

**BONNER COUNTY COMMISSIONERS
PUBLIC HEARING DECISION MINUTES
WEDNESDAY FEBRUARY 23, 2022**

CALL TO ORDER: Chair McDonald called the Bonner County Commissioners' hearing to order at 1:30 p.m. in the 1st Floor Conference Room meeting 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: Planning Director Milton Ollerton; Assistant Planning Director Jacob Gabel; Planner I Swati Rastogi; Planner I Chad Chambers; Planner I Daniel Britt; Planner I Amy Scott; and Hearing Coordinator Jenna Crone

PUBLIC HEARINGS:

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.

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.

File ZC0037-21 – Zone Change – Brian Poirier Living Trust is requesting a zone change from Rural-10 to Rural-5. The parcel is 40 acres. The project is located off Hunter Road in Section 16, Township 54 North, Range 5 West, Boise-Meridian. The Planning & Zoning Commission, at the January 6, 2022 public hearing, recommended approval of this file to the Board of County Commissioners.

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

APPLICANT PRESENTATION: Applicant Representative Steven Syrcle, Tristate Consulting Engineers stated they read through the staff report and support the information that was provided.

PUBLIC/AGENCY TESTIMONY: None

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

MOTION TO APPROVE: Commissioner Connolly moved to approve this project, FILE ZC0037-21, requesting a zone change from Rural-10 to Rural-5, 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, have Chairman sign, and transmit to all interested parties. This action does not result in a taking of private property.

Commission Bradshaw seconded the Motion

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

Commissioner McDonald	Aye
Commissioner Connolly	Aye
Commissioner Bradshaw	Aye

Zone Change Ordinance Motion: Roll Call Vote

Commission Bradshaw 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 1, Township 55 North, Range 4 West, Boise Meridian, Bonner County, Idaho from Rural 10 to Rural 5, and providing for an effective date. Commissioner Bradshaw further moved to authorize the Chair to sign the official supplementary zoning map upon publication of the ordinance.

Commissioner Connolly seconded the Motion.

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

Commissioner McDonald	Aye
Commissioner Connolly	Aye
Commissioner Bradshaw	Aye

Zone Change Findings of Fact

- The parcel is not characterized by slopes steeper than 30%. The parcel is flat.
- The parcel is not within critical wildlife habitat as identified by federal, state, or local agencies.
- The parcel contains two different soil types, one is prime farmland and the other is prime farmland if irrigated.
- The parcel is accessed from Highway 41 a paved state-owned travel way and Hunter Road a Bonner County owned and maintained travel way.

- The parcel does not contain any surface water or wetlands.
- The parcel is not within a floodplain or floodway.
- The parcel lies within West Pend Oreille Fire District.
- Power is provided by Inland Power.
- The parcel is located near other parcels that are currently developed at or near five (5) acres.

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 is found to be in compliance.

Conclusion 3

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

Background:

A. Site data:

- Use: Vacant
- Unplatted
- Size: 40 acres
- Zone: Rural 10
- Land Use: Rural Residential
- Legal per: #556356

B. Access:

- The parcel is accessed from Highway 41 a state-owned paved travel way and Hunter Road a Bonner County owned gravel and maintained travel surface

C. Environmental factors:

- Site does not contain mapped slopes. (USGS)
- Site does not contain mapped wetlands. (USFWS)
- Site does not contain waterfront or streams. (NHD)
- Parcel is within SFHA Zone X, per FIRM Panel 16017C1100E, Effective Date 11/18/2009.
- Soil:
 - Description: Kootenai gravelly ashy silt loam, 0 to 4 percent slope
 - Type: Consociation
 - Drainage: Well Drained
 - Classification: Prime farmland if irrigated
- Description: Rathdrum-Bonner ashy silt loams, 0 to 8 percent slope
- Type: Complex
- Drainage: Well Drained
- Classification: Prime farmland

D. Services:

- Water: Individual well
- Sewage: Individual septic
- Fire: Spirit Lake Fire District
- Power: Inland Power
- School District: School District #83

