

Bonner County Planning Department

"Protecting property rights and enhancing property value"

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Short Plat Administrative Decision Letter

April 11, 2022

Yomanone LLC,
Cory Yost & John Mandere,
PO BOX 2983,
Spokane, WA 99220

**Subject: Short Plat SS0008-21, Yoman Bluffs (Lots 1-10, Tracts A-B):
Preliminary Plat Administrative Decision Letter**

Encl: A copy of Approved Preliminary Plat

Dear Yomanone, LLC,

The referenced application is hereby administratively approved with conditions as of the date of this letter.

The applicant or interested parties had 10 days from the date of the issuance of the staff report to provide written comment in response. As of the date of this decision letter no responses have been received in opposition of this project in the ten-day comment period since the release of the staff report. The ordinance and standards used in evaluating the application, the Findings of Facts, the Conclusions of Law and the Conditions of Approval imposed are as follows:

Applicable Bonner County Revised Code Standards:

The following sections of BCRC, Title 12, apply to this project:

BCRC 12-2.6	Abandonments, Appeals, Complaints, Exceptions, Fees, Modifications, Public Hearings, Application Processing
BCRC 12-264	Administrative Exceptions
BCRC 12-268	Application Process, General Provisions
BCRC 12-412	Density and Dimensional Standards: Suburban, Commercial, Industrial, Rural Service Center, Recreation and Alpine Village Zones
BCRC 12-610	Applicability/ Qualifications
BCRC 12-611	Definitions
BCRC 12-612.A	Replatting Required
BCRC 12-620	Design Standards: General
BCRC 12-621	Design Standards: Lot Design
BCRC 12-623	Design Standards: Services and Utilities
BCRC 12-624	Design Standards: Roads and Access
BCRC 12-625	Design Standards: Trails and Parks
BCRC 12-626	Design Standards: Environmental Features

BCRC 12-627	Subdivisions in the Commercial and Rural Service Center Districts
BCRC 12-640	Subdivisions, Processing of Subdivision Applications, General
BCRC 12-641	Subdivisions, Pre-application review
BCRC 12-642	Preliminary Plat, Contents of Application
BCRC 12-644	Improvement Plan Required, Contents
BCRC 12-645	Standards for review of Applications for Preliminary Plat of all Subdivisions
BCRC 12-646	Final Plat, Contents
BCRC 12-647	Endorsements to be shown on Final Plat
BCRC 12-648	Procedure for Final Plat Review and Approval
BCRC 12-649	Digital Submission of Final Plat
BCRC 12-650	Application/ Contents of Preliminary Plats for Short Plat Procedure
BCRC 12-651	Short Plat, Procedure for approval of Preliminary Plat
BCRC 12-652	Short Plat, Contents of Final Plat, Procedure for Approval of Final Plat
BCRC 12-7.1	Shorelines
BCRC 12-7.2	Grading, Storm water Management and Erosion Control
BCRC 12-7.3	Wetlands
BCRC 12-7.4	Wildlife
BCRC 12-7.5	Flood Damage Prevention
BCRC 12-7.6	Hillsides

Findings of Facts:

1. The applicants are requesting to plat approximately 37.60 acres of unplatted land to create 10 new lots, ranging in area from 1.04 acres to 27.61 acres.
2. The subject property is zoned Recreation with a land use designation of Resort Community.
3. The site is currently undeveloped.
4. The site is currently accessed off Sherwood Beach Road, a County owned and maintained road with a speed limit of 20 miles per hour. The road surface is treated with gravel.
5. The proposed lots 1-10 of Block 1 are intended to be accessed by a proposed 60 feet wide access road, Yoman Bluffs Drive, to be developed with a 22 feet roadway width and 2' wide gravel sides.
6. Majority of the site does not contain slopes of over 15% grade. Only a small portion of the site located on the north end of the property contains slopes of over 30% grade. (As per the topographic map prepared by Storhaug Engineering, Inc. and stamped by Troy A. Carlson, a professional land surveyor licensed in the state of Idaho).
7. Site does not contain mapped wetlands. (United States Fish and Wildlife Services)
8. Site does not contain any river, streams or fronts on any waterbodies. (National Hydrography Dataset, United States Geological Survey)
9. Site contains Bonner silt loam soil, classified as prime farmland with a drainage classification of "well drained." (Natural Resource Conservation Service, United States Department of Agriculture)

