



## BOUNDARY COUNTY PLANNING AND ZONING

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**STAFF REPORT  
BOUNDARY COUNTY BOARD OF COMMISSIONERS  
FILE #25-0144, TIMBERLINE COMMERCIAL PARK  
HILT VENTURE CAP, INC.  
LONG PLAT, COMMERCIAL SUBDIVISION**

Prepared By:	<b>Tess Vogel, Associate Contract Planner Ruen-Yeager &amp; Associates, Inc.</b>
Project Description:	Requesting preliminary plat approval of Timberline Commercial Park, a commercial subdivision to divide a 25.29-acre parcel into six, 1-acre lots and one, 19.297-acre lot
Project Location:	A tract of land located at the intersection of Highway 95 and Ethan Martin Drive
Parcel Number:	RP62N01E117821A
Legal Description:	NW4SE4 East of Highway less Tax 123 & 125 in SEC 11 T62N R1E, B.M.
Zoning Designation:	Rural Community/Commercial
Applicants: Representatives:	Hilt Venture Cap, Inc. Highland Surveying Black Mountain Real Estate Development
Date Application Completed:	12/23/2025
Hearing Date:	Planning & Zoning Commission: 02/26/2025 Board of County Commissioners: 03/31/2026
Legal Notice Provided:	Newspaper: 03/12/2026 Site Posting: 03/20/2026 Mailed to owners w/in 300' taxing districts & media: 03/11/2026
Staff Report Attachments	Legal notices, application, preliminary plat, agency comments, draft minutes from P&Z February 26, 2026 meeting
Planning & Zoning Commission Recommendation	APPROVAL – UNANIMOUS

**PROJECT SUMMARY**

Hilt Venture Cap, Inc. is requesting preliminary plat approval for Timberline Commercial Park, a commercial subdivision via long plat, to divide a 25.29-acre parcel into six, 1-acre lots and one, 19.297-acre lot in the Rural Community/Commercial zone. The Rural Community/Commercial zone has a lot size minimum of 2 ½ acres where no community water or sewer service is available, 1-acre where either community water or sewer service is available, or ¼-acre where both community water and sewer services are available. The parcel is located at the intersection of Highway 95 and Ethan Martin Drive and identified as Assessor’s Parcel RP62N01E117821A in Section 11, Township 62 North, Range 1 East, B.M. The sites are to be served by the Three Mile Water District, individual septic systems, Northern Lights, Inc., and the North Bench Fire District.

The Boundary County Planning & Zoning Commission unanimously recommended to the Board of County Commissioners approval of the application at their February 26, 2026, public hearing.

