



## BOUNDARY COUNTY PLANNING AND ZONING

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### STAFF REPORT

#### BOUNDARY COUNTY BOARD OF COMMISSIONERS

#### FILE #26-0073, PAUL & KAITLYN MAST AND DELWYN & TWYLA FREED

#### REPLAT OF LOTS 1A & 2A OF THE REPLAT OF LOTS 1 & 2 OF SCHROCK ACRES SUBDIVISION

#### SHORT PLAT, LOT LINE ADJUSTMENT

Prepared By:	<b>Tess Vogel, Associate Contract Planner Ruen-Yeager &amp; Associates, Inc.</b>
Project Description:	Requesting preliminary plat approval of the Replat of Lots 1A & 2A of the Replat of Lots 1 & 2 of Schrock Acres Subdivision to adjust 0.10 acres to reduce Lot 1A from 12 acres to 11.90 acres and to increase Lot 2A from 10 acres to 10.10 acres to accommodate an existing structure.
Project Location:	622 & 760 Legacy Ridge Lane
Parcel Number:	RP00930000001AA; RP00930000002A
Legal Description:	Lots 1A & 2A of the Replat of Lots 1 & 2 of Schrock Acres Subdivision in Section 1, Township 62 North, Range 1 East, B.M.
Zoning Designation:	Agriculture/Forestry
Applicants: Representative:	Paul & Kaitlyn Mast and Delwyn & Twyla Freed JRS Surveying, Inc.
Date Application Completed:	03/30/2026
Hearing Date:	Board of County Commissioners: 04/28/2026
Legal Notice Provided:	Newspaper: 04/09/2026 Site Posting: 04/17/2026 Mailed to owners w/in 300' taxing districts & media: 04/08/2026
Staff Report Attachments	Legal notices, application, preliminary plat, agency comments, plats