10. Site is not within floodway and is located within Flood Zone X, per FIRM panels 16017C0430F, effective July 07, 2014. The proposal would not require any further floodplain review.
11. No critical wildlife habitat areas on the site identified by any local, state or federal agencies.
12. The proposed lots will be served by a shared well, to be shared among the 9 proposed lots. A water availability report, prepared by Thomas F. Mullen (Northwest Groundwater Consultants, LLC), an Idaho State registered professional geologist, was submitted as part of the application. The report states that "Based on the review of available information and the lines of evidence presented above, it is likely that an individual well located on each of the ten proposed lots will be capable of producing sufficient flow and volume of water."
13. The proposed lots are intended to be served by Coolin Sewer District.
14. The site is served/ will be served by other services such as Cooling Cavanaugh Bay Fire District, Northern Lights, Inc., West Bonner School District #83, Pend Oreille Hospital District and Bonner County Ambulance District.
15. The intended purpose of the lots is to develop them with single family residential structures.
16. Currently, no land disturbing or development activities are proposed on the site where slope equals or exceeds 30% grade.
17. The proposed preliminary plat has been evaluated as per the applicable Bonner County Revised Code Standards. See the staff review above and the conditions of approval below.

Conclusions of Law:

Based upon the findings of fact, the following conclusions of law are adopted:

- Conclusion 1:** The proposed subdivision **is** in accord with the purposes of this Title and of the zoning district in which it is located.
- Conclusion 2:** The site **is** physically suitable for the proposed development.
- Conclusion 3:** The design of the proposed subdivision **will not** adversely impact Bonner County's natural resources, as identified in the comprehensive plan. Any adverse impacts or potential for impacts shall be mitigated as a condition of approval.
- Staff: See Conditions of Approval.
- Conclusion 4:** The public and private services, including but not limited to water, sewer services, solid waste, fire protection, emergency services, and school facilities and transportation, which will serve the proposed subdivision **are** adequate for the needs of future residents or users.
- Staff: See Conditions of Approval.
- Conclusion 5:** The proposed subdivision **will not** cause circumstances to exist that will cause future residents or the public at large to be exposed to hazards to health or safety.

Conclusion 6: The design of the proposed subdivision or related improvements **will** provide for coordinated access with the county system of roads and with adjacent properties and **will not** impede the use of public easements for access to, or through the proposed subdivision. The proposed transportation system **is** designed to adequately and safely serve the future residents or users without adversely impacting the existing transportation system by reducing the quality or level of service or creating hazards or congestion.

Staff: See Conditions of Approval.

Conclusion 7: The proposed subdivision **is** designed to comply with the design criteria for subdivisions set forth in Subchapter 6.2 of this chapter.

Conclusion 8: The proposed subdivision **is** in accord with the Bonner County Comprehensive Plan.

Conditions of Approval:

1. Per BCRC 12-412, the application indicates that Coolin Sewer District would provide sewage disposal for the proposed subdivision. In order to create 1-acre lots, a will-serve letter will be provided from Coolin Sewer District before submission of the final plat.

Alternatively, the applicant may provide one of the following services to retain 1-acre lots sizes.

