

# **EAGLE PLANNED UNIT DEVELOPMENT PRIEST LAKE, ID**



## **APPLICATION DOCUMENTS February 29, 2024**

**Prepared By:**

**James A. Sewell and Associates, LLC  
Consulting Engineers  
Newport, Washington**



**EAGLE PLANNED UNIT DEVELOPMENT**  
**PRIEST LAKE, IDAHO**

APPLICATION DOCUMENTS

BONNER COUNTY, ID

**RELEASE FOR COUNTY REVIEW PURPOSES**

February 29, 2024

Prepared By

JAMES A. SEWELL & ASSOCIATES,LLC  
Newport, Washington

# EAGLE PLANNED UNIT DEVELOPMENT

## PRIEST LAKE, IDAHO

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**DIVISION 00**

**Application**



# BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)  
planning@co.bonner.id.us (e-mail) <http://www.co.bonner.id.us/planning/index.html> (web page)

## PLANNED UNIT DEVELOPMENT APPLICATION

### FOR OFFICE USE ONLY:

FILE #

CUP0005-24/S0001-24

RECEIVED:

Received by the Planning Department  
February 28, 2024

Project name: Eagle Estates PUD Subdivision, Priest Lake, ID

### APPLICANT INFORMATION:

Landowner's name: Millie's 40 Brenburk, LLC

Mailing address: 28544 Highway 57

City: Priest Lake

State: ID

Zip code: 83856

Telephone: [REDACTED]

Fax:

E-mail: [REDACTED]

### REPRESENTATIVE'S INFORMATION:

Representative's name: Kevin Koesel, P.E.

Company name: James A. Sewell & Associates, LLC

Mailing address: 600 4th Street West

City: Newport

State: WA

Zip code: 99156

Telephone: 509-447-3626

Fax:

E-mail: kkoesel@jasewell.com

### ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project:

Company name:

Mailing address:

City:

State:

Zip code:

Telephone:

Fax:

E-mail:

### PARCEL INFORMATION:

Section #: 25

Township: 60N

Range: 5W

Parcel acreage: 39.4

Parcel # (s): RP60N05W252803A

Legal description: See attached title report

Current zoning: <b>Rural Service Center</b>	Current use: <b>Undeveloped</b>
What zoning districts border the project site?	
North: <b>RSC &amp; R5</b>	East: <b>Rec</b>
South: <b>RSC</b>	West: <b>RSC</b>
Comprehensive plan designation: <b>Rural Residential &amp; Neighborhood Commercial</b>	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: <b>Large Residential Lot and USFS National Forest</b>	
South: <b>Commercial Lots, Large Storage Structures, Real Estate Sales Office</b>	
East: <b>Golf Course Surrounded by Residential Development</b>	
West: <b>Commercial Restaurant, Townhouses, Agriculture</b>	
Nearest city: <b>Priest River</b>	Distance to the nearest city: <b>29 miles</b>
Detailed directions to site: _____	
<b><u>From Priest River, ID travel north on State Highway</u></b>	
<b><u>57 for 29 miles. The project is located on the right</u></b>	
<b><u>adjacent to the Millie's restaurant.</u></b>	
_____	
_____	

### 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 checked="" 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: \_\_\_\_\_

**The proposed project intends to construct single family residential homes as well as multi-family townhouses. The overall project site is 39.4 acres in size. A total of 110 residential lots will be created. The overall density will be 1 residential home per 15,484 square feet. Parking will be provided primarily within each lot. Several areas of the project have been designed with on-street parking. The subdivision includes 13.3 acres of open space made up of natural wetlands and native forest areas. The proposed project includes pedestrian sidewalks and pathways throughout the site.**

Number of dwelling units: <b>110</b>	Types of dwelling units: <b>Single Family &amp; Multifamily</b>
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#### Common area/open space

Number of acres of open space: <b>13.3</b>	Percentage of open space to total acreage: <b>34%</b>
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#### Proposed use of open space (BCRC 12-256(a)):

<input checked="" type="checkbox"/> Wildlife habitat/corridor
Describe: <b><u>Wetlands bisect the project. The wetlands along with a buffer are left as wildlife habitat.</u></b>
<input checked="" type="checkbox"/> Native vegetation areas
Describe: <b><u>Several areas of the project with steep slopes are being left undisturbed for native vegetation</u></b>
<input type="checkbox"/> Recreational areas
Describe: _____
<input type="checkbox"/> Historic or culturally significant areas
Describe: _____
<input type="checkbox"/> Areas within a scenic byway
Describe: _____



☐ Actively managed pasture, farm or timber land

Describe: \_\_\_\_\_

Describe proposed development, use and maintenance of open space: \_\_\_\_\_

**Open space will be the responsibility of the Homeowners Association associated with the PUD. Maintenance will include upkeep of the proposed trail system; however, the wetlands and native areas will be left undisturbed.**

