



February 14, 2022

Swati Rastogi
c/o Bonner County Planning Department
1500 US-2, Suite 208
Sandpoint, ID
83864

RE: Yoman Bluffs – SS0008-21

Dear Ms. Rastogi,

I am writing you on behalf of Northern Lights, INC. (NLI) regarding a request for comment for a certain subdivision project, Yoman Bluffs. The applicants are requesting to plat approximately 37.60 acres of unplatted land, zoned Recreation, to create 10 new lots, ranging in area from 1.04 acres to 27.61 acres. The site is generally located off Sherwood Beach Road, a public right-of-way in Northwest Bonner County, in Section 10, Township 59 North, Range 4 West, Boise Meridian, Bonner County, Idaho.

The proposed development can be served by NLI if the developer submits a Developer Application to NLI. All lots depicted in the attached preliminary plat can be provided electrical facilities consistent with NLI's line extension policies.

NLI maintains a primary three-phase overhead power line spanning along the east side Sherwood Beach Road, and along the parcel's western property line. This line is the likely choice for extension A pole, junction hut, or transformer must be on or adjacent to each lot in the development for NLI to provide service to each lot. The development will be best served by an underground single-phase powerline extending along the proposed access drive, Yoman Bluffs Dr. NLI will require an easement for this line along that roadway.

NLI respectfully requests that the governing body conditions the approval of the development so that the developer of the subdivision applies for a "Developer Application" (attached). NLI offers a Developer Application to those extending power to four or more contiguous lots/parcels.

The purpose of the NLI Developer Application is to ensure that existing electric facilities are utilized efficiently, and that a safe, reliable electrical service may be provided to the future lot owners, County residents, and members of the NLI cooperative. This purpose is consistent with the purpose of the BCRC Title 12 Land Use Regulations as set forth in 12-111(B).

Thank you for your consideration and allowing NLI the opportunity to comment. Please contact me at 208-946-7787 or sam.ross@nli.coop if you have any questions.

Sincerely,

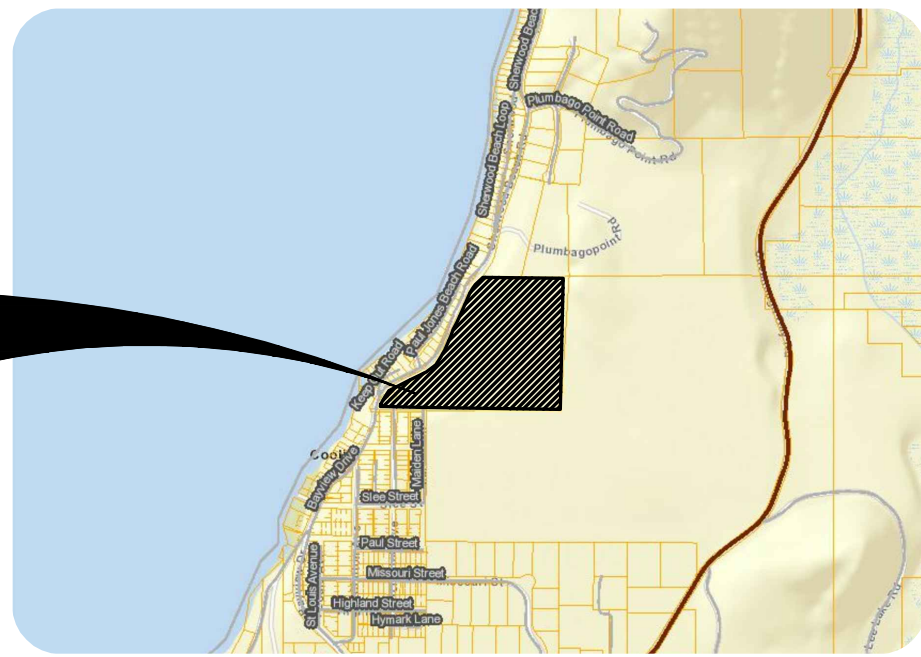
Samuel Ross
Northern Lights, Inc.
Engineering Dept.