- Urban Water Only
- Urban Sewer Only
- Community LSAS and Urban Water
- Community Drain field and individual well

2. Per BCRC 12-623.D, a Fire Mitigation Plan was submitted as part of this application. In addition to that, one of the following conditions shall be satisfied:

- a. Prior to final plat, an approved water and fire hydrant system capable of providing one thousand (1,000) gallons per minute for a minimum of two (2) hours where a community water system exists or is proposed as part of the development and is capable of delivering the pressurized water supply necessary for delivering fire flows as prescribed by the international fire code, as adopted by the state fire marshal, and such later editions as may be so published and adopted by the state fire marshal, or as amended, modified or superseded, and incorporated herein by reference with a copy on file with the office of the clerk of the board of county commissioners, and hereinafter referred to as IFC.
- b. A note on the final subdivision plat stating: "At the time of building location permit or building permit, the lot owner shall install a minimum two thousand (2,000) gallon water storage system, meeting IFC standards". Refill on demand is not required to meet IFC standards.
- c. A note on the final subdivision plat stating: "The installation of an approved IFC residential fire suppression sprinkler system is required in all newly constructed residences".
- d. Prior to final plat, a manmade or natural water source with a dry hydrant capable of delivering adequate water supply as prescribed by IFC.

- e. A note on the final subdivision plat stating: "At the time of building permit or building location permit, the lot owner shall install an approved fire suppression method to the satisfaction of Bonner County".
- 3. Per BCRC 12-624.D, Yoman Bluffs Drive must be dedicated to the public and shall be noted as such on the face of the plat.
- 4. Per BCRC 12-642.B, show/note the following on the plat:
 - a. Show geographic grid (township, range and tier section number and location within the section) and existing road pattern in the vicinity – show Scranton Avenue, Keep Out Road and Paul Jones Beach Road in the vicinity of this plat.
 - b. The application mentions that there is an existing well on the property. The location of the existing well should be shown on the plat. Show any other existing overhead and underground utility lines, structures, sanitary sewers and culverts within the tract.
 - c. Indicate the purpose of Tract A and Tract B as shown on the plat. If these tracts are reserved as Utility Lots and are not to be used as residential or any other uses, then a plat note should be added specifying that.
 - d. Dedication of easement to Northern Lights, Inc. along Yoman Bluffs Drive for extension of electrical line.
- 5. Per BCRC 12-642.C, road design and profile for the proposed public road, Yoman Bluffs Road was submitted as part of this application on February 04, 2022. The road design plans were reviewed by Bonner County Road and Bridge Department. The applicant is required to meet the conditions as stated in the agency's road design review of Yoman Bluffs Drive, dated February 18, 2022.

The road design and profile drawings remain in review till approved by Bonner County Road and Bridge Department. These comments may be updated by the agency upon further review of the project.

- 6. Per BCRC 12-644.A, an improvements plan for the subdivision shall be submitted after the approval of the preliminary plat. The contents of the plan shall include the following:
 - a. Subdivision name and number, geographic grid (township, range and tier, section number and location within the section), north arrow, date and scale no smaller than one hundred feet to the inch (1" = 100').
 - b. A road design and profile for the proposed public right of way – Yoman Bluffs Drive showing final grades and cross sections of roads in accord with the requirements of BCRC Title 2.
 - c. Plan and profile for sanitary and storm water systems with grades and sizes indicated. Drain calculations may be required.
 - d. A grading plan showing stormwater drainage for each lot.
 - e. Plan and profile of proposed sewer extension to the subject site.
 - f. Plan and profile of electrical line extension along Yoman Bluffs Drive, as required by Northern Lights, Inc.

