

**PLANNING DEPARTMENT  
PUBLIC HEARING DECISION MINUTES  
WEDNESDAY, MAY 26, 2021**

**CALL TO ORDER:** Chair McDonald called the Bonner County Commissioners' hearing to order at 1:30 p.m. in the 1<sup>st</sup> Floor Conference Room the Bonner County Administration Building, 1500 Highway 2, Sandpoint, Idaho, via Zoom webinar, and YouTube live streaming.

**PRESENT:** Commissioners Chair Dan McDonald; Vice Chair Steve Bradshaw; and Jeff Connolly

**ABSENT:** None

**ALSO PRESENT:** Planning Director Milton Ollerton; Planner II Jason Johnson; Administrative Manager Jeannie Welter; and Administrative Assistant III Kelcey Utt-Boss / Janna Berard

**PUBLIC HEARINGS:**

**AMENDMENT**

**CALL FOR VISUAL, HEARING OR OTHER IMPAIRMENT REQUIRING ASSISTANCE:** The Chair asked whether anyone needed special assistance to hear, see or participate in these proceedings. Hearing no response, the Chair continued with the public hearing.

**File AM0001-21 – Comprehensive Plan Map Amendment – Ag/Forest to Rural Residential – Michael McKee** is requesting a Comprehensive Plan Map Amendment from Ag/Forest designation to Rural Residential for their 10 acre parcel. The property is zoned A/F-10. The project is located off Saunders Road in Section 1, Township 54 North, Range 6 West, Boise-Meridian. The Planning & Zoning Commission, at the April 15, 2021 public hearing, recommended approval of this file to the Board of County Commissioners.

**CONFLICT OF INTEREST/DISCLOSURE DECLARATIONS:** The Chair requested the Commissioners declare any conflicts of interest or disclosures. The Chair noted that there were no disclosures or conflicts.

**STAFF PRESENTATION:** Planning Director Milton Ollerton presented a summary of the project and previously circulated staff report, concluding this project is consistent with Bonner County Comprehensive Plan and Bonner County Revised Code.

**APPLICANT PRESENTATION:** Applicant Michael McKee shared details of the project.

**PUBLIC/AGENCY TESTIMONY:** The following individual spoke on the record in opposition of the project: Steven Kjos

**APPLICANT REBUTTAL:** Mike McKee responded to the public comments related to the private easement.

**BOARD DELIBERATION:** The Chair closed the hearing to public testimony. The Board discussed Findings and Conclusions.

**MOTION:** Commissioner Bradshaw moved to approve this project, FILE AM0001-21, requesting a comprehensive plan amendment from Ag/Forest Land to Rural Residential, finding that it is in accord with the general and specific objectives of the Bonner County Comprehensive Plan and Bonner County Revised Code as enumerated in the following conclusions of law, and based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at this hearing. Commissioner Bradshaw further moved to adopt the following findings of fact and conclusions of law as written. This action does not result in a taking of private property. Commissioner Connolly seconded the motion.

**VOTED** upon and the Chair declared the motion carried, unanimously.

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**Comprehensive Plan Map Resolution Adoption:**

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**MOTION:** Commissioner Connolly moved to approve resolution #2021-46 amending the Bonner County Projected Land Use Map. Commissioner Bradshaw seconded the motion.

**VOTED** upon and the Chair declared the motion carried, unanimously.

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**Background:**

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**A. Site Data:**

- Use: Residential
- Unplatted
- Size: 10 acres
- Zone: Agricultural/Forestry-10
- Land Use: Ag/Forest Land

**B. Access:**

- Redneck Drive
  - i. Road Class: Local
  - ii. Road Owner: Easement
  - iii. County Maintained: No
- Saunders Road
  - i. Road Class: Local
  - ii. Road Owner: Bonner County
  - iii. County Maintained: Yes

**C. Environmental Factors:**

- Site does not contain mapped slopes. (USGS)

- Site does contain mapped wetlands, along Carr Creek. (USFWS)
- Site does contain a stream (Carr Creek). (NHD)
- Site is within Special Flood Hazard Area (SFHA) Zone X, per FIRM Panel 16017C0695E, Effective Date 11/18/2009. No further floodplain review is required on this proposal.
- Site is heavily treed.
- Soil:
  - Classification: Pend Orelle silt loam, 5 to 45 percent slopes
  - Type: Consociation
  - Drainage: Well drained
  - Not prime farmland

