



Ponderay - City Planning

Subdivision Application

Cover Sheet

Site/Project Information

Brief Project Description: Ponderay Cottages is a three-acre parcel at the intersection of Dustarr and McNearney. Develop into 17 lots for single family residence. Project includes alleyway along the west and north perimeter of the development. Improvements to Dustarr include road widening, parking, curb, gutter, 5' planting strip, and 5' sidewalk.

The subdivision will include a mix of available plans ranging in square footage (1,200 SF– 2,100 SF), single and two stories, three to four bedrooms. The goal will be to provide a modern farmhouse look with some contemporary styling.

Project Representative: Ben McGrann

E-mail: Ben@actusprojects.com

Phone #'s: 206-696-8239

Location: Dustarr and McNearney, 95 McNearney Rd, Ponderay, ID

Legal Description: Block 8 of Starr's Acreage, according to the plat thereof, recorded in Book 1 of Plats, Page 88, records of Bonner County Idaho.

Applicant/Owner Information

Name: Ben McGrann

Legal Owner: Ponderay Cottages LLC

Signature:



Mailing Address: PO Box 531, Dover, ID 83825

E-Mail: Ben@actusprojects.com

Phone #'s: 206-696-8239

Ponderay Planning Department

File Number:

Fees:

Zoning:

Received By: **Date:**

Comments:



Ponderay - City Planning

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Procedures

1. Schedule preliminary meeting with the Planning Director to review sketch plans.
2. Obtain and complete a subdivision application.
3. Provide the following with the completed application:

Preliminary Plat

All preliminary plats submitted for approval shall be in duplicate, prepared to meet the requirements of *Idaho Code 50-1304*, essentials of plats, as currently codified.

Requirements

An applicant for a subdivision shall:

A. Become Acquainted with Area: Become acquainted with the area in regard to zoning, circulation, drainage, topography, water supply, sewer systems, solid waste disposal, etc. This will give an indication as to the type of development best suited for the area in regard to lot sizes, placement of roads, drainage, water and sewage problems to be solved, and other development considerations.

B. File Complete Application: File a complete application for subdivision with the city clerk. A complete application will include the following:

1. Application Form: Application form, available in the city clerk's office, to be completely filled out, including legal owner's signature (or a letter from the holder of legal title authorizing the applicant to file for the subdivision), and a copy of any purchasing agreement.
2. Preliminary Plat: Ten (10) prints of a preliminary plat showing the parcel or parcels to be divided clearly and legibly drawn at a scale of one inch equals forty feet (1" = 40') or one inch equals one hundred feet (1" = 100'). Include an electronic copy if available. This map will include the following, if applicable:
 - a. Subdivision name and number, geographic grid (township, range, section number and location within the section); and vicinity map showing location and boundary of the proposed tract and existing roads and circulation pattern in the vicinity.

Exhibit A – Conceptual development plan

- b. Boundary lines of the tract to be subdivided drawn to scale, together with intersecting property lines, abutting public and private roads.

Exhibit A – Conceptual development plan

- c. The location, dimensions, and area (in acres or square feet) of proposed lots. All proposed lots shall be numbered in a systematic order.

Exhibit A – Conceptual development plan

- d. The location, dimensions, and tentative names of proposed streets.

Exhibit A – Conceptual development plan

- e. Sufficient contours to show the shape of the land and extending at least one hundred feet (100') beyond the subdivision limits (use of USGS map acceptable in some cases).

Exhibit B – Site survey and topo

- f. Location of all watercourses and approximate areas subject to inundation of storm water overflow.

Exhibit B – Site survey and topo

- g. Existing wells, springs, drainage, channels, overhead and underground utility lines, structures, sanitary sewers, and culverts within the tract and immediately adjacent thereto.

Exhibit B – Site survey and topo

- h. A narrative description of the proposed method of water supply, sewage disposal, solid waste disposal and storm water control, if any.

Exhibit C – Site utility concept plan

- **Water supply feed from 12" main line along southside of Dustarr Ln + addition of one fire hydrant**
 - **Dry utilities feed from McNearney Rd**
 - **Gravity sewer feed along McNearney Rd**
 - **Storm water management along west, north and east property boundaries**
- i. All easements of record, including sufficient recording data to identify the conveyance.

No known or recorded easements

- j. All parcels of land intended to be dedicated for public use or reserved for the use of all property owners with the purpose indicated.

All parcels will be reserved for the use of property owners except for the public planter strip along Dustarr Ln and sidewalk

- k. A statement setting forth the intended land use of the parcels, i.e., residential, agricultural, commercial, industrial, or other appropriate land use classifications.

The intended land use of parcels is residential lots.

- l. North arrow and scale.

Exhibit A – Conceptual development plan

m. A five-hundred-foot (500') radius map, together with a list of all property owners' names and addresses within said radius.