E. Comprehensive Plan, Zoning and Current Land Use:

Compass	Comp Plan	Zoning	Current Land Use & Density
Site	Rural Residential	Rural-10	Vacant- 40 acres
North	Rural Residential	Rural-5	Vacant-5 acres parcels
East	Rural Residential	Rural-10	Vacant-40 acres
South	Neighborhood Commercial	Suburban	Residential- 21acres/ Vacant-20 acres
West	Rural Residential	Rural-5	Vacant- 40 acres

F. Standards review Bonner County Revised Code

12-111: PURPOSE

The zoning regulations and districts for the unincorporated areas of Bonner County, as herein established, have been made in accordance with a comprehensive plan and Idaho Code for the purpose of promoting the health, safety and general welfare of the people of Bonner County.

12-112(C): Interpretation, Relation to other Ordinances:

The provisions of this title shall be interpreted to carry out the purpose and intent of the zone district as shown on the official zoning maps on file in the planning department office, this title as adopted, and the Bonner County comprehensive plan.

The use of the following words shall apply:

1. "Shall" and "must" are mandatory and not discretionary.
2. "May" is permissive.
3. "Should" refers to a guideline that is encouraged, but not mandatory.

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. (Ord. 501, 11-18-2008)

12-320.1: Zoning Districts and Map Designation, Purpose:

The purpose statements for each zone and map designation set forth in the following sections shall be used to guide the application of the zones and designations to all lands in unincorporated Bonner County. The purpose statements also shall guide interpretation and application of land use regulations within the zones and designations, and any changes to the range of permitted uses within each zone through amendments to this title. (Ord. 501, 11-18-2008)

12-320.2: Zoning Districts and Map Designations Established:

In accordance with the provisions of Idaho Code and the objectives set forth in this code, all land in the unincorporated areas of Bonner County is hereby classified according to the following zoning designations and zoning map symbols, which shall be applied as shown on the official zoning district map

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.

Comprehensive Plan Goals and Objectives:

Section 2.5 Land Use

Goal:

Bonner County intends to balance and integrate its land use policies and proposed land use map with the components of the comprehensive plan to encourage the community to grow while retaining its rural character and protecting its unique natural resources.

Objective:

Bonner County will develop and maintain a future land use map and land use codes that acknowledge the values of its agricultural and timber land, protects the water and wildlife resources, identifies and avoids hazard areas, provides areas for economic growth, encourages affordable housing and centers growth in areas where adequate public and private services can be provided.

Staff: The proposal is in keeping with the goal for Land Use portion of the comprehensive plan. The proposal will remain with in the current land use designation of Rural Residential. In keeping with the Rural Residential the property is still able to provide affordable housing options as well as centered around growth because the proximity to services.

Section 2.6 Natural Resources:

Goal:

Bonner County places a high value on its natural resources and amenities and desires to protect these features that make the county unique place to live, work and play. The county recognizes that natural resources, such as pure water, clean air and diverse wildlife, are important to preserve and once lost, they may not be recovered. Bonner County will strive to manage its natural resources to attain the greatest long term public benefit.

Objective:

Bonner County values its productive agricultural lands and forests, its fisheries, wildlife and wetlands, and will provide measures to protect and maintain these natural features.

Existing Comprehensive Plan Designation:



Rural Residential:

Staff: The proposal is meeting the objective of the Natural Resources portion of the comprehensive plan as the proposal is remaining within the Rural District which encourages low density residential uses while still allowing for small scale farming.

Section 2.8 Public Services, Facilities & Utilities:

Goal:

Future development shall provide adequate services and should not adversely impact the services or utilities of present-day users.

Objective:

New development should be adequately served by fire protection, roads, sewer, schools, law enforcement, ambulance and emergency services, water and other public/private services.

Staff: The proposal is within a fire district, is accessed by roads, individual well & septic system, within a school district, and is afforded other services.

