



Bonner County Planning Department

"Protecting property rights and enhancing property value"

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January 13, 2026

FROM: Bonner County Zoning Commission
TO: Bonner County Board of County Commissioners
SUBJ.: PUD0001-25/ S0003-25 – Yoman Bluffs
ENCL: (1) PUD-Preliminary Development Plan Recommended for Approval
 (1) Preliminary Plat Recommended for Approval

The Zoning Commission, at their December 18, 2025, public hearing recommended approval of the referenced applications with conditions. The ordinance and standards used in evaluating the application and the reasons for recommending approval of the application are as follows:

MOTION TO RECOMMEND APPROVAL: I commissioner Blaser move to recommend to the Board of County Commissioners, approval of this project FILE PUD0001-25 requesting a large-scale residential Planned Unit Development on an approximately 38.27-acres, Recreation-zoned property located off Sherwood Beach Road in Section 10, Township 59 North, Range 4 West, Boise-Meridian, finding that it is in accord with the Bonner County Comprehensive Plan and Bonner County Revised Code as enumerated in the following conclusions of law:

1. The planned unit development **is** in accord with the Bonner County comprehensive plan.
2. The proposed planned unit development **can** be substantially completed within two (2) years from the date of approval.
3. The streets and thoroughfares proposed **are** suitable and adequate to gather anticipated traffic. A traffic safety study will be needed to determine if an increase in traffic from the proposal will overload the street network outside the planned unit development. Connections to public transportation systems shall also be considered.
4. Any residential development **will** constitute a residential environment of sustained desirability and stability and **will** be in harmony with the character of the surrounding neighborhood and community.
5. Any proposed commercial or industrial development **will** constitute an efficient well organized development, with adequate provisions for access and storage, and it **will not** adversely affect adjacent or surrounding development.

6. The proposed use **will not** create a hazard or **will not** be dangerous to persons on or adjacent to the property.

The recommendation is based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at this hearing. I further move to adopt the reasoned statement as discussed in deliberation at this hearing and the analysis as set forth in the Staff Report (or as amended during this hearing) and direct planning staff to draft the reasoned statement to reflect this motion as set forth in Idaho Code section 67-6535, have the Chair sign, and transmit to all interested parties. This action does not result in a taking of private property.

Commissioner Pound seconded the motion.

ROLL CALL VOTE:

Commissioner Mauk: ABSENT
Commissioner Poulsen: AYE
Commissioner Blaser: AYE
Commissioner Johnson: ABSTAIN
Commissioner Pound: AYE

VOTED upon and the Chair declared the motion carried, 3-1 Abstention.

Conditions of Approval for PUD:

Standard continuing permit conditions. To be met for the life of the use:

1. Per BCRC 12-254.B, development plans submitted as part of an approved "large scale residential" PUD shall be in substantial compliance with the approved conceptual land use plan. Any significant change affecting the original approval of the plan shall require a public hearing. A change in density or a more intensive use of the same area constitutes a significant change.
2. Per BCRC 12-256.B, a PUD shall include a homeowners' association and/or corporate ownership, which shall be responsible for the development, use and permanent maintenance of all common activities and facilities.
3. BCRC 12-256.H, Buffering, Clustering: A easement shall be recorded for the common area easement as found on the preliminary plat.
4. Per BCRC 12-256.C, Covenants, Articles of Incorporation: Articles of incorporation for the homeowners' association or corporate entity governing the PUD shall be recorded with the final plat of any PUD subdivision or final development plans. The covenants, conditions and restrictions shall be sufficient to enforce development requirements and responsibilities of the homeowners' association and/or ownership.

