



**CITY OF SANDPOINT
STAFF REPORT**

DATE: December 18, 2024
TO: Mayor and City Council
FROM: Brandon Staglund, P.E., City Engineer
SUBJECT: Appeal hearing, McGhee Subdivision

BACKGROUND:

The property owner of Bonner County parcel RPP00000027801A, an unplatted parcel located in Ponderay, is appealing a staff decision to deny water service to the proposed “McGhee Subdivision” development. The City of Sandpoint issued the decision letter denying water service on September 24, 2024 (Attachment 1). The applicant submitted a formal appeal letter on October 8, 2024 (Attachment 2).

According to Idaho Administrative Code 58.01.08.552.01.b.i, public water systems must “be capable of providing sufficient water during maximum day demand conditions, including fire flow where provided, to maintain a minimum pressure of twenty (20) psi throughout the distribution system.”

The proposed subdivision is for a mixed-use development consisting of 304 Equivalent Residential Units (ERU), as described on the ability to serve application (Attachment 3) and the preliminary development plan (Attachment 4), both submitted by the applicant. The City previously issued an “ability to serve” letter, dated September 29, 2022, for a smaller 60 ERU development (Attachment 5).

The staff decision to deny water service was based on the findings of a Water System Master Plan, adopted by council on December 21, 2022 (resolution 22-080). The master plan included a computerized model of the existing system demand through 2018. The model results indicated deficiencies in estimated fire flow available at several locations in the system surrounding the proposed development (attachment 6), with numbers indicating the fire flow requirements and colors representing fire flow deficiency. Fire flow requirements were assumed to be 1,000 gpm for single-family residential, 1,500 gpm for multi-family residential and commercial, and 2,500 gpm for industrial and non-residential areas. The capital improvement project list in the plan recommends pipe upgrades, such as upsizing or looping, to address these deficiencies. The proposed McGhee Subdivision in question was not included in the model.

The applicant requested that the City perform a project-specific water modelling effort, for the proposed development, to determine if the proposed water main extension serving the proposed development could meet minimum pressures. For new developments, the City uses a consultant,

Conzor (previously Murray Smith), to provide water modelling analysis, and the cost is passed on to the applicant at cost plus 15%, as shown on the City's adopted fee schedule. After reviewing the proposed development, City staff determined it was unnecessary to perform additional water modelling, because the 2022 Water System Master Plan already identified fire flow deficiencies in the immediate vicinity of the project.

The reason for denying water service to the proposed development is as follows:

1. The 2022 Water System Master Plan indicates that there is inadequate fire flow in the system in the immediate vicinity of the proposed development, as well as more generally in the northern extents of the system. Continuing to add additional demand by large developments in this northern part of the system will make these existing fire flow deficiencies even worse.
2. Continuing to add demand imposed by additional large developments in the northern part of the system will eventually cause pressure issues in other parts of the system not currently identified in the master plan.

ATTACHMENTS:

1. Denial letter to applicant, September 24, 2024
2. Appeal notice letter from applicant, October 8, 2024
3. Ability to serve application, May 20, 2024
4. Development plan, May 20, 2024
5. Ability to serve letter from City for 60 ERU, September 29, 2022
6. Fire flow deficiencies map, excerpt from 2022 Water System Master Plan



Fonda L. Jovick | Managing Partner
Zachary W. Jones | Attorney at Law
fjovick@lclattorneys.com
zjones@lclattorneys.com
208-664-8115

September 24, 2024

BY EMAIL nsemanko@parsonsbehle.com

Norman Semenko
800 West Main Street, Ste 1300
Boise, Idaho 83702

**RE: Water Service Application for McGhee Development
Bonner County Parcels RPP00000027801A, RPP00000020104A**

Dear Mr. Semenko,

As you are aware this firm serves as general counsel for the City of Sandpoint (hereinafter “the City”). This correspondence is in response to your letter dated August 16, 2024, and addressed to the City Engineer, Brandon Staglund, inquiring about a water service application (aka request for a “will serve” letter) submitted by your client on May 20, 2024 (attached for reference). After review of the application the City has determined it must deny the application for good cause pursuant to Sandpoint City Code Section 7-6-12 and the City’s Water Rules and Regulations Section III-1-D (2) and (5).

The City cannot provide a “will serve” letter for the proposed mixed-use development consisting of 304 equivalent residential units (ERU’s) due to the impact such an expansion of use would have on the water system. As explained below, such an expansion will create conditions that are impractical to provide water services. Originally, City staff had requested submittal of an application with the intention of requesting the City’s consulting engineer to review the application, and then to pass any costs on to the applicant, as described on the application form. However, after internal review of the City’s existing water system master plan, which identifies existing modelled fire flow deficiencies (see attached figure 4-3 from that report), there are already fire flow deficiencies in the immediate vicinity of the proposed project. Additional water demand resulting from this project has the potential to make existing deficiencies worse.

Granting this application for water services creates conditions that are impractical to provide water services. Additionally, granting an application that would expand the already existing fire flow deficiency will cause an undue hardship on water users. Finally, granting the application that would expand the already existing fire flow deficiency creates

conditions that do not conform to sound engineering design and pose a risk to public health due to the potential for a fire flow event that causes pressures elsewhere in the system to drop below 20 psi as required in IDAPA 58.01.08.552.01.b.

Sincerely,
LAKE CITY LAW GROUP PLLC

A handwritten signature in black ink, appearing to read "Zach Jones", written in a cursive style.

Zachary Jones
Attorney for City of Sandpoint

cc: Fonda Jovick,
Brandon Staglund,
Mayor Jeremy Grimm,
City Clerk.



ABILITY TO SERVE WATER APPLICATION CHECKLIST

Step 1: email the application form and applicable submittals to development@sandpointidaho.gov

Step 2: if the application is complete, an invoice for payment of review fees (as applicable) will be sent to the applicant. Payment of these review fees establishes the application date and initiates the review period.

If the application is not complete, a list of outstanding information/documents will be sent to the applicant.

Step 3: you will be contacted in approximately 15 business days with a review status update.

Step 4: upon determination that your application has been reviewed, an invoice for any remaining fees will be provided. Upon payment of fees, a letter will be issued, notifying the applicant of the City's ability to serve water.

