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

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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. The parcel is adjacent to State owned public land along the east and south boundaries.

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 11-acres of common area which surrounds the lots 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 grades, 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 grades, proposed roadways do not run perpendicular or parallel to property lines and vary away from

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 12-624): 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 maintain rural character and operate as a private, inclusive development offering common area amenities to the residents.

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.

Compliance with Conditional Use Standards (BCRC 12-223)

Property Rights: The proposed project has been designed to meet proper density requirements for the recreational zone. Considering nearby landowner privacy, the project includes a natural buffer where proposed residential lots abut adjacent properties and existing public rights of way. In addition, covenants, conditions, and restrictions (CC&Rs) will be created prior to recording of the final plat to further protect adjacent property owner rights and those who will be residing within the P.U.D. The proposed P.U.D. further protects property rights, enhancing property values, and providing development that is consistent with relative land use actions. Development of the P.U.D. does not require taking of private property to complete the project.

Population: The project will potentially result in 23 new single-family residences. The percentage of existing Bonner County residents relocating to the P.U.D. versus new residents moving in to Bonner County is unknown. The density of the proposed project is 1-dwelling per 1.6-acres. The

allowed density in the recreation zone is 1-dwelling per 0.22-acres. Therefore, the increase in population as a result of the proposed project will be far less than allowed by Bonner County.

School Facilities and Transportation: The proposed project is located in the West Bonner County School District. Priest Lake Elementary School is closest, located in Priest Lake approximately 11-miles from the proposed P.U.D. Other nearby elementary schools are located in Priest River and Old Town. High school and middle school students in the development would attend Priest River Lamana Jr/Sr High, which is about 28-miles from the P.U.D.

Economic Development: The proposed project is intended to be single-family residential, preserving the rural character of the site and areas to the north, east, and south. Commercial and business-related uses in the P.U.D. are unlikely. Due to the existing, forested land cover and sloping topography, farming or other agricultural uses are unlikely as well.

Land Use: The proposed project is intended to be single-family residential, preserving the rural character of the site and areas to the north, east, and south by creating natural buffers. Commercial and business-related uses in the P.U.D. are unlikely. The project is consistent with Bonner County allowable densities and comprehensive plan goals.

Natural Resources: The development will include natural, wooded buffers along adjacent properties and public right of ways. In addition to preserving rural and natural character, the buffers will provide wildlife corridors and habitat areas. The site does not contain mapped wetlands, nor is it adjacent to any bodies of water. Storm water runoff will be mitigated by conveying it to shallow vegetated basins where it will be detained and infiltrated.

Hazardous Areas: Due to moderate slopes where intersecting the adjacent county road, one access point to the development is being proposed at this time. However, the interior road system has been designed to extend to property boundaries to the north and south which would provide additional access points if adjacent properties were to be developed in the future. The proposed development has a fire hazard rating of 24, which is moderate. County conditions of approval related to fire suppression will be implemented to lessen fire hazard.

Public Services, Facilities & Utilities: The P.U.D. will be accessed from an existing public roadway, Sherwood Drive. Northern Lights currently has a power line easement along the west boundary of the site, adjacent to Sherwood Drive, and will provide the P.U.D. with power. The development will be served by a future public water system, including a public well source. A groundwater quantity report was prepared by a licensed geologist, who concluded it is likely there will be adequate groundwater supply. At this time, the Coolin sewer district is in a moratorium and will not serve public sewer service. However, Panhandle Heath District has observed the soil conditions at the site and is confident that onsite, individual sewer system would be adequate. The developers plan to install a sewer main adjacent to each lot which could provide service in the event the public sewer moratorium is lifted in the future.

Transportation: The P.U.D. will be accessed from an existing county-maintained road. Interior roadways in the development will be privately maintained roads designed per the Bonner County Road Standards Manual. The roads meet or exceed international fire code standards for width, grade, and turnarounds. The expected average daily traffic is 230 vehicles per day. As presented in the Trip generation Letter, the peak hour trips expected are 17 vehicles per hour (vph). This value falls well below the typical threshold of 50-vph which the County uses as a basis to require a traffic impact study. Bike and pedestrian trails are planned to be created in common areas within the development boundaries.

Recreation: The development is in close proximity to Priest Lake. It is likely that many of the future residents will enjoy water sports on the lake. The development will include a 12,000-sf storage building located in the common area for storing water craft. Promoting indoor storage will enhance the neighborhood.

Special Areas or Sites: There are no known cultural or historical sites located within the development boundaries.

Housing: Due to the close proximity to Priest Lake and the town of Coolin, it is likely the P.U.D. will provide a variety of housing, such as, for members of the local work force and seasonal recreational residents.

Community Design: The project is in the recreation district and borders both recreational zoned properties and rural-5 zoning designation. The density of the proposed project provides a transition from recreational to rural character by the creation of 1-acre sized lots, where 0.22-acre lots are allowed. In addition, the project will include conservation development configurations, or natural buffers, along adjacent property lines, which is encouraged in the recreational zone and promotes the natural and rural character of the area. In addition to preserving rural, natural character, the buffers will provide greater setbacks to neighboring properties than Bonner County Code requires.

Agriculture: There are no agricultural activities currently within the proposed development boundaries. Due to the existing, forested land cover and sloping topography, future farming or other agricultural uses are unlikely. The proposed development does not conflict or interfere with any existing agricultural land use activities within the development boundaries or those adjacent to the site.

Noise, Light, and Glare: The development will include wooded and vegetated buffers along adjacent properties and public rights of way. The buffers will reduce light and glare within the proposed development onto adjoining properties which could be caused by vehicle headlights, and exterior and interior residential lighting. CC&Rs will be created and recorded by the developer prior to recording the plat. The CC&Rs will address noise, oversight of pets, and other elements which may impact neighbors or the environment.

This document was prepared by:



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