



BONNER COUNTY PLANNING DEPARTMENT

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PLANNED UNIT DEVELOPMENT APPLICATION

FOR OFFICE USE ONLY:

FILE #

PUD0001-25

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david.fisher , 6/4/2025, 4:02:47 PM

Project name: Yoman Bluffs, Planned Unit Development

APPLICANT INFORMATION:

Landowner's name: Yomanone, LLC c/o Cory Yost and John Mandere

Mailing address: 13964 North Ohio

City: Rathdrum

State: Idaho

Zip code: 83858

Telephone: 509-535-8874; 509-990-4258

Fax:

E-mail: john@mandere.com; cory@yg-construction.com

REPRESENTATIVE'S INFORMATION:

Representative's name: B. Scott Brown, PE

Company name: James A. Sewell & Associates, LLC

Mailing address: 1319 N. Division Ave.

City: Sandpoint

State: Idaho

Zip code: 83864

Telephone: 208-263-4160

Fax:

E-mail: sbrown@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 #: 10

Township: 59N

Range: 4W

Parcel acreage: 37.6

Parcel # (s): RP59N04W102400A

Legal description: 10-59N-4W GOV LOT 1, LESS TAX 2,3,6,25 & 52 & PLATS

Current zoning: Recreational	Current use: Vacant
What zoning districts border the project site?	
North: Recreation	East: Rural-5
South: Rural-5	West: Recreational
Comprehensive plan designation: Recreational Community	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: Vacant 6.4-acre and 6.8-acre parcels	
South: 0.12-acre and 0.6-acre subdivision lots; State of Idaho Department of Lands	
East: State of Idaho Department of Lands	
West: 0.20-acre to 0.28-acre subdivision lots	
Nearest city: Coolin	Distance to the nearest city: 0 Miles
Detailed directions to site: From Coolin, ID north on Sherwood Beach Rd., site is on the east side of the road near the intersection of Paul Jones Beach Rd.	

PROJECT DESCRIPTION:

Select type of PUD

- | | |
|---|--|
| ☐ Small-scale residential | ☐ Small-scale mixed use |
| ☒ Large-scale residential | ☐ Large-scale mixed use |
| ☐ Commercial/industrial PUD | ☐ 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: Yoman Bluffs is a proposed 23-lot residential development with lot sizes ranging from 1.1-acre to 2.1 acres. Each lot will front a 50-ft wide access and utility easement which will include a 20-ft wide gravel access road system, public sewer main (for future use), a public water main, and dry utilities. Approximately 16.8% of the parent parcel will be set aside as common area for the Yoman Bluffs residents to enjoy. The common area will include walking trails, a picnic area with a gazebo, and a 12,000-sf storage building for boats, etc.

Number of dwelling units: <u>23</u>	Types of dwelling units: <u>Single Family Residential</u>
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Common area/open space

Number of acres of open space: <u>6.32</u>	Percentage of open space to total acreage: <u>16.8</u>
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Proposed use of open space (BCRC 12-256(a)):

☐ Wildlife habitat/corridor

Describe: Most of the 6.3-acres will remain as natural vegetation and conducive to wildlife habitat area

☒ Native vegetation areas

Describe: With the exception of the storage building and trail head parking area, all 6.3-acres will remain natural

☒ Recreational areas

Describe: Walking trails, picnic area and gazebo, storage building for boats and other recreational equipment

☐ Historic or culturally significant areas

Describe: _____

☐ Areas within a scenic byway

Describe: _____

☐ Actively managed pasture, farm or timber land

Describe: _____

Describe proposed development, use and maintenance of open space: The HOA will be responsible for maintaining walking trails, the storage building, roads, and the public water system which will be located in common area. The CC&R's will include language relative to maintenance responsibilities.

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

If yes, describe use and number of acres: _____

Density

Proposed number of dwelling units: 23

Average density (Dwelling units/acre): 0.6

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: Proposed 5-ft front yard setback from access easement for 7 lots due to topography (BCRC 12-412)

Depth-to-width ratio due to topography/road alignment for 10 proposed lots (BCRC 12-621)

Interior lot line angle to access easement exceeds 90 degrees for 3 lots (BCRC 12-621)

22-ft wide road system with 20-ft wide gravel travel way in easement to maintain rural character (BCRC 12-624)

Will there be any effects to the site or adjoining property from noise, light glare, odors, fumes or vibrations? Not relative to residential development.

Describe any planned berming, grading, contouring or filling of lands within proposed PUD: Excavation and grading as a result of a new road system, drainage and storm water management system an utility installation.

How has the Planned Unit Development been designed to avoid creating hazards or dangers to persons on or adjacent to the property? The development will include 1-acre+ lots where zoning allows for 10,000-sf lots. A single ground water source and public system is being proposed as opposed to 23 domestic wells. Developer is proposing to install a public sewer main for use when Coolin's moratorium is lifted.

How will the proposed use maintain the harmony with existing uses and intended character of the vicinity? The development creates a transition from higher density along the west side of the property to more rural areas to the east.

Can the proposed PUD or 1st phase be completed within two years of the date of approval? Phasing is not being proposed. The project will be completed within 2-years after approval.

