



DOBLER ENGINEERING

SKYWAY ESTATES
SUBDIVISION NARRATIVE
Parcel # RPS00000108290A & RPS00000108151A

Introduction

On behalf of the property owner, Dobler Engineering is requesting approval of a major subdivision located on the east side of Boyer Rd, approximately 500' south of the intersection with Alexander Way. The project consists of subdividing two existing parcels into 26 lots. The smaller parcel is approximately 0.38 acres and currently contains one single family residence and garage. The larger parcel is approximately 4.137 acres and is undeveloped with only an existing barn. We are proposing a 26-lot subdivision conforming to the RS site performance criteria with lots varying in size from about 5348 sf to about 6470 sf. A variance for right of way width of forty' is being requested for the first 200' of roadway, to allow the existing residence to remain.

Evaluation

Provision has been made for a water supply system that is adequate in terms of quantity and quality for the type of subdivision proposed.

Water

The City of Sandpoint will serve the proposed subdivision. There is an existing 8" main in Boyer Rd. We will construct an 8" main which will extend through the property for future extension.

Sanitary sewer

Adequate provisions have been made for a public sewage system and that the existing Municipal system can accommodate the proposed sewer flows.

The city will provide sewer service. There is an existing 12" main in Boyer Rd, which will be extended through the property to the east. Initial evaluation of the sewer indicates that easterly portion of the site will need to be raised 2'-3' to maintain minimum cover over the sewer line.

Storm sewer

Adequate provisions have been made for a public storm sewage system and that the existing Municipal system can accommodate the proposed flows.

The city will provide storm sewer service. There is an existing 12" main in Boyer Rd, which will be extended through the property to the east. Initial evaluation of the storm



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sewer indicates that minimum cover over the pipe can be maintained if the eastern portion of the property is raised to accommodate the sanitary sewer.

Streets

Proposed streets are consistent with the transportation element of the Comprehensive Plan. The proposed internal streets will be extended through the subdivision to provide connectivity.

The internal street will be constructed to City standards for local residential streets with parking on both sides (32' width / 50' RW). The first 200' of roadway will utilize a 32' width and 40' RW to allow the existing residence to remain and create a usable lot. Utility easements (10') for private utilities will be granted outside of the right of way on both sides of the street and on Boyer Ave. An additional 10' of right of way will be granted on Boyer Ave.

Site hazards.

All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards have been identified and there is no known soil, topographical, or other hazards present on the site that would preclude the proposed use.

Conformance to the current zoning and future land use designation in the Comp Plan

The area proposed for subdivision is currently zoned for the proposed use and the use conforms to future land use plan of the Comp Plan. The proposed land use and density conform to the requirements of the RS zone regarding lot size, minimum frontage, and overall density.

Cost of Development

The developer has made adequate plans to ensure that the community will bear no more than its fair share of costs to provide services by paying fees, furnishing land, or providing other mitigation measures for off-site impacts to streets, parks, and other public facilities within the community. It is the expectation that, in most cases, off site mitigation will be dealt with through the obligation to pay development impact fees. In addition, the full cost of the proposed improvements will be borne by the development.

Summary

The proposed project meets the density requirements of the underlying zoning and can be adequately served by the available infrastructure. The proposed development is consistent with the Comprehensive Plan and the surrounding land uses. Approval of the requested modification will allow the creation of a neighborhood compatible with the surrounding developments.