District - Email

Lake Pend Oreille School District, #84 (Transportation) - Email

Lakes Highway District - U.S. Mail

North of the Narrows Fire District - Email

Northside Fire District - Email

Panhandle Health District - Email

Priest Lake Public Library District - Email

Sagle Valley Water & Sewer - Email

Schweitzer Fire District - Email

Selkirk Fire, Rescue & EMS - Email

Southside Water & Sewer District - Email

Spokesman-Review - U.S. Mail

Swan Shores Sewer District - U.S. Mail

Tamarack Village Water & Sewer - U.S. Mail

Trestle Creek Sewer District - Email

U.S. Fish & Wildlife Service - Email

West Bonner County Cemetery District - Email

West Bonner Library - Email

West Pend Oreille Fire District - Email

Avista Utilities - Email

Bayview Water & Sewer - Email

BONNER COUNTY DAILY BEE - U.S. Mail

Bonner County Floodplain Review - Email

Bonner County Sheriff - Email

City of Clark Fork - Email

City of East Hope - Email

City of Kootenai - Email

City of Ponderay - Email

City of Sandpoint - Email

Coolin Sewer District - Email

Drainage District #7 - Email

East Priest Lake Fire District - Email

Garfield Bay Water & Sewer District - Email

Granite Reeder Water & Sewer District - Email

Idaho Department of Fish & Game - Email

Idaho Department of Lands - Coolin - Email

Idaho Department of Lands - Sandpoint - Email

Idaho Transportation Department (Aeronautics) - U.S. Mail

Independent Highway District - Email

Kootenai-Ponderay Sewer District - Email

KSPT-KPND-KIBR RADIO - U.S. Mail

Lake Pend Oreille School District, #84 (Admin Office) - Email

Lakeland Joint School District, #272 - Email

Little Blacktail Ranch Water Association - U.S. Mail

Northern Lights, Inc. - Email

Outlet Bay Sewer District - Email

Pend Oreille Hospital District - Email

Priest Lake Translator District - Email

Sam Owen Fire District - Email

SELKIRK ASSOCIATION OF REALTORS - U.S. Mail

Selkirk Recreation District -Email

Spirit Lake Fire District - Email

State Historical Society - Email

Syringa Heights Water Association - Email

Timber Lake Fire District - Email

U.S. Army Corps of Engineers - Email

U.S. Forest Service - U.S. Mail

West Bonner County School District, #83 - Email

West Bonner Water & Sewer District - Email

West Priest Lake Fire District - Email



Bonner County

Board of Commissioners

Asia Williams

Luke Omodt

Steve Bradshaw

December 04, 2023

To,
Providence Road, LLC,
8144 West Okeechobee Blvd,
West Palm Beach, FL 33411

**Subject: FILE S0002-23: PROVIDENCE SUBDIVISION
BOARD OF COUNTY COMMISSIONERS DECISION LETTER
(AFTER RECONSIDERATION)**

Enclosed: Bonner County Approved Preliminary Plat

Dear Applicant,

The Board of County Commissioners at the November 29, 2023, public hearing approved the above referenced project subject to the amended Conditions of Approval and based on the following amended Findings of Facts as noted in this decision letter.

MOTION TO AFFIRM THE PRIOR DECISION OF APPROVAL:

Chair Omodt stepped down from the Chair and moved to affirm the Board's prior decision of approval with amendments to the Conditions of Approval as noted in this staff report, on project FILE S0002-23: Providence Subdivision, requesting the creation of 116 residential lots on an approximately 39.57-acre property zoned Suburban and located in Section 1, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Bonner County, Idaho.

This decision is based on the Findings of Facts as amended in this hearing and the resulting **Conclusions of Law** that remain unchanged from the prior decision of approval.

1. The proposed subdivision **is** in accord with the purposes of this Title and of the zoning district in which it is located.
2. The site **is** physically suitable for the proposed development.
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.
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.
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.

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

Chair Omodt moved to adopt the Findings of Facts as amended in this hearing. The decision is based on the evidence submitted up to the time the Staff Report was prepared and testimony received at this hearing. Chair Omodt moved to direct the Planning staff to draft written Findings of Facts and Conclusions of Law to reflect this decision and transmit to all interested parties. This action does not result in a taking of private property. The action that could be taken to obtain the approval of preliminary plat is to complete the Conditions of Approval as amended with this decision.

Commissioner Bradshaw seconded the motion.

ROLL CALL VOTE:

Commissioner Williams	NO
Commissioner Omodt	YES
Commissioner Bradshaw	YES
Motion Passed	

Findings of Facts:

1. The subject site exists as an approximately 39.57-acre of vacant unplatted parcel of land.
2. The site is zoned Suburban and has a land use designation of Urban.
3. Per BCRC 12-412, the minimum required lot size is 10,000 sf. Within Suburban District where all urban services are available; 20,000 sf. with the availability of only urban sewer services and the absence of urban water services; 1 acre with the availability of only urban water services and the absence of urban sewer services; and 2.5 acre where no urban services are available.
4. The project is proposed to be served by the City of Sandpoint for water services. A will-serve letter, dated August 22, 2022 was submitted by the applicant as part of the application. The letter confirms the City's willingness to provide water services to the project on completion of all the pertaining requirements by the project applicant.
5. The project is proposed to be served by Kootenai Ponderay Sewer District for sewer services. A will-serve letter from the agency, dated June 23, 2023, was received by Bonner County. The letter states the District's willingness to provide sewer services to the project on completion of all the pertaining requirements of the Sewer District by the project applicant.
6. The site fronts on and has a direct access to Providence Road, a Bonner County owned and maintained public right-of-way.
7. Per BCRC 12-624.D, the proposed lots in the subdivision are less than 5-acres in size. The lots are thus, required to have direct access to and frontage on public roads to be developed to the Bonner County public road standards as set forth in BCRC Title 2, County Roads and Rights-of-Way.
8. The applicant submitted preliminary road design plans, dated May 2023 as part of the application submission. The applicant also submitted a traffic impact study to Bonner County for review. Both were reviewed by the Bonner County Road and Bridge Department. After conducting project review, the Department responded with comments on July 13, 2023.
9. The request for review of the project was sent to Idaho Transportation Department on May 15th, 2023, July 07, 2023 and August 28, 2023. The agency reviewed the project including the traffic impact study. The latest comment from the agency was received on August 31, 2023 and states the following, *"At this time based on the information that the department has and after a review from the committee, ITD is going to require illumination and left and right turn lanes for Providence Road."*
10. The request for review of the project was sent to North side Fire District on May 15th, 2023 and July 07, 2023. The preliminary plat proposes a 25 feet wide public utility easement and fire access easement for secondary emergency fire apparatus access road. The plat has been reviewed by the fire district. The latest comment received from the fire district states, *"We are satisfied with the additional Fire Access Easement entering the subdivision off of Seven Sisters Dr. This is depicted on the Plat Map as Note 17 a 25' Wide Public Utility Easement and Fire Access Easement. If*

this access is not approved by the City of Kootenai, we will require another emergency Fire Access easement be established."