**H. Services:**

- Water: Currently no well or water service.
- Sewage: Septic
- Fire: West Side Fire
- Power: Northern Lights
- School District: Bonner School #84

**I. Comprehensive Plan, Zoning and Current Land Use**

Compass	Comp Plan	Zoning	Current Land Use & Density
Site	Rural Residential (5-10 AC)	Rural 10 (R-10)	Residential, 1 unit per 10 acres
North	Rural Residential (5-10 AC)	Rural 10 (R-10)	Residential, 1 unit per 10 acres
East	Rural Residential (5-10 AC)	Rural 10 (R-10)	Residential, 1 unit per 10 acres
South	Rural Residential (5-10 AC)	Rural 10 (R-10)	Residential, 1 unit per 10 acres
West	Rural Residential (5-10 AC)	Rural 10 (R-10)	Residential, 1 unit per 10 acres

**J. Standards review: Bonner County Revised Code**

- **12-215:** Applications for Zone Changes and Comprehensive Plan Map Amendments, Contents
  - The application was considered complete and routed to agencies accordingly.
- **12-216: Evaluation of Amendment Proposals**
  - Staff and the governing bodies shall review the particular facts and circumstances of each proposal submitted and shall determine whether there is adequate evidence that the proposal is in accordance with the general and specific objectives of the comprehensive plan.
- **Comprehensive Plan - Rural Residential:**
  - The Rural Residential area provides for residential development in areas where urban services are not available and slopes may vary up to 30%.

These areas include hazard areas and critical wildlife habitats, where lower densities reduce potential impacts to resources and exposures to loss of property or lives. Small-scale agricultural uses and residential development are permitted.

• **12-323: RURAL DISTRICT (R-10):**

- R-10 in areas designated as rural residential in the comprehensive plan that meet one or more of the following criteria:
  - Characterized by slopes that are steeper than thirty percent (30%).
  - Located within critical wildlife habitat as identified by federal, state or local agencies.
  - Contain prime agricultural soils.
  - Served by a network of public and/or private roadways that generally do not meet applicable roadway standards set forth in title 2 (public roads) of this code or appendix A (private roads) of this title or are absent.
  - Within the floodway.
  - Contain limited access to public services.

• **12-323: RURAL DISTRICT (R-5):**

- R-5 in areas designated rural residential in the comprehensive plan that are already developed at or near the one dwelling unit per five (5) acre density and/or do not meet the criteria for R-10 above.

**G. Stormwater plan:** A stormwater management plan was not required, pursuant to BCRC 12-720.3 because the proposal does not result in the creation of new impervious surface.

**H. Agency Review:** The application was routed to agencies for comment on March 16, 2021.

Panhandle Health District	Idaho Department of Water Resources
Selkirk Fire District	Bonner County Road Department
Northern Lights, Inc.	Idaho Department of Fish and Game
Bonner County Schools – Transportation	Idaho Department of Environmental Quality
All Taxing Districts	

Idaho Fish & Game comment, submitted after the preparation of the staff report presented to the Bonner County Planning & Zoning Commission (summary):

*"Wildlife use will likely be negatively impacted within the immediate areas where conversion of forest to further subdivision and development occur. While the habitat, and many of the species, are currently common and similar resources are available nearby, continued development will change the abundance, diversity, and distribution of wildlife within Bonner County."*

The complete IDFG comment is in the record of this file.

**All other agencies either replied "No Comment" or did not reply.**

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**Comprehensive Plan Amendment Conclusions of Law:**

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

Conclusion 1

The proposal is in accord with the following elements of the Bonner County Comprehensive Plan:

Property Rights	Population	School Facilities, Transportation
Transportation	Community Design	Implementation
Economic Development	Land Use	Natural Resources
Hazardous Areas	Public Services	Agriculture
Recreation	Special Areas or Sites	Housing

Conclusion 2

This proposal was reviewed for compliance with Title 12, Bonner County Revised Code, and is found to be in compliance.

Conclusion 3

The proposal is in accord with the Rural Residential Land Use Designation.

**ZONE CHANGE**

**CALL FOR VISUAL, HEARING OR OTHER IMPAIRMENT REQUIRING ASSISTANCE:** The Chair asked whether anyone needed special assistance to hear, see or participate in these proceedings. Hearing no response, the Chair continued with the public hearing.