Enclosures: Preliminary Plat, NLI Developer Application, NLI PC Line capture

YOMAN BLUFFS PRELIMINARY PLAT

A PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER,
SECTION 10, TOWNSHIP 59 NORTH, RANGE 04 WEST, B.M.,
CITY OF COOLIN, BONNER COUNTY, IDAHO

PROJECT
AREA



VICINITY MAP

SITE DATA TABLE:

NO. OF BUILDING PARCELS	9
PARCEL SIZES	APPROXIMATELY 1-28 ACRES
MINIMUM AREA	12K SF
SETBACKS	PROP. LINE: 5', STREET: 25'
CURRENT ZONING	RECREATION
CURRENT LAND USE	RESORT COMMUNITY
EXISTING STRUCTURES/USES	VACANT
SANITARY SEWER	COOLIN SEWER DISTRICT
WATER PURVEYOR	PRIVATE WELLS
WASTE DISPOSAL	DICKENSHEET TRANSFER STATION
PROPOSED USES	RESIDENTIAL - SFR
TOTAL AREA	37.60 ACRES
PUBLIC ROAD DEDICATION	N/A
GROSS DENSITY	0.24 UNITS/ACRE
PARCEL NUMBER	RP59N04W102400A

NOTES:

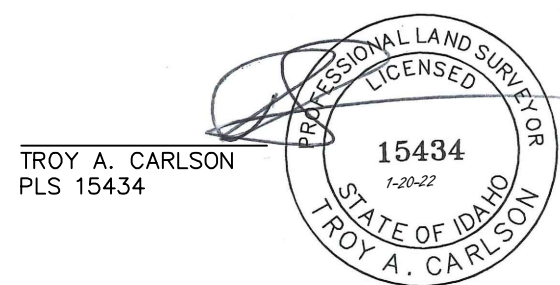
- EXISTING WELLS DEPICTED ON GROUNDWATER QUANTITY REPORT, ATTACHED IN THE PRELIMINARY PLAT SUBMITTAL PACKAGE.
- LOTS 1-9 INTENDED FOR SINGLE FAMILY RESIDENTIAL HOMES. LOT 10 TO BE THE "REMAINDER" LOT.

LEGEND

	SUBJECT PROPERTY BOUNDARY
	PROPOSED RIGHT OF WAY LINE
	PROPOSED PROPERTY LINE
	EXISTING PROPERTY LINE
	SECTIONAL LINE
	EASEMENT LINE
	EASEMENT CENTERLINE
	OHP OVERHEAD POWER LINE
	MAJOR CONTOUR
	MINOR CONTOUR
	ASPHALT
	GRAVEL
	POWER POLE
	WATER VALVE
	FOUND MONUMENT
	PROPOSED EASEMENT
	PROPOSED ROAD
	PROPOSED GRAVEL

SURVEYOR'S CERTIFICATE

I, TROY A. CARLSON, PLS 15434, DO HEREBY CERTIFY THAT THIS PRELIMINARY PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH LOCAL ORDINANCES.



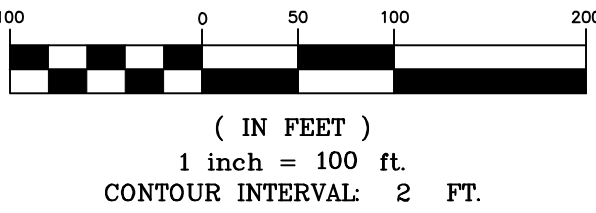
ELEVATION DATUM

NAVD88 ESTABLISHED FROM OPUS SOLUTION OF STATIC GPS OBSERVATION ON A LOCAL CONTROL POINT.

SITE TBM

FOUND 5/8 REBAR W/ PLASTIC, PLS 7156 NORTHWESTERLY RIGHT-OF-WAY OF SHERWOOD BEACH ROAD AT THE SOUTHERLY RIGHT-OF-WAY OF PAUL JONES BEACH ROAD
ELEVATION: 2465.74

