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Re: [EXT SENDER] Request for comment

JG

Jake Gabell <jake.gabell@bonnercountyid.gov> • 🔍

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📌 Fri, 01 Dec 2023 11:47:12 AM -0800 • INBOX



To

Cc "luke" <luke.omodt@bonnercountyid.gov>, "stevenbradshaw" <steven.bradshaw@bonnercountyid.gov>, "asia Williams" <asia.williams@bonnercountyid.gov>

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Good morning |

Bonner County Revised Code (BCRC) 12-623 (B) states:

A water supply shall be provided per at least one of the following:

1. Lots to be served by an individual well on each lot: Applicants shall demonstrate how the aquifer proposed for water supply has sufficient production capability to provide drinking water to all applicable lots and that a location is available within each lot for installation of a well without conflicting with proposed sewage systems on or adjacent to the proposed lot.
2. Lots to be served by a new water system serving from two (2) to nine (9) lots: Documentation by an Idaho licensed professional engineer or professional geologist that the sources proposed for water supply have sufficient production capability to provide drinking water to the lots in the proposed subdivision.
3. Lots to be served by a new public drinking water system: Division of environmental quality written approval of an engineering report prepared by an Idaho licensed professional engineer demonstrating that an adequate water supply is available to meet the estimated demand for water from the lots in the proposed subdivision.
4. Lots to be served by connection to an existing public or private water system: A letter from the owner of the system indicating it has sufficient reserve production capacity to supply water to the lots in the proposed subdivision.

Urban Services is defined in BCRC 12-821:

URBAN SERVICES: Publicly or privately maintained water supply and distribution systems; sewage collection, treatment and disposal systems (not to include individual septic tanks and drainfield systems or community septic tanks and drainfield systems, unless subject to an approved sewer management agreement); electric power and telephone utilities; and hard surfaced roads constructed to the standards set forth in title 2 of this code.

A shared well that complies with the provisions of this title can be used to establish a density of 1 lot per acre in many zoning districts, see BCRC 12-412 "Urban Water Only". A shared well is considered by Bonner County and Idaho DEQ to be a privately maintained water supply and distribution system.

Both of the minor land division applications you mentioned in your email were seeking to establish a 1+ acres per lot density through the use of a shared well as described above. The collective reports for MLD0054-22 and MLD0037-23 contain a condition of approval to require compliance with BCRC 12-623. The BOCC memo for MLD0054-22 incorrectly stated that the properties are to be served by individual wells and septic, which appears to be a staff error.

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