

# BONNER COUNTY PLANNING DEPARTMENT

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## PRELIMINARY PLAT APPLICATION

### FOR OFFICE USE ONLY:

FILE #  SS0005-21	RECEIVED:  Received by Bonner County Planning Department on July 15, 2021.  Application requirements completed on January 31, 2022
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Proposed subdivision name: <b>Cozy Cottage 1</b>
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### APPLICANT INFORMATION:

Landowner's name: <b>MPCP Family, LP</b>		
Mailing address: <b>3641 E Quiet Ridge Cir</b>		
City: <b>Sandy</b>	State: <b>UT</b>	Zip Code: <b>84092</b>
Telephone: <b>801-301-1900</b>	Fax:	
E-mail: <b>mpcpfamily@gmail.com</b>		

### REPRESENTATIVE'S INFORMATION:

Representative's name:		
Company name:		
Mailing address:		
City:	State:	Zip Code:
Telephone:	Fax:	
E-mail:		

### ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project:		
Company name:		
Mailing address:		
City:	State:	Zip Code:
Telephone:	Fax:	
E-mail:		

### PARCEL INFORMATION:

Section #: <b>21</b>	Township: <b>56N</b>	Range: <b>1W</b>	Parcel acreage: <b>1.9</b>
Parcel # (s): <b>RP00352001001AA</b>			
Legal description: <b>21-56N-1W</b>			

Current zoning: <b>Recreation</b>	Current use: <b>Unused RV park w outbuildings</b>
What zoning districts border the project site?	
North: <b>Recreation</b>	East: <b>Recreation</b>
South: <b>Recreation</b>	West: <b>Recreation</b>
Comprehensive plan designation: <b>Resort Community</b>	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: <b>single family homes</b>	
South: <b>single family homes</b>	
East: <b>single family homes</b>	
West: <b>single family homes</b>	
Nearest city: <b>Sagle</b>	Distance to the nearest city: <b>8.4</b>
Detailed directions to site: <b>Hwy 95 S from Sandpoint; go left on Sagle Rd until it turns into Garfield Bay Rd. Continue less than a mile until the road forks; stay left. Turn right on West Garfield Bay Rd. The property is immediately on the right at this point.</b>	

**SUBDIVISION TYPE:**

<input checked="" type="checkbox"/> Short Plat (4 or fewer lots, no PUD or associated zone change)
<input type="checkbox"/> Regular Plat
<input type="checkbox"/> Plat with a Planned Unit Development
<input type="checkbox"/> Conservation Plat
<input type="checkbox"/> Cottage Housing Plat

**PROJECT PROPOSAL:**

Number of lots: <b>7</b>	Smallest lot size: <b>11,402 sq.ft.</b>	Largest lot size: <b>12,317 sq.ft.</b>
Date of the pre-application meeting:		
Intended use of future lots:		
<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Commercial	
<input type="checkbox"/> Industrial	<input type="checkbox"/> Agricultural	
<input type="checkbox"/> Utility	<input type="checkbox"/> Mixed	
If there are mixed uses, please explain:		
What type of dwelling units will the residential project include:		
<input checked="" type="checkbox"/> Single-family dwelling	<input type="checkbox"/> Duplex	
<input type="checkbox"/> Multi-family dwelling	<input type="checkbox"/> Townhouse	
Proposed number of dwelling units: <b>7</b>		
Average density (Dwelling units/acre): <b>3.6</b>		
Is any bonus density proposed?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If yes, indicate bonus density action (open space, trail dedication, etc) and the formula used to achieve bonus:		

How many acres of submerged land does the proposal include? <b>none</b>
Number of acres to be dedicated as open space/common area: <b>none</b>
What is the percentage of open space to total acres: <b>n/a</b>
Number of acres of open space that is submerged: <b>n/a</b>
Describe proposed use and maintenance of open space: <b>none</b>
Describe in detail any proposed trails or sidewalk systems, including trail type, ownership, width, surface type, etc. <b>none</b>
Is dedication of land for public use planned? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, describe use and number of acres:

**ENVIRONMENTAL FEATURES:**

How has the subdivision been designed to avoid natural hazards? <b>Yes. The layout allows lots 1-2 to avoid building over a large natural rock outcropping.</b>
Describe any planned berming, grading, waterfront landscaping, contouring or filling of lands within the proposed subdivision: <b>The land is already graded essentially as needed for the subdivision. Any changes would be minor in nature.</b>
During the course of the proposed project will any land disturbing activities occur on slopes of 30% or greater? (BCRC 12-761) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, attach required conceptual engineering plan, per BCRC 12-761
Is the proposed project site located within a critical wildlife area, as identified by Bonner County's "Critical Wildlife Habitat" Comprehensive Plan Map? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, summarize habitat type and explain how the project has been designed to protect the critical wildlife habitat?(BCRC 12-741)

