



BOUNDARY COUNTY PLANNING AND ZONING

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STAFF REPORT

BOUNDARY COUNTY BOARD OF COMMISSIONERS

FILE #26-0098, THE RAY & SIGNE HOLMES REV INTER VIVOS TRUST AND LUKE & LACEY HENSLEE AMENDED PLAT OF LOT 25, TWIN BRIDGES RIVER FRONT & LOT 1, QUEEN MOUNTAIN SUBDIVISION

SHORT PLAT, LOT LINE ADJUSTMENT

Prepared By:	Tess Vogel, Associate Contract Planner Ruen-Yeager & Associates, Inc.
Project Description:	Requesting preliminary plat approval for a lot line adjustment of Lot 1 of Queen Mountain Subdivision and Lot 25 of Twin Bridges River Front Subdivision to address encroachments of improvements and to correct a gap in descriptions between the two lots. The adjustment would result in a 2.32-acre Lot 1 and a 0.95-acre Lot 25 in the respective subdivisions.
Project Location:	5634 & 5700 Moyie River Road
Parcel Number:	RP007900000010A, RP001020001024AA
Legal Description:	Lot 1 of Queen Mountain Subdivision Lot 25 of Twin Bridges River Front Subdivision in Section 26, Township 64 North, Range 2 East, B.M.
Zoning Designation:	Agriculture/Forestry & Suburban
Applicants:	The Ray & Signe Holmes Rev Inter Vivos Trust Luke & Lacey Henslee
Representative:	JRS Surveying, Inc.
Date Application Completed:	04/30/2026
Hearing Date:	Board of County Commissioners: 06/09/2026
Legal Notice Provided:	Newspaper: 05/21/2026 Site Posting: 06/01/2026 Mailed to owners w/in 300' taxing districts & media: 05/20/2026
Staff Report Attachments	Legal notices, application, preliminary plat, agency comments, plats

PROJECT SUMMARY

The Ray & Signe Holmes Rev Inter Vivos Trust and Luke & Lacey Henslee are requesting preliminary plat approval for a lot line adjustment of Lot 1 of Queen Mountain Subdivision and Lot 25 of Twin Bridges River Front Subdivision to address encroachments of improvements and to correct a gap in descriptions between the two lots. The adjustment would result in a 2.32-acre Lot 1 and a 0.95-acre Lot 25 in the respective subdivisions. The lots are zoned Agriculture/Forestry and Suburban zones and are located off Moyie River Road. They are identified as Assessor’s Parcels RP007900000010A and RP01020001024AA in Section 26, Township 64 North, Range 2 East, B.M. The sites are served by private wells, private septic systems, Northern Lights, Inc., and the Hall Mountain Fire District.

EXISTING PLATS

The Queen Mountain Subdivision Plat was recorded in 1996 in Book 2 of Plats at Page 65, as Instrument #183290. The Twin Bridges River Front Subdivision was recorded in 1974 in Book 2 of Plats at Page 7, as Instrument #116992.1 of Queen Mountain Subdivision is being reduced below 2 ½ acres, however, Lot 25 of Twin Bridges River Front Subdivision is being increased in acreage thus decreasing its nonconformancy.

LOT LINE ADJUSTMENT & ZONING

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.

Although the official zoning map shows these properties split between the Agriculture/Forestry and Suburban zones, it is likely that the intended boundary of the Suburban district is the Moyie River because west of the river is U.S. Forest Service lands. Sections 14.1.5 and 14.1.6 of the local land use codes state that where there is uncertainty about the zoning map boundaries, the river or stream centerline will be the zoning boundary. The determination does not affect the proposed lot line adjustment, however.