**File ZC0003-21 – Zone Change – Rural-10 to Rural-5 – Tammy Mear & Katy Wack** are requesting a zone change from Rural-10 to R-5 for a 20 acre property. The property is zoned Rural-10. The project is located off Riverview Ridge in Section 23, Township 57 North, Range 3 West, Boise-Meridian. The Planning & Zoning Commission, at the April 15, 2021 public hearing, recommended approval of this request to the Board of County Commissioners.

**CONFLICT OF INTEREST/DISCLOSURE DECLARATIONS:** The Chair requested the Commissioners declare any conflicts of interest or disclosures. The Chair noted that there were no disclosures or conflicts.

**STAFF PRESENTATION:** Staff Planner Jason Johnson presented a summary of the project and previously circulated staff report, concluding this project is consistent with Bonner County Comprehensive Plan and Bonner County Revised Code.

**APPLICANT PRESENTATION:** None

**PUBLIC/AGENCY TESTIMONY:** None

**APPLICANT REBUTTAL:** None

**BOARD DELIBERATION:** The Chair closed the hearing to public testimony. The Board discussed Findings and Conclusions.

**MOTION:** Commissioner Bradshaw moved to approve this project, FILE ZC0003-21, requesting a zone change from Rural-10 to Rural-5 for the parcel noted in the staff report, finding that it is in accord with the general and specific objectives of the Bonner County Comprehensive Plan and Bonner County Revised Code as enumerated in the following conclusions of law, and based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at this hearing. Commissioner Bradshaw further moved to adopt the following findings of fact and conclusions of law as written. This action does not result in a taking of private property. Commissioner Connolly seconded the motion.

**VOTED** upon and the Chair declared the motion carried, unanimously.

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**Zone Change Ordinance Motion:**

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**MOTION:** Commissioner Connolly moved to approve an Ordinance of Bonner County, Idaho, the number to be assigned, citing its authority, and providing for the amendment of the Official Zoning Map of Bonner County by the reclassification of lands located in Section 23, Township 57 North, Range 3 West, Boise Meridian, Bonner County, Idaho from Rural-10 to Rural-5, and providing for an effective date. Commissioner Connolly further moved to authorize the Chair to sign the official supplementary zoning map upon publication of the ordinance. Commissioner Bradshaw seconded the motion.

**ROLL CALL VOTE:**

Commissioner McDonald	AYE
Commissioner Connolly	AYE
Commissioner Bradshaw	AYE

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**Background:**

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**B. Site data:**

- Use: Residential
- Unplatted/Platted: Unplatted
- Size: ~20.52 acres
- Zone: Rural-10 (R-10)
- Land Use: Rural Residential (5-10 AC)
- Legal per: Parcel size

**B. Access:**

- Access is provided via Riverview Ridge, a private road that is not county maintained.

**G. Environmental factors:**

- Site does contain mapped slopes, some of which are greater than 30%. (USGS)

- Site does not contain mapped wetlands. (USFWS)
- Site does not contain waterfront or streams. (NHD)
- Per Bonner County CFM, Jason Johnson, *The parcel is within SFHA Zone X, per FIRM panel 16017C1075E, effective date 11/18/2009. No further floodplain review is required on this proposal.*
- Soil: Stapaloop-Kaniksu, dry complex
  - i. Farmland of statewide importance
  - ii. Well drained

**D. Services:**

- Water: Individual Well
- Sewage: Individual Septic
- Fire: Spirit Lake Fire District
- Power: Avista Utilities
- School District: Bonner County Schools #83

**E. Comprehensive Plan, Zoning and Current Land Use**

Compass	Comp Plan	Zoning	Current Land Use & Density
Site	Ag/Forest Land	A/F-10	Residential
North	Ag/Forest Land	A/F-10 & A/F-20	Residential & Vacant
East	Ag/Forest Land	A/F-20	U.S. Federal Land
South	Ag/Forest Land Rural Residential	A/F-10, A/F-20 & R-5	Residential & Vacant
West	Ag/Forest Land Rural Residential	A/F-10 & R-5	Residential

**F. Standards Review: Bonner County Revised Code**

- **12-215:** Applications for Zone Changes and Comprehensive Plan Map Amendments, Contents
  - o The application was considered complete and routed to agencies accordingly.
- **12-216:** Evaluation of Amendment Proposal
  - o Staff and the governing bodies shall review the particular facts and circumstances of the proposal submitted and shall determine whether there is adequate evidence that the proposal is in accordance with the general and specific objectives of the comprehensive plan. (Ord. 501, 11-18-2008)
- **Existing Comprehensive Plan Designation: Ag/Forest Land**
  - o The Ag/Forest Land designation recognizes areas where steeper slopes prevail (30% or greater) and transportation is provided by private roads or U.S. Forest Service or state roads. Urban services are not available and residential development challenges are present due to slope, poor soil conditions, hazard areas and lack of police or fire services.
- **Proposed Comprehensive Plan Designation: Rural Residential**

- o The Rural Residential area provides for residential development in areas where urban services are not available and slopes may vary up to 30%. These areas include hazard areas and critical wildlife habitats, where lower densities reduce potential impacts to resources and exposures to loss of property or lives. Small-scale agricultural uses and residential development are permitted.