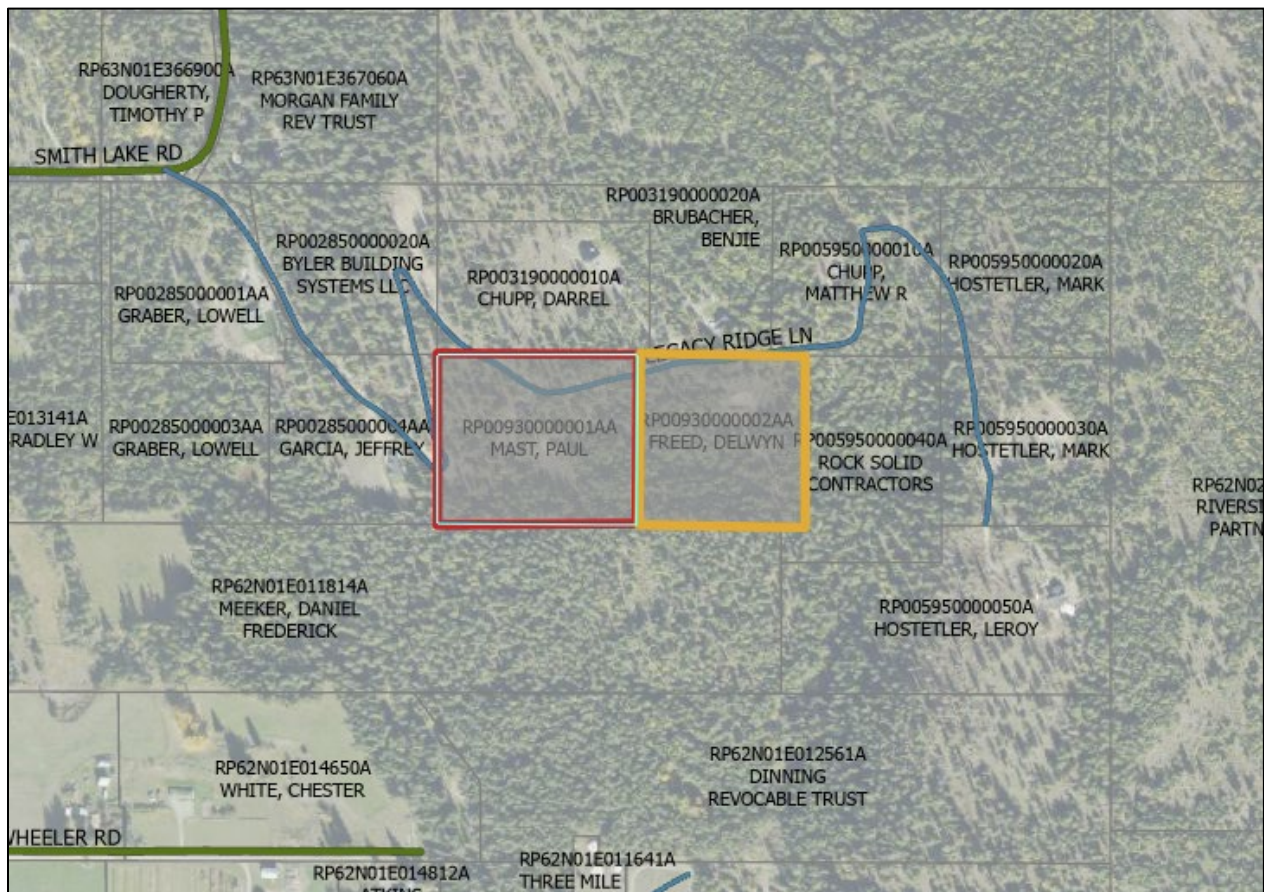
**PROJECT SUMMARY**

Paul & Kaitlyn Mast and Delwyn & Twyla Freed are requesting preliminary plat approval for a lot line adjustment via short plat between Lots 1A and 2A of the Replat of Lots 1 and 2 of Schrock Acres Subdivision. The proposal is to adjust 0.10 acres to reduce Lot 1A from 12 acres to 11.90 acres and to increase Lot 2A from 10 acres to 10.10 acres to accommodate an existing structure. The property is zoned Agriculture/Forestry, which has a lot size minimum of 10 acres. The lots are located at 622 and 760 Legacy Ridge Lane and identified as Assessor’s Parcels RP0093000001AA and RP0093000002AA in Section 1, Township 62 North, Range 1 East. B.M. The sites are served by private wells, private septic systems, Northern Lights, Inc., and the North Bench Fire District.

The Schrock Acres Subdivision was created in 2022 through file #22-0050. The final plat was recorded on August 22, 2022, under Instrument #292311.

The Replat of Lots 1 & 2 of Schrock Acres Subdivision was created in 2024 through file #24-0030. The final plat was recorded on May 01, 2024, under Instrument #296984.

A lot line adjustment is described at Section 2.33.1. of the Boundary County Land Use Ordinance as *the adjustment of one or more lot lines defined in a recorded final plat in such a manner that no new lots are created*. Lot line adjustment are processed via a short plat with the Boundary County Board of Commissioners (11.3.3.). Regardless of the size of the adjustment, if any lot that has been platted is adjusted, a replat is required.