GRAPHIC SCALE

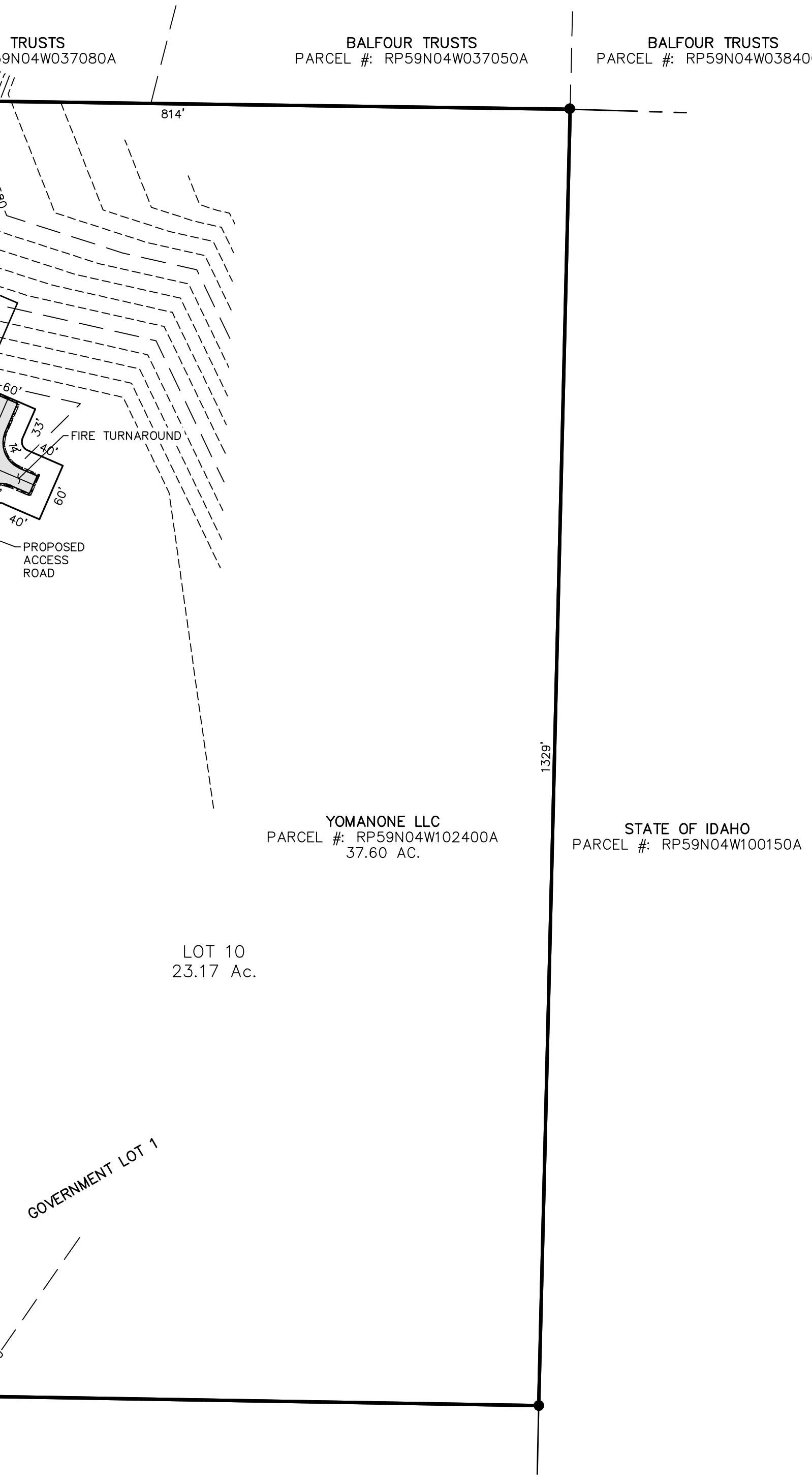
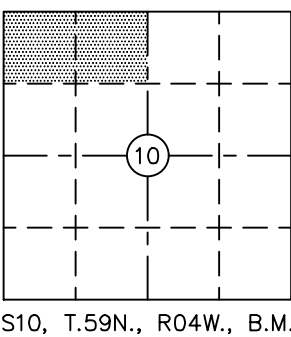


SURVEYOR:

STORHAUG ENGINEERING
510 E. THIRD AVE
SPOKANE, WA 99202
CONTACT: TROY CARLSON, PLS
509-242-1000

OWNER:

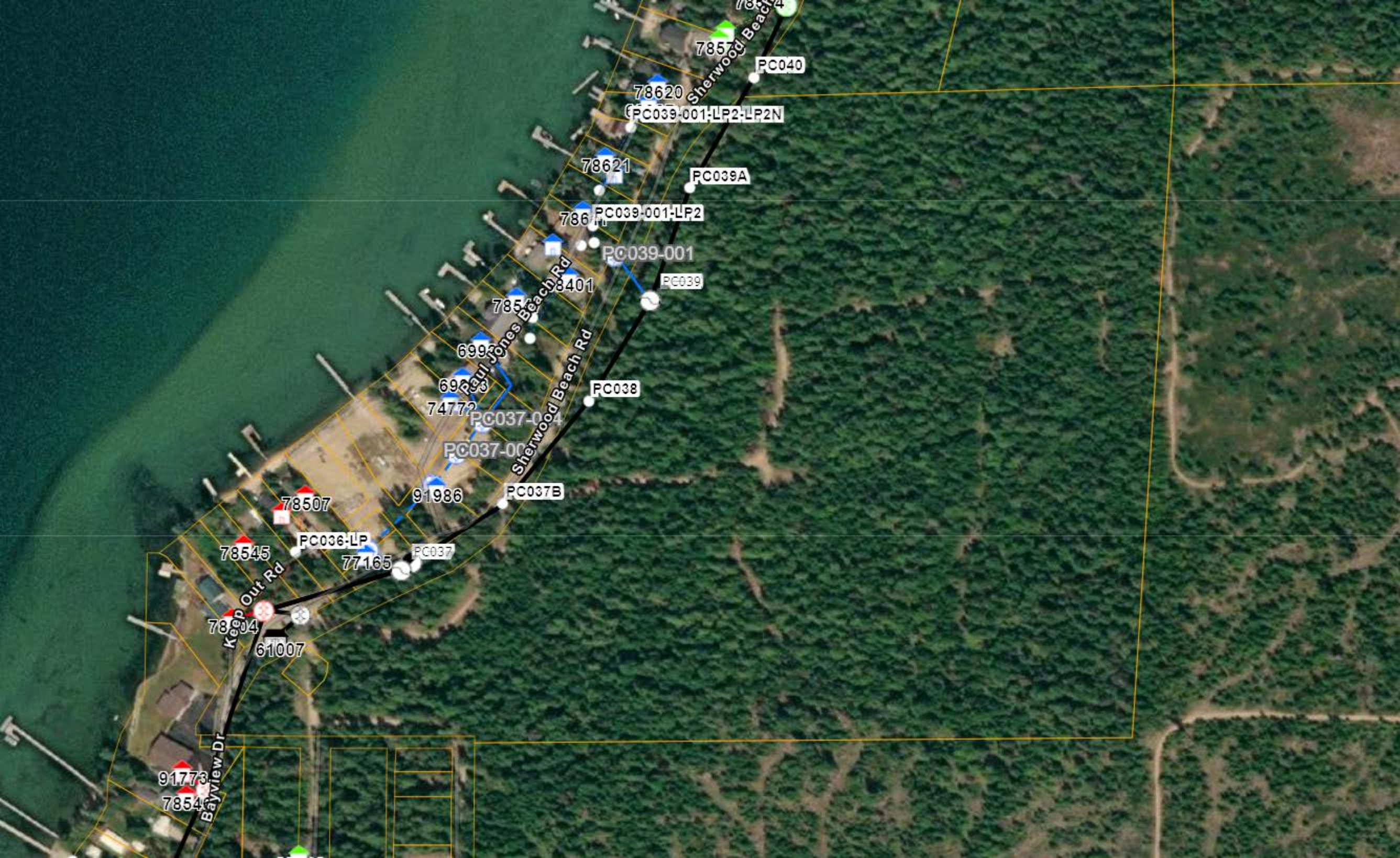
YOMANONE LLC
PO BOX 2983
SPOKANE, WA 99220



civil engineering planning
landscape architecture surveying

510 east third avenue | spokane, wa | 99202
p 509.242.1000

DATE 01/20/2022	SCALE 1" = 100'
FIELD BOOK 21-153	DRAWN LJT
PROJECT NUMBER 21-153	DRAWING NO. 1 OF 1





NORTHERN LIGHTS, INC. DEVELOPERS APPLICATION CHECKLIST

If you have a 3-phase project, contact New Service for a Power Requirement Form

ITEMS NEEDED BEFORE PROJECT IS ENGINEERED:

Applications will not be processed until all requested information is provided.



COMPLETED APPLICATION



COPY OF DEED



PLAT MAP OF SUBDIVISION, CONDITIONAL USE PERMIT (CUP) and Planned Unit Development (PUD)

- A paper copy of a county approved plat map or development plan
- An electronic drawing (AutoCAD 2000.dwg format on CD or email)



APPLICATION/ENGINEERING FEE: **\$2,000.00. Valid for 1 year from the date the application is received in our office.**

ITEMS NEEDED AFTER ENGINEERING VISIT TO YOUR SITE:



ESTIMATED COSTS FOR PROJECT

- Estimated cost calculated by engineer based on all costs - after construction, your project will be "trued-up" to actual cost.