11. The request for review of the project was sent to the City of Kootenai on May 15th, 2023 and July 07, 2023. The latest comment received from the City with regards to the fire access states that the applicant has submitted an application for a utility encroachment and culvert permit to the City for review. The City will review the submitted utility encroachment and culvert permit. The City also requests the emergency access be gated in a manner to allow pedestrian traffic through when not in use for emergencies.
12. The Bonner County Road and Bridge Department proposes that in case the proposed emergency access is not approved by the City of Kootenai, an alternate emergency access be provided through Firestone Lane, a Bonner County owned public right-of-way.
13. The project is proposed to be served by Avista Utilities.
14. The site is located within Bonner County Ambulance District and Pend Oreille Hospital District.
15. The site is located within Lake Pend Oreille School District #84. The request for project review was sent to Lake Pend Oreille School District #84, both on May 15th, 2023 and July 07, 2023. No written letters were received from the school district outlining specific impacts to the delivery of services with suggested mitigation measures in response to the project review requests.
16. Lake Pend Oreille School District representative – Chief Financial Operations Officer, Mr. Brian Wallace presented a neutral testimony at the hearing examiner's hearing held on July 05, 2023 recognizing that in Idaho, school construction and growth are primarily the responsibility of the local taxpayers to fund school growth and improvements. The testimony presented did not outline any specific impacts on the school district from this project nor did the testimony propose any mitigation measures.
17. BCRC 12-625: Trails and Parks states,
"A. *Trails:*
 1. *Implementing Bonner County Trails Plan: New subdivisions should be integrated with, and expand upon, existing and planned trail network per the Bonner County trails plan adopted by the Bonner County board of county commissioners. Subdivisions on land featuring proposed trails per the Bonner County trails plan are required to construct the trail as part of the subdivision approval. The Bonner County trails plan shall be used as a guide to determine the appropriate alignment and design any public trails or pathways (where applicable).*
 2. *Public Access To Trails: All public trails shall be provided within public rights of way (when approved by the entity having jurisdiction over the right of way), designated common open space or within a trail easement dedicated or conveyed to Bonner County, or to the entity that will provide maintenance as approved by the board. The width of the common open space or easement shall be sufficient to provide for trail maintenance activities. When future access may be needed to*

adjacent parcels of land, trail easements and/or rights of way shall extend to the property line of the subdivision.

3. Sidewalks/Pathways in Residential Subdivisions: All residential subdivisions featuring average residential lot sizes of less than twelve thousand (12,000) square feet shall provide a sidewalk/pathway system that connects all residential lots in the subdivision. Conservation subdivisions in the rural or A/F districts are exempt, except where there are more than ten (10) contiguous residential lots averaging less than twelve thousand (12,000) square feet in size.

4. Developing Design Standards for Trails: Trail width and design standards and guidelines shall be developed in accord with the adopted trails plan."

Part A.1. of the code above, makes a reference to a "Bonner County trails plan adopted by the Bonner County Board of County Commissioners." This is followed by points A.2, A.3 and A.4. While points A.2 and A.4 again make a clear reference to trails, point A.3 specifically does not. However, this part of the code as implemented to several different projects previously is understood to be a part of the adopted Bonner County Trails Plan, if one existed. Bonner County, however, has not adopted a Bonner County Trails Plan till date. Based on the lack of an existing Bonner County Trails Plan and interpretation of the code above, these requirements have not been imposed on any other similar projects in Bonner County, for the same reason. Similarly, the requirements stated in this section of the code do not apply to this project.

- 18.** Irrespective of the code interpretation, the project proposes connecting the residential lots in the subdivision through a five feet wide pathway along the internal roads in this subdivision. This fact was presented to the Zoning Commission in their hearing on August 17, 2023. This is supported by the Findings of Facts and the Conditions of Approval of the Zoning Commission's recommendation letter to the Board, dated August 24, 2023.
- 19.** BCRC 12-625.B states, *"Public Access, Parks And Facilities: Public access easements or the conveyance of land for public access, parks or facilities may be required for subdivisions that are contiguous to: 1) public lands; 2) public streams, lakes, ponds, wetlands or similar areas; or 3) for areas designated in a county facilities acquisition plan. If so required, the property owner shall be paid fair market value for the easement or land, or may qualify for a density bonus as part of a conservation subdivision set forth in section 12-637 of this chapter."*
- 20.** The subdivision is not contiguous to any public lands.
- 21.** The subdivision is not contiguous to any public streams, lakes or ponds as identified in the National Wetland Inventory Maps. The U.S. Army Corps of Engineers' jurisdiction over whether the wetlands on the property are Waters of the United States is awaited.
- 22.** Bonner County does not have a county facilities acquisition plan designating any areas within the subject property for county acquisition.
- 23.** BCRC 12-644 Improvement Plan Required, Contents states, *"A. After the preliminary plat is approved, the subdivider shall have an improvement plan for the subdivision prepared by a registered civil engineer. Two (2) copies of the improvement plan shall be filed with the county engineer. This plan shall include the following:*

5. Any other improvements such as curbs, gutters, sidewalks, bridges, lift stations, fire hydrants, street lighting, etc., as required, and in accord with the requirements contained in title 2 of this code."

- 24.** Per BCRC 12-624.D all proposed lots shall have direct frontage on and direct access to the public right-of-ways to be developed with a road constructed to the standards set forth in Title 2 of the Bonner County Revised Code. This includes installation of curbs and gutters as may be required with the construction of new or improvements to the existing public roads in this subdivision.
- 25.** Majority of the site contains no slopes or slopes of less than 15% grade. Site contains minimal slopes of over 30% grade along the north eastern boundary (US Geological Survey).
- 26.** Site does not contain any mapped waterbodies, streams, lakes or rivers (National Hydrography Dataset, US Geological Survey).
- 27.** Site contains the following types of soils: (US Department of Agriculture)
 - Odenson silt loam – classified as "prime farmland if drained" with a drainage classification of "poorly drained".
 - Mission silt loam – classified as "prime farmland if drained" with a drainage classification of "somewhat poorly drained".

While drainage challenges may exist with such soils, this is why engineered storm water management plans are required that will address these issues. The applicant has clearly stated that they are willing to meet all the requirements for the submission of final storm water management plans.

- 28.** Parcel is located within Flood Zone X (Unshaded) and not located within floodway, per FIRM Panel 16017C0710E, effective date 11/18/2009. FEMA defines Zone X (Unshaded) as "The areas of minimal flood hazard, which are the areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood."
- 29.** No local, state or federal agencies have identified any critical wildlife habitats on or within the vicinity of the subject property.
- 30.** BCRC 12-724.4, the applicant submitted a stormwater management and grading plan, dated May 05, 2023, prepared by an Idaho licensed engineer, Justin M. Shaw. The submitted plan has been reviewed by the Bonner County Engineering Department with respect to the requirements of the Bonner County Revised Code, Title 12, Chapter 7, per review memo dated May 17, 2023. The exhibits in the plan show how the existing flow of water and the resulting flow of water post grading. The plan demonstrates that the storm water management plan has been designed to divert the flow of water away from the adjacent and neighboring properties.
- 31.** BCRC 12-724.4 allows submission of optional preliminary grading/stormwater management and erosion control plan may be submitted at the time of application for preliminary plats.

Per BCRC 12-724.4.B, the preliminary stormwater management plan was considered by the governing body concurrently with the corresponding subdivision application, both by the Hearing Examiner and the Zoning Commission, at their respective public

hearings. Similarly, the preliminary plan will be presented to the Board of County Commissioners for a concurrent review with the subdivision application.

- 32.** Per BCRC 12-724.4.C, once Bonner County has approved the preliminary stormwater management plan and corresponding application and prior to any development, the applicant shall submit to the planning department the required fees and final grading/stormwater management and erosion control plan that meets the applicable requirements of sections 12-723.1 through 12-726 of this subchapter.
- 33.** Site contains PEM1C and PFO1C mapped wetlands (National Wetland Inventory, US Fish and Wildlife Service).
- 34.** A wetland delineation study dated March 22, 2023, prepared by Kagel Environmental, LLC, Wetlands, Wildlife and Permitting Specialists in the State of Idaho was submitted to Bonner County as part of the subdivision application.
- 35.** Per BCRC 12-731, a wetland reconnaissance by a design professional accepted or authorized by the Army Corps of Engineers is required to determine wetland boundaries for all subdivisions containing mapped wetland as determined from the U.S. Fish and Wildlife Service National Wetland Inventory maps. The applicant has submitted a wetland reconnaissance to the U.S. Army Corps of Engineers requesting a Jurisdictional Determination. In light of the recent decision made by the Supreme Court on Michael Sackett, et ux., Petitioners V. Environmental Protection Agency, regarding the wetlands under the jurisdiction of Clean Water Act, there is a resulting delay in the determination to be provided by the U.S. Army Corps of Engineers.

While the Army Corps of Engineers review the delineation to determine whether the aquatic resources in the review area are jurisdictional or not, the agency does not review the delineation report to determine the wetland boundaries.
- 36.** Per BCRC 12-732, a professional wetland delineation shall be submitted at the time of application for all subdivisions featuring lots containing a wetland based on a wetlands reconnaissance as required in BCRC 12-731 of this subchapter. The preliminary plat delineates the wetlands based on the wetland delineation report.
- 37.** The Environmental Protection Agency (EPA) develops and interprets policy, guidance and environmental criteria used in evaluating permit applications, determines the scope of geographic jurisdiction and applicability of exemptions, reviews and comments on individual permit application and has the authority to prohibit, deny, or restrict the use of any defined area as a disposal site.