- g. Any other improvements such as a fire hydrants, etc. as required, and in accordance with the requirements contained in BCRC Title 2.
- 7. Per BCRC 12-644.B, applicant's engineer shall provide inspection reports for County Engineer's review and final inspections.
- 8. Per BCRC 12-644.C, the subdivider may enter into a surety agreement with the Board in lieu of completing all improvements as required before final plat recording, agreeing to complete the improvements in accordance with surety agreement conditions and preliminary and final plat approvals. See this section of the code for more details.
- 9. Per BCRC 12-646, update the plat to show/include the following before final plat submission:
 - a. The "initial point" and description thereof, shall be indicated on the drawing and the location and description in conformance with Idaho Code.
 - b. Township lines or section lines, intersecting, crossing or contiguous to the subdivision (which should be mathematically tied to the lines of the subdivision by distances and bearings).
- 10. Per BCRC 12-647, all endorsements as listed in this section shall be denoted on the final plat.
- 11. Per BCRC 12-648.A, the applicant shall submit final plat check fees, current preliminary title report and one blueprint copy of the proposed final plat. Instead of submitting one blueprint copy, the applicant may submit a pdf copy of the final blueline plat.
- 12. Per BCRC 12-648.B, final plat must conform to the final plat requirements of Idaho Code Section 50-1304 and BCRC 12-647.
- 13. Per BCRC 12-649, a digital copy of the final plat shall be submitted to the Planning Department. The digital copy submission shall not substitute for any contents of the final plat listed above.
- 14. Per BCRC 12-651.G, the preliminary short plat shall be valid for a period not to exceed two (2) calendar years from the date of approval. At any time prior to the expiration date of the preliminary short plat, an applicant may make a written request to the planning director for an extension of the preliminary short plat for a period up to two (2) years, finding that conditions or applicable regulations have not changed so substantially as to warrant reconsideration of the proposed subdivision with respect to the public health, safety, and general welfare. The planning director may recommend such request for extension at any regular business meeting of the board of commissioners. The extension request must be approved or denied prior to the expiration date of the preliminary short plat.
- 15. Per BCRC 12-7.2, a Grading-Stormwater Plan was submitted by the applicant as part of the application on February 04, 2022. Bonner County Engineering Department deemed the plans incomplete upon review of the application, per Memo dated February 07, 2022. The stormwater management plan shall be completed and approval gained from the Bonner County Engineering Department.
- 16. Per BCRC 12-761, currently no land disturbing activities are proposed on the subject property where slope equals or exceeds 30% grade.

Any future land disturbing activities proposed on Lot 9 or northern tip of the parcel may require a conceptual engineering plan as part of a subdivision, conditional use permit or a variance

application. The plan shall be developed by an Idaho licensed civil engineer, and shall depict proposed building sites, road and driveway grades, profiles and cross sections, and the slope and location of cuts and fills. The purpose of this plan is to demonstrate the feasibility of the proposed subdivision design and to illustrate the nature and extent of earthwork required for site preparation and construction.

17. Per BCRC 12-762, currently no building sites, driveways or other development is proposed as part of this subdivision application, other than the construction of Yoman Bluffs Drive. The proposed road is not located over the area of the site that exceeds 30% grade in slope.

Any future development on Lot 9 or northern tip of the parcel, where slopes equal or exceed 30% grade, would require a Geotechnical Analysis for the proposed building sites, roads, driveways or other development.

The geotechnical analysis shall be stamped and signed by an Idaho licensed civil or geological engineer having sufficient education and experience to prove competency in the field of geotechnical engineering. The geotechnical analysis shall be submitted prior to construction and shall explain the geologic and hydrologic features of the area, shall evaluate the suitability of the site for intended uses, shall identify potential problems relating to the geology and hydrology, shall summarize the data upon which conclusions are based, and shall propose mitigation measures.

18. Following comments should be added to the plat, as stated by Bonner County Road and Bridge Department.

- a. *"The roads within this subdivision are intended to be dedicated to the public, with private maintenance. The Road and Bridge Department has reviewed the preliminary roadway design plans and made comments separately from these comments on the plat."*
 - b. *Please indicate on the plat: "Yoman Bluffs Drive is a privately maintained public road, and has not been constructed to County standards for County maintenance. This road shall be maintained at the sole expense of the property owners until such time as it is improved to County standards for public maintenance at the property owner's sole expense, at which time it may be considered for acceptance into the County maintenance system by the Bonner County Board of Commissioners."*
 - c. *Encroachment permits will be required for all future driveways off of Yoman Bluffs Drive to serve the new lots."*
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NOTE: Any determination made by the Planning Director or his designee in the administration of this decision may be appealed to the Board of County Commissioners by notifying the Planning Director in writing of the intent to appeal within ten (10) calendar days from the date of this determination. (BCRC 12-653(h)).