5. Per BCRC 12-258.A, Preliminary Subdivision PUD: Conditional use approval for a preliminary subdivision PUD shall expire two (2) years from the date of approval if the final plat has not been approved and recorded.
6. Per BCRC 12-258.D, an extension of time request not to exceed two (2) years may be granted by the board of county commissioners. The request shall be made in writing prior to the expiration date and shall state the reasons why the extension is needed and how the developer intends to progress with the project. If it is found that the intent of the PUD approval is merely for speculation purposes, the extension shall not be granted.
7. Per BCRC 12-623.B.3, Lots to be served by a new public drinking water system: Division of environmental quality written approval of an engineering report prepared by an Idaho licensed professional engineer demonstrating that an adequate water supply is available to meet the estimated demand for water from the lots in the proposed subdivision.
8. Per BCRC 12-7.2, the applicant submitted a stormwater management and erosion control plan prepared by James A. Sewell and Associates, LLC on May 2, 2025. The plan is currently being reviewed by Bonner County in compliance with BCRC 12-722.2. The applicant will be required to comply with all applicable requirements of this section of the Bonner County Revised Code.
9. Within the current project, some buildable sites are proposed to be located in areas of slopes of over 30% grade. Per BCRC 12-7.6, in such cases, a geotechnical analysis shall be required for proposed building sites, roads, driveways or other development. 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.

Recommended Conditions of Approval:

- B-1. A Traffic Safety Study shall be conducted and results submitted to the county for review.

Motion by the Governing Body for Preliminary Plat:

ZONING COMMISSION

MOTION TO RECOMMEND APPROVAL: I, commissioner Blaser, move to recommend to the Board of County Commissioners, approval of this project FILE S0003-25 requesting a twenty (23) residential lot Subdivision with three (3) tracts on an approximately 38.27-acres, Recreation-zoned property located off Sherwood Beach Road in Section 10, Township 59 North, Range 4 West, Boise-Meridian, finding that it is in accord with the Bonner County Comprehensive Plan and Bonner County Revised Code as enumerated in the following conclusions of law:

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.
8. The proposed subdivision **is not** in conflict with the Bonner County Comprehensive Plan.
9. A Traffic Safety Plan.

The recommendation is based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at this hearing. I further move to

adopt the reasoned statement as discussed in deliberation at this hearing and the analysis as set forth in the Staff Report (or as amended during this hearing) and direct planning staff to draft the reasoned statement to reflect this motion as set forth in Idaho Code section 67-6535, have the Chair sign, and transmit to all interested parties. This action does not result in a taking of private property.

Commissioner Pound seconded the motion.

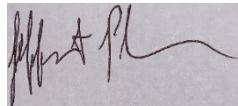
ROLL CALL VOTE:

Commissioner Mauk: ABSENT
Commissioner Poulsen: AYE
Commissioner Blaser: AYE
Commissioner Johnson: ABSTAIN
Commissioner Pound: AYE

VOTED upon and the Chair declared the motion carried, 3-1 Abstention.

Please contact the Planning Department if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff Poulsen".

Jeff Poulsen, Chair
Bonner County Zoning Commission

cc: Planning Department

Reasoning Statement for S0003-25

BCRC Code	Standard for	Required	Zoning Commission
12-268	Application Process, General Provisions	Agency Routing	Public agencies were notified of this application on November 18, 2025.
12-610.B	Conformance with BCRC Title 12	<p>Minimum Lot Size required is 12,000 sf. for Recreation District where all urban services are available.</p> <p>Minimum Lot Size required is 20,000 square feet for Recreation District where only urban sewer is available.</p> <p>Minimum Lot Size required is 1 acre for Recreation District where only urban water is available.</p> <p>Minimum Lot Size required is 2.5 acre for Suburban District where no urban services are available.</p>	<p>The applicant did not propose any lots smaller than one (1) acre.</p> <p>Adopt the staff report as written.</p>
12-620	General	Easements, constraints, reserved land areas to be shown and marked on the plats.	Easements have been shown on the preliminary plat.
12-621	Lot Design	Depth to width ratio of not more than 3.2:1 for lots less than 300 feet wide; and not more than 4.2:1 for lots more than 300 feet wide. Angle of intersections with fronting road between 85 – 95 degrees for lots with less than 100 feet width.	Deviations were requested to build around natural features. The applicant demonstrated this and recommended approval of this request for lot design.
12-622	Submerged Lands	Submerged lands not to be counted towards density calculations.	The property does not contain submerged lands.