SUBMITTALCHECKLIST - REVIEW

Yes	N/A	Document
<input checked="" type="checkbox"/>		Application Form (see attached)
<input checked="" type="checkbox"/>		Preliminary Site Plan, Water Utility Layout (Detailed Construction Documents are not required. Provide reference to existing utilities, if known; alignment of new water mains; and number/location of new service connections)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Multifamily, Commercial and Industrial Developments: Fixture Load Calculations required, stamped by licensed design professional (see enclosed demand form)

AROURA - SCOTT



Infrastructure and Development Services

City Use Only

Submittal Date: _____

Application No: _____

The City of Sandpoint's ability to provide new water service depends on a variety of factors. All inquiries related to the City's ability to serve a specific property shall submit this form and pay the application fees.

Application Form - Ability to Serve Water

Purpose of Request <input type="checkbox"/> Sale of Property or Platting <input checked="" type="checkbox"/> Conceptual/Planning <input type="checkbox"/> Building Permit Application	PROJECT / SITE INFORMATION NAME: <u>McGhee Development</u> PARCEL NO: <u>RPP00000027801A, RPP00000020104A</u> ADDRESS: _____ CITY: <u>Ponderay</u> DESCRIPTION: <u>2-57N-2W TAX 49</u> <u>2-57N-2W GOV LOT 7 & SWNE LESS W 775FT; GOV LOT 8, SENE, S 60FT OF W 775FT OF SWNE</u>
Request to Serve <input type="checkbox"/> Single family residence <input checked="" type="checkbox"/> Multi-family residential <input checked="" type="checkbox"/> Subdivision Development <input checked="" type="checkbox"/> Commercial/Industrial	OWNER NAME: <u>Richard Villelli, Manager</u> <u>Bobby McGhee Golf and RV Resort, LLC</u> ADDRESS: <u>P.O. Box 1785</u> PHONE: <u>(208) 660-8474</u> CITY: <u>Sandpoint</u> EMAIL: <u>dick@villellipnw.com</u> STATE, ZIP: <u>ID 83864</u>
Existing Water Service <input checked="" type="checkbox"/> No existing service <input type="checkbox"/> Meter Size(s) _____ <input type="checkbox"/> Other (e.g. well)	AUTHORIZED REPRESENTATIVE NAME: _____ ADDRESS: _____ PHONE: _____ CITY: _____ EMAIL: _____ STATE, ZIP: _____
Expected Water Service <input checked="" type="checkbox"/> Single family residential number of lots: <u>64</u> <input checked="" type="checkbox"/> Multi-family, commercial, or industrial (see below): Meter Qty <u>10**</u> Sizes <u>TBD</u> <small>**Assumes shared meter(s) for RV sites Meter Sizes: determined by applicant's licensed professional, based upon number of fixtures/ fire demands, include form*.</small>	ENGINEER NAME: <u>Scott McNee, P.E.</u> <u>Ardurra Group, Inc.</u> ADDRESS: <u>7950 N</u> <u>Meadowlark Way,</u> <u>Suite A</u> PHONE: <u>(208) 762-3644</u> CITY: <u>Coeur d'Alene</u> EMAIL: <u>smcnee@ardurra.com</u> STATE, ZIP: <u>ID 83815</u> RELATED PERMIT NO. _____

RV SLOTS 64

This application is limited to a review of the City's ability to provide water service. It is NOT a detailed review of construction documents and does result in permit issuance. The City will perform an analysis of the existing system and the proposed demands. The City must have the capacity to provide the minimum pressure of water required for the proposed service, as well as the capacity. The City may need to perform a hydraulic model and fire flow analysis to determine its ability to serve water at the proposed location.

The application fee is set by the currently adopted fee schedule. If a hydraulic model is required, the application will be informed. Hydraulic modeling costs are typically \$2,875 and shall be paid by the applicant prior to the City issuing model results or a determination of the City's ability to serve water. By submitting this application, the property owner hereby agrees to pay the associated fees.



DEMAND FORM

Date: 6/5/24 Name: McGhee Development Project Tracker ID (if applicable): _____

Property Address: <u>RPP00000027801A, RPP00000020104A</u>			
Name of Building or Business: _____			
<small>2-57N-2W TAX 49</small>			
Legal Description: <u>2-57N-2W GOV LOT 7 & SWNE LESS W 775FT; GOV LOT 8, SENE, S 60FT OF W 775FT OF SWNE</u>			
Property use: <input type="checkbox"/> Commercial	<input type="checkbox"/> Multi-family (total units _____) (units to be sprinkled _____)	<input checked="" type="checkbox"/> Mixed use* (Commercial & Multi-family) (total units <u>304 ERUs</u>)	<input type="checkbox"/> Irrigation only

