



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)

MODIFICATION OF TERMS OF PERMIT APPLICATION

FOR OFFICE USE ONLY:

FILE #

MOD0002-24

RECEIVED:

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MAY 20 2024

BONNER COUNTY
PLANNING DEPARTMENT

PROJECT DESCRIPTION:

Modification request: condition 3 and 12 location of fire access.

Permit File # of original application: S0002-23

Date original permit was approved: 12/6/2023

Type of Permit: Subdivision

<input type="checkbox"/>	Conditional Use Permit	<input type="checkbox"/>	Variance	<input type="checkbox"/>	Special Use Permit
<input checked="" type="checkbox"/>	Plat	<input type="checkbox"/>	Planned Unit Development	<input type="checkbox"/>	Zone Change

APPLICANT INFORMATION:

Landowner name: Providence Rd, llc

Mailing address: [REDACTED]

City: West Palm Beach

State: FL

Zip code: 33411

Telephone: [REDACTED]

Fax:

E-mail: [REDACTED]

REPRESENTATIVE'S INFORMATION:

Representative's name: Mike

Company name: Hammack Construction Inc

Mailing address: 1180 McGhee Rd

City: Ponderay

State: ID

Zip code: 83852

Telephone: (208)255-6988

Fax:

E-mail: mikerhammack@msn.com

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to project: Dan / engineer

Company name: HMM

Mailing address: 476864 ste 3 Hwy 95

City: Ponderay

State: ID

Zip code: 84852

Telephone: (208)635-5825

Fax:

E-mail: dtadic@hmm-llc.com

PARCEL INFORMATION:

Section #: 1

Township: 57N

Range: 02W

Parcel acreage: 39,755

Parcel # (s): RP57n02w012253a

Legal description:

Current landowner's name: Providence Rd llc

Current zoning: Sub

Current use: vac

What zoning districts border the project site?

North: sub

East: R-5

South: sub

West: Kootenai res

Comprehensive plan designation:

Uses of the surrounding land (describe lot sizes, structures, uses):

North: vac

South: 7ac house, barn, trailer, and a shop

East: 1) 3ac house; 2) 9.6ac house; 3) 5ac house, barn, and shop

West: 1)6.7ac mini storage; 2)Seven Sisters

Nearest city: Kootenai

Distance to the nearest city: borders

Detailed directions to site: Hwy 200 E N on Providence second property on W

ADDITIONAL PROJECT DESCRIPTION: Explain modification request: (Please attach additional pages if necessary)

Condition 12 states the easement on Lot 11 of Block 4 with attached note 17. Shall be widened to a 60 feet **easement** for the purpose of a future road. We are proposing to change the location of the 60 easement and change it to a **ROW** from Lot 11 Block 4 to the east edge lots 16 and 24 Block 7 (creating a new plat that is attached with this being the only changes). The proposed **County ROW** extending from the North end of Seven Sisters Dr on the east side of Block 4 lots 16 and 24 to the north edge of the property. This would also decrease the easement on Block 4 Lot 11 back to 25 feet as shown on the original application. This would be a ROW dedicated to the county no road will be built at this time.

Reason(s) for the modifications: It has been mentioned that this would be preferred ROW by the County and it keeps us from losing lot 11 due to the 60 wide easement mentioned in the conditions.

Which section(s) of the Bonner County Revised Code are affected by the modification?
none

What effect will the modification have on the project's land use code requirements? (Density, open space, setbacks, parking, etc.)
none

☐ Proposed Community System – List type & proposed ownership:

☐ Individual system – List type:

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details:

Water will be supplied by:

x Existing public or community system - List name of provider: Sandpoint

☐ Proposed Community System – List type & proposed ownership:

☐ Individual well

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details:

Sandpoint City Water flows and design already turned in by HMH Engineering

Distance (in miles) to the nearest:

Public/community sewer system: 0

Solid waste collection facility: 9

Public/community water system: 0

Fire station: 1.8

Elementary school: 1

Secondary schools: 5

County road: 0

County road name: Providence

Which fire district will serve the project site? Northside

Which power company will serve the project site? Avista

How is the modification in accordance with the general and specific objectives of the Comprehensive Plan? (Copy of goals and objectives attached)