The U.S. Army Corps of Engineers (USACE) administers day-to-day program, including individual and general permit decisions, conducts or verifies jurisdictional determinations and develops policy and guidance (Section 404(c)).¹
- 38.** Both EPA and USACE enforce Section 404 provisions. Section 404 of the Clean Water Act (CWA) establishes a program to regulate the discharge of dredged or fill material into waters of the United States, including wetlands. Activities in waters of the United States regulated under this program include fill for development, water resource

¹ US EPA, O. (2015a, March 17). *Permit Program under CWA Section 404* [Overviews and Factsheets]. <https://www.epa.gov/cwa-404/permit-program-under-cwa-section-404>

projects (such as dams and levees), infrastructure development (such as highways and airports) and mining projects (US EPA, 2015).²

39. Bonner County and the City of Kootenai entered into a Kootenai Area of City Impact Agreement through Ordinance No. 257, recorded with the Bonner County on November 10, 1994.
40. The ordinance defines the purpose of the Area of City Impact; specifies the factors considered in identifying the Area of City Impact; identifies the Comprehensive Plan that shall apply with the Area of City Impact; identifies the Zoning and Subdivision ordinances that shall apply with the unincorporated portions of Bonner County, Idaho lying within the Area of City Impact; provides for review and comment procedures between jurisdictions; providing for administrative jurisdiction with the Area of City Impact; establishes an effective date pursuant to Section 67-6526, Idaho Code; and repeals ordinances 125 and 126.
41. Section 5 of the aforementioned agreement states, "The Zoning and Subdivision ordinances and subsequent amendments thereto as officially adopted by Bonner County, Idaho, shall apply to the unincorporated portion of Bonner County, Idaho lying within the Kootenai Area of City Impact."
42. Per BCRC 12-600.B. the subdivision regulations have been designed to comply with the Bonner County Comprehensive Plan and this project has been reviewed against all the applicable standards of Bonner County's subdivision regulations to ensure the project's compliance with the Comprehensive Plan subject to Conditions of Approval.
43. The submitted stormwater management plan does exhibit that the flow of water after grading of the site will be away from the parcel boundaries and towards the internal roads of the subdivision, directing water away from the neighboring properties.
44. The City of Kootenai has approved the permit for a culvert to be placed for fire apparatus access road between Seven Sisters subdivision and Providence Subdivision at the location of the 25' wide easement across the proposed Lot 11 of Block 4 of this subdivision project.
45. The Bonner County Road and Bridge Department, in their letter dated July 13, 2023 stated, *"The 60ft utility and ingress/egress easement being called out across Block 4 Lot 16 (R7) is critical to preserve emergency access and connectivity in the future in case Providence Road becomes blocked for reasons such as culvert work, accidents, fires, etc., as it would potentially allow access out via Seven Sisters Drive..."* Keeping this in mind, the 25 feet wide utility easement should be widened to 60 feet in order to maintain a possibility of a future connection to the City of Kootenai at a later time.

Clearly, the roads in the Seven Sisters Development were laid out with an intent to establish future connections to this adjacent property. Widening of this easement to accommodate a road in the future would be beneficial to both the City of Kootenai and Bonner County.

² US EPA, O. (2015c, November 4). *What is a Jurisdictional Delineation under CWA Section 404?* [Overviews and Factsheets]. <https://www.epa.gov/cwa-404/what-jurisdictional-delineation-under-cwa-section-404>

- 46.** The request for reconsideration with regards to wetlands state, *"The Providence applicant now intends on destroying the wetlands via "fill in" behind Chewelah Loop, to stack in another nine properties for their 116 lot subdivision. Many residents within the greater City of Kootenai and Bonner County communities, Seven Sister development, and those living on Providence Road, are extremely concerned and disheartened with this new plot update from 2022, for a myriad of reasons:*
- *The wetlands serve as drainage for the Seven Sister Development (ditches were dug from the back yards of the Chewelah properties to direct water away from our homes and into the wetlands). The destruction of the wetlands will adversely impact drainage around our homes."*

This is an issue that is indicative of a potentially unlawful stormwater management plan of Seven Sisters subdivision directing stormwater from Seven Sisters subdivision to the wetlands on this project applicant's property. Therefore, the issue of storm water management of Seven Sisters subdivision and regulation of wetlands on this property per the Bonner County Revised Code are separate issues. The applicant is following all pertinent regulations of the Bonner County Revised Code as they relate to wetlands.

- 47.** The wetlands were determined to be of low-quality based on the detailed wetland delineation study prepared by Kagel Environmental (KE) LLC, Wetlands, Wildlife and Permitting Specialists in the State of Idaho. The study states, *"specialist note that the delineation was performed on the basis did not observe any springs, creeks or wells on the property. It appeared that any hydrology on most of the property would be result of accumulated snowmelt or precipitation. The very northwestern part of the property is somewhat lower than the adjacent farm field that appears to often be flood irrigated from the adjacent hay fields. The delineated wetland around sample point #07 was a depression with an algal mat that showed that water had likely ponded for an extended period in that area. The delineated wetland is separated from by an upland berm from the irrigated farm field, and thus KE believes this wetland to be isolated. However, even if this wetland were part of a larger wetland that extends into that farm field, aerial photography shows that the wetland is still isolated. Thus, KE requests that this small wetland be found non-jurisdictional. Please note that there is no surface hydrologic connectivity to a relatively permanent tributary to waters of the U.S. There also was no evidence that the delineated wetland would have a significant effect on the physical, chemical, and biological integrity of the nearest navigable water."*

Based on the determination of the quality of wetlands, the required setbacks are determined to be 20 feet from the delineated wetlands.

- 48.** The wetland delineation was performed by Kagel Environmental (KE) LLC, Wetlands, Wildlife and Permitting Specialists in the State of Idaho. The study notes that the delineation was performed in accordance with 1987 "Corps of Engineers Wetland Delineation Manual" and in accordance with the Regional Supplement to the Corps of Engineers Delineation Manual: Western Mountains, Valleys and Coast Region (Version 2.0)." This addresses the concerns regarding the validity of the wetland delineation study performed by professionals in accordance with U.S. Army Corps of Engineers guidelines.
- 49.** The preliminary plat meets all Bonner County Revised Code ordinances for wetlands as noted in section 12-7.3 Wetlands. The amendment to the Condition of Approval #11 as suggested by staff in the staff report aligns with the Bonner County Revised Code as well.

Conditions of Approval:

1. **Lot Sizes and Services:** The project is proposed to be served by the City of Sandpoint for water services and Kootenai Ponderay Sewer District for sewer services. In the absence of either of both of those services prior to the submission of the final plat, the proposed lot sizes shall be increased to meet the standards of BCRC 12-412.

- **Water and Sewer System Improvements:** Per BCRC 12-644.A, the subdivider shall have an improvement plan for the subdivision prepared by a registered civil engineer. The improvement plan shall include the following water and sewer system improvements as noted in Condition of Approval #6 below.

2. **Easements/ Constraints on Plat:** Per BCRC 12-620, any easements, specific constraints on building placement, other than easements, and land areas reserved, shall be shown and plainly marked on the plats.

3. **Fire Protection:** Per BCRC 12-623.D, the proposed lots have been designed to provide a fire protection plan for the proposed lots to provide, at a minimum, an assessment of fire risk and plans to reduce the risk, and provisions for defensible space. The project is proposed to be served by the City of Sandpoint water system complete with the fire hydrants capable of delivering fire flows as prescribed by the International Fire Code (IFC). The project shall meet the following conditions for fire protection:

- **Emergency Ingress/ Egress Access:**

The applicant shall provide documentation to show that all required permits for the secondary emergency ingress/ egress have been obtained from the City of Kootenai prior to the final plat submission in order to maintain the proposed fire emergency access to Chewelah Loop through the 25 feet wide easement shown on the preliminary plat.

