

File #: _____

CONDITIONAL USE PERMIT APPLICATION

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: Little Sand Creek, LLC

Address: 600 Olde Hickory Road, Lancaster, PA 17601

Phone: (H) (509) 447-0694 (W) _____

E-mail: ndboyd@boydwilson.com

Holder of Legal Title: Little Sand Creek, LLC

Address: 600 Olde Hickory Road, Ste. 100, Lancaster, PA 17601

Phone: (H) (509) 447-0694 (W) _____

E-mail: ndboyd@boydwilson.com

Representative Information:

Business Name: Clearwater Engineering, LLC - Nicole Costello

Surveyor: _____

Address: P.O. Box 2006, Post Falls, ID 83877

Phone: (H) (406) 690-5249 (W) _____

E-mail: clearwatereng.idaho@gmail.com

Project Information:

Legal Description of Site: Lot(s) 1 Block # 000 Addition _____

(or) Schweitzer Ranch 1st Addn Short Plat

Section 3 Township 57 N Range 2 W

Total Size of Parcel: 6.53 acres

Current Zoning:

- | <u>Residential</u> | <u>Commercial</u> | <u>Industrial</u> |
|---|--|---|
| <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 type="checkbox"/> Residential Single-Family (RS) | <input type="checkbox"/> Commercial B (CB) | <input type="checkbox"/> Industrial Technology Park (ITP) |
| <input checked="" type="checkbox"/> Residential Multi-Family (RM) | <input type="checkbox"/> Commercial C (CC) | |

Current Comprehensive Plan Designation:

- | | | |
|---|--|---|
| <input type="checkbox"/> Very Rural | <input type="checkbox"/> Context Area 2 | <input type="checkbox"/> Context Area 4 |
| <input type="checkbox"/> Context Area 1 | <input type="checkbox"/> Context Area 3 | <input type="checkbox"/> Context Area 5 |
| <input type="checkbox"/> Context Area 1.5 | <input type="checkbox"/> Context Area 3B | <input type="checkbox"/> Industrial |
- What land uses border the site? Describe lot sizes, structures and uses:** X High Density Res. (HDR) per updated Comp. Plan

North: Single family detached - lot size 49.55 acres

South: Multi-family senior living - lot size 6.971 acres

East: Bonner County Fairgrounds - lot size 43.030 acres

West: Single family detached on lots ranging from 1.643 to 8.10 acres

What Zones border the project site?

North County (Suburban) South RM - Residential East RR1-Rural Res. West County (Suburban)

Existing Structure(s) (Size & Use): There are no existing structures.

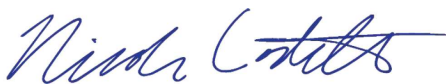
Brief description of proposal: To develop the property with four (4) multi-family residential apartment buildings consisting of a total of 156 units - the development will be fronted by an extension of Samuelson Avenue for the length of the property frontage.

Describe how the site is accessed: The site is accessed from Samuelson Avenue. Samuelson Avenue will be extended to the north property line simultaneously with the proposed site development.

Indicate the availability of public services and utilities to the site: There are utilities stubbed to the south property line in the Samuelson Avenue right-of-way.

The Planning Director may request additional information in specific circumstances in order to assist the Planning Commission in reviewing this request.

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

09.09.2024

Date



CONDITIONAL USE PERMIT – CIVIL PRELIMINARY DESIGN NARRATIVE

Samuelson Apartments

Sandpoint, Idaho

August 8, 2024

The purpose of this letter is to provide the City of Sandpoint Planning Department with a brief overview of the site design infrastructure plans for the proposed Samuelson Apartments development in Sandpoint, Idaho.

ROADWAY EXTENSION: Samuelson Avenue will be extended for the length of the parcel frontage to the north boundary of the parcel. The 70' right-of-way (ROW) section will tie into the existing section to the south and continue north for approximately 816 linear feet (LF). The proposed Samuelson Avenue roadway extension and cross-section is shown in the Conceptual Samuelson Road Extension plan attached herein.

WATER LAYOUT: The existing water main in Samuelson Avenue is a 10" PVC pipe that dead ends at the parcel's south boundary. This project will extend the 10" PVC water main into the development and serve each of the 6 buildings with an individual domestic water service and 5 of the buildings with an individual fire service line. Two fire hydrants are proposed within the development. There is an existing fire hydrant at the dead end of the existing water main in Samuelson Avenue as well. An Ability-to-Serve Application has been submitted to the City Planning Department for review and assessment of the site and estimated water demands. Further details are provided in the attached Conceptual Utility Layout plan.

SANITARY SEWER LAYOUT: The existing sanitary sewer main in Samuelson Avenue is a 10" PVC pipe that dead ends at the parcel's south boundary. This project will extend the 10" PVC sanitary sewer main into the development and serve each of the 6 buildings with an individual sanitary sewer service. Further details are provided in the attached Conceptual Utility Layout plan.

STORMWATER MANAGEMENT: On-site stormwater management will consist of catch basins located at designated low-points within the asphalt parking area that will be directed to a mechanical treatment unit prior to entering an underground detention facility. The underground detention facility will discharge through a flow-control manhole that will release runoff at a rate equal to the pre-development runoff rate into the existing stormwater system in Samuelson Avenue.

Stormwater from the Samuelson Avenue road development will be routed to curb inlets at designated low points in the road that will be connected to the existing stormwater system in Samuelson Avenue.

The existing stormwater system in Samuelson Avenue discharges to a large regional stormwater detention swale located within a 20' easement along the southern boundary of the Ponderosa Apartments development. The swale then discharges into a piped system that follows the southern parcel boundaries of Lots 2 & 3 of Schweitzer Ranch 1st Addition Subdivision within the 20' drainage easement. From there, the stormwater is piped north along the property boundaries within the 20' drainage easement before discharging to Little Sand Creek. When the existing stormwater system was designed, it factored in the future development of Samuelson Avenue to the north and accounted for the flows from this development. Additionally, discharge from the project site will discharge at a rate equal to the pre-development runoff rate as it has historically.

Please let me know if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Nicole Costello".

Nicole Costello, P.E.

Encl: Conceptual Samuelson Road Extension Plan
 Conceptual Utility Layout
 Conceptual Overall Stormwater Management Plan