



## **PS25-0003 – Ridley Village PUD and Subdivision Preliminary Plat**

### **Conditions of Approval**

**6/16/2026**

---

#### **PUD Final Development Plan Conditions of Approval**

1. Developer shall construct the project in conformance with the approved Final Development Plan as outlined in the staff report and application documents for PPUD25-0001. Any modifications or questions of interpretation shall be subject to determination of the Community Planning & Development Director prior to construction of any structure or improvements.
2. Developer shall be required to pay all permit and development impact fees prior to issuance of any building permit at the current rate adopted by City Council at the time of building permit application. Building permits will be reviewed for conformance with the Final Approved Development Plan.
3. All landscaping as shown on the approved landscape plans contained in the Final Development Plan shall be installed with the adjacent building prior to the issuance of a certificate of occupancy for the adjacent building. Landscaping shall be irrigated and continuously maintained in good order by the property owner/HOA.
4. Prior to issuance of any Building Permit, construction documents shall demonstrate that the lighting plans are in conformance with city lighting standards/dark sky ordinance to the satisfaction of the Building Official.
5. Prior to building permit issuance for any structures on Block 6, the permit set shall identify the 15-foot setback from properties along Cattail Court and demonstrate that the building design includes privacy measures including privacy windows and porches that orient away from Cattail Ct. consistent with the elevations and site drawings of Final Development Plan.
6. Prior to building permit issuance all proposed structures will be reviewed for Conformance with International Fire Code and all applicable City Adopted Building Codes.
7. Prior to occupancy of any building permit, structure shall have building address numbers consistent with city addressing requirements as determined by the Building Official.
8. Prior to any Building Permit Issuance, water and sewer plans will be reviewed for conformance with Water Code SCC§7-6-1 Et seq and Sewer Code SCC§7-7-1 Et seq.; and the applicant will be required to obtain said utility permits and pay requisite fees.
9. Prior to issuance of a building permit, the developer shall obtain a Public Infrastructure Permit for the necessary infrastructure to implement the PUD in accordance with City standards, to the satisfaction of the City Engineer.

## **Preliminary Plat Conditions of Approval**

### **Community Planning and Development:**

1. Prior to Final Plat Recording, Developer shall provide documentation that new street names have been reserved and approved by Bonner County.
2. Prior to recordation of any Final Plat, Developer shall install a decorative fence along the Forrest Bird Charter School property consistent with the approved Final Development Plan.
3. Prior to any Final Plat approval, the Developer shall provide covenant any covenants, conditions, & restrictions (CC&Rs) or similar declarations such as a homeowners' association agreement, shall include City requirements as outlined in the Final PUD approval and note that those requirements cannot be changed without approval of the City. Said declarations shall include provision for permanent maintenance of all private utilities including stormwater; as well as landscaping, community open space and private street maintenance. CCR's and declarations shall be provided to the Community Planning & Development Department for review and approval by the City Attorney.

### **Public Works Department:**

4. Other than modifications from standards explicitly exempted with the Final Development Plan, the Developer is required to construct the following public improvements in accordance with the applicable standards adopted by the City: sanitary sewer and water system extensions, fire hydrants, stormwater management, streets, street trees, signage, curbs and gutters, drainage appurtenances, sidewalks, and all other improvements listed in these conditions and in accordance with final improvement plans approved for construction. Final street, stormwater, and utility layout and design details are subject to detailed engineering plan review and approval. All public improvements are subject to a Public Infrastructure Permit for which applicable fees must be paid and final plans reviewed and "Approved for Construction" by the appropriate Public Works official prior to final plat recording.
5. An approved final stormwater management plan is required prior to approval of any Final Plat. The Developer shall install and adequately maintain all stormwater conveyance and treatment systems, in accordance with an approved final Stormwater Plan as part of a Public Infrastructure Permit issued by the City. CC&R's shall include provision for the transfer such maintenance to future, individual property owners and/or the Homeowners Association. Prior to connection to city storm drain infrastructure, Developer shall have a final stormwater plan and report approved by the City Engineer.
6. Prior to any ground disturbance the Developer shall prepare and obtain City approval of an Erosion Control Plan and maintain compliance with the Idaho Department of Environmental Quality's Construction General Permit (CGP) throughout development. Prior to any land disturbing activities, a copy of the issued CGP shall be provided to the Public Works Department. Note: Failure to comply with the terms of the CGP may result in orders to stop work by the City or DEQ.
7. Preliminary improvement plans show storm drain outflow connecting to the Northshore Drive storm drain system utilizing an existing easement along Lots 14&15, Block 3 of Northshore Plat. Prior to construction of infrastructure the applicant shall provide one month's notice to landowners of Lots 14&15. Said notice shall include a restoration and landscaping plan along with timing of anticipated completion of the restoration and landscaping. The Public Works Department shall be copied on said notice and be provided with a cost estimate for the restoration. Developer shall provide financial security for restoration of the property at 150% of estimate which will be returned when property is landscaped and revegetated to a maintainable condition to the satisfaction of the City Forester.