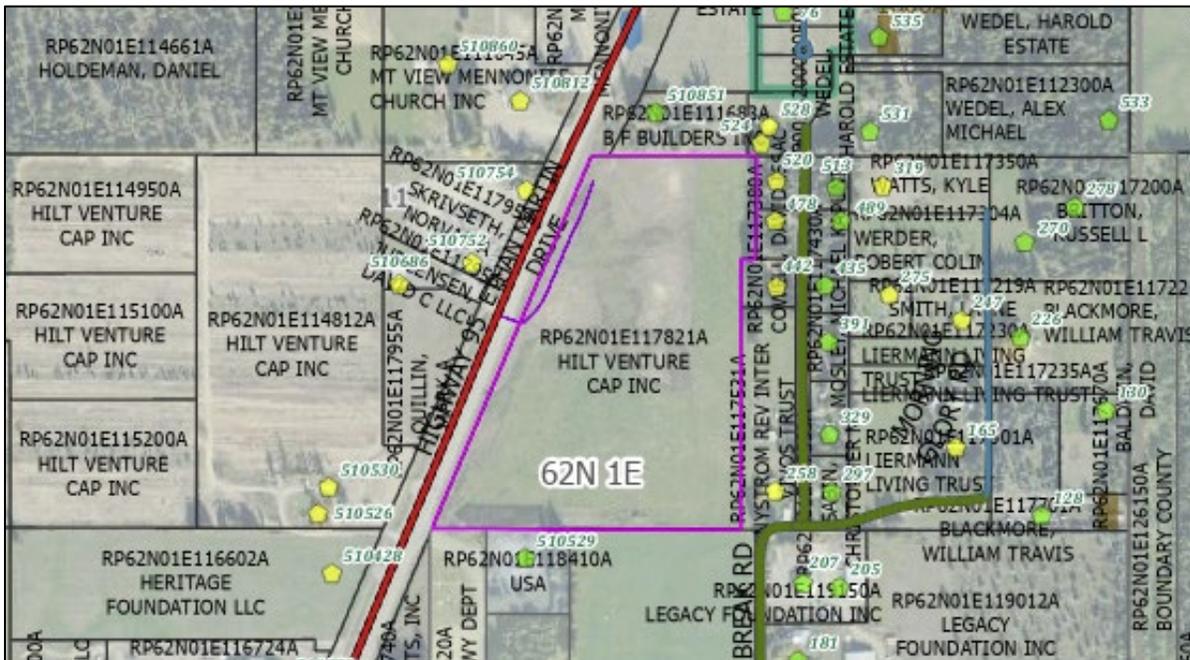
A Commercial/Industrial Subdivision is described at Section 11.3.2. of the County Code Ordinance 2023-1 as “Subdivisions approved by long plat intended primarily for commercial or industrial development in accordance with zone district standards within the Rural Community/Commercial, Commercial/Light Industrial or Industrial zone districts.”

A Commercial Subdivision does not limit the number of lots that can be considered under a long plat process. The Rural Community/Commercial zone has a minimum lot/parcel size based on the availability of community services per Section 15.13.1. The application proposes six, 1-acre lots, all of which will require proof of community water service from the Three Mile Water District or another water district or association.

Rural Community/Commercial Zoning Density (15.13.1.)

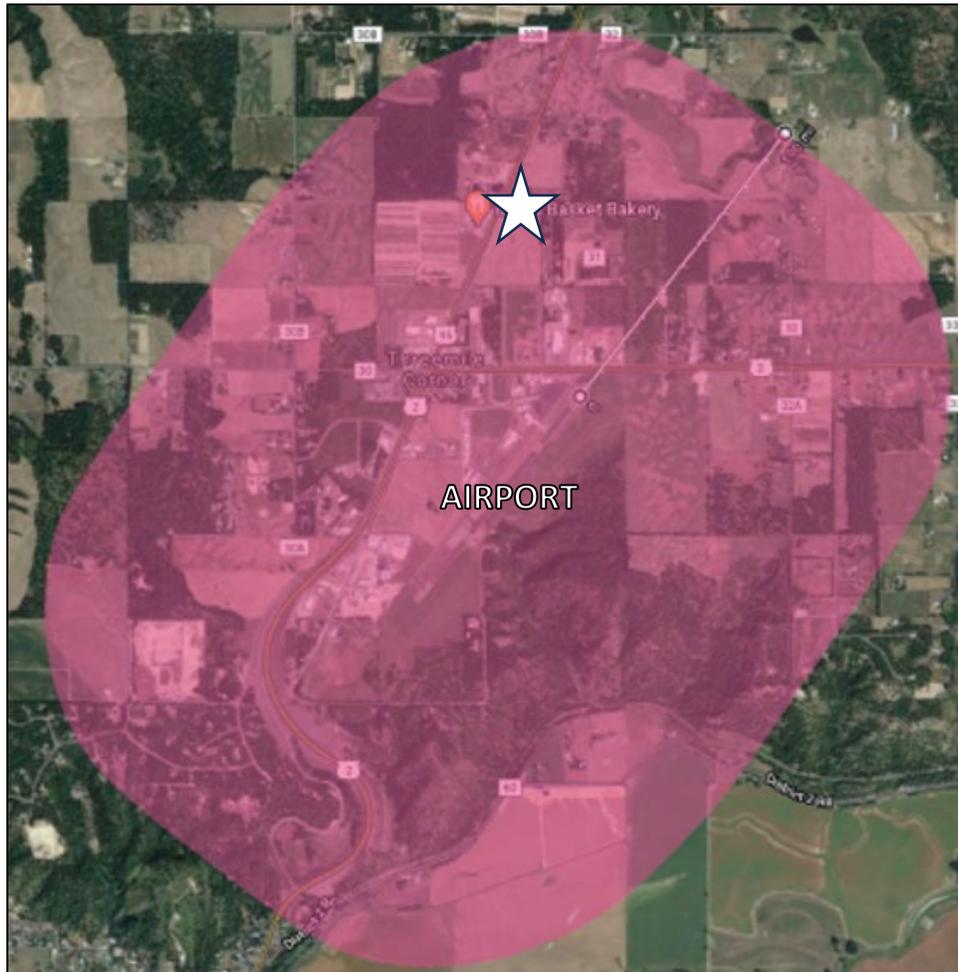
- Where community water and sewer service is available: ¼-acre
- Where community water or sewer service, but not both, are available: 1-acre
- Where neither community water or sewer services are available: 2 ½ acres

