

**PLANNING DEPARTMENT
PUBLIC HEARING DECISION MINUTES
December 9, 2021**

CALL TO ORDER: Chair McDonald called the Bonner County Commissioners' hearing to order at 1:00 p.m. in the 1st Floor Conference Room of 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: Assistant Planning Director Jacob Gabell, Planner II Jason Johnson, Planner I Swati Rastogi, Planner I Chad Chambers, Administrative Assistant Da Niel D. Scott

PUBLIC HEARINGS:

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.

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.

SHORT PLATS

File SS0003-21 – Preliminary Short Plat - Whiskey Jack Estates, Phase 1 - Tricore Investments, LLC is requesting a Preliminary Short Plat for Replat of Lot 1, Whiskey Jack Estates Plat, as recorded in Book 15 of Plats, Page 51 of Bonner County, Idaho, to create 10 new lots. The property is zoned Recreation (Rec). The project is located off Whiskey Jack Circle in Section 7, Township 57 North, Range 1 West, Boise-Meridian. On October 28, 2021, the Planning Department received an administrative appeal requesting this file be forwarded to the Board of County Commissioners for a de Novo hearing.

STAFF PRESENTATION: Staff Planner Swati Rastogi presented a PowerPoint summary of the project and previously circulated staff report, concluding this project is consistent with Bonner County Revised Code.

APPLICANT PRESENTATION: Project Representatives Drew Dittman, Lake City Engineering, Inc, provided comments on having will-serve letters, working with Bonner County Road and Bridge, administrative plat decision on November 10, 2021, Bonner County PUD procedures being followed, and being in support of the conditions of approval. Landowner Cliff Mort, Tricore Investments, LLC provided comments on following Bonner County ordinances, history of building in the county, working with

Bonner County Road and Bridge, current road conditions, and working with HOA for future road maintenance.

PUBLIC/AGENCY TESTIMONY: The following individuals spoke on the record: Keith Felts, Jeremiah Guidos, Marc McGregor, John Dale, Peter Tobin, Josh Kinard, Edna Iverson, and Daniel Hanson.

APPLICANT REBUTTAL: Project Representatives Drew Dittman responded to public comments regarding wetlands, road conditions, and working with Bonner County Road and Bridge. Cliff Mort responded to public comments regarding road maintenance agreement, and water/sewer. Teague Mullen, Realm Partners, LLC, responded to public comments regarding master HOA, road maintenance agreements in place, future growth, condo plat, plats for phase III, IV, and V, and HOA communication.

Jason Topp spoke on the record concerning Memorandum of Agreement and working with Tricore Investments, LLC.

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

MOTION: Commissioner Bradshaw moved to approve project File SS0003-21, requesting replatting of Lot 1 of Whiskey Jack Estates subdivision (per Instrument No. 963556) for creation of 10 lots on a property zoned Recreation. The existing lot contains approximately 4.24 acres of land and is located in Section 7, Township 57 North, Range 1 West, Boise Meridian, Bonner County, Idaho, 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 findings of fact and conclusions of law as set forth in the Staff Report and direct planning staff to draft written findings and conclusions to reflect this motion and transmit to all interested parties. This action does not result in a taking of private property. Commissioner Conolly seconded the motion.

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

Findings of Fact:

1. The subject site is platted as Lot 1 of Whiskey Jack Estates, according to the plat thereof, recorded in Book 15 of Plats, Page 51, records of Bonner County, Idaho. It contains 4.24 acres of land. The applicant is requesting to subdivide this property into 10 lots ranging in area from 12,480 sf. to 23,086 sf.
2. Original lot was created through a Minor Land Division on August 20, 2020. Lots created through Minor Land Division are eligible to be processed as Short Plats.
3. The property is zoned Recreation and has a comprehensive land use designation of Urban Growth Area.
4. The project proposes 10 lots with an average potential development density of 2.4 dwelling units per acre.

5. All proposed lots are less than 300 feet in width and maintain a depth to width ratio of not more than 2:1.
6. The intended purpose of the lots is to develop them with single family residential structures.
7. The applicant has received will-serve letters from both Oden Water Association and Kootenai-Ponderay Sewer District reflecting that urban water and sewer services will be made available to all 10 lots proposed in this application.
8. Access to the proposed lots is currently provided off Whiskey Jack Circle, Osprey Lane and Malibu Way, all of which are currently privately owned and maintained right-of-ways. See Conditions of Approval.
9. The site is currently served by North Side Fire District, Bonner County Ambulance District, Bonner County School District #84 and Pend Oreille Hospital District.
10. The proposed preliminary plat has been evaluated as per the applicable Bonner County Revised Code Standards. See the staff review above and the conditions of approval below.

Conclusions of Law:

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

Conclusion 1

The proposed subdivision is in accord with the purposes of this Title and of the zoning district in which it is located.

Conclusion 2

The site is physically suitable for the proposed development.

Conclusion 3

The design of the proposed subdivision **will not** adversely impact Bonner County's natural resources, as identified in the comprehensive plan. Any adverse impacts or potential for impacts shall be mitigated as a condition of approval.

Conclusion 4

The public and private services, including but not limited to water, sewer services, solid waste, fire protection, emergency services, and school facilities and transportation, which will serve the proposed subdivision are adequate for the needs of future residents or users.

Conclusion 5

The proposed subdivision **will not** cause circumstances to exist that will cause future residents or the public at large to be exposed to hazards to health or safety.

Conclusion 6

The design of the proposed subdivision or related improvements **will** provide for coordinated access with the county system of roads and with adjacent properties and **will not** impede the use of public easements for access to, or through the proposed subdivision. The proposed transportation system is designed to adequately and safely

serve the future residents or users without adversely impacting the existing transportation system by reducing the quality or level of service or creating hazards or congestion.

Conclusion 7

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

Conclusion 8

The proposed subdivision is in accord with the Bonner County Comprehensive Plan.