Section 2.13 Community Design:

Goal:

Bonner County’s goal is to maintain a variety of lifestyles and a rural character in the future development of Bonner County.

Objective:

Bonner County intends for new development to locate in areas with similar densities and compatible uses.

Staff: The proposal is in keeping with the goal as it will be near parcels that are currently zoned Rural 5.

Existing Zoning:



BCRC 12-323: RURAL DISTRICT:

A. The rural district is established to allow low density residential uses that are compatible with rural pursuits. The purpose can be accomplished by:

1. Limiting residential densities and permitted uses to those that are compatible with rural character and nearby resource production districts and sites and can be adequately supported by rural service levels.
2. Allowing small scale farming and forestry activities, and tourism and recreation uses that can be supported by rural service levels and are compatible with rural character.
3. Encouraging conservation development configurations that create permanent open space or farming areas, protect sensitive environmental features, reduce infrastructure costs and/or enhance recreational opportunities.

B. Use of this zone is appropriate in areas designated by the comprehensive plan as follows:

1. R-10 in areas designated as rural residential in the comprehensive plan that meet one or more of the following criteria:
 - a. Characterized by slopes that are steeper than thirty percent (30%).
 - b. Located within critical wildlife habitat as identified by federal, state or local agencies.
 - c. Contain prime agricultural soils.
 - d. 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.
 - e. Within the floodway.
 - f. Contain limited access to public services.

Proposed Zoning:

BCRC 12-323 RURAL DISTRICT:

A. The rural district is established to allow low density residential uses that are compatible with rural pursuits. The purpose can be accomplished by:

1. Limiting residential densities and permitted uses to those that are compatible with rural character and nearby resource production districts and sites and can be adequately supported by rural service levels.
2. Allowing small scale farming and forestry activities, and tourism and recreation uses that can be supported by rural service levels and are compatible with rural character.

3. Encouraging conservation development configurations that create permanent open space or farming areas, protect sensitive environmental features, reduce infrastructure costs and/or enhance recreational opportunities.

B. Use of this zone is appropriate in areas designated by the comprehensive plan as follows:

2. 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. (Ord. 501, 11-18-2008)

G. Stormwater plan: A stormwater management plan was not required, pursuant to BCRC 12-720.3(J) because the proposal does not result in the creation of additional "impervious surface", as defined in BCRC 12-809.

H. Agency Review:

The application was routed to agencies for comment on November 30, 2021

Panhandle Health District	Idaho Department of Water Resources
Idaho Transportation Department	Bonner County Road & Bridge Department
Spirit Lake Fire District	U.S. Fish and Wildlife Service
Inland Power Company	Idaho Department of Lands (Sandpoint)
Bonner School District #83	U.S. Forest Service
Bonner County Schools - Transportation	Idaho Department of Environmental Quality
Idaho Department of Fish and Game	(All Taxing Districts)

The following agencies provided comment:

Spirit Lake Fire District *"Hunter Road needs to be paved, widened, and have two points of access/ egress for the current density and to be functional for future growth"* see attached letter for full comment.

Panhandle Health District *"PHD strongly suggests the landowner contact PHD to assess the steps necessary to determine the feasibility of this project, prior to proceeding."* - see attached letter for full comment.

Idaho Department of Fish & Game - see attached letter for full comment.

Department of Environmental Quality *"DEQ does not review projects on a project-specific basis"* - see attached letter for full comment.

All other agencies did not reply.

I. Public Notice & Comments

As of December 29, 2021, one comment was received with concerns that increase in density will affect traffic and maintenance of Hunter Road.

Staff Analysis:

Staff concluded this project is consistent with Bonner County Revised Code and with the general and specific objectives of the Bonner County Comprehensive Plan based upon the information found in the 'Background' portion of this staff report, and as demonstrated by the findings of fact, conclusions of law, and conditions of approval below.