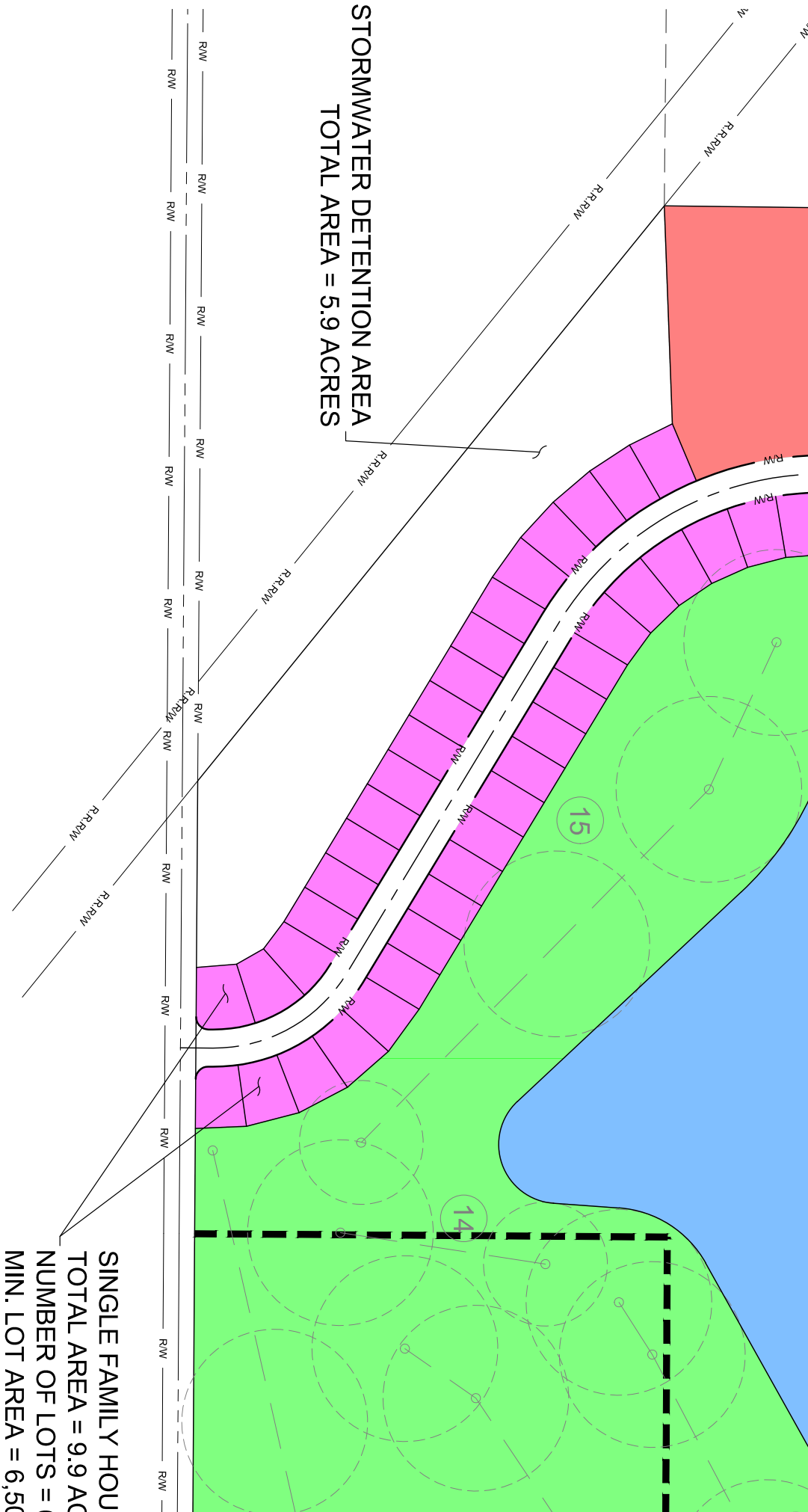
HYDRANT SITE FLOW DATA -			
Total fire flow required for this site: <u>2,000**</u> GPM @ 20 PSI		Minimum # of required fire hydrants: <u>Est. 15**</u>	
List <u>ALL</u> hydrants approved for use by the Fire Department to meet the fire flow (by City of Sandpoint Water hydrant #):			
<small>If the hydrant is a new hydrant and a hydrant # <u>has not been assigned</u>, please identify the hydrant as "New" and reference location on site plans</small>			
(1) _____	(4) _____	(7) _____	<small>**Assumes 500' hydrant spacing. Fire flow based on assumption of fire sprinklers for Apartment and Clubhouse buildings.</small>
(2) _____	(5) _____	(8) _____	

FIRE LINE SPRINKLER DEMAND DATA - all sizes		<small>View sheet 2 for flow capacities per size</small>	
# of square feet to be sprinkled: <u>5 ea. buildings @ 20,000 SF each</u>		# of stories to be sprinkled: <u>Assume max. 2</u>	
Required sprinkler flow: _____ gpm		Requested size: _____	
Required residual pressure: <u>40</u> psi		Please check the box if there is a redundant fire line: <input type="checkbox"/>	
Please check the box if fire pump is required: <input type="checkbox"/>		Please check the box if this fire sprinkler line is a NFPA 13D: <input type="checkbox"/>	
Name of the street(s) where the main is to be tapped is: _____			

DOMESTIC ONLY DEMAND DATA - all sizes		<small>View sheet 2 for meter capacities</small>	
Tap size requested: _____"		Domestic maximum load: _____ gpm	
* For mixed use only, please provide the following: Commercial area: _____ square feet		**Approximate 304 ERUs for combined domestic and commercial demand	
If this tap will also serve irrigation, please provide the following:			
Area of irrigation only: _____ square feet		Irrigation maximum load: _____ gpm	
Concurrent irrigation/domestic use: <input type="checkbox"/> yes <input type="checkbox"/> no		***Total assumed irrigation area for SF Lots, RV Area and commercial areas is 20 acres. Golf irrigation from other sources.	
Name of the street where the main is to be tapped is: _____			

IRRIGATION DEMAND DATA - use this section only if irrigation will be served by its own separate tap	
<small>View sheet 2 for meter capacities</small>	
Tap size: _____"	
Area of irrigation only: _____ square feet	
Maximum load: _____ gpm	
<small>If the area of irrigation is over 43,560 square feet refer to City of Sandpointwater.org/DoingBusinesswithUs/PlanReviews/IrrigationPlanSubmittal/</small>	
Name of the street where the main is to be tapped is: _____	

