

MILLIE’S DEVELOPMENT

at

PRIEST LAKE, ID

1. Narrative, Purpose and Need

The proposed project intends to develop approximately 39.4 acres of land zoned as Rural Service Center and centered between the Millie’s Restaurant along State Highway 57 (west) and the Priest Lake Golf Course (east). To the north the parcel abuts Luby Bay Road, U.S. Forest Service Land, and residential development. To the South the parcel is adjacent to several commercial properties that adjoin State Highway 57. This parcel is identified by county parcel number RP60N05W252803A and is owned by Millie’s 40 Brenburk, LLC. The intended development will provide a mix of residential and multifamily homes as well as commercial frontage along Highway 57. One goal of the proposed PUD subdivision includes development of attainable housing to support employees working in area businesses within the Priest Lake community.

At Priest Lake, forest related activities and summer tourism drive the local economy. These activities are seasonal and bring fluxes in the need for employment and housing. The Bonner County Comprehensive Plan, subarea plan for the Priest Lake Area aims to “*protect the quality of the environment and the quality of life for its citizens, including opportunities for education, available housing, and reliable work opportunities in the area.*” Many businesses and resorts report having a difficult time finding workers due to lack of attainable housing. This lack of manpower affects important emergency services like fire and ambulance services because these have historically been run solely by volunteers. Resorts, marinas, food establishments and recreational-based businesses play a significant role in the area economy. The development of additional housing will help mitigate the current work force housing shortage.

Per the Bonner County Code section 12-251.C, the proposed project qualifies as a Large-Scale Mixed-Use PUD. Phasing of the plan is proposed to match availability of water and sewer service as capacity improvements are constructed by the water and sewer purveyors. Both the sewer and water purveyors are currently planning and constructing significant capacity improvement projects in order to provide capacity to serve this development. The initial phase will include construction of block 2 which is served by a private road off of Luby Bay road. This is the northernmost area of the PUD and will include 10 residential homes. The water and sewer purveyors have capacity to serve 10 additional homes but expansion beyond those initial 10 will require capacity improvements on the water and sewer systems. It is anticipated that phase 1 construction can commence in 2024. The remainder of the proposed PUD will be constructed in 2025 as the major water and sewer improvements projects should be completed and available at that time.

Water will be provided by the Golf Course Water Association which serves the Priest Lake Golf Course area. They are currently replacing their existing 125,000-gallon water storage reservoir with two new 100,000-gallon reservoirs. In addition, the water association will be installing a third production well to increase their source capacity.

The Outlet Bay Sewer District will provide sewer service to the project. They are currently planning capacity improvements to their collection system located along State Highway 57 and beneath Lamb Creek. These improvements include installation of a second siphon under Lamb Creek and replacement of much of the gravity mainline located along the west side of Highway 57. Outlet Bay Sewer has received DEQ approval of their system wide Wastewater Facilities Plan and is in the process of preparing and submitting the Preliminary Engineering Report covering the details of the mainline replacement and Lamb Creek Siphon. Outlet Bay Sewer District is proposing to break ground on these improvement project in the fall of 2024.

Access to the subdivision is primarily off of State Highway 57 with a secondary access to 10 residential lots from the north off of Luby Bay Road. As part of the access improvements, it is planned to add a deceleration lane and center turn bay to State Highway 57 adjacent to the project. Permitting for the highway access improvements has been completed. The Idaho Transportation Department has issued permit numbers 1-23-120 and 1-23-121 covering this project.

Electrical service to the project will be through Northern Lights Inc. who is the area electrical utility provider. Application to Northern Lights for service to the subdivision was completed in July of 2023. The utility layout and design is currently underway. Ziply Fiber provides phone service to the area and a number of providers list capability to provide internet service to the site.

The project will include formation of a homeowner's association that will be responsible for all permanent maintenance in all common areas. This includes road maintenance and snow plowing requirements on all privately maintained streets.

The majority of the subdivision roads will be located within 60-ft wide public rights-of-ways and constructed consistent with the Bonner County Road and Bridge Department Road Standards. The proposed road network for the subdivision will connect the subdivision roads of the Priest Lake Golf Course to Highway 57. In this way the subdivision construction will provide a shortcut for those residents within the Priest Lake Golf Course to State Highway 57. For this reason, it is proposed to partner with the Bonner County Road and Bridge Department during construction such that upon final completion, the public road system is eligible for acceptance into the Bonner County Road system for ownership, operation and maintenance. This interconnection between the highway and the golf course will act to provide additional access points for emergency events.

The PUD layout includes a total of 110 residential lots. This is comprised of six 4-unit multi-family townhomes and 86 single family residential homes. Of the 86 single family homes, 8 are located bordering the Priest Lake Golf Course and are sized to be consistent with the covenants, conditions and restrictions associated with the Priest Lake Golf Course 2nd Nine Addition Subdivision. These lots are generally larger in size to promote estate type homes found on the golf course. The remaining 78 single family homes are designed in cluster configurations with many utilizing a common courtyard driveway approach, limited yard areas and a walking connection to the sidewalk and trail systems planned between the Millie's restaurant and the golf course areas.

Several of the 4-unit townhomes are proposed such that each individual unit could be sold and encompasses its own stand-alone lot containing a three-bedroom home, two car garage, porch patio area and access abutting the common entry driveway.

With development of 110 residential homes on 39.4 acres, the resulting lot density is over 15,700 square feet per lot. A total of 14.1 acres (36%) are set aside as common open space which is well above the code minimum of 10% of the gross area, or 3.94 acres. Per Bonner County Code section 12-256 several density bonuses apply to the layout of the subdivision. They include a 36% increase in the number of approved lots associated with the common open space provided as well as a 15% increase for providing public access to the common open space. In addition, an increase of 15% is acceptable where a sidewalk or pathway system connects each lot in the subdivision. The proposed subdivision, as designed, does not rely on any of the above noted density bonuses.

A large portion of the common open space is centered around a wetland that transects the property from east to west in the northern portion of the property. This wetland bisects the parcel creating the phase 1, 10-lot residential area on the north end of the property which is accessed off of Luby Bay Road. The remainder of the subdivision, or phase 2, is located south of the wetlands. A buffer zone is being maintained between the wetland and the residential development. This wetland serves as wildlife habitat. Southeast of the wetland exists some additional common open space that is comprised of a north facing timber slope. The native slopes have significant topography and these areas will be left as forest to promote the native vegetation on-site.

The subdivision includes a storage lot within Block 1 for future construction of a storage building and outdoor storage area to support the clustered home sites. This is labelled as lot K on the project drawings. Also, within Block 1 is a public facilities lot which will house a domestic water pump station that will delivery water to the proposed homes located at the highest elevations of the subdivision. This water pump station is a booster station and will become part of the Golf Course Estates water system.

A commercial area has been set aside adjacent to the access to State Highway 57. The intended development for the commercial area has not been completely defined; however, it is anticipated that the final use will be consistent with the permitted uses listed in the Bonner County Code section 12-330.

To date a grading permit has been issued for the project, BC ST0005-22. This work has included earthwork and excavation to begin the road system subgrade construction and begin layout of the cluster building pads. In doing so the temporary erosions control measures for the site are established.

This project provides an extension of the multi-family townhomes constructed on the adjacent parcel as work force housing for the Millie's restaurant. Pre-application meetings for the project have been held on February 24 of 2022 and again on February 15 of 2024.