Long plats are considered by the Boundary County Planning & Zoning Commission at a public hearing. The Commission will make a recommendation to the Board of County Commissioners, who will also hold a public hearing, and make a final decision on the file.



**AERIAL VIEW OF PROPERTY**





**AIRPORT OVERLAY AREA & TRAFFIC PATTERN**

**AUTHORITY**

- Idaho Code §67-6513 authority of local subdivision ordinances and the processing of applications
- Idaho Code §50, Chapter 13, platting standards
- Boundary County Land Use Ordinance 9B18LOV2, Section 11; Platted Subdivisions
- Boundary County Land Use Ordinance 2023-1, Section 11.3.2.; Commercial/Industrial Subdivisions
- Boundary County Land Use Ordinance 9B18LOV2, Section 15.13.; Rural Community/Commercial Zone
- Boundary County Land Use Ordinance 9B18LOV2, Section 16.2.; Airport Overlay

**AGENCY/STAFF COMMENTS**

The following agencies were routed for comment on December 23, 2025, & February 04, 2026: Boundary County Addressing, Airport, Ambulance, Assessor, Commissioners, Library, Road & Bridge, Boundary School #101, Idaho Dept. of Environmental Quality, Idaho Transportation Department, North Bench Fire District, Panhandle Health District, Three Mile Water District.

**Boundary Co. Addressing:** *Ethan Martin Drive has already been approved.*

**Boundary Co. Airport:** Confirmed to Planning Staff the standard Airport conditions are to be applied to this application.

**Boundary Co. Assessor:** *The parcel map will be updated and new parcel numbers assigned subsequent to the final plat being approved, finalized, and recorded.*

**Boundary Co. Road & Bridge:** *Under ITD jurisdiction. No further comments.*

**Idaho Dept. of Environmental Quality:** *DEQ has no environmental impact comments for the project at this stage of development.*

**Idaho Transportation Dept.:** *The Idaho Transportation Department is neutral regarding the proposed subdivision from the Timberline Commercial Park located on Assessor's Parcel RP62N01E117821A. ITD granted the applicant one commercial approach onto US-95 under ITD permit #1-26-190-A on January 21, 2026. Any future development or construction for the commercial park, including any utilities located in the state highway right-of-way will require additional utility encroachment permit applications and are not covered under commercial approach permit #1-26-190-A. Conditions for this commercial approach include the following:*