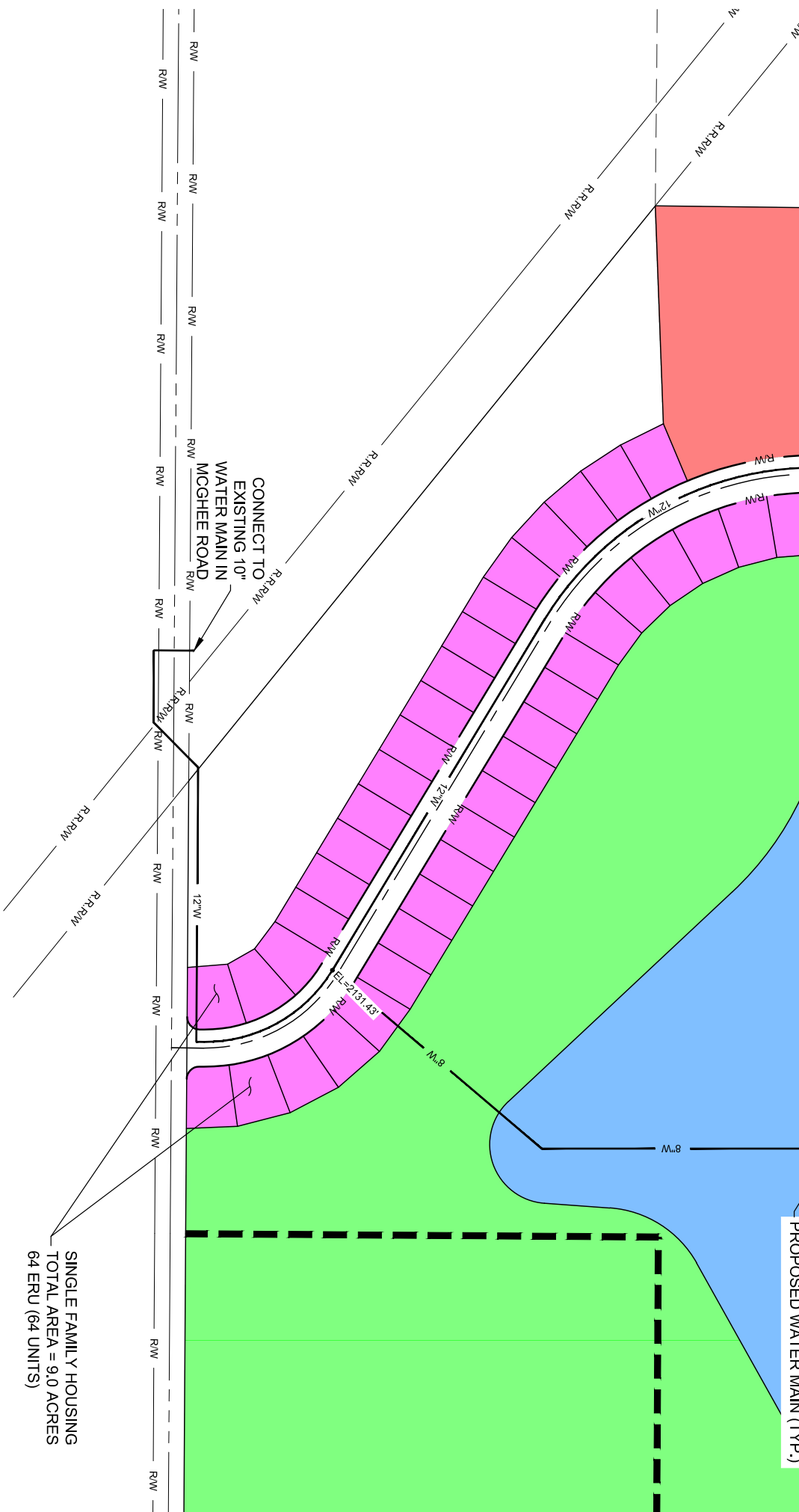
ALL IRRIGATION FOOTPRINT POWERED

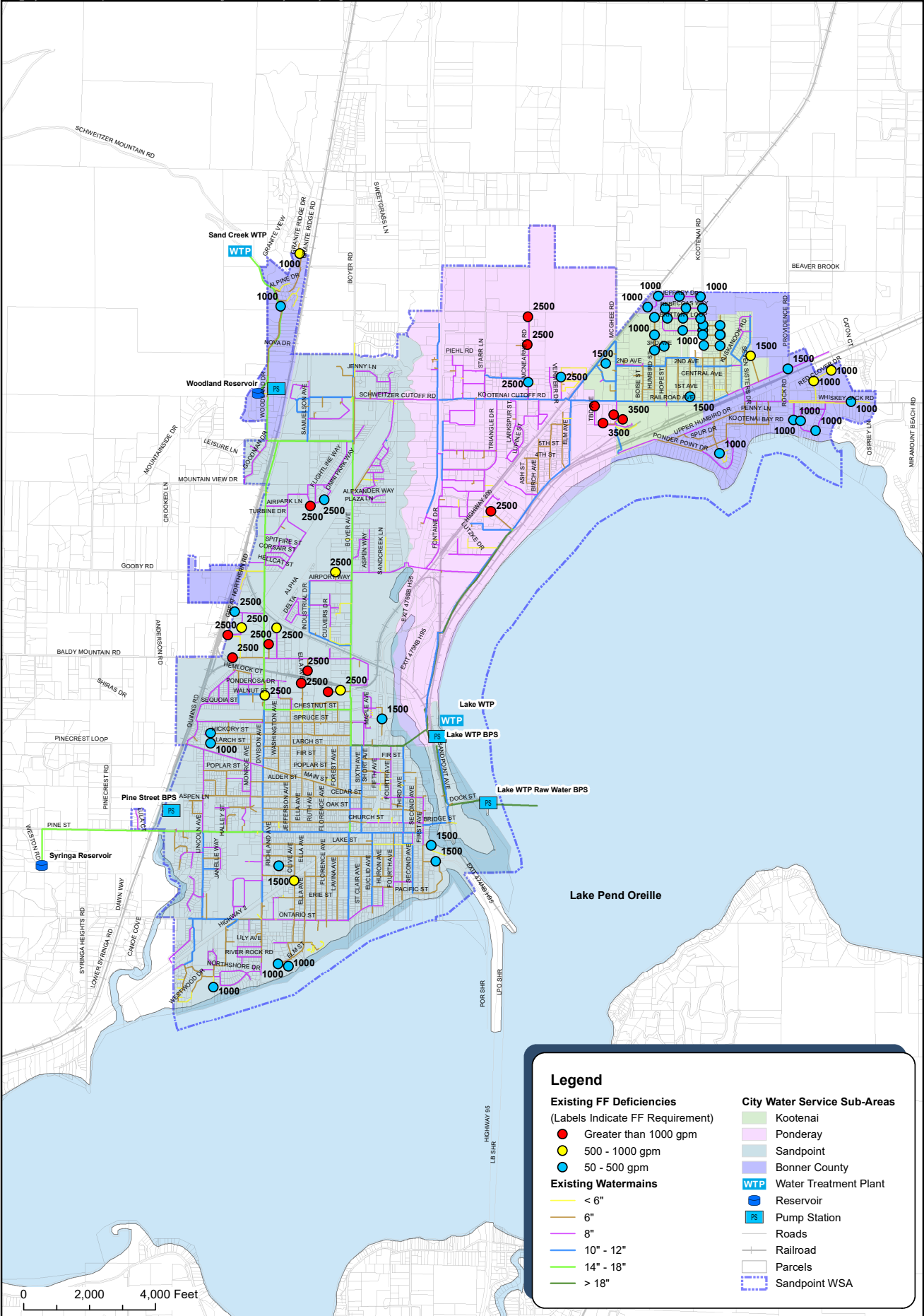


DRAFT

MCGHEE DEVELOPMENT

MC GHEE DEVELOPMENT CONCEPTUAL







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Boise, Idaho 83702
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Fax 208.562.4901