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

Conditions of Approval:

1. A Final Plat shall be recorded.
2. A digital copy of the final plat shall be submitted to the Bonner County Planning Department satisfying the requirements of BCRC 12-649.
3. The Sanitary Restriction, per Idaho Code §50-1326, shall be denoted on the plat.
4. As per BCRC 12-651.G, the preliminary short plat shall be valid for a period not to exceed two (2) calendar years from the date of approval. Within two (2) years of the approval of the preliminary plat, the applicant shall submit the final plat to the Planning Director. At any time prior to the expiration date of the preliminary plat, an applicant may make a single written request to the Planning Director for an extension of the preliminary plat for a period of up to two (2) years. The board may consider such request for extension at any regular business meeting. The extension request must be approved or denied prior to the expiration date of the preliminary plat.
5. All privately owned roads, Whiskey Jack Circle, Osprey Lane and Malibu Way providing direct frontage and direct access to the proposed lots shall be dedicated to the public and be improved to match the Bonner County Public Road Standards as established by Bonner County Road and Bridge Department, before the final plat approval, pursuant to BCRC 12-624.D.
6. As per BCRC 12-623 (D), one of the following conditions shall be satisfied:
 - a. Prior to final plat, an approved water and fire hydrant system capable of providing one thousand (1,000) gallons per minute for a minimum of two (2) hours where a community water system exists or is proposed as part of the development and is capable of delivering the pressurized water supply necessary for delivering fire flows as prescribed by the international fire code, as adopted by the state fire marshal, and such later editions as may be so published and adopted by the state fire marshal, or as

amended, modified or superseded, and incorporated herein by reference with a copy on file with the office of the clerk of the board of county commissioners, and hereinafter referred to as IFC.

b. A note on the final subdivision plat stating: "At the time of building location permit or building permit, the lot owner shall install a minimum two thousand (2,000) gallon water storage system, meeting IFC standards". Refill on demand is not required to meet IFC standards.

c. A note on the final subdivision plat stating: "The installation of an approved IFC residential fire suppression sprinkler system is required in all newly constructed residences."

d. Prior to final plat, a manmade or natural water source with a dry hydrant capable of delivering adequate water supply as prescribed by IFC.

e. A note on the final subdivision plat stating: "At the time of building permit or building location permit, the lot owner shall install an approved fire suppression method to the satisfaction of Bonner County."

7. The plat shall show the following:

a. Any easements, specific constraints on building placement, other than easements, and land areas reserved, be shown and plainly marked on the plats. (BCRC 12-620)

b. Geographic grid (township, range and tier section number and location within the section). (BCRC 12-642.B.1)

c. Sufficient contours to show the shape of the land and extending at least one hundred feet (100') beyond the subdivision limits (use of USGS map acceptable). (BCRC 12-642.B.5)

d. Existing wells, springs, drainage channels, overhead and underground utility lines, structures, sanitary sewers and culverts within the tract and immediately adjacent thereto, if any. (BCRC 12-642.B.7)

e. All easements of record, including sufficient data to identify conveyance. (BCRC 12-642.B.9)

f. A statement setting forth the intended land use of the parcels, i.e., residential, agricultural, commercial, industrial or other appropriate land use classifications. This should be included in the notes on the plat. (BCRC 12-642.B.11)

g. Preliminary subdivision road design plan and profile, prepared, stamped and signed by an Idaho licensed engineer demonstrating ability to comply with the minimum applicable road standards for all new or reconstructed roads proposed to serve the subdivision. (BCRC 12-642.C.2)

8. After the preliminary plat is approved, the applicant shall have an improvement plan for the subdivision prepared by a registered civil engineer, as per BCRC 12-644. Two

(2) copies of the improvement plan shall be filed with the county engineer. This plan shall include the following:

a. 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').

b. The plan and profile of all proposed roads showing final grades and cross sections of roads in accord with the requirements contained in title 2 of this code.

c. The plan and profile of proposed sanitary and stormwater systems with grades and sizes indicated. Drain calculations may be required.

d. A grading plan, showing stormwater drainage for each lot.

e. 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.

9. 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 storm water management measures as designed and approved. The applicant shall provide to the Planning Department, upon completing ground disturbing activities, a signed statement and storm water system as-builts from the project engineer or design professional stating that these measures have been installed as per the design specifications as approved. All storm water facilities shall be installed and functioning as designed or a suitable guarantee of completion shall be in place.

Background:

A. Site data:

- Use: The property currently exists as vacant land.
- Platted as Lot 1 of Whiskey Jack Estates recorded in Book 15 of Plats, Page 51, records of Bonner County, Idaho through Instrument No. 963556.
- Size: 4.24 acres
- Zone: Recreation
- Land Use: Urban Growth Area
- Located in Area of City Impact of Kootenai

B. Access:

- The property has direct access to Whiskey Jack Circle, Osprey Lane and Malibu Way, all privately owned and maintained roads.
- The property has indirect access to Whiskey Jack Road, a county owned and maintained public right-of-way paved with Hot Mix Asphalt. The road has a speed limit of 25 miles per hour.

C. Environmental factors:

- Site does not contain slopes of over 15% grade. (US Geological Survey)

- Site does not contain wetlands. (US Fish and Wildlife Service)
- Site does not front on or contain any water bodies. (National Hydrography Dataset, US Geological Survey)
- Site contains Mission silt loam soil, classified as *prime farmland if drained* with a drainage classification of *somewhat poorly drained*.
- Parcels are located within SFHA Zone X and not located within floodway, per FIRM Panel 16017C0750E, Effective Date 11/18/2009. This project would not require any further floodplain review.
- Idaho Department of Fish and Game and U.S. Fish and Wildlife indicate that wildlife may be present on and around the site. The agencies have listed several recommendations to be included as conditions in the subdivision's CC&Rs to mitigate any impact to wildlife. See comments received from the agencies.