Rural-10 Standards	Rural-5 Standards
<ul style="list-style-type: none"> Characterized by slopes steeper than 30% Located within critical wildlife habitat Contain prime agricultural soils Served by a network of public/private roads Within the floodway Contain limited access to public services 	<ul style="list-style-type: none"> Developed at or near the one dwelling unit per five (5) acres and/or Does not meet the criteria for R-10

The proposed zone change is consistent with the comprehensive plan for the Rural Residential

- The parcel is not characterized by slopes steeper than 30%. The parcel is flat.
- The parcel is not within critical wildlife habitat as identified by federal, state, or local agencies.
- The parcel contains two different soil types, one is prime farmland and the other is prime farmland if irrigated.
- The parcel is accessed from Highway 41 a paved state-owned travel way and Hunter Road a Bonner County owned and maintained travel way.
- The parcel does not contain any surface water or wetlands.
- The parcel is not within a floodplain or floodway.
- The parcel lies within West Pend Oreille Fire District.
- Power is provided by Inland Power.
- The parcel is located near other parcels that are currently developed at or near five (5) acres.

PRELIMINARY PLATS

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 S0004-21 - Monarch Vista Point Subdivision - SDG Properties, LLC is requesting to create a subdivision of 18 residential lots and 2 utility lots on approximately 14.75 acres of unplatted land. The property is zoned Recreation. The project is located off Midas Drive and W. Garfield Bay Road in Section 21, Township

56 North, Range 1 West, Boise-Meridian. The Planning & Zoning Commission, at the January 6, 2022 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: Planner I Swati Rastogi presented a summary of the project and previously circulated staff report, concluding this project is consistent with Bonner County Revised Code.

APPLICANT PRESENTATION: Kolby Schoenrock, SDG Properties, LLC addressed questions regarding road work occurring on the property and went over their proposed project.

PUBLIC/AGENCY TESTIMONY: John Munks, Lou Garner, Susan Bistline, Gary Metters, Lori Palmer, Mike Palmer, Jeanie Tolcacher, Dan Buehn, Linda Gue, Zach Richards, Linda Oren, Scott Gage, Jay Shelledy, Alesia Miller, Jim Gahl, and Nancy Gilliam.

STAFF REBUTTAL: Planner I Swati Rastogi addressed the concerns about roads and stated that when Bonner County Road and Bridge makes a determination about a road they take into consideration the current density of the road.

APPLICANT REBUTTAL: Kolby Schoenrock, SDG Properties LLC addressed concerns about water in the area as well as the proposed fire suppression and road maintenance efforts that will be taken into consideration for this project.

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

MOTION TO APPROVE: Commission Connolly move to approve project FILE S0004-21, requesting platting of an approximately 14.75 acres of unplatted land, zoned Recreation, into 18 residential lots and 2 utility lots, located in Section 21, Township 56 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 move 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, have the Chairman sign, and transmit to all interested parties. This action does not result in a taking of private property. The action that could be taken to obtain the preliminary plat is to complete the Conditions of Approval as adopted.

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

Commissioner McDonald Aye
Commissioner Connolly Aye
Commissioner Bradshaw Aye

Findings of Facts

1. The subject site exists as an unplatted parcel of land containing approximately 14.75 acres.
2. The site is zoned Recreation and has a land use designation of Resort Community. Recreation zoning permits creation of 12,000 sf. or larger lots provided both urban water and urban sewer services are provided. In this project the lots are proposed to be served by both urban water and urban sewer systems.
3. The proposed plat requests creation of 18 residential lots and 2 utility lots. The intended purpose of the 18 residential lots is to develop them with single family residential structures. The utility lots shall be reserved for the utility purposes, not to be developed with any other uses, as indicated on the plat notes.
4. The proposed use of single-family residential development is proposed by right in the Recreation zoning district.
5. Garfield Bay Water and Sewer District provided a will-serve letter with the intent and will to provide sewer service to the proposed 18 residential lots in this subdivision.
6. A water availability report prepared by Harmony Warren, an Idaho State licensed professional geologist (Warren Geo), was submitted as part of the application. The 18 residential lots are proposed to be served by an urban water system – Two shared wells serving 18 residential lots (each shared well serving 9 residential lots).
7. The site is/will be served by Northern Lights, Selkirk Fire District, Lake Pend Oreille School District #84, Bonner County Ambulance District and Pend Oreille Hospital District.
8. The site contains slopes of greater than 30% grade and the proposed lots are smaller than 5 acres. A grading/erosion control plan, prepared by Brent Deyo (T-O Engineers), a professional engineer was submitted as part of the application and is being reviewed by the County Engineer.
9. The project proposes 18 residential lots with a development density of approximately 1.22 Dwelling Units/Acre of land.
10. All proposed lots are less than 300 feet in width and maintain a depth to width ratio of not more than 2:1.
11. All proposed lots have direct frontage and direct access to West Garfield Bay Road and Midas Drive. West Garfield Bay Road is a County owned and