A Professional
Law Corporation

Norman M. Semanko
Attorney at Law
Direct Dial 208.562-4909
NSemanko@parsonsbehle.com

October 8, 2024

City Council
CITY OF SANDPOINT
ATTN: CITY CLERK
1123 W. Lake Street
Sandpoint, Idaho 83864

VIA EMAIL ONLY
cityclerk@sandpointidaho.gov

Zachary W. Jones
LAKE CITY LAW
435 W. Hanley Avenue, Suite 101
Coeur d'Alene, Idaho 83815

zjones@lclattorneys.com

Re: Notice of Appeal – Denial of Water Service Application for McGhee Development

Dear City Council and Mr. Jones:

This Notice of Appeal is submitted in reply to the City of Sandpoint's response letter dated September 24, 2024, regarding the above-referenced matter ("Water Service Denial"). We note that the City's letter did not advise our client of the right to appeal to the Sandpoint City Council, as required for a denial of water service under the City Code and the City's Water Rules. Chapter 6 - Municipal Water System, Section 7-6-16; Water Rules, Section III.1.D. Again, the City has failed to comply with its own rules. There is no fee listed in the City's currently published fee schedule (at <https://www.sandpointidaho.gov/media/691>) for the appeal of decisions on water service applications. If there is an applicable appeal fee, please advise us accordingly.

We set forth the following grounds for appeal, to be supplemented prior to or at hearing.

The Water Service Denial refers to the City's 2018 Master Plan, Figure 4-3. When our client was seeking approval for the 60-lot subdivision, they asked if looping through the development (see attached markup to Figure 4-3) would adequately improve the fire flow. The City's consultant then modeled this looping and found that it was adequate, hence the Will Serve letter that the City provided for the 60-lot subdivision (also attached). The proposed looping of the dead-end water mains in McGhee Road, Vermeer Drive and McNearney Road will improve fire flows to all of the surrounding properties. The Water Service Denial's reference to the 2018 model, without any consideration of this looping, presents an incomplete and inaccurate picture of the actual situation. This was the reason that our client requested, and the City previously agreed, to run a water model update.

The City completed a more recent study in 2023, which shows looping of water mains through the McGhee property as part of all their buildout alternatives. We have attached one of the Figures from that study, showing the water mains extending through the property. It is unclear why the City would reject our client's project based on a 2018 study, when a more recent study has been completed.

Because the Water Service Denial failed to consider this information and therefore erroneously denied our client's application, we are submitting this Notice of Appeal - despite not being advised of the right to appeal to the Council as required by the City Code and Water Rules.

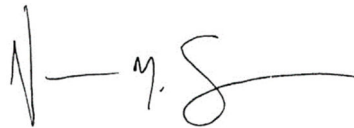
In furtherance of our client's appeal, we hereby request a hearing for additional consideration of the application by the City Council, to include the presentation of witnesses, evidence, and argument, pursuant to the procedures required by City Code Sections 7-6-16 and 7-6-17. In the meantime, we encourage the City to reconsider our client's request with the benefit of the information provided herein. A new decision approving the application may well render this appeal moot and obviate the need for a City Council hearing on the appeal.

The City's inaction on, misrepresentations about, and now erroneous denial of, the application for water service has already caused severe financial consequences for our client and is simply unacceptable. We look forward to the City Council hearing our client's appeal or, alternatively, the City reconsidering our client's application for water service and granting the same.

Thank you for your immediate attention to this matter.