- Pertinent Note 17 on the plat, "25.00' Wide Public Utility Easement and Fire Access Easement" shall be modified to express that the easement shall only be used for emergency access.

OR

If the above noted gated emergency access to Chewelah Loop is not established, the applicant shall develop Firestone Lane as an alternate emergency access as noted in Note #9 in Bonner County Road and Bridge Department's letter dated July 3, 2023.

- **Fire Protection Improvements:** Per BCRC 12-644.A, the subdivider shall have an improvement plan for the subdivision prepared by a registered civil engineer. The improvement plan shall include the following fire protection improvements as noted in Condition of Approval #6 below.

4. **Bonner County-owned Existing and Proposed Public Roads:**

- **Road Naming:** Per BCRC 12-624.A, all new roads created for subdivisions shall be designated by unique road names, unless such roads are determined to be

and are designed to be extensions of existing roads. Upon further review of the project, the proposed road names will be verified for uniqueness. Road names will require a modification if not found to be unique.

- **Road Improvements:** Per BCRC 12-644.A, the subdivider shall have an improvement plan for the subdivision prepared by a registered civil engineer. The improvement plan shall include the following road improvements as noted in Condition of Approval #6 below.

5. State Highway 200 Improvements: The project, including the Traffic Impact Study has been sent to the Idaho Transportation Department for review. The agency responded with the following comment, in a letter dated July 10, 2023.

*"Applicant will need to apply to make upgrades to SH-200 with ITD. Please include the approach plans for SH-200 and the warranted left turn lane in the TIS, including striping plans and tapers. Also, in the application please include the TIS and trip generation report. Applicant can apply here:
<https://gisp.itd.idaho.gov/portal/apps/sites/#/itd-permits>."*

The agency provided updated comments on August 31, 2023:

"At this time based on the information that the department has and after a review from the committee, ITD is going to require illumination and left and right turn lanes for Providence Road."

The applicant shall provide a letter from the Idaho Transportation Department stating that the required upgrades to State Highway 200 as noted in the agency's comments above have been completed or that the improvements have been bonded for, with ITD or other relevant agencies prior to the recording of the final plat.

The applicant shall further comply with any modifications of these conditions by the Idaho Transportation Department upon further review of the project and based on the site conditions or other practical considerations during the construction of improvements.

6. Infrastructure Improvements Plan: Per BCRC 12-644, the subdivider shall have an improvement plan for the subdivision prepared by a registered civil engineer and submitted to Bonner County for review and approval. This plan shall include the following:

- **General Requirements:** The 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').
- **Road Improvements:** Per BCRC 12-624.D, all roads within the proposed subdivision shall be constructed to the standards set forth in Title 2 of the Bonner County Revised Code.

Preliminary road design plans, prepared by HMH Engineering in May 2023, were submitted as part of the application. The applicant has also submitted a Traffic Impact Study to the Bonner County Road and Bridge Department. The plans have been reviewed by Bonner County Road and Bridge Department per the Department's updated letter dated July 13, 2023.

This plan shall include the improvements required for the proposed and existing County-owned public roads as noted in the Notes #2-7 and #10-11, Bonner County Road and Bridge Department's letter dated July 13, 2023.

- The applicant shall further comply with any modifications of these conditions by the Bonner County Road and Bridge Department upon further review of the project and based on the site conditions or other practical considerations during the construction of improvements. This may include any additional conditions noted by the Bonner County Road and Bridge Department regarding improvements such as curbs and gutters in accordance with Title 2 of the Bonner County Revised Code.

- **Fire Protection Improvements:**

Per BCRC 12-644.A, the subdivider shall have an improvement plan for the subdivision prepared by a registered civil engineer. The improvement plan shall include the following fire protection improvements as noted below:

- The plan and profile of water systems along with the location of fire hydrants on site.
- Location of fire access easement and plans for gated emergency access allowing flow of pedestrian traffic.

OR

If Firestone Lane is to be developed as an alternate emergency access, the improvements to the road shall be in accordance with Note #9 of Bonner County Road and Bridge Department's letter dated July 3, 2023. The applicant shall further comply with any modifications of this condition by the Bonner County Road and Bridge Department upon further review of the project and based on the site conditions or other practical considerations during the construction of improvements.

- **Water System Improvements:** The plan and profile of the proposed water system for the subdivision.
- **Sewer System Improvements:** The plan and profile of the proposed sewage system for the subdivision.
- **Stormwater Management and Erosion Control Improvements:**
 - Per BCRC 12-7.2, the applicant submitted a stormwater management and grading plan, dated May 05, 2023, prepared by an Idaho licensed engineer, Justin M. Shaw. The submitted plan has been reviewed by the Bonner County Engineering Department with respect to the requirements of the Bonner County Revised Code, Title 12, Chapter 7, per review memo dated May 17, 2023.

This plan shall include the improvements required for stormwater management and erosion control as noted in the letter received from Bonner County Engineering Department to meet the standards of the Bonner County Revised Code, Title 12, Chapter 7.

- The project shall further comply with any subsequent modifications of these conditions by the Bonner County Engineering Department upon further review of the project and based on the site conditions. This may include complying with the requirements of BCRC 12-7.6 if any land disturbing activities are proposed within areas where natural slope exceeds 30% grade.
- The stormwater management plan for the subdivision will be verified by the applicant's engineer to make sure that the storm water from this proposed subdivision will not flow into the adjacent Seven Sisters development and that it will flow inward towards the road side ditches designed within the subdivision.
- **Sidewalk Improvements:** The plan and profile of the proposed pathway system for the subdivision to be submitted either with the road design plans or separately.

7. **Construction of Improvements on Site:**

- After the approval of the improvement plans has been obtained from Bonner County, the subdivider may begin construction of improvements on the site as approved.
- After the completion of the improvements on site, the applicant's engineer shall submit inspection reports of the built improvements to the County for review.
- Per BCRC 12-644.B, the county engineer, or his representative, shall check inspection reports of the applicant's engineer and shall perform a final inspection and additional inspections (if called for). Construction and inspection of road improvements shall be completed in accord with the requirements contained in Title 2 of the Bonner County Revised Code.
- The completion of improvements on site and the inspection thereof (if bonding of improvements is not opted for), shall be completed prior to the final plat submission.

8. **Bonding for Approved Improvements:** Per BCRC 12-644.C, in lieu of completing all improvements as required before final plat recording, the subdivider shall enter into a surety agreement with the board agreeing to complete the improvements in accordance with surety agreement conditions and preliminary and final plat approvals. A cash deposit, certificate of deposit, corporate surety bond written by an insurance company licensed in Idaho having a rating from AM Best & Company of "A" or better, letter of credit issued and backed by a federal or state chartered bank, is required equivalent to one hundred fifty percent (150%) of the project engineer's estimated cost of construction of the improvements for the purpose of guaranteeing completion of the work and repair of any defects in improvements which occur within one year of the first acceptance of the completed work by the board. Sureties guaranteeing the work and repair of any defects in improvements which occur within one year after first acceptance of the completed work by the board may be reduced by the board by one-half (1/2) for that one year. The surety agreement 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 surety agreement, the subdivider may make a written request to the planning director for a single extension of the surety agreement for a period 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 by the board prior to the expiration date of the surety agreement.

9. **Validity of Preliminary Plat:** Per BCRC 12-643.I, the preliminary plat shall be valid for a period not to exceed two (2) years from the date of approval. At any time prior to the expiration date of the preliminary plat, an applicant may make a written request to the Planning Director for a single extension of the preliminary plat for a period 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.
10. **Final Plat Submission:** Per BCRC 12-646, BCRC 12-647 and BCRC 12-648, the final plat shall conform to these sections of the Bonner County Revised Code.
11. **Wetland Delineation:** The wetland delineation study dated March 22, 2023, prepared by Kagel Environmental, LLC, Wetlands, Wildlife and Permitting Specialists in the State of Idaho was submitted as part of the application. The wetland delineation report seems to indicate that the wetlands are of low-quality. Based on this wetland delineation, all future buildings shall maintain a 20-foot setback to the delineated wetlands in accordance with BCRC 12-733. The applicant may submit a revised wetland delineation prior to the recording of the final plat or at the time of development in accordance with BCRC 12-732.
12. The 25 feet wide public utility easement and fire access easement shown on the preliminary plat, across the proposed Lot 11 of Block 4 with the attached Note 17, shall be widened to a 60 feet wide easement to maintain the possibility of being developed as a road in the future.