- *Must pave approaches from the right of way line to the back of the shoulder. Pavement must comply with ITD standard for culvert, paving, and use. See attached pages for specs.*
- *This permit is for one 35 ft. commercial approach only; no separate approach will be granted when the property is subdivided.*
- *This permit is only approved for the uses in place outlined in this permit. All future commercial, industrial or residential developments, or divisions of land will require a new permit and could trigger the need for a traffic impact study for improvements to the highway like turn lanes. Any future changes in use of the access approved in this permit require a review by ITD and the existing permit is subject to become VOID.*
- *ITD retains the right to relocate this approach, or combine it with other approaches, during any future project.*
- *Permittee shall utilize approved plans and diagrams as submitted within this permit.*
- *Permittee shall submit a traffic control plan for construction, call for locates two weeks before work, and call the foreman to utilize the 511 system.*
- *MUTCD traffic control shall be in place before work begins and removed from the roadway at the end of every shift and when no work is taking place.*

**Panhandle Health District:** *Provided a conditions letter for the proposed subdivision to Planning Staff. (Letter included with hearing packet; condition #11 addresses PHD requirements.)*

**Three Mile Water District:** *The board has confirmed that the parcel listed as RP62N01E117821A, is within the Three Mile Water District. Currently, Three Mile Water is limiting the number of approved applications per month to two (2). Applications need to be submitted in person to the office of Youngwirth, Davis & Associates located at 7193 Main Street, Bonners Ferry, ID 83805. Incomplete applications that do not have all the required documentation will not be accepted. With each application we require – a legal description of the property, planning and zoning residential placement permit/approval from planning and zoning, RP number, assessor's parcel map, and a signed water use agreement.*

**PUBLIC COMMENTS:**

Landowners within 300' of the site were mailed notices on February 04, 2026, and March 11, 2026, and notice was published in the Bonners Ferry Herald on February 05, 2026, and March 12, 2026. No written public comment was submitted to the record at the time of the completion of this staff report.

At the February 26, 2026, Boundary County Planning & Zoning Commission public hearing, the Commission heard public testimony neutral to the proposal from Fred Nystrom and Matt Surprenant.

**STANDARDS OF ANALYSIS & EVIDENCE OF APPLICABLE CODES AND COMPREHENSIVE PLAN**

**I.C. §67-6513, Subdivision Ordinance**

*Provides authority for local ordinances to include mitigation measures for impacts of subdivision and for collection of fees. Denial of a subdivision permit or approval of a subdivision permit with conditions unacceptable to the landowner may be subject to the regulatory taking analysis provided for by section 67-8003, Idaho Code, consistent with the requirements established thereby.*

**Boundary County Land Use Ordinance 2023-10, Section 11.3.2.**

*Commercial Subdivision by long plat to create lots primarily intended for commercial development in accordance with the zone district standards within the Rural Community/Commercial, Commercial/Light Industrial or Industrial zone districts.*

**Staff:** The subject parcel is zoned Rural Community/Commercial, which has a density minimum based on the availability of community services (15.13.1.) as follows:

- Where community water and sewer service is available: ¼-acre
- Where community water or sewer service, but not both, are available: 1-acre
- Where neither community water or sewer services are available: 2 ½ acres

Per the application, of the seven (7) lots proposed, six (6) are proposed to be 1-acre in size and one is proposed to be 19.297-acres. No will-serve letters for any of the proposed lots have been provided by the applicant nor Three Mile Water District for the 1-acre proposed lots.

**Boundary County Land Use Ordinance 2023-1, Section 11.3.2.1.**

*Roads intended for adoption by Boundary County shall be built and surfaced to standards established by the current Boundary County Road Standards Manual to serve all lots created. Where roads are to remain under private ownership and maintenance, the subdivision created shall be served by defined access and utility easements to an existing public road, to meet width and slope requirements established by the current Boundary County Road Standards Manual. All lots shall be served by roads surfaced to a standard sufficient to allow all-weather access by emergency vehicles, actual surface notwithstanding. Where four or fewer lots are proposed, road width and slope requirements may be waived.*

**Staff:** Per the application, primary access for all lots proposed is from Ethan Martin Drive, a proposed 60-foot-wide private road that originates from Highway 95, a State highway. The Idaho Transportation Department noted that the approach for Ethan Martin Drive has been permitted with conditions under permit #1-26-190 and that if any further divisions were to occur, additional permitting would be required.