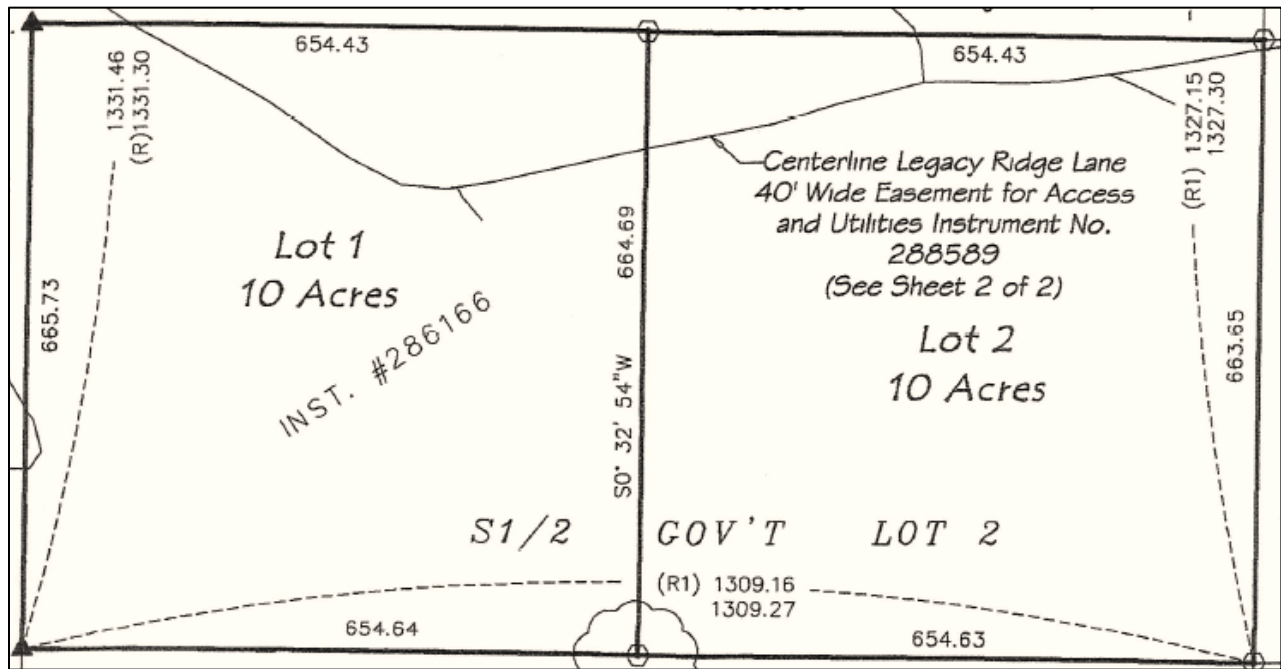


**AERIAL VIEW OF LOTS**

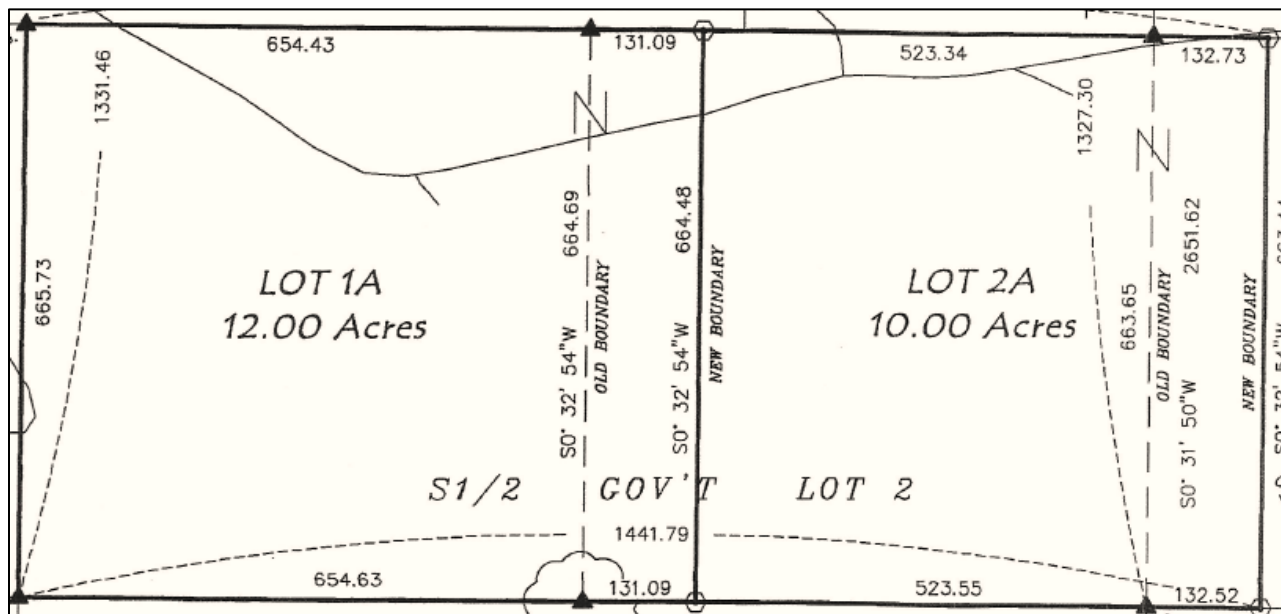
**AUTHORITY**

- 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 2.33.1.; lot line adjustments defined
- Boundary County Land Use Ordinance 9B18LOV2, Section 11; platted subdivisions
- Boundary County Land Use Ordinance 9B18LOV2, Section 15.9.; Agriculture/Forestry zone

PROJECT SETTING	
Access	Legacy Ridge Lane – private 40-foot-wide easement
Current & proposed uses	Residential
Hazardous Areas	Special Flood Hazard Area Zone X, Panel 1602070400B, no floodplains/floodway
Zoning overlays or special areas	None
Comprehensive Plan & Zoning designation of site	Agriculture/Forestry
Surrounding Comp Plan & Zoning designations	Agriculture/Forestry
Surrounding uses	Vacant; Residential; Timberland



PREVIOUS PLAT CONFIGURATION OF SCHROCK ACRES SUBDIVISION



EXISTING PLAT CONFIGURATION OF THE REPLAT OF LOTS 1 & 2 OF SCHROCK ACRES SUBDIVISION



**Boundary County Land Use Ordinance, Section 11.5.**

*Preliminary plats submitted for consideration are reviewed by staff for compliance with Section 11.5, "Preliminary Plat Requirements." The plat is in compliance with these standards, with the following staff observations or exceptions.*

**Staff:** The preliminary plat submitted with the application was reviewed and deemed complete prior to any agency or public noticing. Any information not included in the preliminary plat, per Section 11.5., shall be included in the draft conditions of approval for discussion/adoption.

**Boundary County Land Use Ordinance, Section 11.6.1.3.**

*At the conclusion of the public hearing and based on materials included in the application, the staff analysis and comment received through public hearing, the board of county commissioners will hold discussion to reach a reasoned decision and consider terms and conditions sufficient to allow the administrator to prepare written findings and decision.*

**Boundary County Land Use Ordinance, Section 11.6.1.4.**

*When considering an application for a lot line adjustment or short plat, the Board of County Commissioners should determine, at minimum:*

- **11.6.1.4.1.** *Whether the proposed plat is in accord with applicable provisions of this ordinance.*
