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• Civil Engineering • Land Surveying • Building Inspection • Land Use Planning

May 21, 2025

Bonner County Planning Department
1500 Highway 2, Suite 208
Sandpoint, ID 83864

Subj: Yoman Bluffs Planned Unit Development (PUD) – Project Narrative

Project Description

Yoman Bluffs PUD is a 23-lot, residential subdivision which will be developed on a vacant 37.6-acre parcel access from Sherwood Beach Rd., an existing county-maintained public road extending from Coolin, ID.

General topography of the site is relatively level to steep in some areas along the west side of the property. Land cover primarily consists of forested areas and native grass.

The property is zoned recreational, which allows for a minimum lot size of 10,000-sf. The proposed lot sizes will range from 47,900-sf (1.1-ac) to 91,480-sf (2.1-ac), more than four-times the allowed size. The development will include more than 6-acres of common area for the residents to enjoy. In addition to a trail system to be located in the common area, a picnic area, gazebo, and storage building will be available. It is likely many of the residents will utilize Priest Lake and store their boats in the storage building.

Lots within the subdivision will be accessed from a private easement and roadways constructed to Uniform Fire Code standards with 20-ft wide, gravel surfaced travel ways. Roadways terminate at hammerheads designed to International Fire Code standards. The proposed road alignment is dictated by topography and maintaining reasonable profile grades. The maximum proposed grade is 8-percent, less than the maximum permissible grade of 10-percent.

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The project is served by Coolin Cavanaugh Fire Department in Coolin. The station is located about 1-mile from the proposed development.

The subdivision will be served by a future public water system. The system will consist of a groundwater well, pump house, and distribution piping. The well and pump house will be located within common areas and the piping will be in easements. The water system will be designed by a professional engineer and reviewed and approved by Idaho Department of Environmental Quality.

There is an existing public sewer system adjacent to the site. However, Coolin has disallowed any new connections at this time. A sewer main fronting all of the lots in the development will be installed so residents can connect to public sewer in the event the moratorium is lifted in the future. For now, residents in the development will install individual, onsite sewer systems most likely composed of a septic tank and drain field. It will be necessary that the sewer systems be permitted through Panhandle Health District and meet all State regulations.

Runoff from impervious surface as a result of roadways will be collected in roadside ditches and directed to storm water management areas. The water will be retained and infiltrated in shallow grassy swales.

Proposed Deviations from Bonner County Revised Code (BCRC)

Front Yard Setback (BCRC 12-412): Due to moderately steep topography falling away from the roadway in some areas, a front yard setback reduction from 25-ft to 5-ft for Lots 1, 2, 3, 4, 5, 6, and 7 is being proposed. The ability to construct garages closer to the road will lessen building height that would be required otherwise.

Depth-to-Width Ratio (BCRC 12-621): In order to maintain reasonable road profile grade, proposed roadways do not run perpendicular or parallel to property lines and vary away from parent property boundary lines, which makes it difficult to achieve required depth-to-width ratios in some areas. Therefore, this deviation from code is being proposed for Lots 6, 7, 8, 9, 10, 19, 20, 21, 22, and 23.

Interior Lot Line Angles (BCRC 12-621): In order to maintain reasonable road profile grade, proposed roadways do not run perpendicular or parallel to property lines and vary away from

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parent property boundary lines, which makes it difficult to create lot lines that intersect the roadway between an 85-degree and 95-degree angle. Therefore, this deviation from code is being proposed for Lots 1, 2, and 22.

Public Right of Way Frontage (BCRC 12-264): The proposed development will include a 50-ft wide road easement instead of a 60-ft public right of way as required for fronting lots of less than 5-acres. This will enhance the ability to operate as a private, inclusive development offering common area amenities to the residents only.

Roadway Width (BCRC 12-264; Section 7, Public Road Standards): The local access road within the development will have a proposed width of 22-ft, with a 20-ft travel way meeting Uniform Fire Code (UFC) standards. Due to the expected average daily traffic of 230-vpd, Section 7 requires that the road be 26-ft wide with a 24-ft travel way. The road section, corner radii, and turnaround areas will meet both county and UFC standards.