D. Services:

- Sewage: A will-serve letter from Kootenai Ponderay Sewer District (dated July 16, 2021) with the district's agreement to provide urban sewer service to the proposed 10 lots, was provided by the applicant as part of this application.
- Water: A will-serve letter from Oden Water Association (dated June 24, 2021) with the association's agreement to provide urban water service to the proposed 10 lots, was provided by the applicant as part of this application.
- Utilities: Avista
- Fire: Northside Fire District
- School District: Bonner School #84
- Ambulance District: Bonner County Ambulance District
- Hospital District: Pend Oreille Hospital District

E. Comprehensive Plan, Zoning and Current Land Use

Compass	Comp Plan	Zoning	Current Land Use & Density
Site	Urban Growth Area	Recreation	Vacant
North	Urban Growth Area	Recreation	Residential Development across Whiskey Jack Circle
East	Urban Growth Area	Recreation	Vacant
South	Urban Growth Area	Recreation	Residential Development across Whiskey Jack Circle
West	Urban Growth Area	Recreation	Vacant lots across Osprey Lane

F. Standards Review: Bonner County Revised Code

BCRC Code	Standard for	Required	Provided
12-268	Application Process, General Provisions	Agency Routing, Area of City Impact Routing	Application routed to Area of City Impact of Kootenai and Public Agencies on July 29, 2021 and August 02, 2021 respectively.

12-610.B	Conformance with BCRC Title 12	Minimum Lot Size required is 12,000 sf. for Recreation District.	Areas of the proposed lots range from 12,480 sf. to 23,086 sf.
12-620	General	Easements, constraints, reserved land areas to be shown and marked on the plats.	See Conditions of Approval.
12-621	Lot Design	Depth to width ratio of not more than 3:1 (lots are less than 300 feet wide).	Depth to width ratio provided is ≈2:1 or less.
12-622	Submerged Lands	Submerged lands not to be counted towards density calculations.	Not applicable.
12-623.A	Urban services	For lots less than 1 acres in size, urban services required.	Will-serve letters received from Kootenai Ponderay Sewer District and Oden Water Association
12-623.B	Water supply	Lots to be served by connection to an existing public or private water system.	Will-serve letter received from Oden Water Association.
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.	Will-serve letter received from Kootenai Ponderay Sewer District.
12-623.D	Fire Plan/Fire risk assessment	Assessment of fire risk Fire protection plan Defensible space plan	Typical Fire Mitigation Plan received. See Conditions of Approval.
12-624.A	Road name	Unique road names for new roads.	No new roads are being proposed. Not applicable.
12-624.B	Road standards	Road to be designed to meet private road standards of BCRC Title 12, Appendix A.	Not Applicable.
12-624.C	Legal access	Legal access to each proposed lot	All lots have direct legal access to Whiskey Jack Circle, Osprey Lane and Malibu Way, all 60 feet wide privately owned and maintained roads.
12-624.D	Public road frontage	For lots less than 5 acres in size, direct frontage and direct access to public roads required.	All of the ten proposed lots currently front on a privately owned roads, Whiskey Jack Circle,

			Osprey Lane, and Malibu Way. See Conditions of Approval.	12-642.B.8	Plat Content	sanitary sewers and culverts within the tract. Proposed method of water supply, sewage and solid waste disposal.	Proposal complies.
12-625.A	Trails and Parks	Bonner County Trails Plan	Not applicable.				
12-625.B	Trails and Parks	Public Access, Parks and Facilities	Not applicable.	12-642.B.9	Plat Content	All easements of record, including sufficient data to identify conveyance.	See Conditions of Approval.
12-626.A	Natural Hazards	Subdivision to be designed around identified natural hazards	Proposal complies.	12-642.B.10	Plat Content	Purpose indication for parcels reserved for public dedication or common use of property owners.	Proposal complies.
12-626.B	Conformance with BCRC 12-7	Conformance with environmental standards.	See relevant standards.				
12-642.A	Application Content	Application form	Proposal complies.	12-642.B.11	Plat Content	Statement for intended use of parcels.	See Conditions of Approval.
12-642.B	Application Content	Preliminary Plat, prepared by Idaho licensed surveyor, showing parcels to be created.	Proposal complies.	12-642.C.2	Road design and profile	Preliminary road design and profile prepared, stamped and signed by Idaho licensed engineer.	See Conditions of Approval.
12-642.B.1	Plat Content	Subdivision name, geographic grid, north arrow, and vicinity map, vicinity road pattern.	See Conditions of Approval.	12-644.A	Improvements Plan	Plan to be prepared by a registered civil engineer. Two copies to be provided.	See Conditions of Approval.
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.	Proposal complies.	12-650.A	Purpose of Short Plats		Proposal complies.
		Location, dimensions and area of proposed lots. Lot numbering.		12-650.B	Number of lots	Creation of 5 to 10 lots under common ownership	Platting 10 contiguous lots under common ownership.
12-642.B.3	Plat Content	Location, dimensions and tentative names of proposed streets and roads.	Proposal complies.	12-650.C	Permit Required	Eligibility for Short Plat	Original lot created through Minor Land Division on August 20, 2020. Lots created through Minor Land Division are eligible to be processed as Short Plat.
12-642.B.4	Plat Content	Sufficient contours to show the shape of the land and extending at least one hundred feet beyond the subdivision limits.	No new roads are being proposed. Not applicable.	12-650.D	Plat Contents	Conformance with BCRC 12-6.2	See relevant standards.
12-642.B.5	Plat Content	Location of water courses, floodplains per FIRMs with BFES.	See Conditions of Approval.	12-7.1	Shorelines		Not applicable.
12-642.B.6	Plat Content	Existing wells, springs, wetland boundaries, wetland delineations, drainage channels, overhead and underground utility lines, structures,	Not Applicable.	12-7.2	Grading, Stormwater Management and Erosion Control		Applicant submitted a preliminary Erosion and Sediment Control and Best Management Practices plan submitted as part of the preliminary plat application, pursuant to BCRC 12-724.4.
12-642.B.7	Plat Content		See Conditions of Approval.	12-7.3	Wetlands		Not applicable.
				12-7.4	Wildlife		See recommendations made by IDFG and

12-7.6 Hillsides

USFW for conditions to be included in the subdivision's CC&Rs. The applicant has been made aware of these conditions.
Not applicable.