EASEMENTS

- Needed for NLI to install and maintain the new powerline



ENCROACHMENT PERMITS

- Encroachment permits may be required & will be determined by the Engineering Department. (such as Forest Service, Road Permits, Railroad, etc) **If an encroachment permit is needed on your project, you will need to provide NLI with payment of the permit fees before we will apply for the permit.**



IF A METERED SERVICE(S) IS NEEDED

- New service application in addition to subdivision application (attached)
- State Electrical Permit (for each metered service)
- Energizing Permit (in Cities of Sandpoint, & Dover)

Developers Line Extension Fee Schedule - 2019

A developer is considered any person, association, sub-divider, corporation or entity that submits an application to extend power to four or more contiguous parcels, a planned unit development, four or more multi-family or condominium units, or industrial loads greater than 150 kva.

In order for Northern Lights to schedule an engineering visit and provide a cost estimate for a subdivision trunkline or multi-family development, an applicant must:

1. Provide a paper copy of a recorded deed for the property.
2. Provide a paper copy of a county approved Subdivision Plat, Conditional Use Permit (CUP) or Planned Unit Development Plan (PUD).
3. Provide a digital dataset of your final subdivision plat map, CUP or PUD clearly denoting property or lot corner monuments, property or lot boundaries, and any road or utility right-of-way boundaries. Data will be provided in an AutoCAD 2000.dwg format on CD or via an email attachment (email: Jon.Lafountain@nli.coop). All digital data must be submitted referencing the appropriate State Plane Coordinate System for the location.
4. Subdivisions must have all property lot corners clearly identified and monumented by a Licensed Professional Land Surveyor.

For all line extensions, the electrical system shall be designed and installed in a manner that most efficiently utilizes NLI facilities, taking into consideration future maintenance and the addition of new services on the extensions. Within developments the electrical system should be designed to enable each lot adjacent to the proposed lot lines to have access to a pole, junction box or transformer.

If you have a three-phase project, you need to include the three-phase power requirement form that can be found on our web page at nli.coop "new service applications" or by contacting the office. NLI's engineer cannot design your project without this form.

FEES:

Single phase multi-family dwellings, developments and industrial loads of 150 kva or larger

\$2,000.00 for application engineering fee

PLUS Mobilization Fee

PLUS Hookup/Impact fee(s) dependent on transformer(s) and meter(s) required

PLUS total estimated cost of construction based on material & labor required to complete project

Multi-phase and industrial services shall be evaluated on a case-by-case basis.

Developers are billed actual cost for their project. The engineer will calculate an estimated cost for the project as a result of their site visit which needs to be paid prior to construction being scheduled. A final true-up for the project will be calculated based on material and labor figures after construction has been completed (this evaluation takes about 3 months to complete). At that time Northern Lights will either issue a refund check or bill for the additional construction costs. This process, on average, takes up to three months for final determination.

In addition to the standard \$2,000.00 application/engineering fee, the developer may be required to pay a deposit up to the total estimated costs of installing the required facilities prior to the field engineering at the cooperative's discretion.

- Any permit fees for encroachments (i.e. railroads, county roads, highways, State, or Federal land) will need to be paid for by the applicant prior to NLI applying for the permits. These permits vary in the time it takes to obtain and must be approved before we can send your project to construction. These fees will need to be paid for by the applicant prior to NLI applying for the permits.

Additional charges may be assessed for installations between November 1st and March 31st as construction during winter months can greatly increase the final "true up" cost. These extra costs, also estimates, may need to be paid before NLI crews begin construction. All installation is subject to weather conditions. If your job cannot be completed during our regular building season, it will be placed on the next spring construction schedule.

Developers Line Extension Fee Schedule - 2019

If construction has not been completed within one (1) year after the date of application, the project may be canceled at the discretion of NLI. If requested, NLI may grant a time extension; however, the applicant shall pay the line extension rates in effect at the time of construction. Projects are considered valid for one year from the date of application or until work is completed on any phase engineered by NLI, whichever occurs first. This means that a new application will be required for each phase of any development.

Temporary Services - Construction temps for industrial projects (as in batch plants, temp office sites, etc.): For temporary extensions of less than 12 months duration, applicants shall pay the total cost of installation and the estimated cost of removal with credit allowed for salvage values. All charges shall be paid prior to installation.

