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Planning &amp; Building Services

**SUBDIVISION APPLICATION**

File #: PS23-0001

*Please read and complete the application carefully. Failure to provide all required information could result in a delay in processing your application.*

**Applicant Information:**

Applicant's Name: Kodiak Aircraft Company (Quest Aircraft) C/O Dave Schuck

Address: 1200 Turbine Drive

Phone: (H) 208-555-9179 (W) 208-263-1111

E-mail: d.schuck@dahere.com

Holder of Legal Title: Quest Aircraft Company

Address: 1200 Turbine Drive

Phone: (H) (W) 208-236-1111

E-mail:

**Representative Information:**

Business Name: Jeremy Grimm, Whiskey Rock Planning + Consulting

Surveyor: Glahe &amp; Associates

Address: 614 Creekside Lane, Sandpoint, ID 83864

Phone: (H) (W) 208-946-9944

E-mail: jeremy@whiskeyrockplanning.com

**Project Information:**

Proposed Development Name: Daher #1

Legal Description of Site: Lot(s) Block # Addition

(or)

Section 10 Township 57N Range 2W

Total Size of Parcel: +/- 29 Acres

Number of Lots/Units: Existing: 2 Proposed: 4

Smallest Lot Size: 2.05 Acres Largest Lot Size: 18.02 Acres

**Current Zoning:**

- | Residential   | Commercial   | Industrial   |
|---|--|--|
| <input type="checkbox"/> Rural Residential RR2          | <input type="checkbox"/> Mixed-use Residential (MUR) | <input checked="" type="checkbox"/> Industrial General (IG)      |
| <input type="checkbox"/> Rural Residential RR1          | <input type="checkbox"/> Commercial A (CA)           | <input type="checkbox"/> Industrial Business Park (IBP)          |
| <input type="checkbox"/> Residential Single-Family (RS) | <input type="checkbox"/> Commercial B (CB)           | <input type="checkbox"/> Industrial General w / IBP uses allowed |
| <input type="checkbox"/> Residential Multi-Family (RM)  | <input type="checkbox"/> Commercial C (CC)           | <input type="checkbox"/> Industrial Technology Park (ITP)        |

Current Comprehensive Plan Designation:

- ☐ Very Rural
- ☐ Context Area 2
- ☐ Context Area 4
- ☐ Context Area 1
- ☐ Context Area 3
- ☐ Context Area 5
- ☐ Context Area 1.5
- ☐ Context Area 3B
- ☒ Industrial

What land uses border the site? Describe lot sizes, structures and uses:

North: Industrial -various sizes 1.5 Acres and >. Industrial structures.

South: Industrial- various sizes .14 acres and >. Residential Hangers and industrial structures.

East: Industrial-Runway

West: GN Road. County Land

What Zones border the project site?

North: IG South: IG East: IG West: County-Suburban

Utility Information:

Power will be provided by:

- ☒ Avista Utilities
- ☐ Northern Lights Inc

Water will be supplied by:

- ☒ Existing public or community system
- ☐ Individual well
- ☐ Proposed public or community system

Sewage disposal will be provided by:

- ☒ Existing community system
- ☐ Individual system
- ☐ Proposed community system

Site Information - provide detailed descriptions on the following:

1. Topography (lay of land), including estimated maximum slope, rock outcroppings, benches, etc.:

Flat. Meadow.
2. Water courses (springs, streams, rivers, etc.):

Minor area of wetlands. \* See attached reports.
3. Existing structures (size & use):

Aircraft manufacturing facility > 120,000 K Sq. Ft. Detached SF Residence and ancillary outbuildings.
4. Land cover (timber, pasture, etc.):

Meadow.

5. Other pertinent information: See narrative.

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**Note:** The Planning and Zoning Director may request additional information in specific circumstances in order to assist the Planning and Zoning Commission in reviewing this request.

The date of the Planning and Zoning Commission hearing will be established by the Planning and Zoning Department upon the acceptance of a **complete** application. An application will be considered complete when all of the requested information has been submitted.

I am the owner or owner’s representative of the property described in this application. I further attest that all information submitted with this application is true and accurate to the best of my knowledge.

Jeremy Grimm (Applicant Rep) Digitally signed by Jeremy Grimm (Applicant Rep)  
Date: 2023.01.13 15:18:37 -08'00'

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Signature of Applicant

1.13.23

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Date