G. Storm water plan: A preliminary Erosion and Sediment Control and Best Management Practices plan was submitted as part of the preliminary plat application, pursuant to BCRC 12-724.4.

H. Agency Review: The application was routed to City of Kootenai for comment on July 29, 2021 and to other public agencies on August 2, 2021:

Panhandle Health District	Idaho Department of Water Resources
Kootenai Ponderay Sewer District	Idaho Department of Environmental Quality
North Side Fire District	Bonner County Road & Bridge Department
Oden Water Association, Inc.	Idaho Department of Fish and Game
Avista Utilities Company	U.S. Fish and Wildlife
School District: Bonner School #84	Bonner County Contract Engineer
Area of City Impact: Kootenai	

The following agencies replied:

Bonner County Road and Bridge Department – August 13, 2021

"The proposed short plats SS0003-21 and SS004-21 have frontage along Whiskey Jack Circle which is a private road and outside of the jurisdiction of the Bonner County Road & Bridge Department. However, the sole access to this area is via Whiskey Jack Rd, a County maintained public road. Whiskey Jack Road is sub-standard and includes a bridge which is rapidly approaching the end of its life span. As developments continue to occur in the Ponder Point/Whiskey Jack area, these road and bridge issues will continue to become more pressing. A replacement bridge and secondary access corridor to reach Hwy 200 during emergencies are badly needed. Currently, there are no impact fee systems in place to require developers to contribute to the upgrades of the public road system which are needed to properly service this area, but the need exists nonetheless, and so I'll mention it so that you're aware of the situation for these developments and others that will surely follow."

Idaho Department of Fish and Game – August 26, 2021

Excerpts from the agency's letter of comments-

"The following suggestions, if implemented and included in covenants where applicable, will reduce but not ameliorate impacts to wildlife from this proposal." The agency further raises concerns over loss of home landscaping due to increase in deer population if residents feed them; loss of domestic animals and damage to private property if mountain lions and black bears enter subdivisions; disturbance to bald eagle nesting sites and that U.S. Fish and Wildlife protocols should be followed before doing so; Boyer Slough experiencing Harmful Algal Bloom; and increase in number of deer and elk caught in fencing with the

recommendation to use wildlife friendly fencing if perimeter fencing cannot be avoided.

The agency makes the following recommendations in relation to CC&R's for the proposed project:

- 1) "Avoid storing residential garbage outside, bear-proof dumpsters should be used, and an adequate garbage collection system should be designed and implemented."
- 2) "Residents should be informed on how to avoid attracting bears, raccoons and skunks. For instance, cleaning barbecue grills frequently, avoid leaving pet food outside, not distributing bird feed on the ground, and protecting compost piles and fruit trees."
- 3) "Purposefully feeding wild animals creates an unnatural situation and may cause local population increases, which may create an unwanted nuisance for neighboring residents and eventually, the resident that is providing the food. An increase in the local deer population creates a hazard for motorists and animals. Many animals are hit by cars when moving from one feeding area to another. Additionally, when being chased by dogs, deer can become tangled in garden fences, run through picture windows, or dart into oncoming traffic. Also, concentrating a large number of animals in a small area can facilitate local disease outbreaks and/or attract predators, such as mountain lions."
- 4) "DO NOT FEED BEARS. Bears that obtain human food, garbage or pet foods lose their natural fear of humans and can become dangerous. Bears that are habituated to these unnatural food sources can damage vehicles, tear into tents, cabins or barns, or aggressively approach people looking for food. Bears that continue to seek human food may require trapping and euthanization. Bears displaying behavior dangerous to people will require euthanization. This is an undesirable situation, as it is labor intensive and an unnecessary waste of wildlife."
- 5) "Bird seed or corn distributed on the ground may attract wild turkeys and waterfowl. This unnatural situation often increases the local waterfowl and turkey population, which frequently causes damage to private property and leads to human/wildlife conflicts. IDFG will not be responsible for property damage caused by waterfowl or wild turkeys, nor will the Department trap and remove birds that have become accustomed to being fed by residents."
- 6) "Providing food (particularly sunflower seeds) for song birds during the summer months also attracts bears to feeders. We recommend that residents do not feed song birds during the summer months. Bird feeders should be routinely cleaned to prevent the spread of disease."

U.S. Fish and Wildlife – August 26, 2021

In addition to recommendations made by Idaho Department of Fish and Game, the U.S. Fish and Wildlife made the following recommendations:

"Increasing eutrophication along the shoreline of Lake Pend Oreille as a result of non-point sources of excess nutrients reduces water quality for aquatic organisms like bull trout. The following recommendations will reduce impacts to water quality and bull trout and their critical habitat:

- 1) Apply fertilizers only when necessary and at the recommended amount.
- 2) Don't apply fertilizer before windy or rainy days.

- 3) Apply fertilizer as close as possible to the period of maximum uptake and growth for grass and other plants, which is usually spring and fall in cool climate, and early and late summer in warm climates.
- 4) Avoid applying fertilizer close to waterways.
- 5) Do not overwater lawns and garden; use a soaker hose, a porous hose that releases water directly to the ground, which can reduce overwatering that carries away fertilizers that would otherwise enrich lawns and gardens.
- 6) Fill fertilizer spreaders on a hard surface so that any spills can be easily cleaned up.
- 7) Properly store unused fertilizers and properly dispose of empty containers.
- 8) Incorporate best management practices, such as grassed swales, filter strips, or buffer strips on your property to control and temporarily store stormwater runoff.
- 9) Incorporate best management practices, such as grassed swales, filter strips, or buffer strips on your property to control and temporarily store stormwater runoff."

Idaho Department of Environmental Quality – September 02, 2021

The agency says that they have not completed a thorough review of the documents provided and therefore replied with general comments relating to air quality, wastewater, drinking water, surface water, solid/hazardous waste and ground water contamination that should be applied as appropriate to the project.

The following agencies replied "No Comment:" None

All other agencies did not reply.