Following any final decision concerning a site-specific land use request, the applicant has a right to request a regulatory taking analysis pursuant to Section 67-8003, Idaho Code (Idaho Code §67-6535(3)).

Please contact this department if you have any questions.

Sincerely,

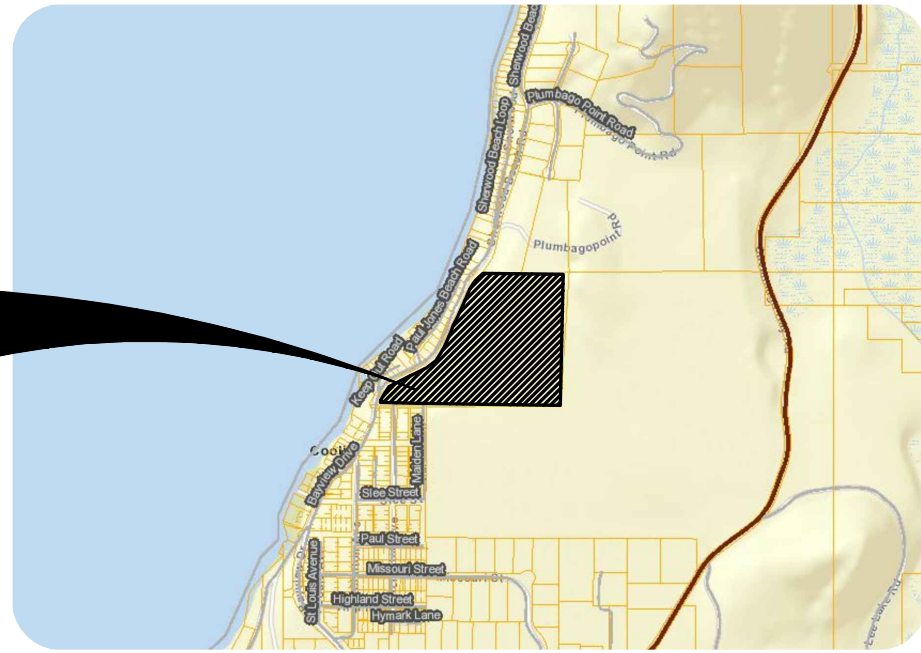


Jacob Gabell,
Assistant Planning Director

April 11, 2022
Date

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



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:

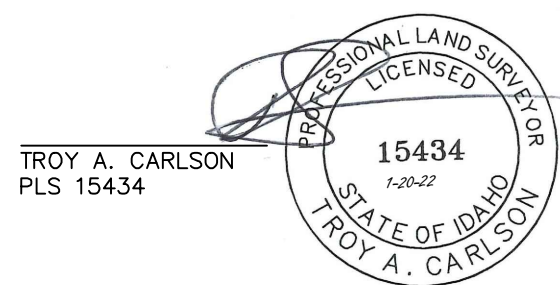
- EXISTING WELLS DEPICTED ON GROUNDWATER QUANTITY REPORT, ATTACHED IN THE PRELIMINARY PLAT SUBMITTAL PACKAGE.
- LOTS 1-9 INTENDED FOR SINGLE FAMILY RESIDENTIAL HOMES. LOT 10 TO BE THE "REMAINDER" LOT.

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.