AERIAL VIEW OF LOTS

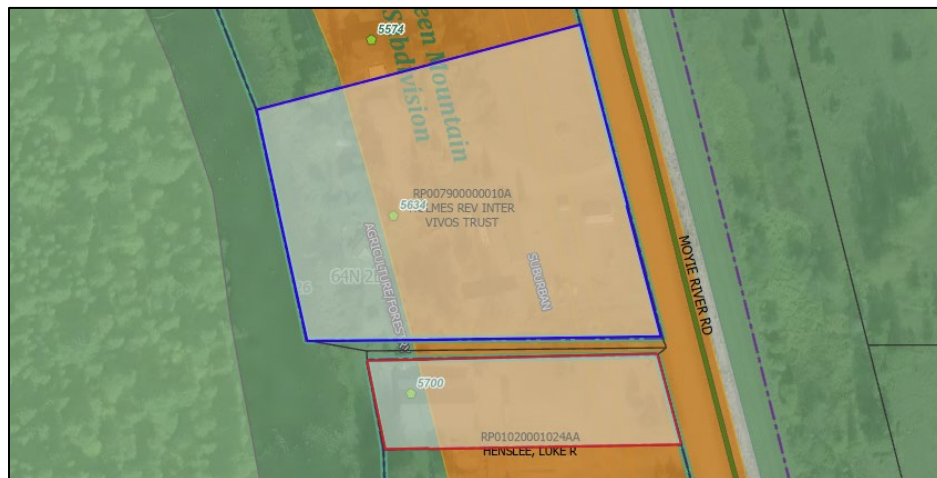
AUTHORITY

- 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
- Boundary County Land Use Ordinance 9B18LOV2, Section 15.11.; Suburban zone
- Boundary County Land Use Ordinance 9B18LOV2, Section 16.3., Wetlands Area Overlay

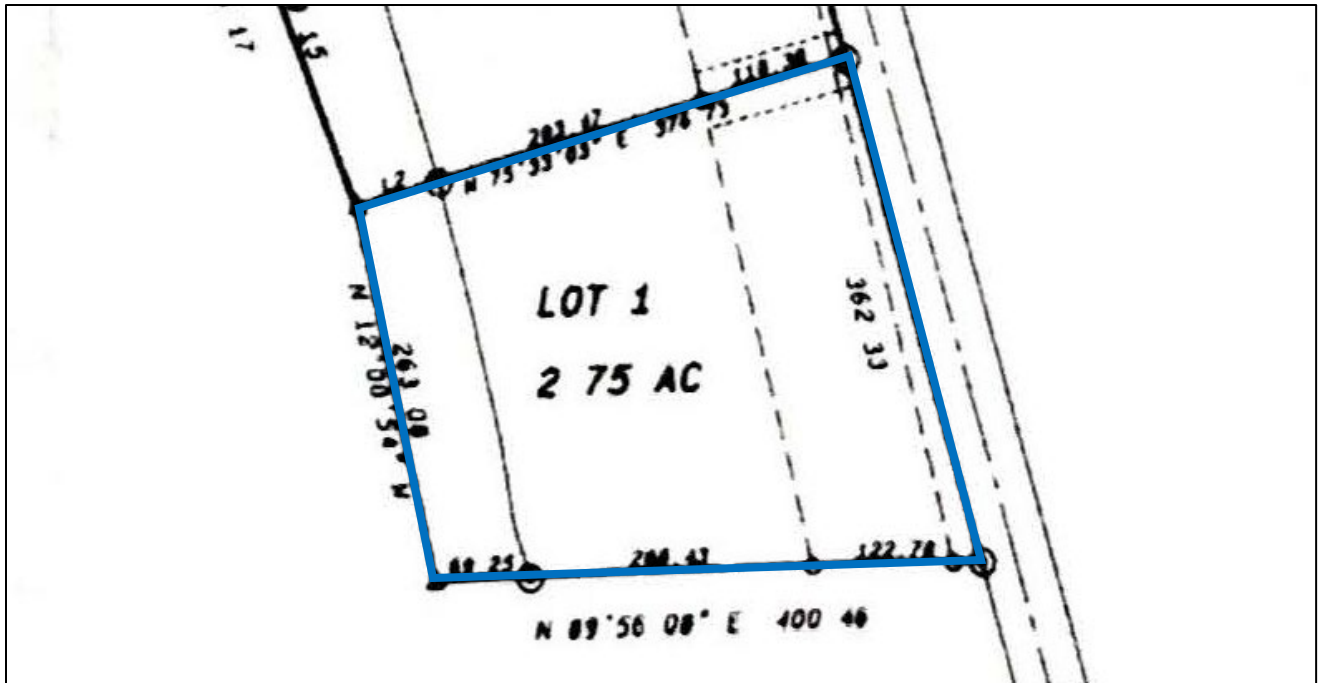
PROJECT SETTING	
Access	Moyie River Road (public)
Current & proposed uses	Residential
Hazardous Areas	Special Flood Hazard Area Zone X, Panel 1602070425B, no floodplains/floodway
Zoning overlays or special areas	Mapped Riverine Wetlands TC Energy Pipeline & Right-of-Way
Comprehensive Plan & Zoning designation of site	Agriculture/Forestry and Suburban
Surrounding Comp Plan & Zoning designations	Agriculture/Forestry; Suburban
Surrounding uses	Residential; US Forest Service Land