**Boundary County Land Use Ordinance 2023-1, Section 11.3.2.2.**

*Each lot created is or can be served by a water district association, approved community water system, or by private well.*

**Staff:** Per the application, the proposed lots are to be served by the Three Mile Water District. No response was provided by the Three Mile Water District and at the time of the completion of this staff report no will-serve letters for any of the proposed lots have been provided.

**Boundary County Land Use Ordinance 2023-1, Section 11.3.2.3.**

*A sewer or a Panhandle Health District-approved septic system can serve each lot.*

**Staff:** Per the application, the proposed lots are to be served by individual septic systems. The Panhandle Health District (PHD) provided comment on the file, noting their conditions letter for the project. The final plat must be signed off on by Panhandle Health District

**Boundary County Land Use Ordinance, Section 11.6.3.4.**

*Electrical service sufficient for residential use can be brought to each lot.*

**Staff:** Per the application, the proposed lots will be served by Northern Lights, Inc. for power.

**Boundary County Land Use Ordinance, Section 11.3.6.5.**

*Will serve letters are required for each lot for water or sewer service, where required by the State of Idaho.*

**Staff:** No will-serve letters have been provided by the applicants or the Three Mile Water District for the six, 1-acre lots proposed. Will-serve letters shall be required for the development of any of the 1-acre lots, and a note stating such shall be required to be placed on the final plat prior to recording.

**Boundary County Land Use Ordinance, Section 11.6.2.4. Board of County Commissioners**

*Upon receipt of signed findings and recommendation, the administrator will schedule public hearing before the board of county commissioners pursuant to Section 19. At the conclusion of public hearing and based on materials included in the application, staff analysis, the findings and recommendation of the planning and zoning commission and on new comment received through public hearing, the board of county commissioners will hold discussion to reach a reasoned findings and to establish terms or conditions as established at Sections 11.6.1.4. and 11.6.1.5. sufficient to allow the administrator to prepare written findings and decision.*

**11.6.2.5. Decision:** *Based on the findings developed, the board of county commissioners will develop written findings, and may table the final adoption of these findings and decision to a specific date and time so as to allow review and approval. The board of county commissioners may:*

**11.6.2.5.1. Approve:** *Approve the application and processing of final plat by motion and majority vote, establishing applicable terms and conditions to be required for signature on final plat.*

**11.6.2.5.1.1. Administrator to Issue Permit:** *The approval process includes issuance of a permit to subdivide property, based on County Commissioners' approval and subject to any Terms and Conditions specified (11.6.2.3.2.)*

**11.6.2.5.1.1.1. Establish Terms & Conditions** *per 11.3.2.3.2. subsequent to the Commissioners' determination, specify any terms and conditions.*

**11.6.2.3.2. Terms & Conditions:** *In considering a recommendation of approval of a long plat subdivision, the Planning & Zoning Commission may consider the imposition of terms and conditions as a means of addressing concerns, to mitigate potential adverse effects, to protect the public interest or to ensure that the burden of providing necessary infrastructure does not fall to the general public. Terms and conditions may include, but are not limited to:*

**11.6.2.3.2.1. Control the sequence and timing of development.**

**11.6.2.3.2.2. Establish provisions for perpetual maintenance of public areas, facilities or utilities, to include roads.**

**11.6.2.3.2.3. Require the installation of essential infrastructure, to include requiring a guarantee of installation and surety pursuant to Section 5.**

**11.6.2.3.2.4. Require landscaping, fencing or other such measures to reduce potential adverse impacts or to maintain aesthetics.**

**11.6.2.3.2.5. Require specific security measures, such as traffic signs, traffic and school bus turnouts, fencing, gating or lighting to protect the public safety.**