12-623.A	Urban services	For lots less than 1 acre in size, urban services required.	All lots are greater than one (1) acre.
12-623.B	Water supply	Lots to be served by a new public drinking water system: Division of environmental quality written approval of an engineering report prepared by an Idaho licensed professional engineer demonstrating that an adequate water supply is available to meet the estimated demand for water from the lots in the proposed subdivision.	The applicant has proposed a community drinking water system that has been detailed in a report prepared by a licensed geologist. That the system can meet the demands of the subdivision and is relying on the subject matter expert.
12-623.C	Sewage disposal	Sewage disposal method for all building sites, as approved by the Panhandle health district and/or the state of Idaho, may be provided.	Panhandle Health District has reviewed the proposal and determined that the soils on site are suitable for individual septic systems based on test holes. However, each lot owner will need to confirm this with PHD.
12-623.D	Fire Plan/Fire risk assessment	Assessment of fire risk Fire protection plan Defensible space plan	This proposal has a moderate risk and has received a will-server letter from the fire district. The project will need to meet the conditions of approval. As written in the staff report.
12-624.A	Road name	Unique road names for new roads.	Adopt the staff report as written.
12-624.B	Road standards	Road to be designed to meet private road standards of BCRC Title 12, Appendix A.	The commission recommends that the deviation to the road standards be granted. Further adopt the staff report as written.
12-624.C	Legal access	Legal access to each proposed lot	Adopt the staff report as written.
12-624.D	Public road frontage	For lots less than 5 acres in size, direct frontage and direct access to public roads required.	Adopt the staff report as written.
12-625	Trails and Parks	Bonner County Trails Plan	The county has not adopted a trails plan.

		Public Access, Parks and Facilities	
12-626.A	Natural Hazards	Subdivision to be designed around identified natural hazards	This proposal has been designed around natural hazards. The zoning commission recommends this deviation be granted as written in the staff report.
12-626.B	Conformance with BCRC 12-7	Conformance with environmental standards.	Adopt the staff report as written.
12-642.A	Application Content	Application form	Adopt the staff report as written.
12-642.B	Application Content	Preliminary Plat, prepared by Idaho licensed surveyor, showing parcels to be created.	Adopt the staff report as written.
12-642.B.1	Plat Content	Subdivision name, geographic grid, north arrow, and vicinity map, vicinity road pattern.	Adopt the staff report as written.
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.	Adopt the staff report as written.
12-642.B.3	Plat Content	Location, dimensions and area of proposed lots. Lot numbering.	Adopt the staff report as written.
12-642.B.4	Plat Content	Location, dimensions and tentative names of proposed streets and roads.	Adopt the staff report as written.
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.	Adopt the staff report as written.
12-642.B.6	Plat Content	Location of water courses, floodplains per FIRMs with BFEs.	Adopt the staff report as written.
12-642.B.7	Plat Content	Existing wells, springs, wetland boundaries,	Adopt the staff report as written.

		wetland delineations, drainage channels, overhead and underground utility lines, structures, sanitary sewers and culverts within the tract.	
12-642.B.8	Plat Content	Proposed method of water supply, sewage and solid waste disposal.	Adopt the staff report as written.
12-642.B.9	Plat Content	All easements of record, including sufficient data to identify conveyance.	Adopt the staff report as written.
12-642.B.10	Plat Content	Purpose indication for parcels reserved for public dedication or common use of property owners.	Adopt the staff report as written.
12-642.B.11	Plat Content	Statement for intended use of parcels.	Adopt the staff report as written.
12-642.C.2	Road design and profile	Preliminary road design and profile prepared, stamped and signed by Idaho licensed engineer.	Adopt the staff report as written.
12-643.A	Application filed	In accord with 12-268	Adopt the staff report as written.
12-643.B	Public hearing	In accord with Subchapter 2.6	Adopt the staff report as written.
12-643.I	Validity of Preliminary Plat		Adopt the staff report as written.
12-644	Improvements Plan	Plan to be prepared by a registered civil engineer. Two copies to be provided.	Adopt the staff report as written.
12-645	Standards for Review		Adopt the staff report as written.
12-646	Final Plat, Contents		Adopt the staff report as written.
12-647	Endorsements on Final Plat		Adopt the staff report as written.
12-7.1	Shorelines		Adopt the staff report as written.
12-7.2	Grading, Stormwater Management	Applicability: All new subdivisions subject to the provisions of chapter	Adopt the staff report as written.