**G. Stormwater Plan:** A stormwater management plan was not required, pursuant to BCRC 12-720.3(K) because the proposal does not result in additional impervious surface.

**H. Agency Review:** The application was routed to agencies and all taxing districts for comment on March 16, 2021.

**Avista Utilities:**

Bonner County GIS Department: No foreseeable issues with addressing.

Bonner County Road & Bridge Department:

Bonner County Schools #83 – Transportation:

Idaho Department of Environmental Quality: Has no environmental impact comments

Idaho Department of Fish & Game:

Idaho Department of Water Resources:

Panhandle Health District:

Spirit Lake Fire District:

U.S. Fish & Wildlife Service:

U.S. Forest Service:

\*All Taxing Districts

**I. Public Notice & Comments:** The application was routed to property owners within 300’ of the subject property and published in the newspaper on March 16, 2021. As of the date of this staff report, there have been no comments received.

**Comprehensive Plan Amendment - Motion by the Governing Body:**

**Comprehensive Plan Amendment Findings of Fact**

1. The site has no steep slopes, wetlands, or surface water present.
2. The site has no floodplains or floodways present.
3. The site is accessible by Redneck Drive, a private easement, and Saunders Road, a Bonner County maintained road.
4. This site is located within a designated critical wildlife habitat area, specifically mule deer wintering habitat.
5. The site is within the Spirit Lake Fire District.
6. The site’s soil present is Stapaloop-Kaniksu, dry complex, 8 to 25 percent slopes.
7. The site will be served by individual well and individual septic.
8. After a public hearing on April 15, the Planning Commission unanimously recommended approval of this amendment from Ag/Forest to Rural Residential.

**I. Public Notice & Comments:**

No public comments were received.

**Zone Change Findings of Fact**

- 9. The site in question is not characterized by slopes that are steeper than thirty percent (30%).
- 10.No agency responded that the site in question is located within critical wildlife habitat.
- 11.The site does not contain prime agricultural soils.
- 12.The site is served by a private roadway that serves multiple nearby lots of less than 10 acres.
- 13.The site is not within floodplain or floodway.
- 14.The site is served by multiple public services, including Bonner School #84, Selkirk Fire, Bonner Co Ambulance District, and Northern Lights.
- 15.The Bonner County Planning & Zoning Commission recommended approval to the Board of County Commissioners on this project, FILE ZC0003-21, requesting a zone change from Rural-10 to Rural-5 for the parcel noted in this staff report.

**Zone Change Conclusions of Law:**

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

Conclusion 1

The proposal is in accord with the following elements of the Bonner County Comprehensive Plan:

Property Rights	Population	School Facilities, Transportation
Community Design	Implementation	Economic Development
Land Use	Natural Resources	Hazardous Areas
Public Services	Transportation	Recreation
Special Areas or Sites	Housing	

Conclusion 2

This proposal was reviewed for compliance with Title 12, Bonner County Revised Code, and was found to be in compliance.

Conclusion 3

The proposal is in accord with the purpose of the Rural-5 zoning district, provided at Chapter 3, Title 12, Bonner County Revised Code.

**CONDITIONAL USE PERMIT MODIFICATION**

**CALL FOR VISUAL, HEARING OR OTHER IMPAIRMENT REQUIRING ASSISTANCE:** The Chair asked whether anyone needed special assistance to hear, see or participate in these proceedings. Hearing no response, the Chair continued with the public hearing.

**File MOD0002-21 – Conditional Use Permit - Modification of a PUD – South Ridge Ski, LLC** is requesting a modification of a planned unit development, file C892-07, to modify language regarding the requirement of a 130,000 gallon reservoir to have it changed to a 70,000 gallon reservoir on a 16.77 acre parcel within the Spires PUD boundaries. The property is zoned Alpine Village. The project is located off Tall Timber Road in Section 20, Township 58 North, Range 2 West, Boise-Meridian. The Planning & Zoning Commission, at the April 15, 2021 public hearing, recommended approval of this project to the Board of County Commissioners.

