



**SUBDIVISION APPLICATION**

File #: \_\_\_\_\_

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: Gordon Dobler  
 Address: PO BOX 3181, Hayden, ID 83815  
 Phone: (H) \_\_\_\_\_ (W) 208 755-9732  
 E-mail: gordon@doblerengineering.com

Holder of Legal Title: Polar Built LLC  
 Address: 14363 Pristine Circle, Rathdrum, ID 83858  
 Phone: (H) \_\_\_\_\_ (W) \_\_\_\_\_  
 E-mail: polarcomatt@gmail.com

**Representative Information:**

Business Name: Dober Engineering  
 Surveyor: Trueline surveying  
 Address: 3881 N Schreiber Wy  
 Phone: (H) \_\_\_\_\_ (W) \_\_\_\_\_  
 E-mail: \_\_\_\_\_

**Project Information:**

Proposed Development Name: Skyway Estates  
 Legal Description of Site: Lot(s) \_\_\_\_\_ Block # \_\_\_\_\_ Addition \_\_\_\_\_  
 (or) PIN RPS00000108290A and RPS00000108151A  
 Section 10 Township 57N Range 2W  
 Total Size of Parcel: 4.137ac and 0.380ac  
 Number of Lots/Units: Existing: 2 Proposed: 26 lots  
 Smallest Lot Size: 5348 sf Largest Lot Size: 6470 sf

**Current Zoning:**

- | Residential  | Commercial   | Industrial   |
|--|--|--|
| <input type="checkbox"/> Rural Residential RR2                     | <input type="checkbox"/> Mixed-use Residential (MUR) | <input 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 checked="" 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:**

Future Land Use Categories

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Low Density Clustered Residential | <input checked="" type="checkbox"/> Low Density Residential | <input type="checkbox"/> Medium Density Residential  |
| <input type="checkbox"/> High Density Residential          | <input type="checkbox"/> Neighborhood Mixed Use             | <input type="checkbox"/> Mixed Use Corridor          |
| <input type="checkbox"/> Downtown                          | <input type="checkbox"/> Public/Quasi Public                | <input type="checkbox"/> Light Industrial/Commercial |
| <input type="checkbox"/> Parks and Open Space              |   |  |

Airport Safety Zones

- |   |  |
|---|--|
| <input type="checkbox"/> Inner Critical Zone    | <input type="checkbox"/> Lateral Safety Zone |
| <input type="checkbox"/> Runway Protection Zone | <input type="checkbox"/> N/A                 |

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

North: SFR - 0.147ac to 0.53ac  
 South: SFR - 3.0ac to 5.0ac  
 East: SFR - 5.0ac  
 West: SFR - 2.48ac , Undeveloped 2.31ac

**What Zones border the project site?**

North: RS South: RS East: RS West: RS

**Utility Information:**

Power will be provided by:

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Avista Utilities | <input type="checkbox"/> Northern Lights Inc |
|--|--|

Water will be supplied by:

- |   |
|---|
| <input type="checkbox"/> Existing public or community system            |
| <input type="checkbox"/> Individual well                                |
| <input checked="" type="checkbox"/> Proposed public or community system |

Sewage disposal will be provided by:

- |  |
|--|
| <input type="checkbox"/> Existing community system |
| <input type="checkbox"/> Individual system         |
| <input type="checkbox"/> Proposed community system |

**Site Information - provide detailed descriptions on the following:**

- Topography (lay of land), including estimated maximum slope, rock outcroppings, benches, etc.: Flat, generally slopes down to the east < 5%  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
- Water courses (springs, streams, rivers, etc.): NONE  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
- Existing structures (size & use): Existing SF residence and shop on smaller parcel. Existing shop on larger parcel  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

4. Land cover (timber, pasture, etc.): Pasture on smaller parcel, timber on larger parcel  
\_\_\_\_\_  
\_\_\_\_\_

5. Other pertinent information: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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.



\_\_\_\_\_  
Signature of Applicant

**2/16/2026**

\_\_\_\_\_  
Date