	and Erosion Control	6 of this title, as amended, and all new planned unit developments subject to the provisions of chapter 2, subchapter 2.5 of this title, as amended, except as provided for in subsection 12-720.3.J of this subchapter.	
12-7.3	Wetlands	Wetland Delineation, Wetland Buffer and Setbacks.	Adopt the staff report as written.
12-7.4	Wildlife		Adopt the staff report as written.
12-7.5	Flood Damage Prevention	Development to occur as per BCRC, Title 14.	Adopt the staff report as written.
12-7.6	Hillsides	Geotechnical Survey Requirement	Adopt the staff report as written.

Planned Unit Development P.U.D. Reasoning Statement:

BCRC TITLE 12, SUBCHAPTER 2.5 PLANNED UNIT DEVELOPMENTS

- **BCRC 12-250, Purpose:**

The project requests flexibility in the configuration of the permitted development on site.

- **BCRC 12-250.1, Districts permitting Planned Unit Developments:**

The subject property is zoned Recreation and Planned Unit Developments are permitted in all zoning districts.

Zoning Commission: Adopt the staff report as written.

- **BCRC 12-251, Planned Unit Development Classification and Minimums:**

The applicant is requesting a large scale residential Planned Unit Development consisting of only residential and accessory uses permitted in the Recreation zoning district.

Zoning Commission: Adopt the staff report as written.

- **BCRC 12-252, Uses permitted within Planned Unit Developments:**
Permitted uses shall be the same as those within the base zone district.

Zoning Commission: Adopt the staff report as written.

- **BCRC 12-253.1, Planned Unit Development Application Requirements:**

The application for the proposed Planned Unit Development was made to the Planning Department. In addition to the basic information requirements, the application included the following:

- An environmental analysis.
- A preliminary development plan along with the proposed preliminary plat.
- A trip generation letter.

Zoning Commission: Adopt the staff report as written.

- **BCRC 12-253.2, Pre-application Meeting:**

Zoning Commission: Adopt the staff report as written.

- **BCRC 12-253.3, Concurrent processing of Planned Unit Development and Subdivision Application:**

Zoning Commission: Adopt the staff report as written.

- **BCRC 12-254, Large-scale PUD, General Provisions:**

Zoning Commission: Adopt the staff report as written.

- **BCRC 12-255, Procedure for Approval of Planned Unit Developments:**

Zoning Commission: Adopt the staff report as written.

- **BCRC 12-256, Design Standards for Planned Unit Developments:**

- **BCRC 12-256.A, Common Open Space:** Common Open Space: At least ten percent (10%) of the gross land area of a residential PUD shall be reserved as common open space, exclusive of streets, parking areas, and utility easements and other improvements which would detract from the function of the "common open space"

Zoning Commission: The applicant has demonstrated that this section of code is being met and adopt the staff report as written.

- **BCRC 12-256.B, Owners' Association:**

Zoning Commission: The preliminary plat does indicate that the HOA will own and maintain tracts 1,2 and 3. Adopt the staff report as written.

- **BCRC 12-256.C, Covenants, Articles of Incorporation:**

Articles of incorporation for the homeowners' association or corporate entity governing the PUD shall be recorded with the final plat of any PUD subdivision or final development plans. The covenants, conditions and restrictions shall be sufficient to enforce development requirements and responsibilities of the homeowners' association and/or ownership.