Property Rights:

All of the following is included in the original application

Population:

ACCESS INFORMATION:

Access to the project site is:	<input checked="" type="checkbox"/> Public	<input type="checkbox"/> Private
Roads within and serving the project property are proposed to be: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private		
Road maintenance will be provided by: HOA		

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: Flat	
Water courses (lakes, streams, rivers & other bodies of water): N/A	
Springs & wells: N/A	
Existing structures (size & use): N/A	
Land cover (timber, pastures, etc): Open	
Are wetlands present on site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Source of information: Wetlands Del
Other pertinent information (attach additional pages if needed):	

SERVICES:

Sewage disposal will be provided by:	
X	<u>Existing Community System - List name of sewer district or provider and type of system:</u> KPSD

School facilities & Transportation:

Economic Development:

Land Use:

Natural Resources:

Hazardous Areas:

Public Services:

Transportation:

Recreation:

Special Areas or Sites:

Housing:

Community Design:

Agriculture:

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: 5-20-24

Landowner's signature: _____ Date: _____

For

Comp Plan attachment

MOD 0002-24

Property Rights;

- 1: No property is being taken we are dedicating land to the county.
- 2: We will be improving drainage and roads.

School Facilities and Roads;

- 1: The kids would be dispersed through different schools, home schooled, and daycares. This property will have paths that will allow kids the safest route to school if they walk, ride bikes, etc. to school others will ride the bus, drive, or be driven.
- 2: The school district will respond to the application with their concerns.
- 3: This subdivision will have a bike lane along all streets and an easement connecting it to Seven Sisters and the city streets allowing kids a path to schools and parks.

Population;

- 1:

Economic Development;

- 1: The residents will be potentially buying at, working in and owning local businesses.
- 2: The residents will be able to have home businesses that meet zoning requirements and the CCRs as to not be disrupt full to lives of their neighbors.
- 3:
- 4: The stormwater management in this subdivision will help maintain clean water running in to tributaries that drain into the lake. The taxes collected will help with the counties budget to maintain and develop such areas.
- 5: Dividing this property will increase supply and reduce size which both make properties more affordable.

Land Use;

- 1: This land has not been farmed in years. There was minimal timber and was not a mine. We have had a wetlands report done and it is included in the application. The stormwater plan will help keep Boyer Slough clean in return help with the lake and the wildlife. The building of the subdivision will create jobs then the residents will work and spend money in the area creating opportunities for expansion of business, and new ones to start. Dividing this property means smaller parcels and more supply which

both make more affordable pricing. The property has gas, electricity, communication, and public water and sewer to the boundaries.

2; N/A

3; N/A

Natural Resources;

1, 2, and 3 have been answered in the previous Objectives.

Hazardous Areas;

1: This property is not in a floodplain.

2: See attached Fire Risk Assessment/Fire Plan

3: N/A

Public Services;

1: The property is served by all agencies and services required and all of them will have a chance to respond.

2: We are paying all the expenses to run services, infrastructure, and paying all fees required for services and infrastructure. We have also proposed improvements not required.

3: The engineers have been in contact with the utilities and are being designed as per their requirements.

Transportation;

1: We have been working with ITD, and Road and Bridge and doing traffic studies to make sure we meet all requirements. We have proposed improvements not required to Providence Road.

2: All roads will be to county standards and paid for by developer.

3: All roads will meet fire code.

4: Roads are designed to integrate with future roads the best we can plan out.

5: We have tried to design the roads to have the least impact we could.

6: All roads will be paved.

7: We are putting in a bike path along all the roads in the subdivision.

8: Other jurisdictions will be notified and give feedback.

Recreation;

1: N/A

2: This is designed in to the subdivision.

1. N/A

Special Areas of Interest

1. There is no evidence at this time that either of these exist on the site.

Housing

1. This site will provide single family and duplexes as permitted by code, utilities, and CCRA.

Community Design

1. This subdivision will border an existing subdivision that is very similar.
2. This subdivision will have minimal negative impact on adjacent areas.
3. All things have been considered and discussed in prior objectives.