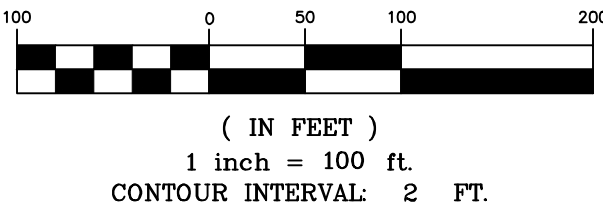
ELEVATION DATUM

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

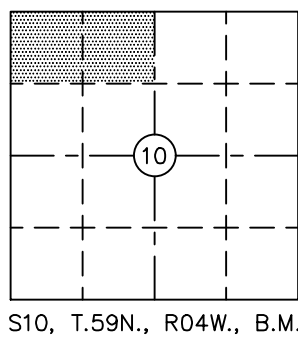
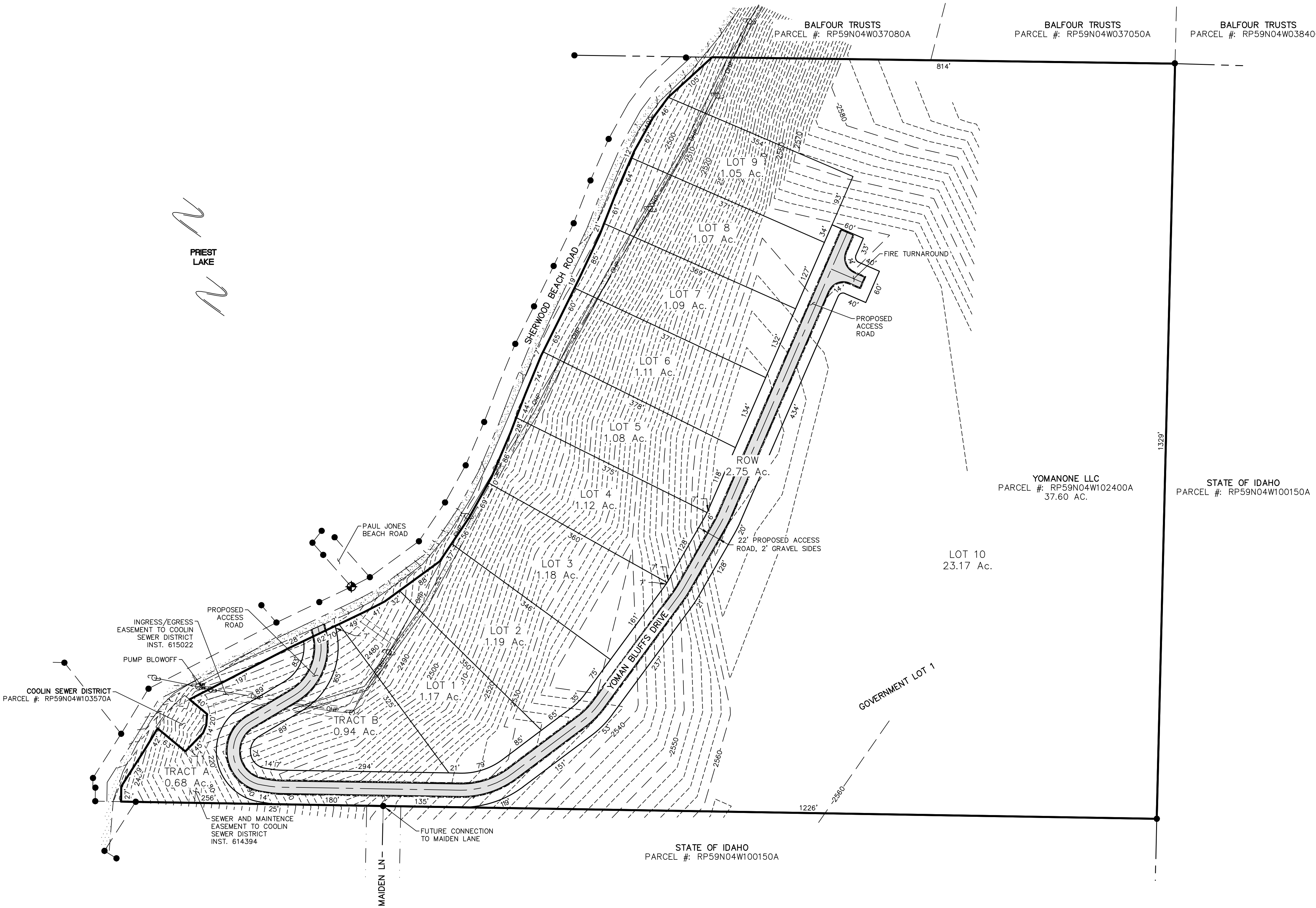


SURVEYOR:

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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