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DAHER #1 SUBDIVISION NARRATIVE

The owner of Parcel #RPS38630000050A and #RPS00000105804A is requesting a reconfiguration of their property (abutting platted and unplatted lands) in order to create four lots, Lot 1 at 3.50 acres, Lot 2 at 18.02 acres, Lot 3 at 2.05 acres and Lot 4 at 2.05 acres. The applicant is further requesting that Turbine Drive be dedicated as a 60' public right-of-way which will provide frontage and access to the aforementioned lots. No anticipated changes to water or sewer demand will result from the approval of this application as the existing manufacturing facility is currently connected to city utility services and no new construction is proposed at this time. Presently, the subject parcel RPS00000105804A could apply for a building permit for a new structure which would necessitate the extension of utilities. Likewise, any future development on parcel RPS00000105804A (as reconfigured and platted) would trigger a similar extension of utilities. It is expected that future sewer utility service to these parcels would occur from the south where they presently terminate. Due to the Industrial zoning, it is unknown at this time whether or not the future development of these parcels would require sewer service due to the fact that numerous uses authorized in the Industrial General zoning district do not require sewer (mini storage as an example).

The primary focus of this proposal is to bring the common lot line between (proposed) Lot 1, 2 and 3 into alignment with the existing parking lot serving the industrial facility on Lot 2. Further, the action separates the western parcel into three lots, two (proposed lot 1 & 3) with frontage on Great Northern Road and the 4th separated and south of Turbine Drive.

The National Wetlands Inventory Mapper provided for use by the U.S. Fish & Wildlife Service identifies these lots as potentially having wetlands on them. Sandpoint City Code §10-1-1-C-10 states that "[i]f the subject property is located within or partially within wetlands or the floodplain, wetlands must be shown on the preliminary plat." Based on the professional assessment provided by Mr. Tom Duebendorfer, Wetlands were found on Lot 3 however based on his assessment the Army Corps of Engineers provided the following comment (see attached letter of 2.22.2016 from the Department Of The Army)

Wetland areas "A, B, and C" as designated on the enclosed wetland delineation map, dated September 22, 2015, are isolated, intrastate, non-navigable, wetlands which have no connection to interstate or foreign commerce. Therefore, pursuant to federal guidance on the Solid Waste Agency of Northern Cook County v. U.S. Army Corps of Engineers and the consolidated Rapanos v. United States and Carabell v. United States cases, the discharge of dredged and/or fill material into these non-regulated isolated wetlands will not require a DA permit.

Lot 4 was also evaluated for the presence of wetlands (see attached 7.25.022 Duebendorfer Analysis letter) and the preliminary delineation is shown on the plat.

This application is consistent with components of the Sandpoint Comprehensive Plan:

- **Community Design:** There are no goals and objectives within this component that the application is in conflict with. The design of these lots are such that they will offer an additional variety of lot sizes for industrial-focused uses in the airport area.
- **Land Use:** This proposal aligns with the goals and objectives within the Land Use Component. Goal LU-1 stresses efficient land use which this proposal is doing by creating an additional lot. A wide array of industrial uses could be placed on either Lot 1 or 3 of the proposed plat.
- **Housing:** This proposal is not in conflict with the housing portion of the Comprehensive Plan.
- **Transportation:** The proposed plat is splitting one parcel into three and rearranging another. All of the lots within this plat are proposed to have access onto a public right-of-way, Great Northern Road or Turbine Drive.
- **Airport:** This proposal is consistent with the Airport element. This plat proposes no change in use and the re-arrangement and additional lot will not conflict with airport operations. Structures here must still meet all applicable Airport Overlay zone requirements through the building permitting process. Further, this plat proposes no changes to airport fencing.
- **Recreation:** This proposal is not inconsistent with this element as it proposes no change in current parkland inventory or to pathways.
- **Public Services, Facilities & Utilities:** This proposal is consistent with this element. Namely, by creating additional lots here there will be the possibility of increased load on city services depending on future development but the lot is situated in such a way that adequate frontage is provided thus helping ensure appropriate access to all lots for any required services.
- **Economic Development:** This plat has the potential to create a lasting economic impact on the City of Sandpoint by creating lots that will be used to directly stimulate the local economy since the surrounding zoning and future land use map mark these lots as Industrial. This proposal is consistent with the Economic Development element of the Plan.
- **Natural Resources & Hazardous Areas:** There is no identified flood hazard zone encroaching upon the proposed lots. Wetlands however are identified. A wetland report has been attached. There are no goals or objectives in this element that the proposal is inconsistent with.
- **Special Areas or Sites:** To our knowledge, no special or historical sites exist on the site of the proposed plat. This application is not inconsistent with this element.

In closing the submitted application will improve the clarity of property boundaries between the existing Quest aircraft facility operations and abutting platted and unplatted property. Additionally, the request would allow the single 11.52 acre unplatted parcel to be broken into three smaller parcels which may reduce potential barriers to future investment and stimulate infill industrial development on these proposed lots.