Construction temps for single phase projects (as in single family dwellings or small commercial uses): Applicants will be assessed full cost of the project all the way in to the permanent service, **PLUS** a \$500 Temporary Fee. For underground services the applicant will be required to provide and install conduit and pull rope to the permanent location. **Temporaries must be converted to their permanent location within one year, from the date they were energized, or NLI will consider the temporary pedestal their permanent service. After one year it will be necessary to apply for a Service Change and pay additional charges to move the service to a new location.**

Yard light services - Applications for NLI owned and maintained yard light service will be accepted if the requested yard light is more than 500 feet from the member's metered electrical service. Applicants for NLI owned and maintained yard lights shall pay 100% of the actual cost of the installation and agree to pay for said lighting service under provisions of the appropriate Rate Schedule for a minimum of 36 months. If the member cancels the yard light service before the three years are up, said member will be billed for the remainder of the contract in one lump sum.



REMEMBER ALWAYS CALL BEFORE YOU DIG. THE NATIONAL ONE CALL NUMBER IS 811. "One call" is free, easy and a way to protect you from injury and expense.

(Policy effective 6/1/19)



APPLICATION FOR DEVELOPERS

In order for Northern Lights to schedule an engineering visit and provide a cost estimate for a subdivision trunkline, an applicant must:

1. Provide a paper copy of a recorded deed for the property.
2. Provide a paper copy of a county (or city) approved Subdivision Plat or Conditional Use Permit (CUP) or Planned Unit Development (PUD).
3. Provide a digital dataset of your final subdivision plat map or CUP/PUD map clearly denoting property or lot corner monuments, property or lot boundaries, and any road or utility right-of-way boundaries. Data should be provided in AutoCAD 2000.dwg format on CD or via an email attachment. All digital data must be submitted referencing the appropriate State Plane Coordinate System for the location.
4. Subdivisions need to have all property lot corners clearly identified and monumented by a Licensed Professional Land Surveyor.

Name of Subdivision or Development: _____

Owner's Name: _____

Phone #: _____ Cell #: _____ E-mail Address: _____

Current Mailing Address: _____
PO Box/Street City State Zip

Authorized Representative: _____

Representative's Mailing Address (if different than owner) _____
PO Box/Street City State Zip

Phone #: _____ Cell #: _____ E-mail Address _____


General Contractor: _____
(If different than owner or authorized representative)

Phone #: _____ Cell #: _____ E-mail Address: _____

Physical location of property (street): _____ Number of Lots: _____

Closest NLI pole or transformer #: _____ Are the existing lines overhead or underground? _____

Who is your nearest NLI neighbor? _____

 Signature: _____ Date _____

If you plan to have one or more metered services with this application, also fill out the attached service application form. If you plan to have a 3-phase service, fill out the 3-phase form.

Do you want NLI's engineer to meet with a different contact person?

Contact person: _____ Phone #: _____

Contact cell #: _____ Contact e-mail: _____



PO Box 269
421 Chevy Street
Sagle ID 83860
1(800)326-9594 or (208)263-5141
Fax (208) 263-0220
<http://www.nli.coop>

SERVICE APPLICATION FORM

(If you want a metered service)
Fill out this form the way you want the
billing account to be set up.

Name: _____ SS#: _____ DOB: _____

Co-Applicant Name: _____ SS#: _____ DOB: _____

Business Name: _____ Tax ID#: _____

Mailing Address: _____
PO Box / Street City State Zip Code

Home Phone: _____ Cell Phone: _____ Co-Applicant Cell Phone: _____

E-Mail Address: _____ Co-Applicant E-Mail Address: _____

Employer: _____ Work Phone: _____
If self-employed, please include your business name

Co-Applicant Employer: _____ Work Phone: _____
If self-employed, please include your business name

Physical Address of Property - Street/Road (not lot or block desc.) _____

Is your property in a subdivision? If yes - Subdivision Name: _____ Lot & Block: _____

Have you ever been a member of NLI? Yes _____ No _____ If yes, name on account or account #: _____

Will powerline cross any?

☐ County Road
☐ State Highway
☐ USFS property
☐ State Property
☐ Railroad
☐ Gas Pipeline
☐ Creek/Swamp

What type of service are you planning?

☐ Residential (please state use below
(house/shop/barn, etc.?) _____
☐ Commercial
☐ Other (use?): _____

What size electrical service entrance?

☐ 200 amp (standard)
☐ Other (specify size) _____

What type of heating system will you use?

☐ Electric
☐ Gas
☐ Propane
☐ Wood
☐ Other: _____

What type of water heater do you intend to install?

☐ Electric ☐ Gas ☐ Propane

Please note that the homeowner or a licensed electrician must submit an electrical inspection permit to NLI in order for the project to be placed on the construction schedule. All construction charges must be paid and other required paperwork and/or county/state permits must be submitted prior to construction scheduling.

 Signature of Applicant(s) _____ Date: _____