**CONFLICT OF INTEREST/DISCLOSURE DECLARATIONS:** The Chair requested the Commissioners declare any conflicts of interest or disclosures. Chair noted that there were no disclosures or conflicts.

**STAFF PRESENTATION:** Director Ollerton presented a summary of the project and previously circulated staff report, concluding this project is consistent with Bonner County Revised Code.

**APPLICANT PRESENTATION:** Applicant Mitch Martin stated he needs to remain with the sized requested due to insurance purposes.

**PUBLIC/AGENCY TESTIMONY:** None

**APPLICANT REBUTTAL:** None

**BOARD DELIBERATION:** The Chair closed the hearing to public testimony. The Board discussed Findings and Conclusions.

**MOTION:** Commissioner Bradshaw moved to APPROVE this project FILE MOD0002-21, modifying the terms and conditions of C0892-07, The Spires PUD to allow a 70,000 gallon reservoir for fire protection and water in place of the original proposed 130,000 gallon reservoir finding that it is in accord with the general and specific objectives of the Bonner County Comprehensive Plan and Bonner County Revised Code as enumerated in the following conclusions of law, and based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at this hearing. Commissioner Bradshaw further moved to adopt the following findings of fact and conclusions of law as written. The action that could be taken to obtain the conditional use permit is to complete the Conditions of Approval as adopted. This action does not result in a taking of private property. Commissioner Connolly seconded the motion.

**VOTED** upon and the Chair declared the motion carried, unanimously.

**Background:**

- A. Site data:**
- The Spires 1<sup>st</sup> Addition PUD
  - Size: 80 acres

- Zone: Alpine Village
- Land Use: Alpine Community

**B. Access:**

- Access from Schweitzer Mountain Road to Alpine Way leading to Mogul Hill Road, Christy Lane and Tall Timber Road.

**C. Environmental factors:**

- The property is Southerly facing on the South end to an Easterly facing slope on the North end. The estimated maximum slope is 44%. For the Schweitzer ski area, the terrain is much more level than most areas and has quite a bit of benching and lower slope terrain.
- Site does contain mapped slopes. (USGS)
- Site does not contain mapped wetlands. (USFWS)
- Site does not contain a river/stream/frontage on lake
- Site does not within designated floodplain.

**D. Services:**

- Water: Spires Water Company
- Sewage: Mountain Utility Company
- Fire: Schweitzer Fire District
- Power: Northern Lights
- School District: Lake Pend Oreille School District #84

**E. Comprehensive Plan, Zoning and Current Land Use**

Compass	Comp Plan	Zoning	Current Land Use & Density
Site	Alpine Community	Alpine Village	Residential
North	Alpine Community	Alpine Village	Crystal Springs Subdivision
East	Alpine Community	Alpine Village	Schweitzer Basin Village Subdivisions
South	Alpine Community	Alpine Village	Vacant US Government Land and Private Forest lands
West	Alpine Community	Alpine Village	Schweitzer Ski Resort.

**F. Standards review**

BCRC 12-223 specifies that the Commission shall review the particular facts and circumstances of each proposal. To grant a conditional use permit, the Commission must find there is adequate evidence showing the proposal is in accord with the general and specific objectives of the comprehensive plan and Title 12 and the proposed use will neither create a hazard nor be dangerous to persons on or adjacent to the property

From the original decision letter approved February 13, 2008 by County Commissioners. Item D. Services: Mountain Utilities Co. (MUC) will provide sewer services for the proposed development. The existing lagoons provide a storage capacity of 13 million gallons and waste water is applied to 28 acres of forest land. Schweitzer plans to relocate the lagoon in the summer of 2008. A sewer analysis has been provided to the record by Scott McNee, project engineer. The report notes the development will construct 4-inch sewer line mains to connect to the MUC system. Schweitzer flow data from 1994 through 2006 shows an average flow of 90 gallons per day (gpd) per unit, with a winter output of 145 gpd. At build-out, The Spires entire development will contribute about 13,635 gpd. The report concludes the existing collection system has the capacity to serve the new flows. Septic tanks will be used and are required to be approved by MUC. A water plan analysis has also been provided by McNee. The analysis examines the water services available to The Spires and The Spires First Addition (a total of 150 units). The current water source is a ±40gpm well and 20,000 gallon water storage reservoir. To serve the development at build-out, the development will provide an additional water source from three proposed wells and a 130,000-gallon reservoir to be located on the 28.3-acre designated remainder.