Is dedication of land for public use planned? ☒ Yes ☐ No

If yes, describe use and number of acres: **A total of 6.2 acres will be dedicated to the public covering the public rights-of-ways for the road access system and pedestrian paths for the proposed development.**

### Density

Proposed number of dwelling units: **110**

Average density (Dwelling units/acre): **2.8**

Is any bonus density proposed? ☐ Yes ☒ No

If yes, indicate bonus density action (open space, trail dedication, etc) and the formula used to achieve bonus: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### Standards

Will the PUD include variations from design standards of Title 12? ☒ Yes ☐ No

If Yes, describe and explain how variations achieve design goals & list the affected code sections: **See attached summary of requested variations. Title 12-412 minimum lot size, property line setbacks, street setbacks, sign setbacks, and lot coverage are requested. In addition, a reduction in the screening buffer distance (12-465.A) width is requested. It is requested to meet the fire flow required by the local fire chief rather than the prescribed 1,000 gpm (12-623.D.1). The PUD provides open space and common area to mitigate reduces lot size and reduced setbacks.**

Will there be any effects to the site or adjoining property from noise, light glare, odors, fumes or vibrations? **none anticipated**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Describe any planned berming, grading, contouring or filling of lands within proposed PUD: \_\_\_\_\_

**The proposed project will re-grade areas within the site for road construction as well as building sites. The site contains sloping topography rising from the west towards the east. As such, a number of areas within the sloping land will be graded to facilitate single family and multi-family home construction.**

How has the Planned Unit Development been designed to avoid creating hazards or dangers to persons on or adjacent to the property? **The completed project will leave hill side slopes at 2:1 (H:V) to mitigate unsafe or sliding earth conditions. Many of the roadways have been designed at 40-ft in width to allow plenty of room for snow removal, parking and separation between travel ways and pedestrian sidewalks and pathways.**

How will the proposed use maintain the harmony with existing uses and intended character of the vicinity? **The proposed PUD will provide an attractive housing option along with connecting the community to the adjacent recreation opportunities at the golf course and commercial businesses along State Highway 57.**

Can the proposed PUD or 1st phase be completed within two years of the date of approval? **Yes**

If phasing is proposed, how is each phase of the development designed to meet the minimum density, open space and zoning standards: \_\_\_\_\_

**The three residential blocks all meet the density requirements as stand alone blocks.**



## 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: The site topography rises approximately 120-ft in elevation from the low area at the north west portion of the site toward the high point near the middle eastern portion of the site. At the low areas are existing wetlands that have been professionally delineated. The higher elevations of the site include rock outcroppings. Prior to construction the site was completely covered with trees. The steepest areas of the site are at the northeast and contains slopes of 50%.

Water courses (lakes, streams, rivers & other bodies of water): None

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

Springs & wells: There are no springs or wells on-site for domestic water use.

Existing structures (size & use): None

Land cover (timber, pastures, etc): The pre-development site was completely covered with timber.

Are wetlands present on site? ☒ Yes ☐ No Source of information: Wetland Delineation report

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

## ACCESS INFORMATION

Please check the appropriate boxes:

☒ Private Easement ☐ Existing ☒ Proposed  
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: The northern access to the PUD will access 10 residential lots off of Luby Bay Road. This is proposed to be in a private easement measuring between 60-ft in width near Luby Bay Road and heading south to the clustered development. Within the development the road will be in a 30-ft easement. The road will be paved 24-ft in width.

☒ Public Road ☐ Existing ☒ Proposed  
Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade right-of-way width and name, if existing: The main entrance to the PUD will be a public road within a 60-ft wide right-of-way. The roads within the PUD will be paved. At the entrance to State Highway 57 the paved width is 44-ft including an entrance lane as well as a left and right turn lane. The PUD roads are generally 40-ft in width and less than 8% grade.

<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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Describe existing or proposed access to the project site: <input checked="" type="checkbox"/> Public <input checked="" type="checkbox"/> Private	
Road maintenance is provided by: <u>Proposed public roads - Bonner County, Proposed private roads - HOA</u>	
Describe any proposed road improvements (Include surface type, maximum and typical grades, width of right-of-way, width of improved surface, curbing, etc.): <u>All roads in the PUD will be constructed as new roads. This includes subgrade preparation, ballast and base course placement, curb installation, and paving. The proposed road system will include rolled curbs on each side of the paved travel way. The road system design does not include any roads with grades in excess of 8%. All public roads will be located in a 60-ft wide dedicated public right-of-way.</u>	