I. Public Notice & Comments. The following public comments were received:

- Brian Sturgis – August 09, 2021
- Cathy Eastwood – August 10, 2021
- Charles A. Johnson – August 06, 2021
- David Moershel – August 09, 2021
- Edward Garman – August 07, 2021
- James and Pat Ramsey – August 05, 2021/ September 17, 2021/ October 28, 2021
- Joseph and Cynthia Walkowski – August 09, 2021
- Lana Willingham – August 18, 2021
- Marc M. McGregor – September 01, 2021
- Robert and Patricia Thurston – September 27, 2021
- Terry and Edna Iverson – October 31, 2021

File SS0004-21 – Preliminary Short Plat - Whiskey Jack Estates, Phase 2 - Tricore Investments, LLC is requesting a Preliminary Short Plat for Replat of Lot 2, Whiskey Jack Estates Plat, as recorded in Book 15 of Plats, Page 51 of Bonner County, Idaho, to create 10 new lots. The property is zoned Recreation (Rec). The project is located off Whiskey Jack Circle in Section 7, Township 57 North, Range 1 West, Boise-Meridian. On October 28, 2021, the Planning Department received an administrative appeal requesting this file be forwarded to the Board of County Commissioners for a de Novo hearing.

STAFF PRESENTATION: Staff Planner Swati Rastogi presented a PowerPoint summary of the project and previously circulated staff report, concluding this project is consistent with Bonner County Revised Code.

APPLICANT PRESENTATION: Project Representatives Drew Dittman, Lake City Engineering, Inc, provided comments on being in support of conclusions of law, findings of fact, and conditions of approval.

PUBLIC/AGENCY TESTIMONY: The following individuals spoke on the record: Jeremiah Guidos and Marc McGregor.

APPLICANT REBUTTAL: Project Representatives Drew Dittman responded to public comments regarding soils, drainage, stormwater, and support of conditions of approval.

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

MOTION: Commissioner Connolly moved to approve project File SS0004-21, requesting replatting of Lot 2 of Whiskey Jack Estates subdivision (per Instrument No. 963556) for creation of 10 lots on a property zoned Recreation. The existing lot contains approximately 5.26 acres of land and is located in Section 7, Township 57 North, Range 1 West, Boise Meridian, Bonner County, Idaho, 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 Connolly further moved to adopt the findings of fact and conclusions of law as set forth in the Staff Report and direct planning staff to draft written findings and conclusions to reflect this motion and transmit to all interested parties. This action does not result in a taking of private property. Commissioner Bradshaw seconded the motion.

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

Findings of Fact:

1. The subject site is platted as Lot 2 of Whiskey Jack Estates, according to the plat thereof, recorded in Book 15 of Plats, Page 51, records of Bonner County, Idaho. It contains 5.26 acres of land. The applicant is requesting to subdivide this property into 10 lots ranging in area from 16,794 sf. to 53,612 sf.
2. Original lot was created through a Minor Land Division on August 20, 2020. Lots created through Minor Land Division are eligible to be processed as Short Plats.
3. The property is zoned Recreation and has a comprehensive land use designation of Urban Growth Area.
4. The project proposes 10 lots with an average potential development density of 1.9 dwelling units per acre.
5. All proposed lots are less than 300 feet in width and maintain a depth to width ratio of approximately 2:1.

6. The intended purpose of the lots is to develop them with single family residential structures.
7. The applicant has received will-serve letters from both Oden Water Association and Kootenai-Ponderay Sewer District reflecting that urban water and sewer services will be made available to all 10 lots proposed in this application.
8. Access to the proposed lots is currently provided off Whiskey Jack Circle, Belmont Lane and Malibu Way, all of which are currently privately owned and maintained right-of-ways. See Conditions of Approval.
9. The site is currently served by North Side Fire District, Bonner County Ambulance District, Bonner County School District #84 and Pend Oreille Hospital District.
10. The proposed preliminary plat has been evaluated as per the applicable Bonner County Revised Code Standards. See the staff review above and the conditions of approval below.

Conclusions of Law:

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

Conclusion 1

The proposed subdivision is in accord with the purposes of this Title and of the zoning district in which it is located.

Conclusion 2

The site is physically suitable for the proposed development.

Conclusion 3

The design of the proposed subdivision will not adversely impact Bonner County's natural resources, as identified in the comprehensive plan. Any adverse impacts or potential for impacts shall be mitigated as a condition of approval.

Conclusion 4

The public and private services, including but not limited to water, sewer services, solid waste, fire protection, emergency services, and school facilities and transportation, which will serve the proposed subdivision are adequate for the needs of future residents or users.

Conclusion 5

The proposed subdivision will not cause circumstances to exist that will cause future residents or the public at large to be exposed to hazards to health or safety.

Conclusion 6

The design of the proposed subdivision or related improvements will provide for coordinated access with the county system of roads and with adjacent properties and will not impede the use of public easements for access to, or through the proposed subdivision. The proposed transportation system is designed to adequately and safely serve the future residents or users without adversely impacting the existing transportation system by reducing the quality or level of service or creating hazards or congestion.

Conclusion 7

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

Conclusion 8

The proposed subdivision is in accord with the Bonner County Comprehensive Plan.

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

Conditions of Approval:

1. A Final Plat shall be recorded.
2. A digital copy of the final plat shall be submitted to the Bonner County Planning Department satisfying the requirements of BCRC 12-649.
3. The Sanitary Restriction, per Idaho Code §50-1326, shall be denoted on the plat.
4. As per BCRC 12-651.G, the preliminary short plat shall be valid for a period not to exceed two (2) calendar years from the date of approval. Within two (2) years of the approval of the preliminary plat, the applicant shall submit the final plat to the Planning Director. At any time prior to the expiration date of the preliminary plat, an applicant may make a single written request to the Planning Director for an extension of the preliminary plat for a period of up to two (2) years. The board may consider such request for extension at any regular business meeting. The extension request must be approved or denied prior to the expiration date of the preliminary plat.
5. All privately owned roads, Whiskey Jack Circle, Belmont Lane and Malibu Way providing direct frontage and direct access to the proposed lots shall be dedicated to the public and be improved to match the Bonner County Public Road Standards as established by Bonner County Road and Bridge Department, before the final plat approval, pursuant to BCRC 12-624.D.
6. As per BCRC 12-623 (D), one of the following conditions shall be satisfied:
 - a. Prior to final plat, an approved water and fire hydrant system capable of providing one thousand (1,000) gallons per minute for a minimum of two (2) hours where a community water system exists or is proposed as part of the development and is capable of delivering the pressurized water supply necessary for delivering fire flows as prescribed by the international fire code, as adopted by the state fire marshal, and such later editions as may be so published and adopted by the state fire marshal, or as amended, modified or superseded, and incorporated herein by reference with a copy on file with the office of the clerk of the board of county commissioners, and hereinafter referred to as IFC.