NOTE: Following any final decision concerning a site-specific land use request, the petitioner has a right to request a regulatory taking analysis pursuant to Section 67-8003, Idaho Code (*Idaho Code §67-6535(3)*).

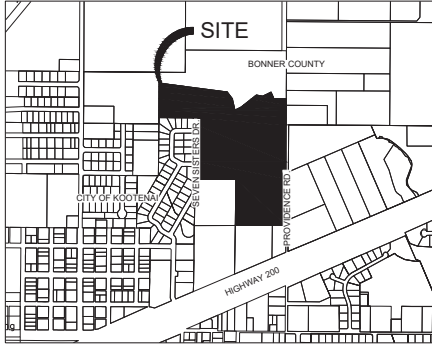
Please contact the Bonner County Planning Department if you have any questions.

Sincerely,

Luke Omodt, Chairman
Bonner County Board of County Commissioners

cc: Mike Hammack (Project Representative),
Dan Inloes (Project Land Surveyor),
HMH Engineering

PROVIDENCE SUBDIVISION
SITUATE IN THE NE1/4 OF THE SE1/4 & THE S1/2 OF THE NE1/4 OF SECTION 1
TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN
BONNER COUNTY, IDAHO



PANHANDLE CERTIFICATE:

SANITARY RESTRICTIONS, AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13, ARE IN FORCE. NO OWNERS SHALL CONSTRUCT ANY BUILDING, DWELLING, OR SHELTER WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

THIS PLAT APPROVED THIS _____ DAY OF _____, 2023

PANHANDLE HEALTH _____

SANITARY RESTRICTION SATISFIED AND LIFTED THIS _____ DAY OF _____, 2023

PANHANDLE HEALTH _____

COUNTY SURVEYOR'S CERTIFICATE:

I, HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "PROVIDENCE SUBDIVISION" AND CHECKED THE PLAT AND COMPUTATIONS THEREON AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

BONNER COUNTY SURVEYOR _____

DATE: _____

SURVEYOR'S CERTIFICATE:

THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION, AND IS BASED UPON AN ACTUAL FIELD SURVEY, IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 13, TITLE 50 OF THE IDAHO CODE. I HEREBY CERTIFY THAT ALL CORNERS AND MONUMENTS SHOWN HEREON HAVE BEEN ESTABLISHED ON THE GROUND, THAT ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCE HAVE BEEN COMPLIED WITH.

DANIEL O. INLOES, PLS 20888



DATE: 7.14.2023

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT HG FAMILY, LLC, AND IDAHO LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 21% INTEREST, AND EQUITY TRUST COMPANY CUSTODIAN FBO LEONARD BAUM ROTH IRA, AS TO AN UNDIVIDED 79% INTEREST, ARE THE SOLE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATION AND HAVE CAUSED THE SAME TO BE DIVIDED INTO RESIDENTIAL LOTS. THE SAME TO BE KNOWN AS PROVIDENCE SUBDIVISION, BEING SITUATE IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER & SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 1 (FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 1 BEARS SOUTH 00°24'21" WEST, 2641.81 FEET DISTANT);
THENCE ON THE EAST LINE OF SAID SECTION 1, SOUTH 00°24'21" WEST, A DISTANCE OF 1320.64 FEET TO THE SOUTH 1/16TH CORNER COMMON TO SAID SECTION 1 AND SECTION 6 OF TOWNSHIP 57 NORTH, RANGE 1 WEST, BOISE MERIDIAN;
THENCE ON THE SOUTH BOUNDARY OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 1, NORTH 89°33'09" WEST, A DISTANCE OF 658.24 FEET;
THENCE LEAVING SAID 1/16TH LINE, NORTH 00°00'00" WEST, A DISTANCE OF 595.40 FEET;
THENCE NORTH 89°34'40" WEST, A DISTANCE OF 474.59 FEET TO A POINT ON THE EAST BOUNDARY OF 1ST ADDITION TO SEVEN SISTERS PHASES 2 & 3, AS SAME IS SHOWN ON THE OFFICIAL PLAT THEREOF, RECORDED IN BOOK 12 OF PLATS AT PAGE 48, RECORDED UNDER INSTRUMENT NO. 905042, BONNER COUNTY RECORDS;
THENCE ON THE EAST AND BOUNDARY OF SAID 1ST ADDITION TO SEVEN SISTERS PHASES 2 & 3, NORTH 00°08'25" EAST, A DISTANCE OF 799.70 FEET;
THENCE NORTH 89°42'03" WEST, A DISTANCE OF 494.38 FEET TO A POINT COMMON WITH THE EAST BOUNDARY OF FORSYTHE'S ACRES, AS SAME IS SHOWN ON THE OFFICIAL PLAT THEREOF, RECORDED IN BOOK 7 OF PLATS, AT PAGE 269, RECORDED UNDER INSTRUMENT NO. 694826, BONNER COUNTY RECORDS;
THENCE ON THE EAST BOUNDARY OF SAID FORSYTHE'S ACRES, NORTH 00°23'04" EAST, A DISTANCE OF 373.35 FEET;
THENCE LEAVING SAID EAST BOUNDARY, SOUTH 83°08'45" EAST, A DISTANCE OF 877.45 FEET;
THENCE SOUTH 37°37'43" EAST, A DISTANCE OF 105.90 FEET;
THENCE SOUTH 13°24'39" EAST, A DISTANCE OF 150.59 FEET;
THENCE NORTH 63°21'23" EAST, A DISTANCE OF 98.11 FEET;
THENCE NORTH 52°04'20" EAST, A DISTANCE OF 252.98 FEET;
THENCE SOUTH 79°43'28" EAST, A DISTANCE OF 81.88 FEET;
THENCE NORTH 63°15'28" EAST, A DISTANCE OF 120.38 FEET;
THENCE SOUTH 23°05'18" EAST, A DISTANCE OF 96.58 FEET;
THENCE NORTH 90°00'00" EAST, A DISTANCE OF 150.00 FEET TO A POINT ON THE EAST BOUNDARY OF SECTION 1;
THENCE ON THE EAST BOUNDARY OF SAID SECTION 1, SOUTH 00°24'21" WEST, A DISTANCE OF 273.70 FEET TO THE POINT OF BEGINNING.
THE ABOVE DESCRIBED CONTAINS 39.755 ACRES (±1,731.722 SQ.FT.) MORE OR LESS.

BE IT FURTHER KNOWN THAT:

- A STRIP OF VARYING WIDTH IS HEREBY DEDICATED TO THE PUBLIC ALONG PROVIDENCE ROAD WHICH RESULTS IN THE WESTERLY RIGHT OF WAY WIDTH EQUALING 30' FROM THE EXISTING CENTERLINE OF PROVIDENCE ROAD.
- THE ROADS SHOWN WITHIN THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC AND ARE TO BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION, AS SPECIFIED IN THE CC&R's.
- AS SHOWN ON THIS PLAT, A 25.00' WIDE PUBLIC UTILITY EASEMENT AND FIRE ACCESS EASEMENT IN LOT 11, BLOCK 4 IS HEREBY DEDICATED TO THE PUBLIC.
- AS SHOWN ON THIS PLAT, TRACT "A" WITHIN BLOCK 1, TRACT "B" WITHIN BLOCK 5, AND TRACT "C" WITHIN BLOCK 2 IS HEREBY RESERVED AND RETAINED BY THE HOMEOWNERS ASSOCIATION FOR STORM WATER CONVEYANCE AND RETENTION, AS DESCRIBED IN THE CC&R's.
- AS SHOWN ON THIS PLAT, TRACT "D" WITHIN BLOCK 3 IS HEREBY RESERVED FOR A GREEN BELT PATHWAY, TO BE MAINTAINED AND OWNED BY THE HOMEOWNERS ASSOCIATION, AS DESCRIBED IN THE CC&R's.
- ALL LOT LINES COMMON TO PUBLIC RIGHTS-OF-WAY HAVE A 10.00' UTILITY EASEMENT WITHIN SAID LOTS EXCEPT ALONG SEVEN SISTERS DRIVE.
- A 10.00' STORM WATER EASEMENT CENTERED ON THE COMMON LOT LINE OF LOT 4 AND LOT 5, BLOCK 2, IS HEREBY RESERVED BY THE HOMEOWNERS ASSOCIATION. SEE NOTE 9 ON SHEET 2.
- A 5.00' STORM WATER EASEMENT ALONG THE WEST BOUNDARY OF LOT 1, LOT 2, LOT 3 AND LOT 4, BLOCK 2 IS HEREBY RESERVED BY THE HOMEOWNERS ASSOCIATION. SEE NOTE 10 ON SHEET 2.
- A 10.00' STORM WATER EASEMENT CENTERED ON THE COMMON LOT LINE OF LOT 31 AND LOT 32, BLOCK 2 IS HEREBY RESERVED BY THE HOMEOWNERS ASSOCIATION. SEE NOTE 11 ON SHEET 2.
- A 10.00' STORM WATER EASEMENT WITHIN BLOCK 6 IS HEREBY RESERVED BY THE HOMEOWNERS ASSOCIATION. SEE NOTE 12 ON SHEET 2.
- DOMESTIC WATER FOR THIS PLAT IS SUPPLIED BY CITY OF SANDPOINT.
- DOMESTIC SEWER FOR THIS PLAT IS SUPPLIED BY KOOTENAI-PONDERAY SEWER DISTRICT.
- DOMESTIC SOLID WASTE DISPOSAL IS THE RESPONSIBILITY OF THE LOT OWNERS.

HG FAMILY, LLC _____ DATE _____
MANAGER/TRUSTEE

EQUITY TRUST COMPANY CUSTODIAN FBO LEONARD BAUM ROTH IRA _____ DATE _____
MANAGER/TRUSTEE

NOTARY PUBLIC CERTIFICATE:

ACKNOWLEDGEMENT

STATE OF IDAHO _____ }
COUNTY OF _____ } JSS

ON THIS _____ DAY OF _____, IN THE YEAR OF 2023, BEFORE ME PERSONALLY APPEARED _____, KNOWN OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME. I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC CERTIFICATE:

ACKNOWLEDGEMENT

STATE OF IDAHO _____ }
COUNTY OF _____ } JSS

ON THIS _____ DAY OF _____, IN THE YEAR OF 2023, BEFORE ME PERSONALLY APPEARED _____, KNOWN OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME. I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

RECORDER'S CERTIFICATE:

FILED THIS _____ DAY OF _____, 2023.

AT _____ O'CLOCK _____ M. IN BOOK _____ OF PLATS AT PAGE _____.

AT THE REQUEST OF HMH ENGINEERING

INSTRUMENT NO. _____ FEE: _____

BONNER COUNTY RECORDER _____

COUNTY COMMISSIONER'S CERTIFICATE:

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS' OF BONNER COUNTY, IDAHO.

DATED THIS _____ DAY OF _____, IN THE YEAR OF 2023.

CHAIRMAN OF THE BOARD OF COMMISSIONERS _____

PLANNING AND ZONING ADMINISTRATOR:

THIS PLAT HAS BEEN EXAMINED FOR CONFORMANCE TO THE APPLICABLE ZONING AND SUBDIVISION CODES AND APPROVED.

DATED THIS _____ DAY OF _____, IN THE YEAR OF 2023.

BONNER COUNTY PLANNING DIRECTOR, ET AL _____

COUNTY TREASURER'S CERTIFICATE:

I, HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE HEREIN DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR _____.

DATED THIS _____ DAY OF _____, 2023.

BONNER COUNTY TREASURER _____

CITY OF SANDPOINT CERTIFICATE:

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE CITY OF SANDPOINT, BONNER COUNTY, IDAHO.

DATED THIS _____ DAY OF _____, IN THE YEAR OF 2023.

CITY ENGINEER _____

KOOTENAI-PONDERAY SEWER DISTRICT CERTIFICATE:

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY KOOTENAI-PONDERAY SEWER DISTRICT, BONNER COUNTY, IDAHO.

DATED THIS _____ DAY OF _____, IN THE YEAR OF 2023.

DISTRICT MANAGER _____

CITY OF KOOTENAI APPROVAL CERTIFICATE:

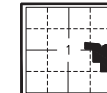
I HEREBY CERTIFY THAT THIS PLAT WAS REVIEWED FOR POTENTIAL IMPACT TO THE CITY ON THIS _____ DAY OF _____, 2023.

CITY CLERK _____ DATE _____

MAYOR _____

PN: D21033

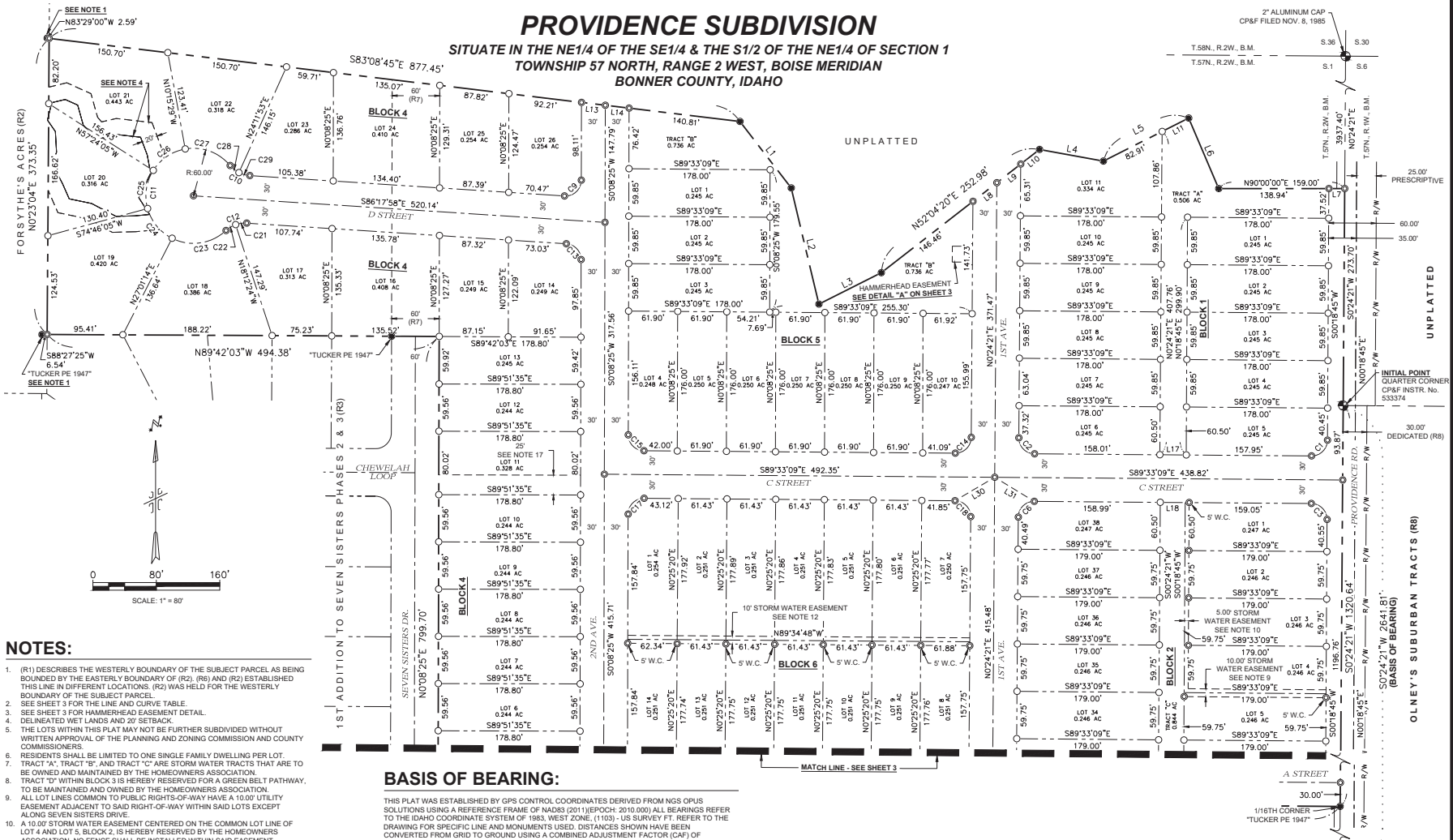
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PROVIDENCE SUBDIVISION