- **11.6.1.4.2.** *Whether adequate public services are or can be made available.*
- **11.6.1.4.3.** *Whether the proposed subdivision is designed so as to reduce or eliminate adverse impact on adjacent properties or land uses.*
- **11.6.1.4.4.** *Whether the proposed subdivision is suited so as to avoid potentially hazardous or sensitive areas or sites.*
- **11.6.1.4.5.** *Whether access is sufficient to accommodate increase that might result from the subdivision proposed.*

**Boundary County Land Use Ordinance, Section 11.6.1.5.**

*In considering approval of a lot line adjustment or short plat, the Board of County Commissioners 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:*

- **11.6.1.5.1.** *Control the sequence and timing of development.*
- **11.6.1.5.2.** *Establish provisions for perpetual maintenance of public areas, facilities or utilities, to include roads.*
- **11.6.1.5.3.** *Require the installation of essential infrastructure, to include requiring a guarantee of installation and surety pursuant to Section 5 of the Boundary County Land Use Code.*
- **11.6.1.5.4.** *Require landscaping, fencing or other such measures to reduce potential adverse impacts or to maintain aesthetics.*
- **11.6.1.5.5.** *Require specific security measures, such as traffic signs, traffic and school bus turnouts, fencing, gating or lighting to protect the public safety.*
- **11.6.1.5.6.** *Require specific endorsement on the face of the 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.*

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

**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 the Replat of Lots 1A & 2A of the Replat of Lots 1 & 2 of Schrock Acres Subdivision to adjust 0.10 acres to reduce Lot 1A from 12 acres to 11.90 acres and to increase Lot 2A from 10 acres to 10.10 acres to accommodate an existing structure.
2. A lot line adjustment is defined as *the adjustment of one or more lot lines defined in a recorded final plat in such a manner that no new lots are created* (2.33.1.) and processed via a short plat (11.3.3.).
3. The original Schrock Acres Subdivision was created in 2022 through file #22-0050 and the final plat was recorded on August 22, 2022, under Instrument #292311.