### SERVICES:

Sewage disposal will be provided by:	
<input checked="" type="checkbox"/>	<u>Existing Community System - List name of sewer district or provider and type of system:</u> <u>Outlet Bay Water and Sewer District, - Approved municipal sewage collection, treatment and reuse 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: <u>The PUD will include construction of a gravity and pressure wastewater collection system. The majority of the sewage collection system will be gravity consisting of 8-inch PVC sewer mainlines located with the road areas and concrete manholes. Several areas of the site require installation of pressure sewer collection lines that will empty into the constructed gravity sewer system. The gravity sewer system will flow downhill to the Highway 57 corridor where the existing Outlet Bay gravity sewer collection line is located. The sewage collection system will be turned over to the Outlet Bay Sewer District for ownership, operation and maintenance upon completion and acceptance.</u>	
Water will be supplied by:	
<input checked="" type="checkbox"/>	<u>Existing public or community system - List name of provider:</u> _____ <u>Golf Course Estates Public Water System which serves the Priest Lake Golf Course - Approved Community System.</u>
<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: <u>The Golf Course Estates public water system will be extended throughout the PUD with 8-inch mainlines and fire hydrants. The water distribution system will be generally located within the road rights-of-ways. Several areas of the system will be installed within utility easements. The water system will extend from the golf course throughout the subdivision and down to Highway 57 where two fire hydrants will be installed along the highway for fire protection. The water association is expanding their capacity currently to provide service to the PUD.</u>	

Distance (in miles) to the nearest:			
Public/community sewer system:	0	Solid waste collection facility:	8
Public/community water system:	0	Fire station:	2
Elementary school:	1	Secondary schools:	28
County road:	0	County road name:	Luby Bay Road
Which fire district will serve the project site? <u>West Priest Lake Fire District - Chief Josh Gilbert</u>			
Which power company will serve the project site? <u>Northern Lights Inc.</u>			

**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: The proposed PUD is consistent by protecting property rights, enhancing property values, and providing development that is consistent with the relevant land use actions. The PUD does not require a taking of private property for service to; or completion of the project.

Population: The proposed project will provide housing opportunities for a variety of demographics, including; work force housing, multi-family housing, single family clustered housing and estate lot housing opportunities. This variety will provide the basis to support growth within the Priest Lake area.

School facilities & Transportation: Completion of the PUD will provide additional full time residents at Priest Lake. The positive impact of additional full time residents results in additional students at the school system and addition community support for the schools. The PUD is being design with a pedestrian traffic friendly layout. This facilitates children walking to bus stop locations or trails that lead to the school.

Economic development: The proposed project will provide work-force housing to support the service area businesses within the area. The project will also provide additional opportunities for people wanting access to the outdoors and the lake. The PUD is designed to minimum light glare, odors, fumes, noise and vibrations to the surrounding communities that may detract from markets, restaurants, recreational activities, campgrounds, marinas and visitors to the local community.

Land use: The PUD is located in an area ideal for further development of businesses and housing opportunities. The location adjacent to Highway 57 as well as the golf course is logical for residential home construction as urban services are readily available. This proposal will not impact significant agricultural lands, timber lands or mining lands.

Natural resources: The proposed project will protect water resources through extension of the Outlet Bay Sewer District's wastewater collection system. Individual on-site wastewater treatment will not be required. A buffer zone is being maintained to the existing wetlands to maintain habitat, protect water quality and provide natural common/open space to the community.

Hazardous areas: Development within the PUD will not occur in areas that may be subject to flooding. The subdivision layout includes multiple ingress/egress location for safe evacuation in the event of a natural disaster. The site grading requires removal of much of the existing timber and fuels that would present a wildland fire hazzard. Extension of the public water system within the subdivision will provide fire flow for addressing fire hazzards.

Public services: The PUD will build adequate infrastructure for water, sewer, road and utility service. This includes major capacity improvement upgrades for the Outlet Bay Sewer collection system, the Golf Course Estates Water Association public water system, and widening of the State Highway for safe entry and exit turning lanes.

Transportation: The proposed road system will be built to the Bonner County Road Standards at the expense of the project developer. The road system exceeds the requirements for emergency vehicle access. Clustered development is utilized to minimize the need for additional road systems within the project. All roads are proposed to be paved.

Recreation: The proposed project will develop a system of green belts as well as bike and pedestrian pathways to connect residents from the site to adjoining public lands and recreational opportunities.

**Special Areas or Sites:** The project will protect ecologically sensitive areas including wetlands by maintaining a standard buffer between the wetlands and areas impacted by construction. In addition, areas on the site with the steepest slopes will be left natural to provide areas for native vegetation and open space within the proposed project.

**Housing:** The proposed PUD offers a variety of housing opportunities throughout the development. These include both smaller single family clustered residential homes, larger single family estate lots, and multi-family town homes. The housing opportunities are intended to satisfy both work-force housing needs and seasonal recreational use.

**Community Design:** The project is proposed with densities consistent with the rural atmosphere of the area. The PUD will effectively provide infill development between the Highway 57 corridor and the Priest Lake Golf Course development with varying lot sizes and densities and with each lot providing a unique view of the surrounding natural beauty.

**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: 2-16-24

Landowner's signature:  Date: 2-16-24