SITUATE IN THE NE1/4 OF THE SE1/4 & THE S1/2 OF THE NE1/4 OF SECTION 1
TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN
BONNER COUNTY, IDAHO



NOTES:

- (R1) DESCRIBES THE WESTERLY BOUNDARY OF THE SUBJECT PARCEL AS BEING BOUNDED BY THE EASTERLY BOUNDARY OF (R2), (R6) AND (R2) ESTABLISHED THIS LINE IN DIFFERENT LOCATIONS, (R2) WAS HELD FOR THE WESTERLY BOUNDARY OF THE SUBJECT PARCEL.
- SEE SHEET 3 FOR THE LINE AND CURVE TABLE.
- SEE SHEET 3 FOR HAMMERHEAD EASEMENT DETAIL.
- DELINEATED WET LANDS AND 20' SETBACK.
- THE LOTS WITHIN THIS PLAT MAY NOT BE FURTHER SUBDIVIDED WITHOUT WRITTEN APPROVAL OF THE PLANNING AND ZONING COMMISSION AND COUNTY COMMISSIONERS.
- RESIDENTS SHALL BE LIMITED TO ONE SINGLE FAMILY DWELLING PER LOT.
- TRACT "A", TRACT "B", AND TRACT "C" ARE STORM WATER TRACTS THAT ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- TRACT "D" WITHIN BLOCK 3 IS HEREBY RESERVED FOR A GREEN BELT PATHWAY, TO BE MAINTAINED AND OWNED BY THE HOMEOWNERS ASSOCIATION.
- ALL LOT LINES COMMON TO PUBLIC RIGHTS-OF-WAY HAVE A 10' UTILITY EASEMENT ADJACENT TO SAID RIGHT-OF-WAY WITHIN SAID LOTS EXCEPT ALONG SEVEN SISTERS DRIVE.
- A 10' STORM WATER EASEMENT CENTERED ON THE COMMON LOT LINE OF LOT 4 AND LOT 5, BLOCK 2, IS HEREBY RESERVED BY THE HOMEOWNERS ASSOCIATION. NO FENCE SHALL BE INSTALLED WITHIN SAID EASEMENT.
- A 5' STORM WATER EASEMENT ALONG THE WEST BOUNDARY OF LOT 1, LOT 2, LOT 3 AND LOT 4, BLOCK 2 IS HEREBY RESERVED BY THE HOMEOWNERS ASSOCIATION. NO FENCE SHALL BE INSTALLED ALONG THESE LOT LINES OR WITHIN SAID EASEMENT.
- A 10' STORM WATER EASEMENT CENTERED ON THE COMMON LOT LINE OF LOT 31 AND LOT 32, BLOCK 2, IS HEREBY RESERVED BY THE HOMEOWNERS ASSOCIATION. NO FENCE SHALL BE INSTALLED WITHIN SAID EASEMENT.
- A 10' STORM WATER EASEMENT WITHIN BLOCK 6 IS HEREBY RESERVED BY THE HOMEOWNERS ASSOCIATION. NO FENCE SHALL BE INSTALLED WITHIN SAID EASEMENT.
- THE SUBJECT PROPERTY IS LOCATED WITHIN FEMA FLOOD ZONE "X", AREA OF MINIMAL FLOOD HAZARD, PER FIRM PANEL 18017C0710E WITH AN EFFECTIVE DATE OF 11/18/2009.
- THE FOLLOWING LOTS SHALL BE REQUIRED TO UTILIZE SHARED DRIVEWAYS, PER BONNER COUNTY ROAD AND BRIDGE REQUIREMENTS: BLOCK 1: LOT 1-2, LOT 3-4, BLOCK 2: LOT 1-2, LOT 3-4, LOT 5-6, LOT 7-8, LOT 9-10, LOT 11-12, LOT 13-14, LOT 15-16, AND LOT 17-18.
- ALL ROADS WITHIN THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC AS PRIVATELY MAINTAINED PUBLIC ROADS AND WILL BE CONSTRUCTED TO THE PRIVATELY MAINTAINED PUBLIC ROADS COUNTY STANDARDS. THEY HAVE NOT BEEN CONSTRUCTED TO COUNTY STANDARDS FOR COUNTY MAINTENANCE. THESE ROADS SHALL BE MAINTAINED AT THE SOLE EXPENSE OF THE PROPERTY OWNERS.
- 25.00' WIDE PUBLIC UTILITY EASEMENT AND FIRE ACCESS EASEMENT.

BASIS OF BEARING:

THIS PLAT WAS ESTABLISHED BY GPS CONTROL COORDINATES DERIVED FROM NGS OPUS SOLUTIONS USING A REFERENCE FRAME OF NAD83 (2011) EPOCH: 2010.000. ALL BEARINGS REFER TO THE IDAHO COORDINATE SYSTEM OF 1983, WEST ZONE, (1103) - US SURVEY IT, REFER TO THE DRAWING FOR SPECIFIC LINE AND MONUMENTS USED. DISTANCES SHOWN HAVE BEEN CONVERTED FROM GRID TO GROUND USING A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.000156658.

SURVEYOR'S NARRATIVE:

THIS PLAT WAS PREPARED AT THE REQUEST OF HG FAMILY, LLC, AND EQUITY TRUST COMPANY CUSTODIAN FBO LEONARD BAJU ROTH IRA.

- THE BASIS OF BEARING WAS ESTABLISHED FROM FOUND MONUMENTS AT THE EAST QUARTER CORNER AND SOUTHEAST CORNER OF SECTION 1.
- ALL FOUND MONUMENTS SUBSTANTIALLY MATCHED RECORD AND WERE HELD EXCEPT THOSE REFERENCED ON NOTE 1. THESE WERE NOT HELD DUE TO THE CONTROLLING CALL IN (R1) BEING FORSYTH'S ACRES.
- THE BEARING OF THE EAST LINE OF BLOCK 1 AND BLOCK 2 OF THIS PLAT IS 35.00 FEET WEST OF AND PARALLEL TO THE CENTERLINE PROVIDENCE ROAD, AS FIELD LOCATED.

REFERENCES:

- (R1) WARRANTY DEED INSTRUMENT NO. 851584, 2013
- (R2) FORSYTH'S ACRES, BOOK 7, PAGE 269, LANCE MILLER, PLS 6107, 2005.
- (R3) 1ST ADDITION TO SEVEN SISTERS PHASES 2 & 3, BOOK 12 PAGE 45, RECORDED UNDER INSTRUMENT NO. 95042, MARK OLFERT, PLS 2905, 2015.
- (R4) RECORD OF SURVEY INSTRUMENT NO. 1013762, TYSON GLAHE, PLS 14879, 2022.
- (R5) RECORD OF SURVEY INSTRUMENT NO. 517901, GILBERT BAILEY, PLS 10559, 2003.
- (R6) RECORD OF SURVEY INSTRUMENT NO. 534487, RICHARD TUCKER, PE 1947, 1999.
- (R7) 60' INGRESS/EGRESS & UTILITY EASEMENT, INSTRUMENT NO. 833696.
- (R8) OLNEY'S SUBURBAN TRACTS, BOOK 1, PAGE 132, J.H. CAVE, LS 180, 1911.

