

Great Northern Commerce Park First Addition

Preliminary Subdivision



Project Proponent:

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Project Applicant:

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PROJECT SUMMARY

The Great Northern Commerce Park First Addition Preliminary Subdivision is a proposal for the division of an approximately 15-acre piece of vacant pastureland in the City of Sandpoint into a 21-lot industrial subdivision. The subject property is known as Lot 1, Block 1 of the recently recorded 2-lot short plat known as Great Northern Commerce Park. It is situated southeast of the intersection of Great Northern Road and Woodland Drive, and lies in the northwest quarter of Section 10, Township 57 North, Range 2 West, Boise Meridian, City of Sandpoint, Bonner County, Idaho.

SUBJECT PROPERTY

The property under consideration for the subdivision is as follows:

Parcel Number:	RPS00000103605A (ptn) *County has not issued this piece a new parcel #
Total Area:	15.58 acres
Current Zoning:	Industrial General
Legal Description:	Lot 1, Block 1 of Great Northern Commerce Park

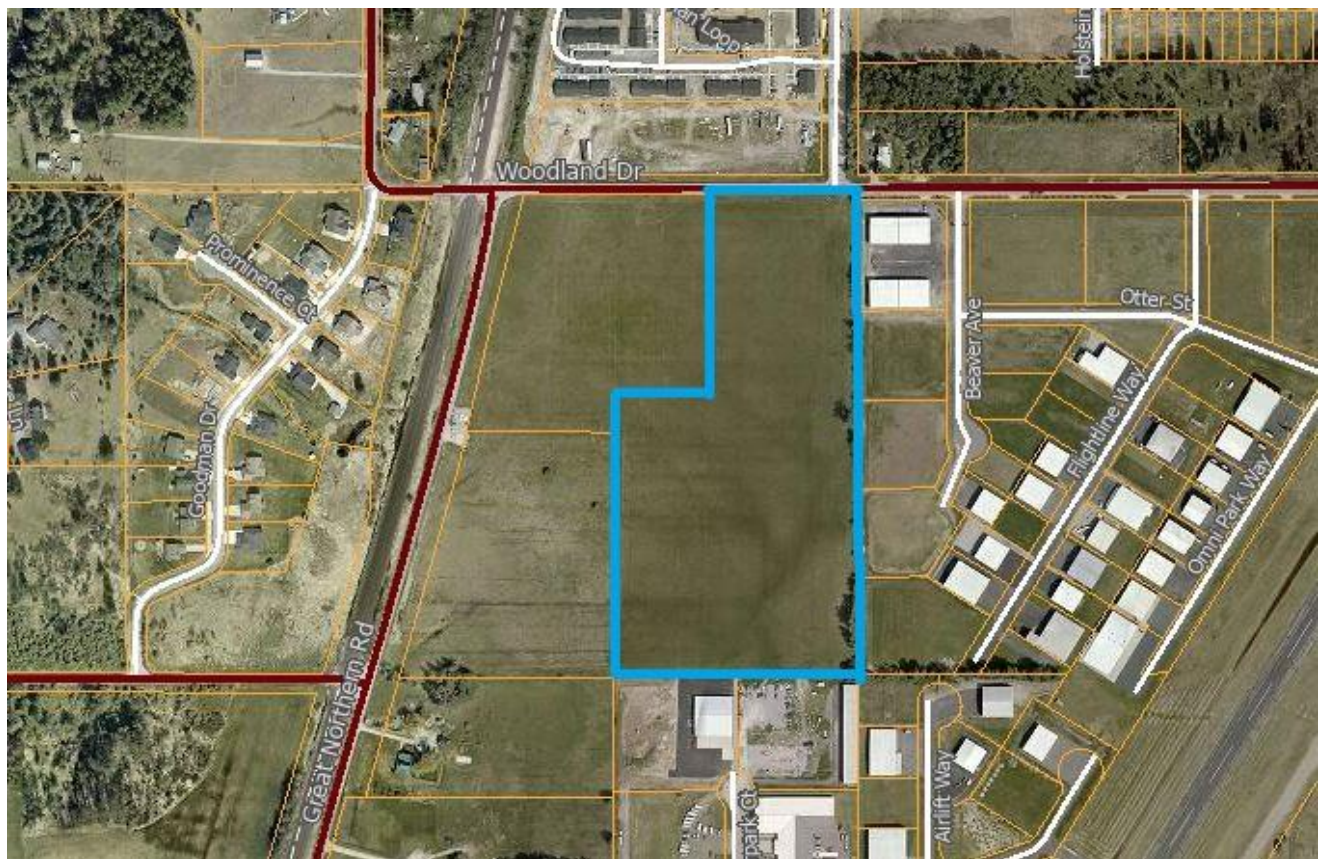


Figure 1: Vicinity Map

ZONING CLASSIFICATION

The subject parcel is currently zoned Industrial General (IG) in the City of Sandpoint and is comprised of vacant pastureland surrounded by other properties within the City Limits. Sandpoint City Code describes the IG District as one that is “intended for lands appropriate for light and medium manufacturing and industrial activities with direct access to major transportation routes, such as arterial roads, air and rail service”. This district allows for a wide range of manufacturing and industrial uses and a limited number of commercial uses. The adjacent parcels to the East and southwest are zoned Industrial General and are a mix of vacant lots and developed industrial parcels with hangar structures and access to taxiways. To the West are two large parcels of undeveloped vacant land zoned Industrial General. Directly North, across Woodland Drive, lies Schweitzer Ranch, a multi-family and commercial development, zoned Mixed Use Residential (MUR).

