



BONNER COUNTY PLANNING DEPARTMENT

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PRELIMINARY PLAT APPLICATION

FOR OFFICE USE ONLY:

FILE #

S0003-25

RECEIVED:

June 4, 2025

Proposed subdivision 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: ID

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: id

Zip Code: 83864

Telephone: 208-263-4160

Fax:

E-mail: sbrown@jasewell.com

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project:

Company name:

Mailing address:

City:

State:

Zip Code:

Telephone:

Fax:

E-mail:

PARCEL INFORMATION:

Section #: 10

Township: SON

Range: 4W

Parcel acreage: 37.6 ac

Parcel # (s): rp59no4wio2400a

Legal description- 10-59N-4WGOVLOT1,LESSTAX2,3,6,25&52&PLATS

Current zoning: Recreation	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.	

SUBDIVISION TYPE:

☐ Short Plat 5-10 Lots	
☐ Regular Plat 11+ Lots	
☒ Plat with a Planned Unit Development	
☐ Conservation Plat	
☐ Cottage Housing Plat	

PROJECT PROPOSAL:

Number of lots: 23	Smallest lot size: 1.12-acres	Largest lot size: 2.11-acres
Date of the pre-application meeting: February 6, 2025		
Intended use of future lots: 23 lots single family residential		
☒ Residential	☐ Commercial	
☐ Industrial	☐ Agricultural	
☐ Utility	☐ Mixed	
If there are mixed uses, please explain: N/A		
What type of dwelling units will the residential project include:		
☒ Single-family dwelling	☐ Duplex	
☐ Multi-family dwelling	☐ Townhouse	
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: N/A		
How many acres of submerged land does the proposal include? None		

Number of acres to be dedicated as open space/common area: 6.32-acres

What is the percentage of open space to total acres: 16.8%

Number of acres of open space that is submerged: N/A

Describe proposed use and maintenance of open space: Common storage building (12,000-sf) for boats and other use; trails and picnic area with a gazebo to be maintained by the Home Owners Association (HOA)

Describe in detail any proposed trails or sidewalk systems, including trail type, ownership, width, surface type, etc. Rural walking trails, 24-in to 36-in wide in common areas maintained by HOA

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

If yes, describe use and number of acres: N/A

ENVIRONMENTAL FEATURES:

How has the subdivision been designed to avoid natural hazards? None of the proposed project is located in a flood plain or any wetlands.
The entire project is located in maintained forested area.

Describe any planned berming, grading, waterfront landscaping, contouring or filling of lands within the proposed subdivision: Excavation and grading will be performed for roadway construction, roadside ditches, and storm water management features. All native material excavated for the construction of these facilities will be placed and compacted onsite.

During the course of the proposed project will any land disturbing activities occur on slopes of 30% or greater? (BCRC 12-761) ☐ Yes ☒ No

If yes, attach required conceptual engineering plan, per BCRC 12-761

Is the proposed project site located within a critical wildlife area, as identified by Bonner County's "Critical Wildlife Habitat" Comprehensive Plan Map? ☐ Yes ☒ No

If yes, summarize habitat type and explain how the project has been designed to protect the critical wildlife habitat?(BCRC 12-741) N/A

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 PUD app.) 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.

☐	<u>Public Road</u> ☐ <u>Existing</u> ☐ <u>Proposed</u> 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

Road maintenance will be provided by: Private (Home Owners Assoc.)

Please describe any proposed road improvements (Include surface type, maximum and typical grades, width of right-of-way, width of improved surface, curbing, etc.): Designed per Section 7 of the Bonner County

Public Road Standards Manual with the exception of width (based on ADT). 50-ft road easement, 20-ft wide private maintained gravel road. Maximum profile grade 8%. Hammerhead turnaround dimensions per uniform fire code.

SERVICES:

Sewage disposal will be provided by:

☐	<u>Existing Community System - List name of sewer district or provider and type of system:</u> _____ _____ _____
☒	<u>Proposed Community System – List type & proposed ownership:</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>Individual system – List type:</u> Individual onsite sewer systems composed of septic tanks and drain fields _____

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: Individual onsite sewer systems composed of septic tanks and drain fields. Expected system capacity is 250-gpd to 300-gpd per residence.

Water will be supplied by:

☐	<u>Existing public or community system</u> - List name of provider: _____
☒	<u>Proposed Community System – List type & proposed ownership:</u> Proposed public water system to be owned by the future HOA. _____
☐	<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 mile	
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>		

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: <u>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.</u>	
Water courses (lakes, streams, rivers & other bodies of water): <u>None.</u>	
Is site within a floodplain? ☐ Yes ☒ No	Firm Panel #: _____ Map Designation: _____
Springs & wells: <u>None.</u>	
Existing structures (size & use): <u>None.</u>	
Land cover (timber, pastures, etc): <u>Forested.</u>	
Are wetlands present on site? ☐ Yes ☒ No	Source of information: <u>USFWS Wetland Inv</u>
Other pertinent information (attach additional pages if needed): _____	

How is the proposed subdivision 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 any 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 water system, 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 and the Uniform Fire Code.

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.

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 transition from more densely populated 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