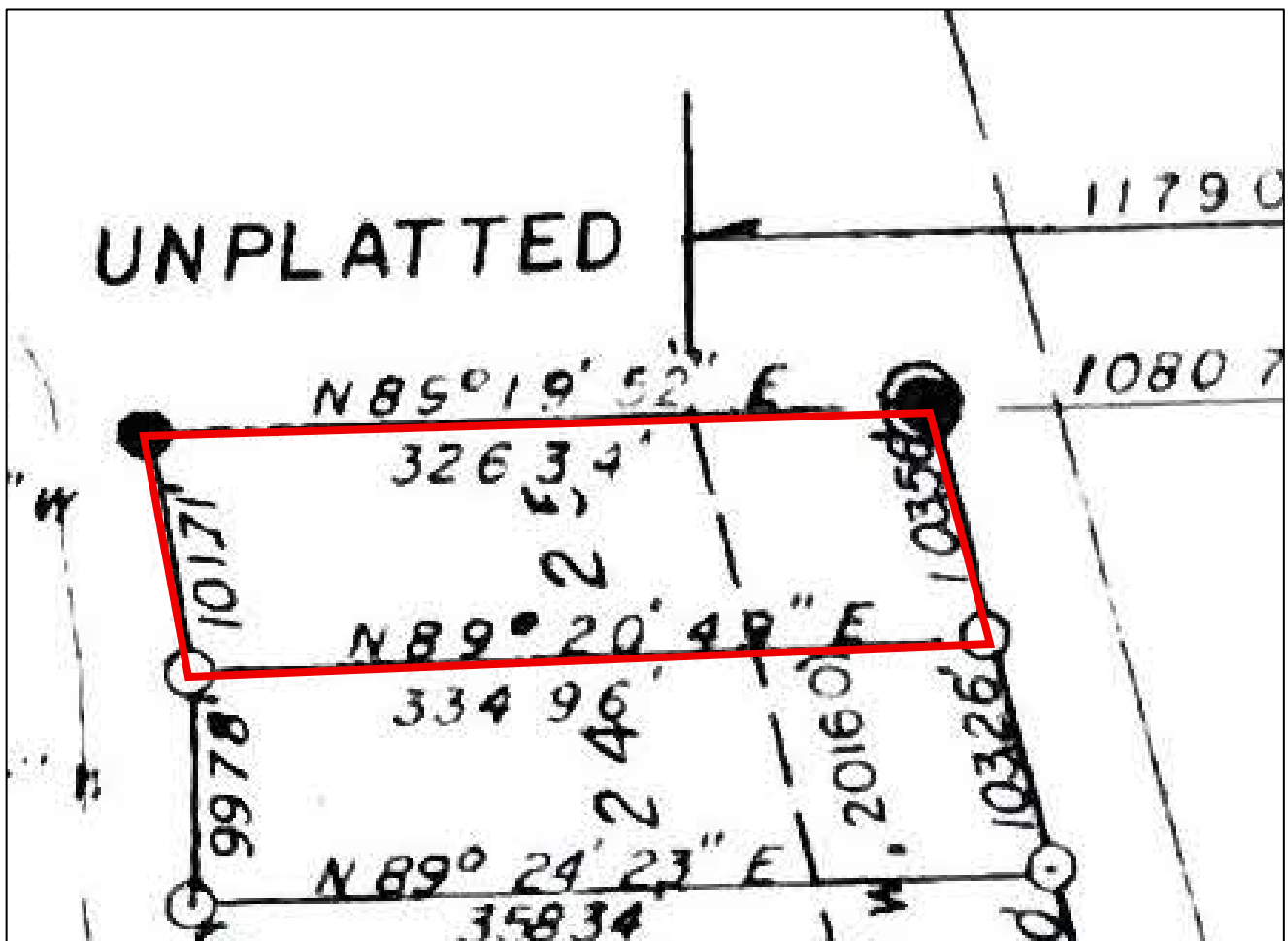
MAPPED RIVERINE WETLANDS PER NATIONAL WETLAND INVENTORY MAP



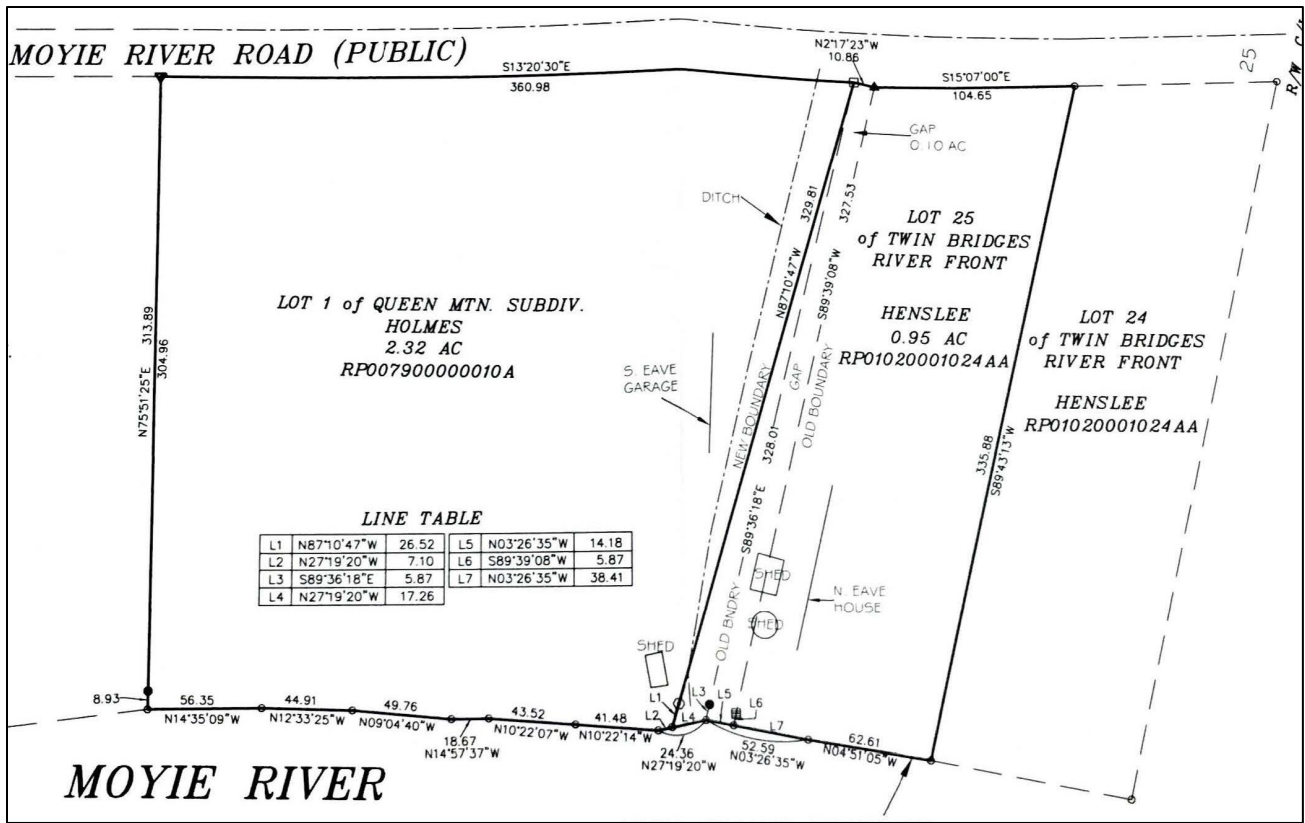
ZONE MAP OF AREA – GREEN = AGRICULTURE/FORESTRY ZONE; ORANGE = SUBURBAN ZONE



EXISTING PLAT OF QUEEN MOUNTAIN SUBDIVISION, LOT 1



EXISTING PLAT OF TWIN BRIDGES RIVER FRONT SUBDIVISION, LOT 25



AGENCY/STAFF COMMENTS

The following agencies were routed for comment on April 30, 2026, and May 20, 2026: Boundary County Addressing, Ambulance, Assessor, Commissioners, Library, Road & Bridge, Boundary School #101, Hall Mountain Fire District, Idaho Department of Environmental Quality, Panhandle Health District, and TC Energy.