Request is to change the last sentence above indicating that a 70,000 gallon reservoir will be provided instead of the original planned 130,000 gallon reservoir.

Applicant: We are requesting modification to the final sentence of Item D. Services: under Findings of Fact on page 3 of C892-07. We are requesting the "130,000- gallon reservoir" be changed to "70,000-gallon reservoir". File C892-07 was one of the first files reviewed after the adoption by Bonner County of the International Fire Code. As such the largest tank possible, 130,000 gallons, was quoted for the requirement. Subsequently, many projects have gone through Bonner County and very few if any have been required to supply this large of a fire suppression water tank. It is now time to build the tank and many of the contractors, engineers and other professionals involved have suggested this tank is way oversized. Through conversations with Bonner County Planning, the Schweitzer Fire Chief and research done on the Idaho Department of Insurance website, the conclusion was that 60,000 gallons for fire protection and 10,000 gallons for potable water for a total of 70,000 gallons for the reservoir would provide adequate water for fire protection and the current insurance rating would be maintained.

**G. Comprehensive Plan Land Use Designation :** The comprehensive plan designation of Alpine Community is established to recognize the challenges of higher density development in higher elevations of Bonner County generally above 3,500 feet elevation, where urban services are provided, but a range of road types developed in mountainous conditions serve the area. Specific design standards to address steeper slopes and heavy snowfall will govern these areas.

**H. Stormwater plan:** A stormwater management plan was not required, pursuant to BCRC 12-720.3(k) because the proposal does not result in the creation of additional impervious surface, as defined.

**I. Agency Review**

Panhandle Health District	Idaho Dept. of Water Resources
Independent Highway District	Idaho Dept of Env. Quality
Schweitzer Fire District	US Forest
The Spires Water Company LLC	Northern Lights
Bonner County Road and Bridge	Mountain Utility Company
Bonner County Floodplain	Bonner County GIS

**The following agencies commented:**

*Independent Highway District – No Comment*  
*Panhandle Health – No Comment*

**All other agencies did not reply.**

**J. Public Notice & Comments**

The following public comments were received:  
*No comments have been received by the date of the staff report.*

**Findings of Fact**

1. The project is in the Alpine Village District with an Alpine Community land use designation.
2. The project was approved for CUP at C0892-07 by the County Commissioners on February 13, 2008.
3. Per the application, the 70,000 gallon reservoir would provide adequate water for fire protection and potable water for the completion of the PUD.
4. There have been no comments provided from agencies or the public to indicate any inconsistencies with this proposal.

**Conclusions of Law:**

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

Conclusion 1

The proposed conditional use permit **is** in accord with the Bonner County comprehensive plan.

- |                       |                         |                                    |
|-----------------------|-------------------------|------------------------------------|
| •Property Rights      | •Population             | •School Facilities, Transportation |
| •Economic Development | •Land Use               | •Natural Resources                 |
| •Hazardous Areas      | •Public Services        | •Transportation                    |
| •Recreation           | •Special Areas or Sites | •Housing                           |
| •Community Design     | •Implementation         |                                    |

Conclusion 2

This proposal was reviewed for compliance with the criteria and standards set forth at BCRC Chapter 4, Title 12, Subchapter 2.2, environmental standards of Chapter 7, Title 12, and storm water management criteria and standards set forth in Chapter 7, Title 12, Bonner County Revised Code.

Conclusion 3

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

**Conditions of approval:**

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

- A-1** The use shall be developed and shall be operated in accordance with the approved site plan and modified PUD.
- A-2** The applicant shall install prior to ground disturbing activities all temporary erosion control measures as designed and approved. The applicant shall provide to the Planning Department prior to ground disturbing activities a signed statement from the project engineer or design professional stating that these measures have been installed as per the design specifications as approved. The applicant shall install upon completing ground disturbing activities and shall maintain thereafter all permanent erosion control and stormwater management measures as designed and approved. The applicant shall provide to the Planning Department upon completing ground disturbing activities a signed statement from the project engineer or design professional stating that these measures have been installed as per the design specifications as approved.

The Chair declared the hearing adjourned at 2:01p.m.

Respectfully submitted, this 26<sup>th</sup> day of May 2021.

Milton Ollerton, Planning Director