Regards,

PARSONS BEHLE & LATIMER

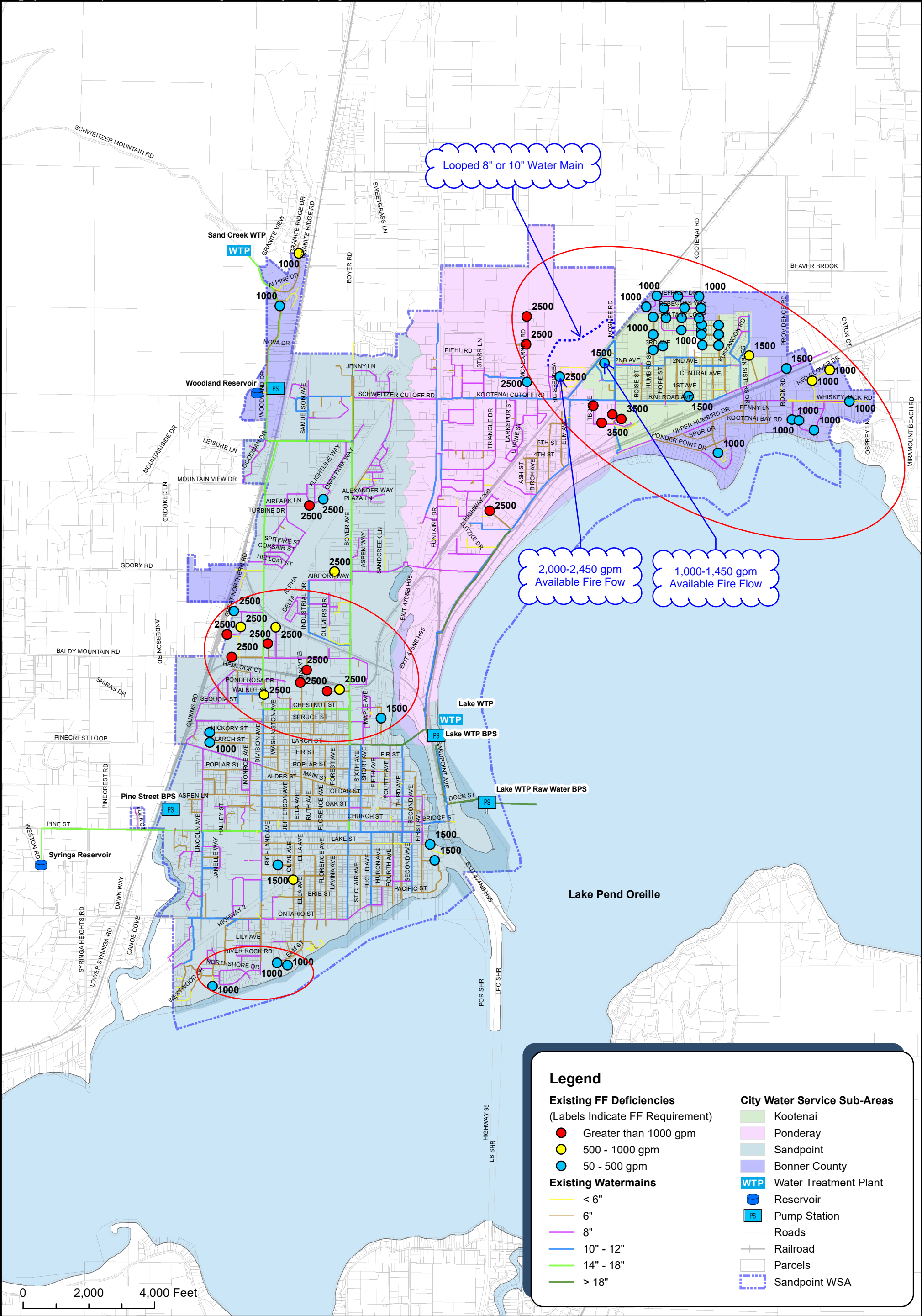


Norman M. Semanko
Attorney at Law

NMS:kea

Attachments

cc: Sandpoint City Council (druehle@sandpointidaho.gov; jaispuro@sandpointidaho.gov; jdick@sandpointidaho.gov; kschreiber@sandpointidaho.gov; pduquette@sandpointidaho.gov; rhowarth@sandpointidaho.gov)
Fonda Jovick, City Attorney (fjovick@lclattorneys.com)
Richard Villelli (dick@villellipnw.com)
Scott McNee, P.E. (smcnee@ardurra.com)
Brandon Staglund, P.E. (bstaglund@sandpointidaho.gov)





September 29, 2022

Villelli Investment
Attn: Bobby McGhee
PO Box 1785
Sandpoint, ID 83864

Subject: Will Serve Confirmation: Proposed McGhee Subdivision; RPP00000027801A, Section 2, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho

The City of Sandpoint has the capacity and ability to provide water for the subject properties within the City of Sandpoint water service area. An existing 8-inch public water main is located within Vermeer Drive, directly south of the subject property. A new 12-inch public water main will be extended north through the proposed development and loop back to the existing 10-inch public water main to the east.

A hydraulic model for fire flow plus max day demand (MDD) was completed on the basis of a 60-unit development, Water & Sewer Layout Plan (dated May 2022), and pipe sizing of a 12-inch water main on Vermeer Drive & Main Road. The results were approximately 23 psi available during fire flow, meeting the minimum criteria of 20psi.

Declining balance determination confirms that the City's system has the capacity to supply the service area of the system served by the extension.

Upon approval of engineered plans, proof of a valid building and plumbing permit, payment of applicable fees, and completion of approved water infrastructure improvements, water service will be provided.

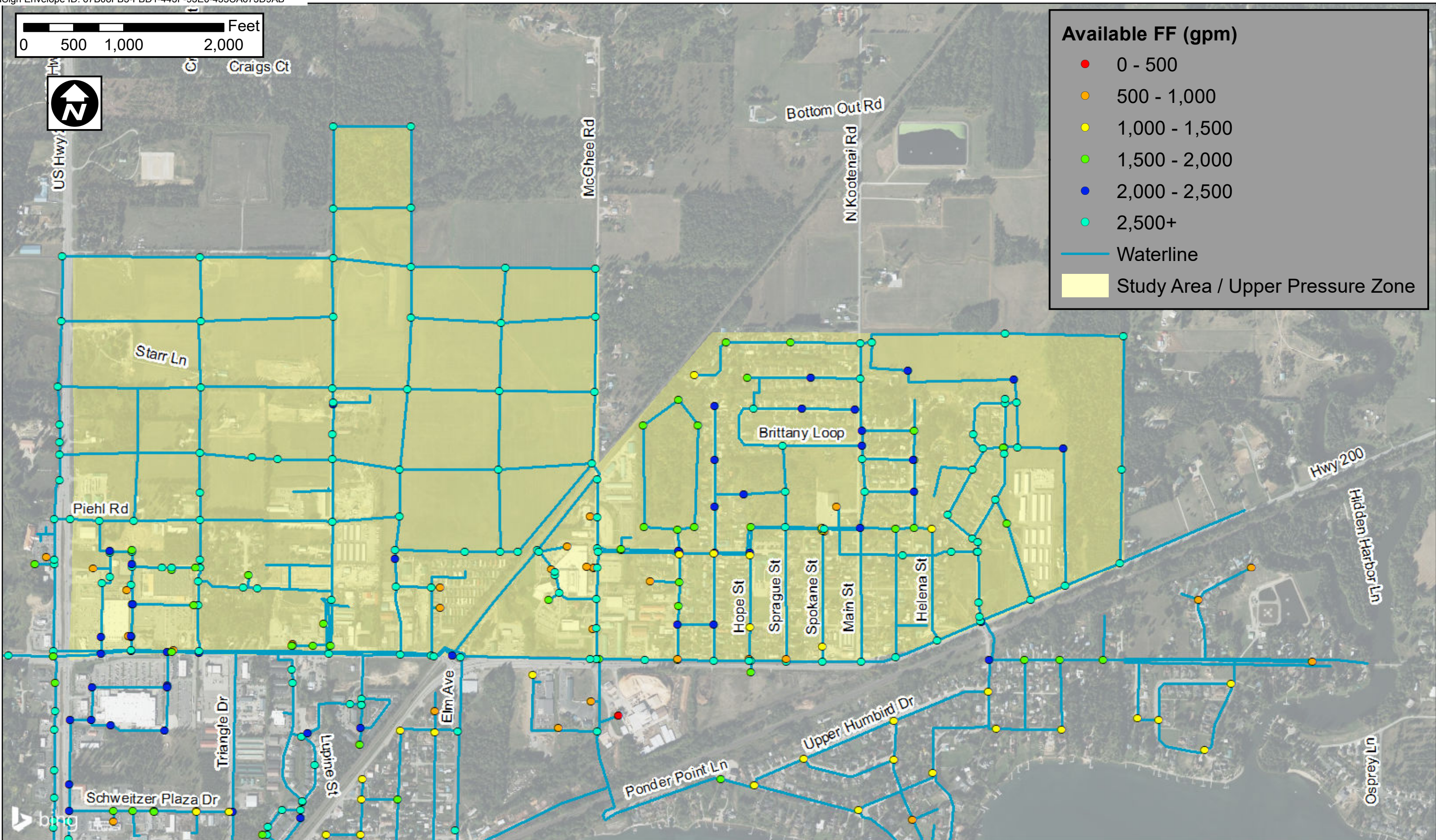
The City of Sandpoint's ability to serve water is dependent on a variety of factors; this confirmation is based upon an assumption that the project will be developed within five years.