4. The Replat of Lots 1 & 2 of Schrock Acres Subdivision was created in 2024 through file #24-0030 and the final plat was recorded on May 01, 2024, under Instrument #296984.
5. The sites have a comprehensive plan land use and zoning designation of Agriculture/Forestry.
6. The Agriculture/Forestry zone has a density minimum of 10 acres.
7. The sites are accessed off the existing private easement, Legacy Ridge Lane.
8. The sites are proposed to be served by individual wells and septic systems, Northern Lights, Inc. and the North Bench Fire District.
9. The sites are not located within the Airport Overlay Area.
10. The sites are not located within any city's Area of Impact.
11. No special flood hazard areas are located on-site per FEMA maps.
12. No mapped wetlands are present on-site per the National Wetland Inventory Map.
13. The TC Energy pipeline easement is not present on site.

**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 (11.6.1.6.1.1.2.) or the preliminary plat approval shall expire (11.6.1.6.1.1.2.2.).
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. (11.6.1.6.1.1.2.1.)
3. The final plat shall conform to all applicable final plat requirements of Section 11.7.
4. Prior to recording of the final plat, applicants shall reimburse Boundary County for first class mailings and advertisements required for public notification.
5. The final plat shall note the following:
  - a. The level of services for utilities, including electrical power, water service, sewer service and road access.
  - b. Special purpose districts, including the local fire district, which are within the subdivision boundaries.
6. All existing and proposed roads shall conform with the following:
  - a. Be correctly labeled 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 any easements are proposed, and be properly labeled as to recorded easements where served by existing easements.

<b><u>STANDARDS OF REVIEW FOR REASONED STATEMENT</u></b>	
<i>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.</i>	
<b>SECTION 11.6.1.4. &amp; IC §67-6513, CONSIDERATIONS FOR LOT LINE ADJUSTMENTS &amp; PLATS</b>	
Prior to approving a lot line adjustment, short plat or 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 11.6.1.3.</b>		At the conclusion of the public hearing and based on materials included in the application, the staff analysis and comment received through public hearing, the board of county commissioners will hold discussion to reach a reasoned decision and consider terms and conditions sufficient to allow the administrator to prepare written findings and decision.
<b>BC 11.6.1.4.</b>		<b>When considering an application for a lot line adjustment, the Board of County Commissioners should determine, at a minimum;</b>
<b>BC 11.6.1.4.1.</b>		<b>Whether the proposed plat is in accord with 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>BC 11.6.1.4.2.</b>		<b>Whether adequate public services are 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>BC 11.6.1.4.3.</b>		<b>Whether the proposed subdivision is designed so as to reduce or eliminate adverse impact 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>BC 11.6.1.4.4.</b>		<b>Whether the proposed subdivision is 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>BC 11.6.1.4.5.</b>		<b>Whether access is 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>DECISION OF THE BOARD OF COUNTY COMMISSIONERS</b>	
<b>MOTION TO APPROVE</b>	I move to approve the preliminary plat for the Replat of Lots 1A & 2A of the Replat of Lots 1 & 2 of Schrock Acres Subdivision, a proposed lot line adjustment, File #26-0073, and direct staff to prepare written findings, a reasoned 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 – state amendments</i> ] and based upon the reasoned statements 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 the Replat of Lots 1A & 2A of the Replat of Lots 1 & 2 of Schrock Acres Subdivision, a proposed lot line adjustment, File #26-0073, and direct staff to prepare written findings and a reasoned 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 – state amendments</i> ] and based upon the reasoned statements as read into the record during deliberation. This action does not result in a taking of private property.