Zoning Commission: This section is met as this is a condition of approval and adopt the staff report as written.

- **BCRC 12-256.D, Development Density:**

The area of the subject site is approximately 38.27 acres, and the development is proposed to be served by community water system with individual septic systems. BCRC 12-412 allows a minimum lot size of one (1) acre in Recreation District where lots are served by urban water only. The applicant has proposed 23 residential lots. The applicant is requesting a lower residential density of 8 residential units.

Zoning Commission: The applicant has proposed a lower density than is allowed by code and the applicant has not requested and density bonus. Adopt the staff report as written.

- **BCRC 12-256.E, Public Amenities:**

Zoning Commission: Density bonuses are not being requested.

- **BCRC 12-256.F, Requirements for Public Amenities:**

Zoning Commission: Density bonuses are not being requested.

- **BCRC 12-256.G, Design Standards:**

Minimum development standards set forth in this title may be increased or decreased sufficient to accomplish design objectives in the utilization of natural or created amenities (i.e., topographic features, seasonal recreational uses, etc.), provided the development meets the intent of the standards. PUD subdivisions shall comply with the conservation subdivision provisions of section **BCRC 12-633** of this title.

- **BCRC 12-633(B):** Development Standards: Development standards in chapter 4 of this title for the applicable zoning district shall apply to all lots in a conservation subdivision, except where otherwise noted in this chapter.
- **BCRC 12-412: Street Setbacks:**

Zoning Commission: The request for a reduced street setback of five (5) feet is reasonable as there appears to be ample space for on street parking in front of each proposed lot.

- **BCRC 12-633(C):** Design Standards: Conservation subdivisions are subject to subchapter 6.2 of this title, design standards, except where otherwise noted.

Subchapter 6.2 Design Standards

- **BCRC 12-621 Lot and Parcel Design:**

The applicant is requesting a deviation to lot and parcel design. BCRC 12-621(A)(B) requires that:

- A. All proposed lots or parcels which are three hundred feet (300') or less in width shall maintain a depth to width ratio of not greater than three point two to one (3.2:1); and lots which are more than three hundred feet (300') in width shall maintain a depth to width ratio of not greater than four point two to one (4.2:1).

Zoning Commission:

B. All proposed lots or parcels one hundred feet (100') or less in width shall be designed so that the angle of intersection of the side lot lines with the fronting road is between eighty-five (85) and ninety-five degrees (95°), for a distance of not less than fifty feet (50') from the point of intersection.

Zoning Commission:

- **BCRC 12-623: Submerged Land:**

Zoning Commission: The proposal does not contain any submerged lands.

- **BCRC 12-623(B)(3): Service and Utilities:**

Zoning Commission: Discussion about adequate sewage disposal service and water services. The conclusion is that Panhandle Health District is the authority on sewage disposal. The applicant has demonstrated that adequate sewage disposal and water supply as discussed. The applicant will need to follow the conditions of approval as found in the staff report.

- **BCRC 12-624: Roads and Access:**

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.

Zoning Commission: Adopt the staff report as written.

B. Road networks shall be designed and constructed to private road standards set forth in [appendix A](#) of this title, except as otherwise noted herein. Road networks shall be designed to provide for a continuous transportation system to adjacent properties, where topographical conditions warrant.

Zoning Commission: The applicant has requested a variance to this standard, for a 50' easement where 60' is required. This request seems reasonable as the project is designed around natural features on the site.

This request also includes a deviation to the width of the roadway width and travelway width surface per BCRC 12-624 appendix A to be 24 feet wide

C. Legal access shall be provided to each proposed lot, which shall be developed for ingress and egress, providing for ready access meeting the standards in subsection B of this section.

Zoning Commission: The face of the preliminary plat shows ingress and egress for each lot. Adopt the staff report as written.