b. A note on the final subdivision plat stating: "At the time of building location permit or building permit, the lot owner shall install a minimum two thousand (2,000) gallon water storage system, meeting IFC standards". Refill on demand is not required to meet IFC standards.

c. A note on the final subdivision plat stating: "The installation of an approved IFC residential fire suppression sprinkler system is required in all newly constructed residences."

d. Prior to final plat, a manmade or natural water source with a dry hydrant capable of delivering adequate water supply as prescribed by IFC.

e. A note on the final subdivision plat stating: "At the time of building permit or building location permit, the lot owner shall install an approved fire suppression method to the satisfaction of Bonner County."

7. The plat shall show the following:

a. Any easements, specific constraints on building placement, other than easements, and land areas reserved, be shown and plainly marked on the plats. (BCRC 12-620)

b. Geographic grid (township, range and tier section number and location within the section). (BCRC 12-642.B.1)

c. Sufficient contours to show the shape of the land and extending at least one hundred feet (100') beyond the subdivision limits (use of USGS map acceptable). (BCRC 12-642.B.5)

d. Existing wells, springs, drainage channels, overhead and underground utility lines, structures, sanitary sewers and culverts within the tract and immediately adjacent thereto, if any. (BCRC 12-642.B.7)

e. All easements of record, including sufficient data to identify conveyance. (BCRC 12-642.B.9)

f. A statement setting forth the intended land use of the parcels, i.e., residential, agricultural, commercial, industrial or other appropriate land use classifications. This should be included in the notes on the plat. (BCRC 12-642.B.11)

g. Preliminary subdivision road design plan and profile, prepared, stamped and signed by an Idaho licensed engineer demonstrating ability to comply with the minimum applicable road standards for all new or reconstructed roads proposed to serve the subdivision. (BCRC 12-642.C.2)

8. After the preliminary plat is approved, the applicant shall have an improvement plan for the subdivision prepared by a registered civil engineer, as per BCRC 12-644. Two (2) copies of the improvement plan shall be filed with the county engineer. This plan shall include the following:

a. 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').

b. The plan and profile of all proposed roads showing final grades and cross sections of roads in accord with the requirements contained in title 2 of this code.

c. The plan and profile of proposed sanitary and stormwater systems with grades and sizes indicated. Drain calculations may be required.

d. A grading plan, showing stormwater drainage for each lot.

e. 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.

9. 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 storm water management measures as designed and approved. The applicant shall provide to the Planning Department, upon completing ground disturbing activities, a signed statement and storm water system as-builts from the project engineer or design professional stating that these measures have been installed as per the design specifications as approved. All storm water facilities shall be installed and functioning as designed or a suitable guarantee of completion shall be in place.

Background:

A. Site data:

- Use: The property currently exists as vacant land.
- Platted as Lot 2 of Whiskey Jack Estates recorded in Book 15 of Plats, Page 51, records of Bonner County, Idaho through Instrument No. 963556.
- Size: 5.26 acres
- Zone: Recreation
- Land Use: Urban Growth Area
- Located in Area of City Impact of Kootenai

B. Access:

- The property has direct access to Whiskey Jack Circle, Belmont Lane and Malibu Way, all privately owned and maintained roads.
- The property has indirect access to Whiskey Jack Road, a county owned and maintained public right-of-way paved with Hot Mix Asphalt. The road has a speed limit of 25 miles per hour.

C. Environmental factors:

- Site does not contain slopes of over 15% grade. (US Geological Survey)
- Site does not contain wetlands. (US Fish and Wildlife Service)
- Site does not front on or contain any water bodies. (National Hydrography Dataset, US Geological Survey)
- Site contains Mission silt loam soil, classified as *prime farmland if drained* with a drainage classification of *somewhat poorly drained*.

- Parcels are located within SFHA Zone X and not located within floodway, per FIRM Panel 16017C0750E, Effective Date 11/18/2009. This project would not require any further floodplain review.
- Idaho Department of Fish and Game and U.S. Fish and Wildlife indicate that wildlife may be present on and around the site. The agencies have listed several recommendations to be included as conditions in the subdivision's CC&Rs to mitigate any impact to wildlife. See comments received from the agencies.

D. Services:

- Sewage: A will-serve letter from Kootenai Ponderay Sewer District (dated July 16, 2021) with the district's agreement to provide urban sewer service to the proposed 10 lots, was provided by the applicant as part of this application.
- Water: A will-serve letter from Oden Water Association (dated June 24, 2021) with the association's agreement to provide urban water service to the proposed 10 lots, was provided by the applicant as part of this application.
- Utilities: Avista
- Fire: Northside Fire District
- School District: Bonner School #84
- Ambulance District: Bonner County Ambulance District
- Hospital District: Pend Oreille Hospital District

E. Comprehensive Plan, Zoning and Current Land Use

Compass	Comp Plan	Zoning	Current Land Use & Density
Site	Urban Growth Area	Recreation	Vacant
North	Urban Growth Area	Recreation	Residential Development across Whiskey Jack Circle
East	Urban Growth Area	Recreation	Vacant
South	Urban Growth Area	Recreation	Residential Development across Whiskey Jack Circle
West	Urban Growth Area	Recreation	Vacant lots across Osprey Lane

F. Standards Review: Bonner County Revised Code

BCRC Code	Standard for	Required	Provided
12-268	Application Process, General Provisions	Agency Routing, Area of City Impact Routing	Application routed to Area of City Impact of Kootenai and Public Agencies on July 29, 2021 and August 02, 2021 respectively.
12-610.B	Conformance with BCRC Title 12	Minimum Lot Size required is 12,000 sf. for Recreation District.	Areas of the proposed lots range from 16,794 sf. to 53,612 sf.
12-620	General	Easements, constraints, reserved land areas to be	See Conditions of Approval.