maintained public right-of-way. Midas Drive is a County owned and privately maintained public right-of-way.

12. The proposed preliminary plat has been evaluated as per the applicable Bonner County Revised Code Standards. See the Standards 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.

Staff: See Conditions of Approval below.

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.

Conditions of Approval:

1. A final plat shall be recorded.
2. As per BCRC 12-643.I, 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.
3. A digital copy of the final plat shall be submitted to the Bonner County Planning Department satisfying the requirements of BCRC 12-649.
4. The Sanitary Restriction, per Idaho Code §50-1326, shall be denoted on the plat.
5. A fire suppression plan was submitted as part of this application. 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".

6. The application was routed to Bonner County Road and Bridge Department. The agency has made several recommendations/ conditions regarding Midas Drive and West Garfield Bay Road. The applicant shall be required to meet these conditions as stated in the agency's comments or as per any subsequent modifications made to these conditions by Bonner County Road and Bridge Department.
7. Since Lot 11 does not have direct access to the electrical services, a utility easement shall be granted to the lot through Lot 10 or Lot 12 from Midas Drive or as per any subsequent modifications made to this condition by Northern Lights, Inc.
8. The final plat shall comply with all conditions as listed in BCRC 12-464 and shall show the following –
 - a. Township lines or section lines, intersecting, crossing or contiguous to the subdivision (which should be mathematically tied to the lines of the subdivision by distances and bearings) and the status of adjoining property shall be indicated. (BCRC 12-646.D)
 - b. All lots shall be numbered consecutively in each block, and each block lettered or numbered as set forth at Idaho Code section 50-1304. Unique block numbers shall be assigned for lots separated by streets, public land, railroad rights- of-way, waterways or any other barriers to the continuity of the development. (BCRC 12-646.G)
 - c. Any proposed easements or easements of record for drainage, channels, overhead and underground utility lines, sanitary sewers and water systems within the tract. (BCRC 12-646.M)
9. 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.

In lieu of completing all improvements as required before final plat recording, the subdivider shall enter into a surety agreement with the board agreeing to complete the improvements in accordance with surety agreement conditions and preliminary and final plat approvals. See BCRC 12-644.C for details.

10. The site contains slopes of over 30% grade. The applicant is not proposing any ground disturbing activities as part of this application. However, if any land disturbing activities are proposed in areas where the natural slopes equals or exceeds 30% grade, a geotechnical analysis shall be required for the proposed building sites, roads, driveways or other development. The geotechnical analysis shall be stamped and signed by an Idaho licensed civil or geological engineer having sufficient education and experience to prove competency in the field of geotechnical engineering. (BCRC 12-7.6)
11. 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.
12. After the approval of the preliminary plat, a final plat shall be prepared in conformance with BCRC 12-646, BCRC 12-647 and submitted to the Planning Department for review. The applicant shall also submit a copy of a current preliminary title report along with the final plat, as per BCRC 12-648.

The Chair declared the hearing adjourned at 3:22 p.m.

Respectfully submitted, this 1st day of March 2022,


Milton Ollerton, Planning Director