If phasing is proposed, how is each phase of the development designed to meet the minimum density, open space and zoning standards: Phasing is not being proposed.

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:
Land slopes in a westerly direction at an average 25% over the western portion of the site. The eastern portion of the site includes relatively level, benched areas and 2% to 4% slopes.

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

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

Springs & wells: None.

Existing structures (size & use): None.

Land cover (timber, pastures, etc): Forested.

Are wetlands present on site? ☐ Yes ☒ No Source of information: USFWS Wetland Inventory

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: Local road system designed per Section 7 of the Bonner County Road Standards (with the exception of travel way width, see proposed code deviations) and Uniform Fire Code standards. 50-ft road easement, 20-ft wide private maintained gravel road. Maximum profile grade 8%. Hammerhead turnaround with dimensions per uniform fire code. Expected ADT 230-vpd.

☐ 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: _____

☐	<u>Combination of Public Road/Private Easement</u> ☐ <u>Existing</u> ☐ <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? ☐ Yes ☒ No	
Describe existing or proposed access to the project site: ☒ Public ☐ Private	
Road maintenance is provided by: <u>Home Owners Assoc.</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>50-ft wide easement, 20-ft wide gravel road with hammerhead turnarounds with dimensions per the Uniform Fire Code. Maximum profile grade will be 8%.</u> _____ _____	

SERVICES:

Sewage disposal will be provided by:	
☐	<u>Existing Community System - List name of sewer district or provider and type of system:</u> <u>Coolin sewer system is currently in a moratorium. The project will include installing a sewer main adjacent to lots for future use. Future dwellings will have to install PHD approved individual onsite systems to use until the moratorium is lifted.</u>
☐	<u>Proposed Community System – List type & proposed ownership:</u> _____ _____
☐	<u>Individual system – List type:</u> <u>Individual onsite sewer systems composed of septic tanks and drain fields</u>
Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: <u>Individual onsite sewer systems composed of septic tanks and drain fields. Expected system capacity is 250-gpd to 300-gpd per residence.</u> _____ _____ _____	
Water will be supplied by:	
☐	<u>Existing public or community system - List name of provider:</u> _____
☒	<u>Proposed Community System – List type & proposed ownership:</u> <u>Public system maintained by HOA.</u> _____
☐	<u>Individual well</u>
Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: <u>Proposed system will be designed by a licensed engineer and reviewed and approved by State of Idaho DEQ. Proposed system will include a ground water well, pump house, and distribution piping. It is unknown at this time if storage tanks will be required which is based on well capacity. The expected average daily demand is 450-gpd per dwelling, or 10,350-gpd total.</u> _____ _____	

Distance (in miles) to the nearest:	
Public/community sewer system: 0 Miles	Solid waste collection facility: 4 Miles
Public/community water system: 1 Miles	Fire station: 1 Miles
Elementary school: 11 Miles	Secondary schools: 28 Miles
County road: 0 Miles	County road name: Sherwood Beach Rd.
Which fire district will serve the project site? <u>Coolin Cavanaugh Bay Fire District</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 project has been designed consistent with BCRC subdivision and planned unit development requirements for properties located in a recreational zone. As such, the project protects both the Applicant's rights and the Public's.

Population: The project will result in 23 additional single family dwellings. It is not known what percentage of homeowners will be relocating within Bonner County as opposed to relocating from area out of the county.

School facilities & Transportation: The project is located about 28 miles from Lamana High School, and 11 miles from Priest Lake Elementary.

Economic development: The project will provide economic development associated with subdivision housing starts.

Land use: The project is consistent with land use objectives by complying with allowable densities and comprehensive planning.

Natural resources: The property is not adjacent to ant bodies of water and is not located in a flood plain. There are no mapped wetlands on the subject property.

Hazardous areas: There are currently no hazardous areas associated with the proposed development.

Public services: With the exception of public sewer, all other public services needed for the development are present. The property is currently served by Northern Lights, will implement a public watesystem, and is accessed by an existing county road.

Transportation: A 20-ft wide gravel road within a 50-ft private easement is being proposed. The road will be constructed per Bonner County standards (with code deviation to road width) and the Uniform Fire Code. Average Daily Traffic (ADT) is expected to be approximately 230 vehicles per day. Maximum profile grade will be 8%.

Recreation: It is likely many of the future residents in the development will enjoy water sports on Priest Lake. The development will include a 12,000-sf storage building for residents to use, which will include the option to store boats. Walking trails will be built in the common area for residents to use.

Special Areas or Sites: There are no known special areas or sites.

Housing: The subdivision will provide the opportunity for 23 additional dwellings in Bonner County.

Community Design: The project is consistent with current, adjacent, recreational zoning. Subdivision lots being proposed are greater in size than the zoning minimum. The minimum size is 10,000-sf whereas 1-acre+ lots are being proposed. The development creates a transition from more dense areas to the west, to more rural areas to the east.

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: B. Scott (B. Scott Brown for Cory Yost) Date: 06/04/2025

Landowner's signature: B. Scott (B. Scott Brown for John Mandere) Date: 06/04/2025