Please feel free to contact me with any questions.

Sincerely,

Amanda Wilson
Infrastructure & Development Services Director
awilson@sandpointidaho.gov
208.263.3428

Document Path: J:\222186 Sandpoint NE Water Study\PLAN\GIS\lb_MXD\Report MXDs\l-x - Option 1 MDD AFF.mxd





ABILITY TO SERVE WATER APPLICATION CHECKLIST

Step 1: email the application form and applicable submittals to development@sandpointidaho.gov

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SUBMITTALCHECKLIST - REVIEW

Yes	N/A	Document
<input checked="" type="checkbox"/>		Application Form (see attached)
		Preliminary Site Plan, Water Utility Layout
<input checked="" type="checkbox"/>		(Detailed Construction Documents are not required. Provide reference to existing utilities, if known; alignment of new water mains; and number/location of new service connections)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Multifamily, Commercial and Industrial Developments: Fixture Load Calculations required, stamped by licensed design professional (see enclosed demand form)

AROURA - SCOTT



Infrastructure and Development Services

City Use Only

Submittal Date: _____

Application No: _____

The City of Sandpoint's ability to provide new water service depends on a variety of factors. All inquiries related to the City's ability to serve a specific property shall submit this form and pay the application fees.

Application Form - Ability to Serve Water

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Request to Serve <input type="checkbox"/> Single family residence <input checked="" type="checkbox"/> Multi-family residential <input checked="" type="checkbox"/> Subdivision Development <input checked="" type="checkbox"/> Commercial/Industrial	OWNER NAME: <u>Richard Villelli, Manager</u> <u>Bobby McGhee Golf and RV Resort, LLC</u> ADDRESS: <u>P.O. Box 1785</u> PHONE: <u>(208) 660-8474</u> CITY: <u>Sandpoint</u> EMAIL: <u>dick@villellipnw.com</u> STATE, ZIP: <u>ID 83864</u>
Existing Water Service <input checked="" type="checkbox"/> No existing service <input type="checkbox"/> Meter Size(s) _____ <input type="checkbox"/> Other (e.g. well)	AUTHORIZED REPRESENTATIVE NAME: _____ ADDRESS: _____ PHONE: _____ CITY: _____ EMAIL: _____ STATE, ZIP: _____
Expected Water Service <input checked="" type="checkbox"/> Single family residential number of lots: <u>64</u> <input checked="" type="checkbox"/> Multi-family, commercial, or industrial (see below): Meter Qty <u>10**</u> Sizes <u>TBD</u> <small>**Assumes shared meter(s) for RV sites Meter Sizes: determined by applicant's licensed professional, based upon number of fixtures/ fire demands, include form*.</small>	ENGINEER NAME: <u>Scott McNee, P.E.</u> <u>Ardurra Group, Inc.</u> ADDRESS: <u>7950 N</u> <u>Meadowlark Way,</u> <u>Suite A</u> PHONE: <u>(208) 762-3644</u> CITY: <u>Coeur d'Alene</u> EMAIL: <u>smcnee@ardurra.com</u> STATE, ZIP: <u>ID 83815</u> RELATED PERMIT NO. _____

RV SLOTS 64

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DEMAND FORM

Date: 6/5/24 Name: McGhee Development Project Tracker ID (if applicable): _____

Property Address: <u>RPP00000027801A, RPP00000020104A</u>			
Name of Building or Business: _____			
Legal Description: <u>2-57N-2W TAX 49</u> <u>2-57N-2W GOV LOT 7 & SWNE LESS W 775FT; GOV LOT 8, SENE, S 60FT OF W 775FT OF SWNE</u>			
Property use: <input type="checkbox"/> Commercial	<input type="checkbox"/> Multi-family (total units _____) (units to be sprinkled _____)	<input checked="" type="checkbox"/> Mixed use* (Commercial & Multi-family) (total units <u>304 ERUs</u>)	<input type="checkbox"/> Irrigation only