Boundary Co. Addressing: *No addressing concerns.*

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

TC Energy: *No comment from TC Energy.*

PUBLIC COMMENTS:

Landowners within 300' of the site were mailed notices on May 20, 2026, and notice was published in the Bonners Ferry Herald on May 21, 2026. No written public comment was submitted to the record at the time of the completion of this staff report.

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, Section 2.33.1.

1. Adjustment of one or more lines defined in a recorded final plat.
2. No new lots are created.

Staff: Lot 1 of Queen Mountain Subdivision and Lot 25 of Twin Bridges River Front Subdivision are being adjusted to address encroachments of improvements and to correct a gap in descriptions between the two lots/subdivisions. No additional lots are proposed.

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 for a lot line adjustment of Lot 1 of Queen Mountain Subdivision and Lot 25 of Twin Bridges River Front Subdivision to address encroachments of improvements and to correct a gap in descriptions between the two lots.

2. The applicants are proposing to decrease the 2.75-acre Lot 1 of Queen Mountain Subdivision to 2.32 acres and to increase the 0.80-acre Lot 25 of Twin Bridges River Front Subdivision to 0.95 acres.
3. 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.).
4. Lot 1 of Queen Mountain Subdivision is being reduced below 2 ½ acres, however, Lot 25 of Twin Bridges River Front Subdivision is being increased in acreage thus decreasing its nonconformancy.
5. The Queen Mountain Subdivision Plat was recorded in 1996 in Book 2 of Plats at Page 65, as Instrument #183290.
6. The Twin Bridges River Front Subdivision was recorded in 1974 in Book 2 of Plats at Page 7, as Instrument #116992
7. The sites have a comprehensive plan land use and zoning designation of Agriculture/Forestry and Suburban.
8. The Agriculture/Forestry zone has a density minimum of 10 acres.
9. The Suburban zone has a density minimum based on community services as follows;
 - a. Where community water or sewer services are available: 1-acre
 - b. Where neither community water or sewer services are available: 2 ½ acres
10. The sites are accessed off Moyie River Road, a public road and right-of-way and are served by individual wells and septic systems, Northern Lights, Inc. and the Hall Mountain Fire District.
11. No special flood hazard areas are located on-site per FEMA maps.
12. Mapped Riverine Wetlands are present on-site per the National Wetland Inventory Map.
13. The TC Energy pipeline and right-of-way are present on site. TC Energy had no comments or conditions for this proposed lot line adjustment.

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 and depict 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.
 - c. The location of the TC Energy gas pipeline and the following note: “TC Energy gas pipeline and right-of-way are present on-site. Any development on-site shall be submitted to TC Energy for approval.”
 - d. Mapped River Wetlands, per the National Wetland Inventory Map, are present on-site.
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.
 - b. 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.

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 11.6.1.4. & IC §67-6513, CONSIDERATIONS FOR LOT LINE ADJUSTMENTS & PLATS

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.

IC §67-6513 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.

BC 11.6.1.4.1. Is the proposed plat in accord with applicable provisions of this ordinance?

YES	NO	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
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BC 11.6.1.4.2. Are there adequate public services available or can they be made available?

YES	NO	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
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BC 11.6.1.4.3. Is the proposed lot line adjustment designed so as to reduce or eliminate adverse impacts on adjacent properties or land uses?

YES	NO	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
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BC 11.6.1.4.4. Is the proposed lot line adjustment situated so as to avoid potentially hazardous or sensitive areas or sites?

YES	NO	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
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BC 11.6.1.4.5.		Is access sufficient to accommodate increases in traffic that might result from the proposed lot line adjustment?
YES	NO	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.

DECISION OF THE BOARD OF COUNTY COMMISSIONERS	
MOTION TO APPROVE	I move to approve the preliminary plat for the Amended Plat of Lot 25, Twin Bridges River Front Subdivision & Lot 1, Queen Mountain Subdivision, a proposed lot line adjustment, File #26-0098, and direct staff to prepare written findings, a reasoned decision, and terms and conditions of approval, finding that the preliminary plat IS 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.
MOTION TO TABLE	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.
MOTION TO DENY	I move to deny the preliminary plat for the Amended Plat of Lot 25, Twin Bridges River Front Subdivision & Lot 1, Queen Mountain Subdivision, a proposed lot line adjustment, File #26-0098, and direct staff to prepare written findings and a reasoned decision, finding that the preliminary plat IS NOT 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.