DEVELOPMENT CHARACTERISTICS

The development of the subject property may have impacts on existing City services, such as sewer, water, schools and other public services. These impacts are required to be mitigated during the development process to ensure adequate facilities and infrastructure exist and are commensurate with the scope and nature of the proposed development.

The following are the proposed subdivision parameters for the Great Northern Commerce Park First Addition Subdivision:

Total # of Lots:	21
Min Lot Size (net):	25,678 SF
Max Lot Size (net):	34,523 SF
Average Lot Size (net):	27,958 SF

Figure 2 below shows the proposed Subdivision:

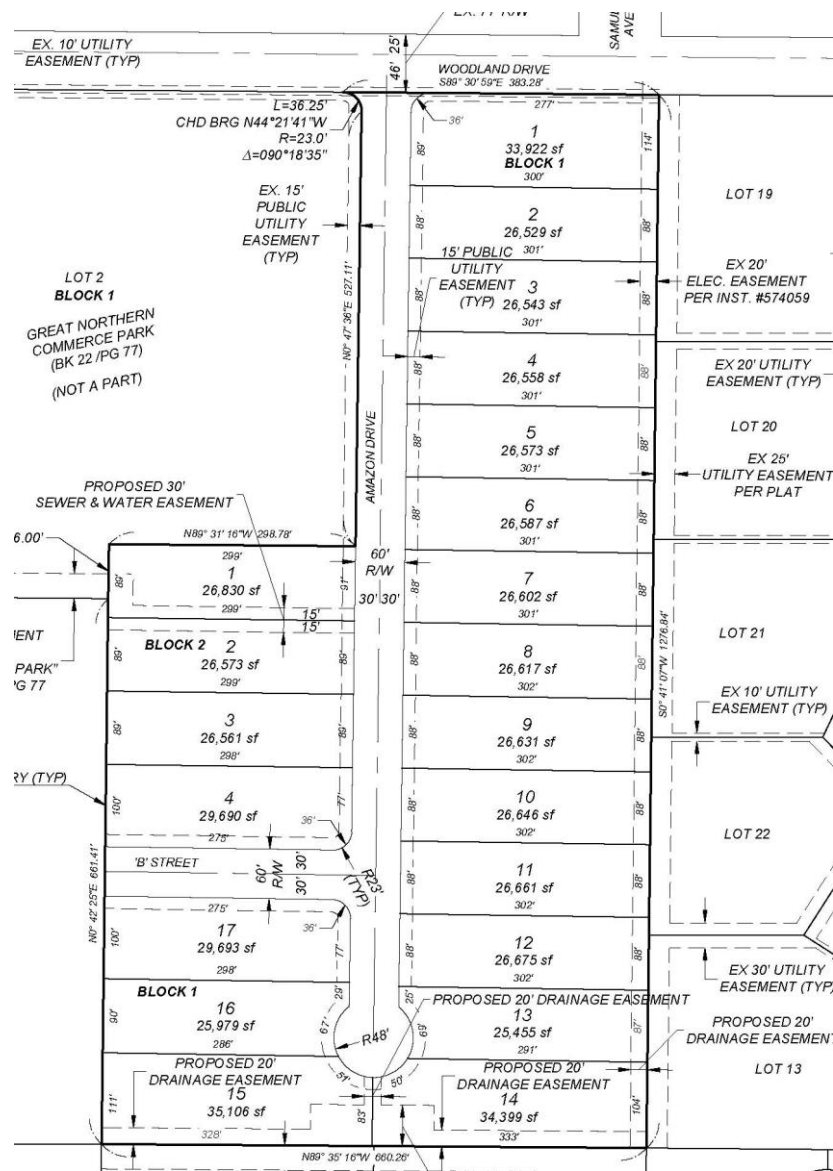


Figure 2: Proposed Subdivision

Domestic Water

Domestic and irrigation water needs would be provided by the City of Sandpoint. At the time of development, infrastructure would need to be extended from the existing 18" steel water main in Woodland Drive, which runs along the northern border of the subject property. This infrastructure would be installed in accordance with the City of Sandpoint Public Works Standards and the requirements of the Idaho Department of Environmental Quality. It is our understanding that there is currently sufficient capacity to serve the subject property.