**11.6.2.3.2.6. Require specific endorsement on the face of the final plat sufficient to inform potential buyers of levels or lack of services to be provided, potential nuisances to expect or other information deemed appropriate to reasonably assure that buyers are aware of any limitations in what they are buying.**

**11.6.2.5.1.1.2. Establish Timeline for Completion (2 years):** *This timeline establishes the default date for recording the Final Plat (11.7.12.1.).*

**11.6.2.5.1.1.2.1. Provide for One-Time Extension, 1 Year:** *In the event the final plat cannot be recorded within two (2) years from issuance of this permit, a one (1) year extension may be requested by the developer no more than ninety (90) days prior to the established default date for recording the final plat. This extension, if granted, extends the original recording date by one full year.*

**11.6.2.5.1.1.2.2. Establish Final Plat Filing Date:** *Place this date in the Terms and Conditions portion of the permit. If an extension is granted within the last 90 days of the first final recording date, extend this final recording date one (1) full year from the original date and update the permit to reflect this granted extension.*

**11.6.2.5.1.1.2.2.1. Completion Bond:** *If the likelihood of completing development on schedule is in doubt the administrator may require a completion bond (5.2.). The guarantee will establish a new Final Plat date (5.3.), as agreed to by the County Commissioners (5.4.). Further extensions may be granted by the County Commissioners if necessary (5.6.).*

**11.6.2.5.1.1.2.2.2. Failure to Final Plat:** *If the Final Plat is not completed (not fully recorded) by the final plat recording date (see*

11.6.2.5.1.1.2.2.), the application will be canceled: a request to create this subdivision must be resubmitted.

**11.6.2.5.2. Table:** Table the application and preparation of final plat pending adoption of a guarantee of installation and surety, to allow revisions to the preliminary plat or to CCRs, or to allow documentation of compliance with other agency requirements.

**11.6.2.5.3. Deny:** Deny the application for cause.

**Staff:** Draft conditions of approval and proposed reasoned statements are listed at the end of this staff report for review, discussion and adoption/amendment.

**Staff Information Regarding Lot Layout/Design**

*Boundary County has no lot/parcel design criteria for parcel divisions and subdivisions.*

**DRAFT FINDINGS FOR DISCUSSION/ADOPTION:**

1. The applicants are requesting preliminary plat approval of Timberline Commercial Park, a commercial subdivision via long plat, to divide a 25.29-acre parcel into six, 1-acre lots and one, 19.297-acre lot.
2. A commercial/industrial subdivision and its standards are found at Section 11.3.2. of the County Code Ordinance 2023-1.
3. Seven (7) lots are proposed.
4. The sites have a comprehensive plan land use and zoning designation of Rural Community/Commercial.
5. The Rural Community/Commercial zone has a minimum density requirement based on the availability of community services as follows:
  - a. Where community water and sewer service is available: ¼-acre
  - b. Where community water or sewer service, but not both, are available: 1-acre
  - c. Where neither community water or sewer services are available: 2 ½ acres
6. The sites will be accessed off a 60-foot-wide private road, Ethan Martin Drive, which originates from Highway 95. The private road is to be constructed to the all-weather access standards of Section 11.3.2.1.
7. The lots are proposed to be served by Three Mile Water District, septic systems, Northern Lights, Inc., and is within the boundaries of the North Bench Fire District.
8. The site is not located within any area of city impact.
9. The site is located within the Airport Overlay Area and flight pattern area.
10. No special flood hazard areas are present on-site per FEMA maps.
11. No mapped wetlands are present on-site per the National Wetland Inventory Map.
12. The TC Energy pipeline easement is not present on-site.
13. All lots, except Lot 7, require community water or community sewer service at time of development.
14. The Boundary County Planning & Zoning Commission voted unanimously to recommend approval of the proposal to the Boundary County Board of Commissioners at their February 26, 2026, public hearing.