8. Prior to any Final Plat approval, Developer shall install streetlights at the intersections of Ridley Village Road/Autumn Lane; and Ridley Village Road/River Rock Rd. Street light at River Rock Rd shall be included in the Public Improvement Plan(PIP) and approved in accordance with applicable Public Works Standards.
9. Prior to any Final Plat approval that includes pedestrian easements as shown on the Final Development Plan, Developer shall show the pedestrian access easement on the plat and also include a public utility easement.
10. Prior to any Final Plat approval a Public Utility Easement meeting applicable city standard for Public Water and Sewer Lines shall be shown on the final plat to the satisfaction of the City Engineer.
11. Prior to any Final Plat approval Developer shall modify the landscaping plan for River Rock Road to swap "Autumn Blaze" Maples for Ginko Biloba, Zelkova Serrata and/or other "Class III Large" street tree to be approved by the City Forrester.
12. As approved in the Final Development Plan, the Developer may vary from the City Street Tree standard of one per residential frontage on a public street. However, one additional planting location is required by the City. Developer shall provide a "Class III Large" street tree (not Maple) in the planting strip in front of Lot 1 of Block 5, prior to final plat recording.
13. Pursuant to Final Development Plan, allowance of narrower private streets and reduced front setbacks create a unique condition relating to sewer infrastructure. The approved Final Development Plan includes an exception for sewer main coverage of less than the requisite 4-foot deep for portions of Roads "D" and "E". Prior to issuance of a Public Infrastructure Permit for Streets "D" and "E", final sewer plans shall be provided and approved to the satisfaction of the City Engineer.
14. The Developer shall submit a financial security sufficient to cover 150% of the City's approved estimated cost of construction, testing, and inspection for those required public improvements not otherwise located on private property, including, but not limited to, streets and associated infrastructure, water main extensions, and sewer main extensions, and storm drainage facilities. This financial security shall be provided prior to issuance of the related improvement plans and may be in the form of a performance bond, irrevocable letter of credit, cash deposit or other security device acceptable to the City. The City reserves the right to perform the required infrastructure improvements and retain the security in the event that the Developer fails to perform the work in accordance with the mutually agreed upon construction schedule. In no event will the financial security be released until all required infrastructure improvements have been completed and the Final Plat is approved by the City.
15. Inspection reports and testing records, conducted at the frequency and method(s) specified in the Idaho Standards for Public Works Construction (latest edition) for all required infrastructure improvements shall be provided to the City within ninety days of completion of construction. A letter signed by a professional engineer, licensed in Idaho, shall be provided by the Developer to the City stating that the substantially completed work was constructed in accordance with all conditions and subsequent permits, including but not limited to the approved plans and standards. In no event shall the City accept the required infrastructure improvements and/or approve any Final Plat, until such documentation has been provided and deemed acceptable by the City Engineer. The City reserves the right to retain the performance bond for Required Infrastructure Improvements and/or withhold other permits until the City has accepted the same.
16. All required infrastructure improvements shall be built to City standards and permits, adhering to all City policies and procedures and standards adopted by the City, including but not limited to Idaho Standards for Public Works Construction (ISPWC) (latest edition). The final improvement plans shall be submitted to the City for approval prior to commencement of any construction; shall detail construction of all Required Infrastructure Improvements; and, that all

such work will be constructed in a workmanlike manner. The Developer will properly warrant all public improvements properly from defects by providing a warranty bond in an amount approved by the City and representing twenty percent (20%) of the estimated cost of all Required Public Improvements for a period of two years from the date of written acceptance by the City and prior to any Final Plat approval. Should the Developer fail to make any required repairs within thirty days' written notice, the City may exercise the warranty bond. This period may be extended by the City if inclement winter weather prevents repair within the thirty-day period.

17. All required infrastructure improvements shall be inspected and tested by qualified professionals in accordance with Idaho Standards for Public Works Construction (latest edition) with all costs of testing and inspection to be borne by the Developer.
18. Extraordinary Impact Assessment: Pursuant to the traffic impact study, dated February 4, 2026, prepared by Fehr & Peers. The Ridley Village Court project impacts the intersection of US Highway 2 & Ridley Village Rd. The traffic impact study attributes a fair share assignment of 25% of a new westbound turn bay on Highway 2 at Ridley Village Rd. to the development project. Prior to approval of any Final Plat, Developer Shall contribute \$59,294.67 towards the cost of a westbound turn bay on US Highway 2 at Ridley Village Rd. which is a 25% share of the approved engineer's estimate of total cost (design and construction), payable to the City as an extraordinary impact.