



# BONNER COUNTY PLANNING DEPARTMENT

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## PLANNED UNIT DEVELOPMENT APPLICATION

### FOR OFFICE USE ONLY:

FILE #

RECEIVED:

Project name:

### APPLICANT INFORMATION:

Landowner's name:

Mailing address:

City:

State:

Zip code:

Telephone:

Fax:

E-mail:

### REPRESENTATIVE'S INFORMATION:

Representative's name:

Company name:

Mailing address:

City:

State:

Zip code:

Telephone:

Fax:

E-mail:

### ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project:

Company name:

Mailing address:

City:

State:

Zip code:

Telephone:

Fax:

E-mail:

### PARCEL INFORMATION:

Section #:

Township:

Range:

Parcel acreage:

Parcel # (s):

Legal description: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Current zoning:	Current use:
What zoning districts border the project site?	
North:	East:
South:	West:
Comprehensive plan designation:	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North:	
South:	
East:	
West:	
Nearest city:	Distance to the nearest city:
Detailed directions to site: _____	
_____	
_____	
_____	
_____	

### PROJECT DESCRIPTION:

#### Select type of PUD

<input type="checkbox"/> Small-scale residential	<input type="checkbox"/> Small-scale mixed use
<input type="checkbox"/> Large-scale residential	<input type="checkbox"/> Large-scale mixed use
<input type="checkbox"/> Commercial/industrial PUD	<input type="checkbox"/> Cottage PUD

Describe in detail the proposed use or uses, housing densities and arrangements, parking facilities, preliminary subdivision plan (if applicable), common areas, open spaces and a transportation network for vehicular and pedestrian circulation: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Number of dwelling units: _____	Types of dwelling units: _____
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#### Common area/open space

Number of acres of open space: _____	Percentage of open space to total acreage: _____
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#### Proposed use of open space (BCRC 12-256(a)):

<input type="checkbox"/> Wildlife habitat/corridor
Describe: _____
<input type="checkbox"/> Native vegetation areas
Describe: _____
<input type="checkbox"/> Recreational areas
Describe: _____
<input type="checkbox"/> Historic or culturally significant areas
Describe: _____
<input type="checkbox"/> Areas within a scenic byway
Describe: _____

<input type="checkbox"/> Actively managed pasture, farm or timber land		
Describe: _____		
Describe proposed development, use and maintenance of open space: _____ _____ _____		
Is dedication of land for public use planned?		<input type="checkbox"/> Yes <input type="checkbox"/> No
If yes, describe use and number of acres: _____ _____		
<b>Density</b>		
Proposed number of dwelling units: _____		
Average density (Dwelling units/acre): _____		
Is any bonus density proposed?		<input type="checkbox"/> Yes <input type="checkbox"/> No
If yes, indicate bonus density action (open space, trail dedication, etc) and the formula used to achieve bonus: _____ _____ _____ _____ _____		
<b>Standards</b>		
Will the PUD include variations from design standards of Title 12?		<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, describe and explain how variations achieve design goals & list the affected code sections: _____ _____ _____ _____		
Will there be any effects to the site or adjoining property from noise, light glare, odors, fumes or vibrations? _____ _____ _____ _____		
Describe any planned berming, grading, contouring or filling of lands within proposed PUD: _____ _____ _____ _____		
How has the Planned Unit Development been designed to avoid creating hazards or dangers to persons on or adjacent to the property? _____ _____ _____		
How will the proposed use maintain the harmony with existing uses and intended character of the vicinity? _____ _____		
Can the proposed PUD or 1st phase be completed within two years of the date of approval? _____ _____		
If phasing is proposed, how is each phase of the development designed to meet the minimum density, open space and zoning standards: _____ _____		

**SITE INFORMATION:**

Please provide a detailed description of the following land features:

Topography (lay of the land), including estimated maximum slope, rock outcroppings, benches, etc:

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Water courses (lakes, streams, rivers & other bodies of water):

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Is site within a floodplain? ☐ Yes ☐ No Firm Panel #: \_\_\_\_\_ Map Designation: \_\_\_\_\_

Springs & wells: \_\_\_\_\_

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Existing structures (size & use): \_\_\_\_\_

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Land cover (timber, pastures, etc):

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Are wetlands present on site? ☐ Yes ☐ No Source of information:

Other pertinent information (attach additional pages if needed): \_\_\_\_\_

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**ACCESS INFORMATION**

Please check the appropriate boxes:

<input type="checkbox"/>	<u>Private Easement</u> <input type="checkbox"/> <u>Existing</u> <input type="checkbox"/> <u>Proposed</u> Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and easement width. Include recorded instrument number for existing easements & name, if existing: _____ _____ _____
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<input type="checkbox"/>	<u>Public Road</u> <input type="checkbox"/> <u>Existing</u> <input type="checkbox"/> <u>Proposed</u> Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade right-of-way width and name, if existing: _____ _____ _____
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<input type="checkbox"/>	<u>Combination of Public Road/Private Easement</u> <input type="checkbox"/> <u>Existing</u> <input type="checkbox"/> <u>Proposed</u> Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and right-of-way/easement width and road name, if existing: _____ _____ _____
Is public road dedication proposed as part of this land division? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Describe existing or proposed access to the project site: _____ <input type="checkbox"/> Public <input type="checkbox"/> Private	
Road maintenance is provided by: _____	
Describe any proposed road improvements (Include surface type, maximum and typical grades, width of right-of-way, width of improved surface, curbing, etc.): _____ _____ _____ _____	

**SERVICES:**

Sewage disposal will be provided by:	
<input type="checkbox"/>	<u>Existing Community System - List name of sewer district or provider and type of system:</u> _____ _____
<input type="checkbox"/>	<u>Proposed Community System – List type &amp; proposed ownership:</u> _____ _____
<input type="checkbox"/>	<u>Individual system – List type:</u> _____
Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: _____ _____ _____ _____ _____	
Water will be supplied by:	
<input type="checkbox"/>	<u>Existing public or community system</u> - List name of provider: _____
<input type="checkbox"/>	<u>Proposed Community System – List type &amp; proposed ownership:</u> _____ _____
<input type="checkbox"/>	<u>Individual well</u>
Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: _____ _____ _____ _____ _____	

Distance (in miles) to the nearest:	
Public/community sewer system:	Solid waste collection facility:
Public/community water system:	Fire station:
Elementary school:	Secondary schools:
County road:	County road name:
Which fire district will serve the project site? _____	
Which power company will serve the project site? _____	

**How is the proposed PUD in accordance with the specific objectives of the comprehensive plan? (Please see attached copy of the goals and objectives):**

Property rights: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Population: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

School facilities & Transportation: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Economic development: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Land use: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Natural resources: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Hazardous areas: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Public services: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Transportation: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Recreation: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Special Areas or Sites: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Housing: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Community Design: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Implementation: ( Not required to complete this element)

I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post the property or review the premises relative to the processing of this application.

Landowner's signature: \_\_\_\_\_ Date: \_\_\_\_\_

Landowner's signature: \_\_\_\_\_ Date: \_\_\_\_\_