LEGEND:

- FOUND ALUMINUM CAP MONUMENT, AS DESCRIBED
- FOUND 5/8" REBAR, "BRISTOL PLS 882" OR AS DESCRIBED
- SET 5/8"x24" REBAR WITH YELLOW PLASTIC CAP STAMPED "IN/LES PLS 20888" OR "W.C. PLS 20888" AS SHOWN
- SET 1/2"x24" REBAR WITH YELLOW PLASTIC CAP STAMPED "IN/LES PLS 20888"
- SET 1/2"x24" REBAR WITH YELLOW PLASTIC CAP STAMPED "ESMT PLS 20888"
- RECORD INFORMATION
- WITNESS CORNER
- SUBJECT PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- SECTION LINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- ROAD CENTERLINE
- EXISTING GROUND CONTOUR



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PROVIDENCE SUBDIVISION

SITUATE IN THE NE1/4 OF THE SE1/4 & THE S1/2 OF THE NE1/4 OF SECTION 1
TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN
BONNER COUNTY, IDAHO

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	31.46	20.00	90°08'06"	28.32	S45°22'48"W
C2	31.40	20.00	89°57'29"	28.27	N44°34'24"W
C3	31.37	20.00	89°51'54"	28.25	S44°37'12"E
C4	31.44	20.00	90°04'24"	28.30	S45°24'39"W
C5	31.39	20.00	89°55'53"	28.27	N44°35'12"W
C6	31.43	20.00	90°02'31"	28.29	N45°25'36"E
C7	31.51	20.00	90°16'55"	28.35	N45°16'53"E
C8	31.42	20.00	90°01'24"	28.29	S44°36'21"E
C9	32.66	20.00	93°33'37"	29.15	S46°55'14"W
C10	28.60	35.00	46°49'35"	27.82	N62°53'10"W
C11	286.57	60.00	273°39'10"	82.11	S3°42'02"W
C12	28.60	35.00	46°49'35"	27.82	N70°17'15"E
C13	30.17	20.00	86°26'23"	27.39	S43°04'46"E
C14	31.43	20.00	90°02'31"	28.29	S45°25'36"W
C15	31.31	20.00	89°41'34"	28.21	N44°42'22"W
C16	31.33	20.00	89°45'28"	28.22	N44°44'19"W
C17	31.52	20.00	90°18'26"	28.36	N45°17'38"E
C18	31.40	20.00	89°57'29"	28.27	S44°34'24"E
C19	31.42	20.00	90°00'59"	28.29	S45°24'50"W
C20	78.49	50.00	89°56'51"	70.68	N44°34'43"W
C21	14.30	35.00	23°24'48"	14.20	S81°59'38"W
C22	14.30	35.00	23°24'48"	14.20	S58°34'51"W
C23	73.15	60.00	69°50'59"	68.70	S81°47'56"W
C24	50.03	60.00	47°46'38"	48.60	N39°23'15"W
C25	50.03	60.00	47°46'38"	48.60	N8°23'23"E
C26	50.03	60.00	47°46'38"	48.60	N56°10'01"E
C27	63.34	59.90	60°35'19"	60.43	S69°42'32"E
C28	14.30	35.00	23°24'48"	14.20	S51°10'46"E
C29	14.30	35.00	23°24'48"	14.20	S74°35'34"E

Line Table		
Line #	Length	Direction
L1	105.90	S37°37'43"E
L2	150.59	S13°24'39"E
L3	88.11	N63°21'23"E
L4	81.88	S79°43'28"E
L5	120.36	N63°15'28"E
L6	96.58	S23°05'16"E
L7	20.06	N90°00'00"E
L8	38.25	N52°04'20"E
L9	38.25	N52°04'20"E
L10	30.03	N52°04'20"E

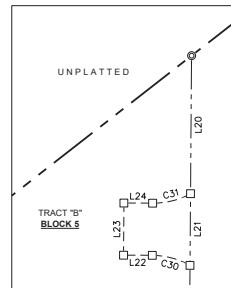
Line Table		
Line #	Length	Direction
L11	37.45	N63°15'28"E
L12	30.21	S83°08'45"E
L13	30.21	S83°08'45"E
L14	30.21	S83°08'45"E
L15	30.00	N89°34'40"W
L16	30.00	N89°34'40"W
L17	33.31	N89°33'09"W
L18	31.41	S89°33'09"E
L19	33.26	N89°33'09"W

ROAD CENTERLINE TIES		
Line #	Length	Direction
L30	58.28	S59°27'55"W
L31	58.34	S58°36'26"E
L32	58.32	N58°37'17"W
L33	58.31	S59°27'30"W
L34	30.00	N07°26'51"E

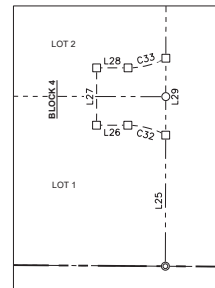
Line Table		
Line #	Length	Direction
L20	52.91	S07°24'21"W
L21	27.47	S07°24'21"W
L22	11.00	N89°35'39"W
L23	20.00	N07°24'21"E
L24	11.00	S89°35'39"E

Line Table		
Line #	Length	Direction
L25	50.27	N0°08'25"E
L26	12.00	N89°51'35"W
L27	22.00	N0°08'25"E
L28	12.00	S89°51'35"E
L29	29.47	S0°08'25"W

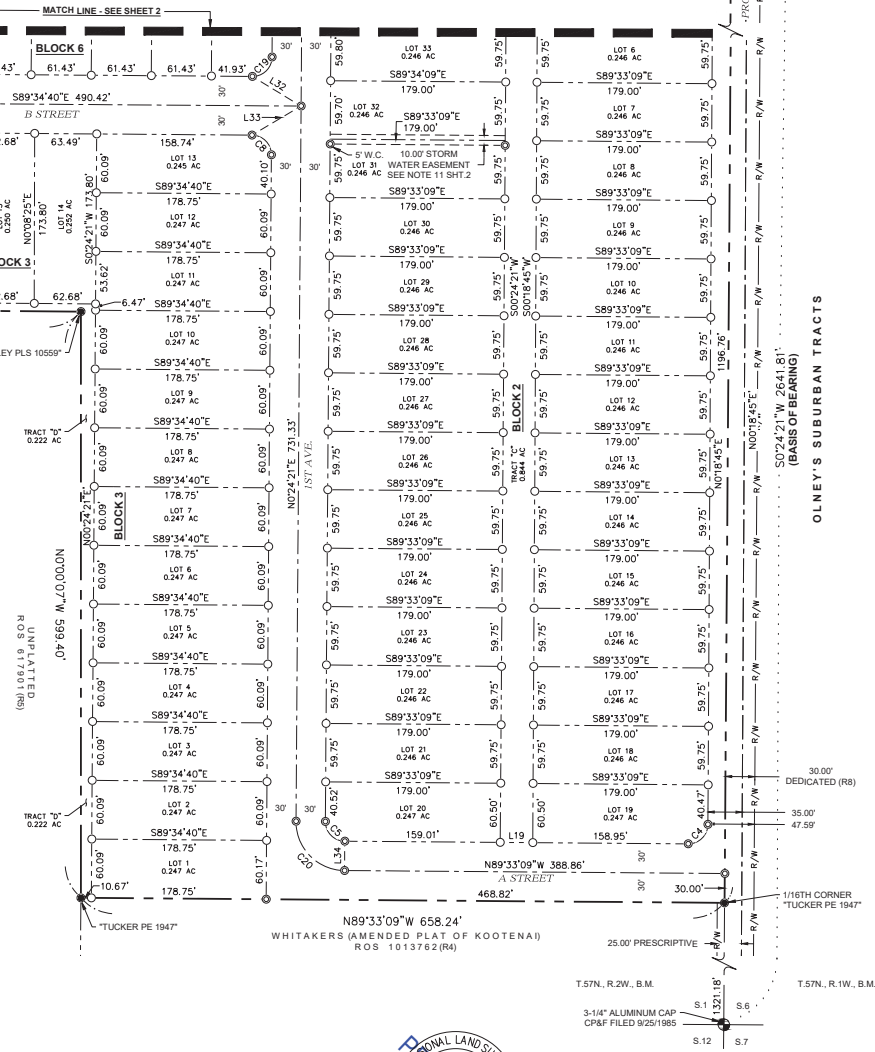
Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C30	15.13	30.00	28°54'12"	14.97	N75°08'33"W
C31	15.13	30.00	28°54'12"	14.97	N75°57'15"E
C32	15.13	30.00	28°54'12"	14.97	N75°24'29"W
C33	15.13	30.00	28°54'12"	14.97	N75°41'19"E



DETAIL "A" - HAMMERHEAD EASEMENT
SCALE: 1" = 30'



DETAIL "B" - HAMMERHEAD EASEMENT
SCALE: 1" = 30'



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