

Ponderay - City Planning

Subdivision Application

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Cover Sheet

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Site/Project Information

Brief Project Description:

The project consists of a subdivision of 60 single-family residential lots on a portion of a 77.67 acre parcel located along the west side of McGhee Road and north of Vermeer Drive in Ponderay Idaho.

Project Representative: Scott McNee, P.E.
T-O Engineers, Inc.

E-mail: smcnee@to-engineers.com

Phone #'s: (208) 762-3644

Location: McGhee Road, Ponderay, Idaho

Legal Description: A portion of the SW 1/4 of Section 2, Township 57 N, Range 2 W, B.M., City of Ponderay, Bonner County, Idaho

Applicant/Owner Information

Name: Villelli Investment, Manager
Bobby McGhee Golf and RV Resort, LLC

Legal Owner:
same

Signature:
[Handwritten Signature]
Bobby McGhee, Pres.

Mailing Address:
P.O. Box 1785, Sandpoint, ID 83864

E-Mail: dick@villlellpnw.com

Phone #'s: (208) 660-8474

Ponderay Planning Department

File Number: 5522-043

Fees: \$3500 - App *paid*
\$400 - Review Fee (Stormwater)

Zoning: Residential

Received By: JRH **Date:** 7/14/2022

Comments:
RPP00000027801A



McGhee Subdivision Narrative

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OVERVIEW

The McGhee Subdivision is a proposed subdivision consisting of 60 single-family residential lots over an approximate area of 33.5 acres within the Residential Zone. The proposed subdivision is occurring for the purpose of development, expected to take place within the next twelve (12) months. The project is located west of McGhee Road and north of Vermeer Drive in Ponderay, Idaho. The property is described as a portion of the SW ¼ of Section 2, Township 57 North, Range 2 West, Boise Meridian, City of Ponderay, Bonner County, Idaho.

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The residential lot sizes range between 7,200 and 11,500 square feet (SF). The minimum required lot size in the Residential zone is 7,100 SF. There is currently a County road (McGhee Road) located along the west edge of the property and a City road (Vermeer Drive) to the southwest corner of the property. The Union Pacific Railroad transects the southeast corner of the property. A completed Subdivision Application is included with this submittal as **Attachment A**.

A preliminary plat for the proposed subdivision and 500' radius map with a list of all property owner's names and addresses are submitted with this application under separate cover.

SITE CHARACTERISTICS

The subject property has historically been utilized for growing hay crops and consists of flat fields with grasses, shrubs, and trees. The topography of the site is flat with slopes of less than 5%. According to the USGS Web Soil Survey, the predominant soil types are Mission Silt Loam and Odenson Silt Loam. The U.S. Army Corps of Engineers (USACE) issued Approved Jurisdictional Determination (JD) dated October 8, 2020, referenced as USACE # NWW-2019-00661 included as **Attachment B**.

A review of FEMA flood maps indicates that the area is an area of little flood concern. However, observed rain on snow events indicate that water running off accumulated snow or ice is a source of periodic ponding and localized flooding on the site. A preliminary hydrologic analysis and hydraulics report has been completed for the proposed development site and is included as **Attachment C**. This preliminary hydraulic report summarizes the methods and results of the existing and proposed hydrologic conditions of the site. There are two existing culverts that convey water off the site, and they have an estimated maximum combined conveyance of 42 cfs. A proposed detention pond has been sized to detain flows exceeding the capacity of the existing culverts during the 100-year storm event. This way, the detention pond will store the volume of water that is not conveyed by the culverts during the 100-year storm event.

PROPOSED IMPROVEMENTS

Roadways and Pathways

Preliminary roadway plan and profiles along with proposed typical roadway sections for the project are included in **Attachment D**. Roadway widths of 32-feet are proposed, with rolled curb and gutter, and planting strips with street trees on each side. Proposed Jim Berry Way, extending east to west through the project, will include a 10-foot pathway on the south side. All proposed roadways will be located within 60-foot dedicated right-of-way.



Dedicated right-of-way to the west boundary of the parcel is included and is lined up to connect with future Piehl Road right-of-way, in accordance with the City's transportation master plan. Proposed Jim Berry Way will connect into McGhee Road on the east side of the project. Initial discussion with Bonner County Road and Bridge has taken place, with their only requirement being an encroachment permit with the intersection meeting their minimum width and radii requirements.

A dedicated 20-foot easement for greenbelt/pathway, to be maintained by the City, is included along the south side of the project, extending from west project boundary to McGhee Road. This dedication extends to the City's existing greenbelt right-of-way on the west edge of the parcel.

Sewer Service

Sewer service will be provided by the Kootenai-Ponderay Sewer District (KPSD) and will consist of a localized gravity sewer collection system and a new regional sewer lift station at the northeast corner of the project. The lift station will pump through a new sewer forcemain, extending south to existing gravity sewer in McGhee Road, south of the railroad. A crossing beneath the railroad, including boring and steel casing, will be required for the proposed sewer forcemain. KPSD has provided an initial review of the concept plan for the subdivision, with a copy of their comment letter included as **Attachment E**. A preliminary sewer layout plan is included in **Attachment D**.

Water Service

Water service for the proposed subdivision will be provided by the City of Sandpoint public water system. Sandpoint has an existing 8-inch PVC water main in Vermeer Road extending to the southwest corner of the proposed subdivision. An existing 10-inch water main exists in McGhee Road, south of the railroad. Following initial consultation, a water modeling effort has been initiated by the City of Sandpoint to determine available flow and pressure at the project site. If modeling efforts indicate inadequate flows and pressures for fire flow and/or domestic demands, then a booster pump station and/or supplemental water storage will be considered. Water infrastructure will be sized to provide adequate fire flow in accordance with Northside Fire District requirements. A preliminary water layout plan, including proposed hydrant locations, is included as **Attachment D**.

Drainage and Stormwater Management

A preliminary grading and drainage plan is included in **Attachment D** along with a preliminary stormwater management plan memorandum (**Attachment F**). In accordance with City of Ponderay standards, treatment and detention for the development is provided to accommodate the 25-year storm event and treat the first one-half inch of runoff from all proposed impervious surfaces. Collection of stormwater from impervious surfaces will be via a combination of curb and gutter, catch basins, storm sewer and culverts as shown in **Attachment D**.

Dry Utilities

Avista has 3-phase power and gas near the southeast corner of the project in Vermeer Drive. Northern Lights has power available in McGhee Road along the west side of the project. Preliminary discussions with both utilities have indicated an ability and willingness to serve the project. Power will likely be extended from Northern Lights with gas provided by Avista. Both utilities are willing to share joint trench.



T·O ENGINEERS

Services

Solid waste collection and disposal for the proposed subdivision will be handled by Waste Management. The project site is located within the boundaries of the Pend Oreille School District and Northside Fire District.

Attachments

- Attachment A – Subdivision Application
- Attachment B – USACE Jurisdictional Determination
- Attachment C – Preliminary Hydraulic Report
- Attachment D – Preliminary Plans
- Attachment E – KPSD Comment Letter
- Attachment F – Preliminary Stormwater Management Narrative

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