**DRAFT CONDITIONS OF APPROVAL FOR DISCUSSION/ADOPTION:**

1. A final plat shall be recorded within two (2) years of the issuance date of this short plat (11.6.2.5.1.1.2.) or the preliminary plat approval shall expire. (11.6.2.5.1.1.2.2.)
2. In the event the final plat cannot be recorded within two (2) years from the issuance of this permit, a one (1) year extension may be requested by the developer no more than ninety (90) days prior to the established default date for recording the final plat. This extension, if granted, extends the original recording date by one (1) full year. (11.6.2.5.1.1.2.1.)
3. In the event that the likelihood of completing development on schedule is in doubt, the applicant may request and/or the administrator may require a completion bond. (11.6.2.5.1.1.2.2.1.)
4. The final plat shall conform to all applicable final plat requirements of Section 11.7.
5. Prior to recording of the final plat, applicants shall reimburse Boundary County for first class mailings and advertisements required for public notification.

6. The final plat shall note the following regarding services:
  - a. The level of services for utilities, including electrical power, water service, sewer service and road accesses.
  - b. Special purpose districts, including the North Bench Fire District and Three Mile Water District, which are within the subdivision boundaries.
  - c. All lots, except Lot 7, shall be served by either an approved community water or community sewer system at the time of development, as defined by the Boundary County Land Use Code.
7. The final plat shall note the following regarding the Airport Overlay Area:
  - a. *The lots within this plat are located within the Boundary County Airport Overlay Area and Airport Traffic Pattern.*
  - b. *For any development, as determined by the Boundary County Airport, the following shall be required:*
    - i. *A signed and completed Fair Disclosure Agreement.*
    - ii. *A 7460-1 study with the Federal Aviation Administration and building height restrictions if applicable.*
    - iii. *All on site lighting shall be downward facing so as not to interfere with air traffic and lighting for the Boundary County Airport.*
8. All existing and proposed roads shall conform with the following:
  - a. Be correctly labeled on the face of the plat in accord with the official road name list, to the satisfaction of Boundary County Road and Bridge. Any required, new private road name shall be applied for with the Boundary County Addressing Coordinator prior to submitting for final plat approval.
  - b. Include the lengths, easement widths, travelway widths, maximum slopes, and type of road surfacing material.
  - c. Be dedicated in the owner’s certificate, where newly created easements are proposed, and be properly labeled as to recorded easements where served by existing easements.
9. All roads within the subdivision shall be developed and improved in accordance with Section 11.3.2.1. of Boundary County Ordinance 2023-1. Prior to final plat, the applicants shall provide written confirmation to the Boundary County Planning Department that the road serving the lots is built to the standards of Section 11.3.2.1.
10. Prior to final plat, a fair disclosure agreement shall be completed and submitted to the Boundary County Airport and the Boundary County Planning & Zoning Department.
11. All requirements of Panhandle Health District shall be met for the development of the subject lots.
12. All requirements of the Idaho Transportation Department shall be met, as outlined in permit # ITD #1-26-190-A.
13. The final plat shall include under the owner’s certificate the dedications of the private accesses and utility easements, indicating who benefits from the easements and their purposes. The easements shall be depicted and labeled on the final plat.

**STANDARDS OF REVIEW FOR REASONED STATEMENT**

*Idaho Code §67-6535 (2): The approval or denial of any application required or authorized pursuant to this chapter shall be in writing and accompanied by a reasoned statement that explains the criteria and standards considered relevant, states the relevant contested facts relied upon, and explains the rationale for the decision based on the applicable provisions of the comprehensive plan, relevant ordinance and statutory provisions, pertinent constitutional principles and factual information contained in the record.*

**SECTION 11.6.2.3.1. & IC §67-6513, CONSIDERATIONS FOR LONG PLATS**

Prior to approving a Long plat, the governing body shall review the particular facts and circumstances of each proposed rural subdivision in terms of the following standards and shall find adequate evidence showing that such use at the proposed location is consistent with these standards.