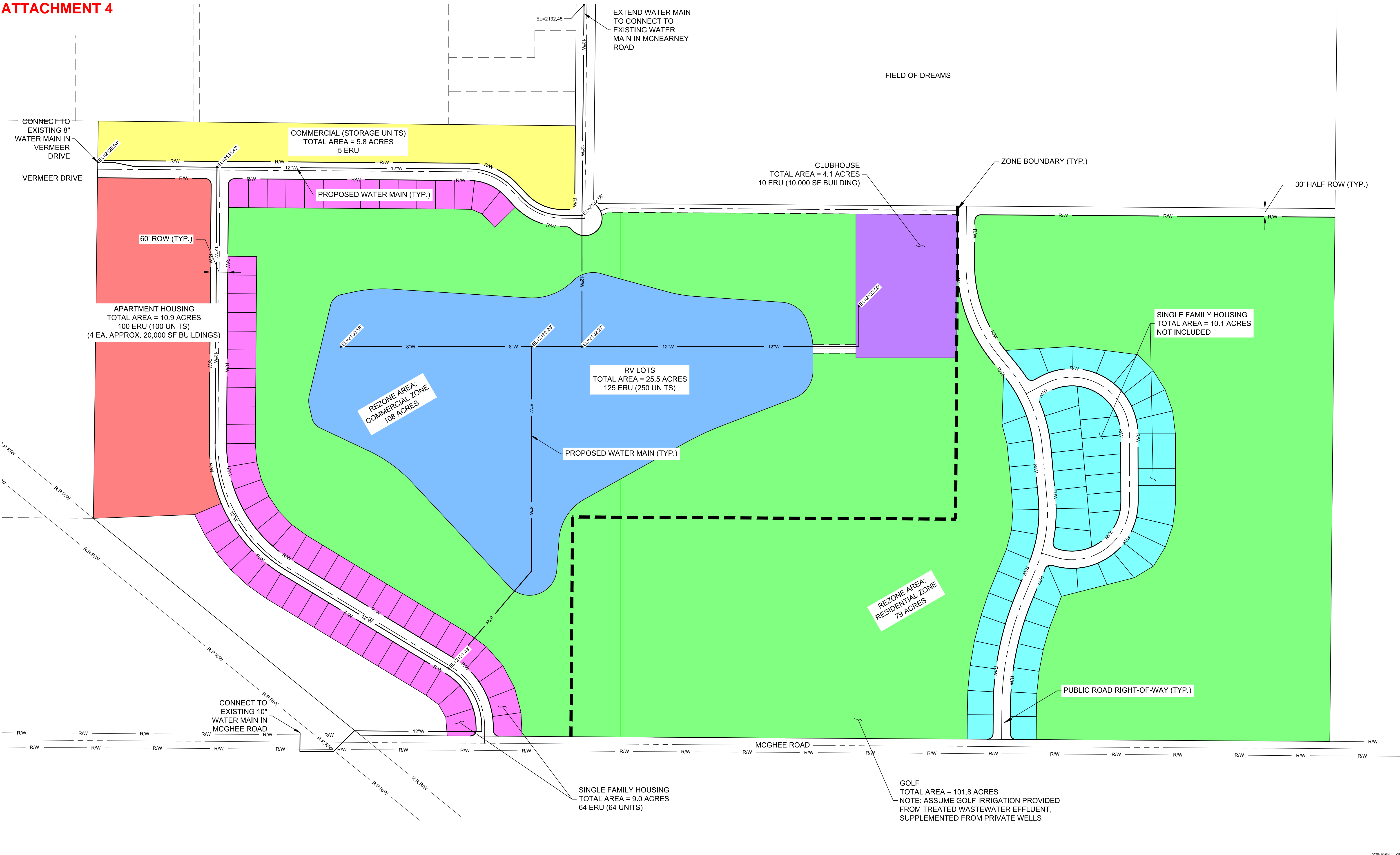
HYDRANT SITE FLOW DATA -			
Total fire flow required for this site: <u>2,000**</u> GPM @ 20 PSI		Minimum # of required fire hydrants: <u>Est. 15**</u>	
List <u>ALL</u> hydrants approved for use by the Fire Department to meet the fire flow (by City of Sandpoint Water hydrant #):			
If the hydrant is a new hydrant and a hydrant # <u>has not been assigned</u> , please identify the hydrant as "New" and reference location on site plans			
(1) _____	(4) _____	(7) _____	**Assumes 500' hydrant spacing. Fire flow based on assumption of fire sprinklers for Apartment and Clubhouse buildings.
(2) _____	(5) _____	(8) _____	

FIRE LINE SPRINKLER DEMAND DATA - all sizes		View sheet 2 for flow capacities per size	
# of square feet to be sprinkled: <u>5 ea. buildings @ 20,000 SF each</u>		# of stories to be sprinkled: <u>Assume max. 2</u>	
Required sprinkler flow: _____ gpm		Requested size: _____	
Required residual pressure: <u>40</u> psi		Please check the box if there is a redundant fire line: <input type="checkbox"/>	
Please check the box if fire pump is required: <input type="checkbox"/>		Please check the box if this fire sprinkler line is a NFPA 13D: <input type="checkbox"/>	
Name of the street(s) where the main is to be tapped is: _____			

DOMESTIC ONLY DEMAND DATA - all sizes		View sheet 2 for meter capacities	
Tap size requested: _____"		Domestic maximum load: _____ gpm	
* For mixed use only, please provide the following: Commercial area: _____ square feet		**Approximate 304 ERUs for combined domestic and commercial demand	
If this tap will also serve irrigation, please provide the following:		***Total assumed irrigation area for SF Lots, RV Area and commercial areas is 20 acres. Golf irrigation from other sources.	
Area of irrigation only: _____ square feet		Irrigation maximum load: _____ gpm	
Concurrent irrigation/domestic use: <input type="checkbox"/> yes <input type="checkbox"/> no			
Name of the street where the main is to be tapped is: _____			

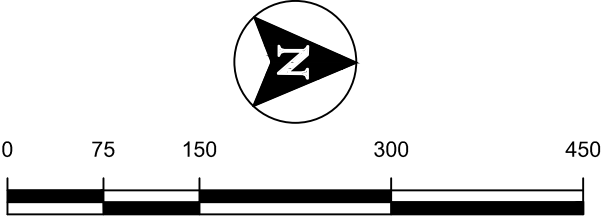
IRRIGATION DEMAND DATA - use this section only if irrigation will be served by its own separate tap	
View sheet 2 for meter capacities	
Tap size: _____"	
Area of irrigation only: _____ square feet	
Maximum load: _____ gpm	
If the area of irrigation is over 43,560 square feet refer to City of Sandpointwater.org/DoingBusinesswithUs/PlanReviews/IrrigationPlanSubmittal/	
Name of the street where the main is to be tapped is: _____	

ALL IRRIGATION FOOTPRINT POWERED



DRAFT

MCGHEE DEVELOPMENT CONCEPTUAL WATER PLAN



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September 29, 2022

Villelli Investment
Attn: Bobby McGhee
PO Box 1785
Sandpoint, ID 83864

Subject: Will Serve Confirmation: Proposed McGhee Subdivision; RPP00000027801A, Section 2, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho

The City of Sandpoint has the capacity and ability to provide water for the subject properties within the City of Sandpoint water service area. An existing 8-inch public water main is located within Vermeer Drive, directly south of the subject property. A new 12-inch public water main will be extended north through the proposed development and loop back to the existing 10-inch public water main to the east.

A hydraulic model for fire flow plus max day demand (MDD) was completed on the basis of a 60-unit development, Water & Sewer Layout Plan (dated May 2022), and pipe sizing of a 12-inch water main on Vermeer Drive & Main Road. The results were approximately 23 psi available during fire flow, meeting the minimum criteria of 20psi.

Declining balance determination confirms that the City's system has the capacity to supply the service area of the system served by the extension.

Upon approval of engineered plans, proof of a valid building and plumbing permit, payment of applicable fees, and completion of approved water infrastructure improvements, water service will be provided.

The City of Sandpoint's ability to serve water is dependent on a variety of factors; this confirmation is based upon an assumption that the project will be developed within five years.

Please feel free to contact me with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Amanda Wilson". The signature is fluid and cursive.

Amanda Wilson
Infrastructure & Development Services Director
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208.263.3428