**Lee & Susan Sayers
49 Perstarr Ln
Ponderay, ID 83852**

**Neil Marshall/Bayless Mini Storage
McNearney Rd
Ponderay, ID 83852**

**Ronald & Linda S Knodel
35 Perstarr Ln
Ponderay, ID 83852**

**Teresa & Ernest Butler
50 McNearney Rd
Ponderay, ID 83852**

**Richard & Nancy Marks
25 Perstarr Ln
Ponderay, ID 83852**

**Matk Investments/Stove Corral
78 McNearney Rd
Ponderay, ID 83852**

**Darwin & Carla Hurst
15 Perstarr Ln
Ponderay, ID 83852**

**Bellomy Family
100 McNearney Rd
Ponderay, ID 83852**

**Geoff & Janay Smith
110 Dustarr Ln
Ponderay, ID 83852**

**Vern & Pam Caven/Decra Roofing
100 McNearney Rd
Ponderay, ID 83852**

**Kailey & Stefan Harlicker
120 Dustarr Ln
Ponderay, ID 83852**

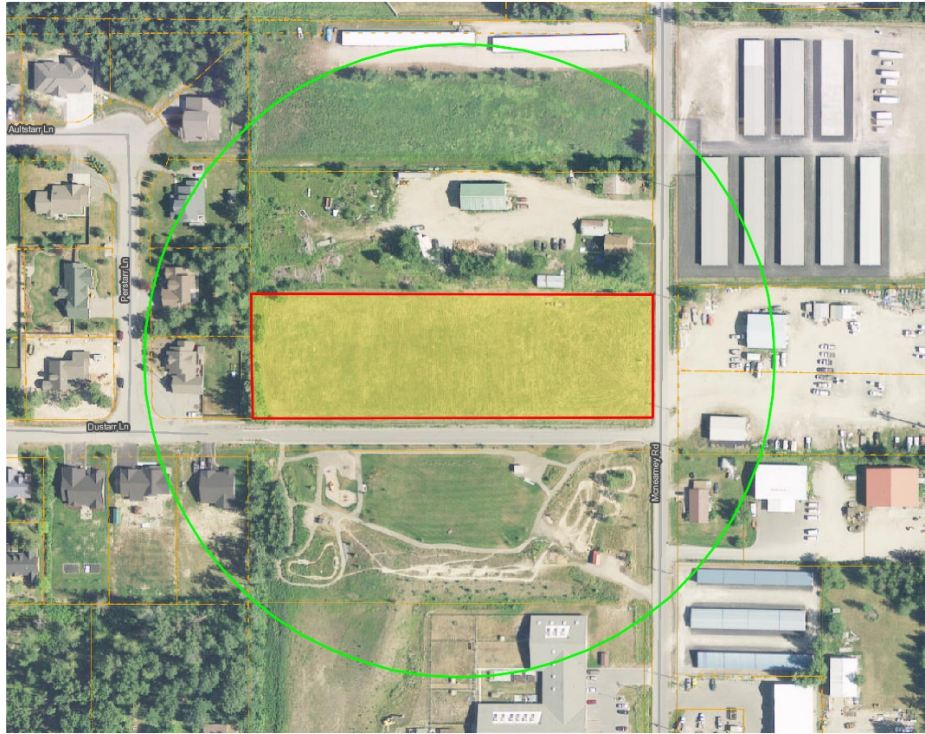
**All About Storage
160 McNearney Rd
Ponderay, ID 83852**

**City of Ponderay McNearney Park
155 McNearney Rd
Ponderay, ID 83852**

**Plank LLC
701 McNearney Rd
Ponderay, ID 83852**

**Panhandle Animal Shelter
870 Kootenai Cutoff Rd
Ponderay, ID 83852**

**Fastg LLC/American Eagle Storage
McNearney Rd
Ponderay, ID 83852**



n. Any other information necessary for consideration of the application, this may include but is not limited any available sketches, landscape plans, computer site models or other.

Exhibit A – Conceptual development plan

Exhibit B – Site survey and topo

Exhibit C – Site utility concept plan

3. Fee: A filing fee as set from time to time by resolution.

4. Written Statement: A written statement describing the purpose of the division, i.e., whether for sale or development, and whether development is expected to occur within the next twelve (12) months.

Ponderay Cottages targets plat approval in Q1 2021. Civil permit drawings are targeted for submittal end of Q1 2021. Target groundwork construction in mid Q2 2021. Residential unit construction starting end of Q2/early Q3 2021.

C. Land Survey: The applicant is not required to or advised to have a land survey performed on the proposed subdivision until after approval of the preliminary map by the planning and zoning commission. (Ord. 6-9c, 3-15-2004)

D. Approval of City Engineer Before Application Is Complete: Any application for preliminary plat must contain the signature of the city engineer confirming that urban services are available to the proposed lots. If the applicant is unable to do so, the preliminary plat shall meet the minimum lot size defined under this title. (Ord. 6-9h, 6-5-2006)