12-621	Lot Design	shown and marked on the plats. Depth to width ratio of not more than 3:1 (lots are less than 300 feet wide).	Depth to width ratio provided is ≈2:1 or less.
12-622	Submerged Lands	Submerged lands not to be counted towards density calculations.	Not Applicable.
12-623.A	Urban services	For lots less than 1 acres in size, urban services required.	Will-serve letters received from Kootenai Ponderay Sewer District and Oden Water Association.
12-623.B	Water supply	Lots to be served by connection to an existing public or private water system.	Will-serve letter received from Oden Water Association.
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.	Will-serve letter received from Kootenai Ponderay Sewer District.
12-623.D	Fire Plan/Fire risk assessment	Assessment of fire risk Fire protection plan Defensible space plan	Typical Fire Mitigation Plan received. See Conditions of Approval.
12-624.A	Road name	Unique road names for new roads.	No new roads are being proposed. Not applicable.
12-624.B	Road standards	Road to be designed to meet private road standards of BCRC Title 12, Appendix A.	Not Applicable.
12-624.C	Legal access	Legal access to each proposed lot	All lots have direct legal access to Whiskey Jack Circle, Belmont Lane and Malibu Way, all 60 feet wide privately owned and maintained roads.
12-624.D	Public road frontage	For lots less than 5 acres in size, direct frontage and direct access to public roads required.	All of the ten proposed lots currently front on a privately owned roads, Whiskey Jack Circle, Osprey Lane, and Malibu Way. See Conditions of Approval.
12-625.A	Trails and Parks	Bonner County Trails Plan	Not applicable.

12-625.B	Trails and Parks	Public Access, Parks and Facilities	Not applicable.
12-626.A	Natural Hazards	Subdivision to be designed around identified natural hazards	Proposal complies.
12-626.B	Conformance with BCRC 12-7	Conformance with environmental standards.	See relevant standards.
12-642.A	Application Content	Application form	Proposal complies.
12-642.B	Application Content	Preliminary Plat, prepared by Idaho licensed surveyor, showing parcels to be created.	Proposal complies.
12-642.B.1	Plat Content	Subdivision name, geographic grid, north arrow, and vicinity map, vicinity road pattern.	See Conditions of Approval.
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.	Proposal complies.
12-642.B.3	Plat Content	Location, dimensions and area of proposed lots. Lot numbering.	Proposal complies.
12-642.B.4	Plat Content	Location, dimensions and tentative names of proposed streets and roads.	No new roads are being proposed. Not applicable.
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.	See Conditions of Approval.
12-642.B.6	Plat Content	Location of water courses, floodplains per FIRMs with BFEs.	Not Applicable.
12-642.B.7	Plat Content	Existing wells, springs, wetland boundaries, wetland delineations, drainage channels, overhead and underground utility lines, structures, sanitary sewers and culverts within the tract.	See Conditions of Approval.
12-642.B.8	Plat Content	Proposed method of water supply, sewage and solid waste disposal.	Proposal complies.

12-642.B.9	Plat Content	All easements of record, including sufficient data to identify conveyance.	See Conditions of Approval.
12-642.B.10	Plat Content	Purpose indication for parcels reserved for public dedication or common use of property owners.	Proposal complies.
12-642.B.11	Plat Content	Statement for intended use of parcels.	See Conditions of Approval.
12-642.C.2	Road design and profile	Preliminary road design and profile prepared, stamped and signed by Idaho licensed engineer.	See Conditions of Approval.
12-644.A	Improvements Plan	Plan to be prepared by a registered civil engineer. Two copies to be provided.	See Conditions of Approval.
12-650.A	Purpose of Short Plats		Proposal complies.
12-650.B	Number of lots	Creation of 5 to 10 lots under common ownership	Platting 10 contiguous lots under common ownership.
12-650.C	Permit Required	Eligibility for Short Plat	Original lot created through Minor Land Division on August 20, 2020. Lots created through Minor Land Division are eligible to be processed as Short Plat.
12-650.D	Plat Contents	Conformance with BCRC 12-6.2	See relevant standards.
12-7.1	Shorelines		Not applicable. Applicant submitted a preliminary Erosion and Sediment Control and Best Management Practices plan submitted as part of the preliminary plat application, pursuant to BCRC 12-724.4.
12-7.2	Grading, Stormwater Management and Erosion Control		Not applicable. See recommendations made by IDFG and USFW for conditions to be included in the subdivision's CC&Rs. The applicant has been
12-7.3	Wetlands		
12-7.4	Wildlife		

12-7.6 Hillside

made aware of these conditions.
Not applicable.

G. Storm water plan: A preliminary Erosion and Sediment Control and Best Management Practices plan was submitted as part of the preliminary plat application, pursuant to BCRC 12-724.4.

H. Agency Review: The application was routed to City of Kootenai for comment on July 29, 2021 and to other public agencies on agencies on August 2, 2021.