D. All proposed lots less than five (5) acres gross shall have direct frontage on, and direct access to, a public right of way. Cluster lots less than five (5) acres gross in a conservation subdivision within the rural, agricultural/forestry and forestry districts are exempt from this requirement. Right of way offered for dedication in any zoning district shall be developed with a road constructed to the standards set forth in title 2 of this code. Such road may be maintained privately or by a public highway agency. Exceptions to the direct frontage and access requirements to allow for private frontage or interior roads may be granted in the commercial, industrial, or rural service center districts provided such access meets the applicable private road standards of this title.

Zoning Commission: A deviation has been requested from this standard as the applicant has asked the roads to be private and not public, but all lots will have direct frontage on a right of way. This request is reasonable as all proposed lots will have direct frontage on a right of way.

- **BCRC 12-626(A)(B): Environmental Features:**

A. The subdivision shall be designed around identified natural hazards (highly erosive soils on steep slopes, landslide areas, rock falls, areas of subsidence, floodplains) to protect building sites and roads from damage from such hazards.

Zoning Commission: The proposal has been designed around the natural features, as such deviation have been requested to accommodate this requirement of code.

B. The subdivision shall meet the requirements of chapter 7, "Environmental Standards", of this title.

Zoning Commission: Adopt the staff report as written. This requirement has been and continued to be discussed in detail as part of the subdivision review portion of the staff report.

- **BCRC 12-256.H, Buffering, Clustering:**

Residential PUDs shall provide for the clustering of dwelling units. Clustered lots shall be accessed by interior road systems. To the

maximum extent possible, cluster lots shall be located so that common open space provides a buffer between the cluster lots and adjacent properties and/or right of way.

Zoning Commission: The proposed forested buffer around the property meets this requirement.

- **BCRC 12-258(A):** Expiration and extension of Planned Unit Development Approval:

Preliminary Subdivision PUD: Conditional use approval for a preliminary subdivision PUD shall expire two (2) years from the date of approval if the final plat has not been approved and recorded.

Zoning Commission: Adopt the staff report as written.

- **BCRC 12-258(D): Extension:**

An extension of time request not to exceed two (2) years may be granted by the board of county commissioners. The request shall be made in writing prior to the expiration date and shall state the reasons why the extension is needed and how the developer intends to progress with the project. If it is found that the intent of the PUD approval is merely for speculation purposes, the extension shall not be granted.

Zoning Commission: Adopt the staff report as written.

BCRC TITLE 12, CHAPTER 7 ENVIRONMENTAL STANDARDS

- **BCRC 12-7.1 Shorelines**

Section BCRC 12-713.A.2 of the code states that the maximum "impervious surface", as defined in section 12-809 of this title, within "shore land" areas, as defined in section 12-819 of this title, which are defined as those lands extending landward for two hundred feet (200') in all directions as measured on a horizontal plane from any shoreline, shall be thirty five percent (35%). Developments may exceed these requirements by up to fifty percent (50%), provided all structures are not located closer than seventy-five feet (75') from the shoreline. For example, the maximum percentage of impervious area may be increased from thirty five percent (35%) of the shore land area to fifty-two and one-half percent (52.5%) of the shore land area, provided all structures are not closer than seventy-five feet (75') from the shoreline.

Zoning Commission: No development is being proposed on tract 1 and no further review is required. Adopt the staff report as written.

BCRC 12-7.2, Grading, Stormwater management and erosion control

Zoning Commission: Adopt the staff report as written.

- **BCRC 12-7.3, Wetlands**

Zoning Commission: Adopt the staff report as written.

- **BCRC 12-7.4, Wildlife**

Zoning Commission: Adopt the staff report as written.

- **BCRC 12-7.5, Flood Damage Prevention**

Zoning Commission: Adopt the staff report as written.

- **BCRC 12-7.6, Hillsides**

The purpose of this subchapter is to protect the community from the loss of lives and property and to reduce public and private financial losses due to slope slippage.

Zoning Commission: The condition of approval imposes requirements by code that protect hillsides. Adopt the staff report as written.