**ACCESS INFORMATION:**

Please check the appropriate boxes:

Private Easement     Existing     Proposed  
Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and easement width. Include recorded instrument number for existing easements & name, if existing:

Public Road     Existing     Proposed  
Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade right-of-way width and name, if existing:  
**Garfield By a Road to the north, West Garfield Bay Rd to the east, and Honeycutt Rd to the south.**

Combination of Public Road/Private Easement     Existing     Proposed  
Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and right-of-way/easement width and road name, if existing:

Is public road dedication proposed as part of this land division?     Yes     No

Road maintenance will be provided by: **already provided by Bonner County**

Please describe any proposed road improvements (Include surface type, maximum and typical grades, width of right-of-way, width of improved surface, curbing, etc.):  
**The roads will not be altered by this subdivision.**

**SERVICES:**

Sewage disposal will be provided by:

Existing Community System - List name of sewer district or provider and type of system:  
**Garfield Bay Water and Sewer**

Proposed Community System - List type & proposed ownership:

Individual system - List type:

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details:

Water will be supplied by:

<input type="checkbox"/>	<u>Existing public or community system</u> - List name of provider:
<input checked="" type="checkbox"/>	<u>Proposed Community System</u> – List type & proposed ownership: <b>New private, shared well.</b>
<input type="checkbox"/>	<u>Individual well</u>

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details:  
**We plan to install a new private, shared well to provide water to this 7 lot subdivision as well as our additional two (already established) lots shown on the Plat.**

Distance (in miles) to the nearest:

Public/Community Sewer System: <b>.01</b>	Solid Waste Collection Facility: <b>12</b>
Public/Community Water System: <b>.02</b>	Fire Station: <b>9.4</b>
Elementary School: <b>9.5</b>	Secondary Schools: <b>9.5</b>
County Road: <b>.01</b>	County Road Name: <b>West Garfield Bay Road</b>

Which fire district will serve the project site? **Selkirk Fire Rescue and EMS (Sagle)**

Which power company will serve the project site? **Northern Lights**

**SITE INFORMATION:**

Please provide a detailed description of the following land features:

Topography (lay of the land), including estimated maximum slope, rock outcroppings, benches, etc:  
**Topographical survey provided with the application. The site is already level from previous use as an RV park. There is an outcropping between lots 1 and 2 that will remain essentially unchanged. Maximum slope on areas to be disturbed is 15%.**

Water courses (lakes, streams, rivers & other bodies of water):  
**none**

Is site within a floodplain?  Yes  No Firm Panel #: **16017C09** Map Designation: **D**

Springs & wells:

Existing structures (size & use):  
**There are 4 small outbuildings approximately 800 sq.ft. each. They appear to have been used as cabins and will be removed as part of the subdivision.**

Land cover (timber, pastures, etc):

**Wild grass and plants with native timber on portions of the land (primarily lot 1)**

Are wetlands present on site?  Yes  No

Source of information:

Other pertinent information (attach additional pages if needed):

**Source of information is the National Hydrography Data Set.**

**How is the proposed subdivision in accordance with the specific objectives of the comprehensive plan? (Please see attached copy of the goals and objectives):**

Property Rights:

**The proposed use meets the most basic property right as sites for single family homes and matches the rest of the community.**

Population:

**Garfield Bay is a small community consisting of vacation and permanent single family homes. This subdivision matches the community use and will have a negligible effect on the population.**

School Facilities & Transportation:

**The small size of the subdivision will have a negligible effect on the local schools and transportation systems.**

Economic Development:

**The additional single family homes will generate additional income for the local economy.**

Land Use:

**In accordance with basic property rights, zoning, and use of neighboring land.**

Natural Resources:

**The new homes will have virtually zero impact on the natural resources other than providing additional work for local contractors during the construction phase.**

Hazardous Areas:

**none**

Public Services:

**This subdivision will have little impact on local public services due to its small size.**

Transportation:

**The subdivision will have little impact on local transportation services due to its small size.**

Recreation:

**The subdivision will have little impact on local recreational services due to its small size.**

Special Areas or Sites:

**none**

Housing:

**The new subdivision will slightly increase the local supply of single family homes in an area that is in short supply.**


Community Design:

**Matches community use and feel**

Implementation: ( Not required to complete this element)

I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post the property or review the premises relative to the processing of this application.

Landowner's signature: \_\_\_\_\_



Date: \_\_\_\_\_

11/15/21

Landowner's signature: \_\_\_\_\_

Date: \_\_\_\_\_

ORIGINAL SUBMITTED  
6/18/21