<b>IC §67-6513</b>		Provide authority for local ordinances to include mitigation measures for impacts of subdivision and for collection of fees. Denial of a subdivision permit or approval of a subdivision permit with conditions unacceptable to the landowner may be subject to the regulatory taking analysis provided for by section 67-8003, Idaho Code, consistent with the requirements established thereby.
<b>BC 11.6.2.3.</b>		At the conclusion of the public hearing and based on materials included in the application, the staff analysis and comment received through the public hearing, the Planning & Zoning Commission will hold discussion to reach a reasoned decision and consider terms or conditions sufficient to allow the administrator to prepare written findings and recommendation.
<b>BC 11.6.2.3.1.1.</b>		<b>Is the proposed plat in accord with the applicable provisions of this ordinance?</b>
<b>YES</b>	<b>NO</b>	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
<b>P&amp;Z Commission Reasoning:</b> <i>(YES) The proposal meets the zoning minimum if the 1-acre lots are able to have community water or community sewer service. If not, those lot would not be developable or would have to be increased in size.</i>		
<b>BC 11.6.2.3.1.2.</b>		<b>Are adequate public services available or can be made available?</b>
<b>YES</b>	<b>NO</b>	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
<b>P&amp;Z Commission Reasoning:</b> <i>(YES) Proposal meets the minimum density, there are community water options available from Three Mile Water District but the applicant could provide their own water or sewer system also. The size of the lots affect sewer requirements.</i>		
<b>BC 11.6.2.3.1.3.</b>		<b>Is the proposed subdivision designed so as to reduce or eliminate adverse impacts on adjacent properties or land uses?</b>
<b>YES</b>	<b>NO</b>	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
<b>P&amp;Z Commission Reasoning:</b> <i>(YES) Flag lots are proposed but not prohibited by the County code. The design reduces and limits adverse impacts and there is only one approach from the highway and the lots are served by an internal private road.</i>		
<b>BC 11.6.2.3.1.4.</b>		<b>Is the proposed subdivision situated so as to avoid potentially hazardous or sensitive areas or sites?</b>
<b>YES</b>	<b>NO</b>	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
<b>P&amp;Z Commission Reasoning:</b> <i>(YES) no potentially hazardous or sensitive sites are known to be present on-site.</i>		
<b>BC 11.6.2.3.1.5.</b>		<b>Is access sufficient to accommodate increases that might result from the subdivision proposed?</b>

<b>YES</b>	<b>NO</b>	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
<b>P&amp;Z Commission Reasoning: (YES) The applicant has an approach permit from the Idaho Transportation Department that has specific conditions and requirements regarding future development and use of the proposed lots.</b>		

<b>DECISION OF THE BOARD OF COUNTY COMMISSIONERS</b>	
<b>MOTION TO APPROVE</b>	I move to approve the preliminary plat for Timberline Commercial Park, a proposed commercial subdivision, File #25-0144, and direct staff to prepare written findings, a decision, and terms and conditions of approval, finding that the preliminary plat <b>IS</b> in accord with the applicable zoning and subdivision standards of the Boundary County Land Use Ordinance, based upon the findings and conditions as written [ <i>or amended – list amendments</i> ] and based upon reasons as read into the record during deliberation. This action does not result in a taking of private property.
<b>MOTION TO TABLE</b>	I move to table or continue the hearing to [ <i>insert date, time and place</i> ] to allow further consideration of the proposal or to allow review and approval of written findings and decision.
<b>MOTION TO DENY</b>	I move to deny the preliminary plat for Timberline Commercial Park, a proposed commercial subdivision, File #25-0144, and direct staff to prepare written findings, and a decision, finding that the preliminary plat <b>IS NOT</b> in accord with the applicable zoning and subdivision standards of the Boundary County Land Use Ordinance, based upon the findings as written [ <i>or amended – list amendments</i> ] and based upon reasons as read into the record during deliberations. This action does not result in a taking of private property.