Panhandle Health District	Idaho Department of Water Resources
Kootenai Ponderay Sewer District	Idaho Department of Environmental Quality
North Side Fire District	Bonner County Road & Bridge Department
Oden Water Association, Inc.	Idaho Department of Fish and Game
Avista Utilities Company	U.S. Fish and Wildlife
School District: Bonner School #84	Bonner County Contract Engineer
Area of City Impact: Kootenai	

The following agencies replied:

Bonner County Road and Bridge Department – August 13, 2021

"The proposed short plats SS0003-21 and SS004-21 have frontage along Whiskey Jack Circle which is a private road and outside of the jurisdiction of the Bonner County Road & Bridge Department. However, the sole access to this area is via Whiskey Jack Rd, a County maintained public road. Whiskey Jack Road is sub-standard and includes a bridge which is rapidly approaching the end of its life span. As developments continue to occur in the Ponder Point/Whiskey Jack area, these road and bridge issues will continue to become more pressing. A replacement bridge and secondary access corridor to reach Hwy 200 during emergencies are badly needed. Currently, there are no impact fee systems in place to require developers to contribute to the upgrades of the public road system which are needed to properly service this area, but the need exists nonetheless, and so I'll mention it so that you're aware of the situation for these developments and others that will surely follow."

Idaho Department of Fish and Game – August 26, 2021

Excerpts from the agency's letter of comments-

"The following suggestions, if implemented and included in covenants where applicable, will reduce but not ameliorate impacts to wildlife from this proposal." The agency further raises concerns over loss of home landscaping due to increase in deer population if residents feed them; loss of domestic animals and damage to private property if mountain lions and black bears enter subdivisions; disturbance to bald eagle nesting sites and that U.S. Fish and Wildlife protocols should be followed before doing so; Boyer Slough experiencing Harmful Algal Bloom; and increase in number of deer and elk caught in fencing with the recommendation to use wildlife friendly fencing if perimeter fencing cannot be avoided.

The agency makes the following recommendations in relation to CC&R's for the proposed project:

- 1) *"Avoid storing residential garbage outside, bear-proof dumpsters should*

be used, and an adequate garbage collection system should be designed and implemented."

- 2) *"Residents should be informed on how to avoid attracting bears, raccoons and skunks. For instance, cleaning barbecue grills frequently, avoid leaving pet food outside, not distributing bird feed on the ground, and protecting compost piles and fruit trees."*
- 3) *"Purposely feeding wild animals creates an unnatural situation and may cause local population increases, which may create an unwanted nuisance for neighboring residents and eventually, the resident that is providing the food. An increase in the local deer population creates a hazard for motorists and animals. Many animals are hit by cars when moving from one feeding area to another. Additionally, when being chased by dogs, deer can become tangled in garden fences, run through picture windows, or dart into oncoming traffic. Also, concentrating a large number of animals in a small area can facilitate local disease outbreaks and/or attract predators, such as mountain lions."*
- 4) *"DO NOT FEED BEARS. Bears that obtain human food, garbage or pet foods lose their natural fear of humans and can become dangerous. Bears that are habituated to these unnatural food sources can damage vehicles, tear into tents, cabins or barns, or aggressively approach people looking for food. Bears that continue to seek human food may require trapping and euthanization. Bears displaying behavior dangerous to people will require euthanization. This is an undesirable situation, as it is labor intensive and an unnecessary waste of wildlife."*
- 5) *"Bird seed or corn distributed on the ground may attract wild turkeys and waterfowl. This unnatural situation often increases the local waterfowl and turkey population, which frequently causes damage to private property and leads to human/wildlife conflicts. IDFG will not be responsible for property damage caused by waterfowl or wild turkeys, nor will the Department trap and remove birds that have become accustomed to being fed by residents."*
- 6) *"Providing food (particularly sunflower seeds) for song birds during the summer months also attracts bears to feeders. We recommend that residents do not feed song birds during the summer months. Bird feeders should be routinely cleaned to prevent the spread of disease."*

U.S. Fish and Wildlife – August 26, 2021

In addition to recommendations made by Idaho Department of Fish and Game, the U.S. Fish and Wildlife made the following recommendations:

"Increasing eutrophication along the shoreline of Lake Pend Oreille as a result of non-point sources of excess nutrients reduces water quality for aquatic organisms like bull trout. The following recommendations will reduce impacts to water quality and bull trout and their critical habitat:

- 1) *Apply fertilizers only when necessary and at the recommended amount.*
- 2) *Don't apply fertilizer before windy or rainy days.*
- 3) *Apply fertilizer as close as possible to the period of maximum uptake and growth for grass and other plants, which is usually spring and fall in cool climate, and early and late summer in warm climates.*
- 4) *Avoid applying fertilizer close to waterways.*
- 5) *Do not overwater lawns and garden; use a soaker hose, a porous hose*

that releases water directly to the ground, which can reduce overwatering that carries away fertilizers that would otherwise enrich lawns and gardens.

6) Fill fertilizer spreaders on a hard surface so that any spills can be easily cleaned up.

7) Properly store unused fertilizers and properly dispose of empty containers.

8) Incorporate best management practices, such as grassed swales, filter strips, or buffer strips on your property to control and temporarily store stormwater runoff.

9) Incorporate best management practices, such as grassed swales, filter strips, or buffer strips on your property to control and temporarily store stormwater runoff."

Idaho Department of Environmental Quality – September 02, 2021

The agency says that they have not completed a thorough review of the documents provided and therefore replied with general comments relating to air quality, wastewater, drinking water, surface water, solid/hazardous waste and ground water contamination that should be applied as appropriate to the project.

The following agencies replied "No Comment:" None

All other agencies did not reply.

I. Public Notice & Comments. The Following public comments were received:

Brian Sturgis – August 09, 2021

Cathy Eastwood – August 10, 2021

Charles A. Johnson – August 06, 2021

David Moershel – August 09, 2021

Edward Garman – August 07, 2021

James and Pat Ramsey – August 05, 2021/ September 17, 2021/ October 28, 2021

Joseph and Cynthia Walkowski – August 09, 2021

Lana Willingham – August 18, 2021

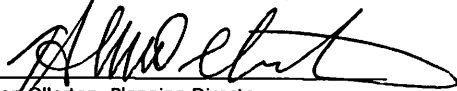
Marc M. McGregor – September 01, 2021

Robert and Patricia Thurston – September 27, 2021

Terry and Edna Iverson – October 31, 2021

The Chair declared the hearing adjourned at 2:30 p.m.

Respectfully submitted, this 10th day of December 2021.



Milton Ollerton, Planning Director