Sanitary Sewer

The City of Sandpoint would be the wastewater purveyor for the subject property. New sewer infrastructure would need to be extended from the existing 8" gravity sewer main in Woodland Drive, which runs along the northern border of the subject property. Gravity sewer will be extended partially to the South in the new street until grade prevents further gravity sewer

installation. The remainder of the lots will pump into a low-pressure sewer main that will outlet into the gravity sewer. There is also the potential to extend gravity sewer and tie-in directly to the existing lift station located to the West in Great Northern Road. The Applicant will work with the City Engineer on the best available sewer routing prior to construction. This infrastructure would be designed and built in accordance with both the City of Sandpoint and the Idaho Department of Environmental Quality standards and requirements. It is our understanding that there is currently sufficient capacity to serve the subject property.

Streets and Transportation

Currently, Woodland Drive, which runs along the northern edge of the property, is constructed to $\pm 24'$ of paved width. All necessary right-of-way dedications were effectuated with the recent recordation of the Great Northern Commerce Park short plat. Woodland Drive will be widened to a 40' street section along the frontage of this project. The proposed subdivision will include two internal streets – the main entrance, which extends South off of Woodland Drive, and another near the South end of the subdivision that extends to the western border of the subject property. Both of these streets are proposed to be situated in a 60' public right-of-way, with standard curb and gutter and 15' utility, sidewalk and drainage easements on either side.

At the South end of the project, a drainage easement varying in width is proposed to capture any excess stormwater runoff from the internal streets and lots and serve as a location for snow storage.

Other Utilities

All dry utilities are currently available to serve the proposed project and are located in Woodland Drive. Dry utilities would be extended from and through the future development of the subject property as required at the time of construction. All dry utility companies would be notified at the appropriate time. Agreements to provide service would be finalized between the Developer and the respective utility.

Police and Fire Protection

The City of Sandpoint police station is located within City Hall at 1123 Lake Street and is less than 3 miles from the subject property. Approval of the proposed preliminary plat itself will not have any impact on police services; however, future development of the site may place additional demand on the police service. This future demand is typically offset by the additional tax revenue generated from any proposed development. Impacts on the police service can be examined in further detail during the development and subdivision review process as required by City Code.

The subject property is within the jurisdiction of the Selkirk Fire Rescue & EMS District. The nearest fire station is connected to Sandpoint City Hall, located at 1123 Lake Street in Sandpoint, and is less than 3 miles from the subject site.

COMPREHENSIVE PLAN ANALYSIS

The City of Sandpoint Comprehensive Plan (adopted July 17, 2024) is the current guiding document for all land use development decisions. It is important that land use decisions meet, or exceed, the Goals and Policies as outlined in the current Comprehensive Plan. It is also important that properties are developed in accordance with the current Future Land Use Map.

The subject parcel is currently located in an area on the western edge of the City Limits that is designated as Light Industrial / Commercial by the 2024 Future Land Use Map. These types of properties typically consist of lands appropriate for light and medium manufacturing and industrial activities, and often with direct access to major transportation routes. The existing zoning designation of Industrial General (IG) provides for a wide variety of outright permitted uses, including warehouse and manufacturing facilities, mini/self-storage units, raw materials processing and distribution centers.

The project proponent believes that the following Goals and Objectives as outlined in the 2024 Comprehensive Plan, at a minimum, are applicable to the proposed preliminary plat:

JOBS & ECONOMIC DEVELOPMENT

GOAL 1: Economic Health

A vibrant, diverse, and resilient year-round economy in Sandpoint is cultivated.

OBJECTIVE: B. Support existing businesses as providers of jobs with living wages and benefits.

Comment: The proposed subdivision with its configuration of 21 industrial lots is anticipated to entice a number of industries capable of providing a wide range of employment opportunities to the residents of the Sandpoint area. And although approving the preliminary plat proposal itself will not create jobs, it will make the industrial lots marketable to a wide variety of large businesses that could employ hundreds of Sandpoint residents

GOAL 3: Regional Economy

Strengthen Sandpoint's place in the regional economy through coordination and collaboration with neighboring cities and the County.

OBJECTIVE: D. Leverage the Sandpoint Airport to increase economic activity within the region.

Comment: With its proximity to Sandpoint Airport, the subject property is ideally situated to provide future businesses with a location that allows for the ability to move goods into, out of and throughout Sandpoint and the surrounding region. Being adjacent to two Collector streets and within Sandpoint City Limits gives this location easy access to major roadways that are maintained by the City and connect to other nearby transportation corridors.

AIRPORT FACILITY

GOAL 2: Economic Benefits

Economic growth with community benefits related to the Airport are encouraged.

- OBJECTIVES:
- A. Encourage commercial and industrial uses in the proximity of the Airport that benefit from and do not conflict with aircraft operations.
 - B. Allow uses that promote the efficient mobility of goods and services consistent with regional economic development and transportation goals.

GOAL 3: Compatibility of Land Uses

Compatible land uses around the airport are planned while keeping in mind the property owner's rights and concerns.

- OBJECTIVE:
- A. Promote appropriate land uses adjacent to the airport which would be both compatible and beneficial to the Airport and the community.

Comment: The subject property is situated in a location that is adjacent to two Collector streets and Sandpoint Airport, which makes it highly attractive to a wide variety of industries that will fit in well with the surrounding industrially-zoned area and serve as a complement to existing businesses and the Airport itself.