



BONNER COUNTY

PLANNING DEPARTMENT

1500 Highway 2, Suite 208
Sandpoint, Idaho 83864
(208) 265-1458 FAX: (208) 265-1463

PRELIMINARY PLAT APPLICATION

Instructions

1. Prior to submittal of this application, the applicant shall discuss the proposal with a staff planner.
2. The following items shall be submitted with the preliminary plat application:

- Copy of the preliminary plat prepared by an Idaho licensed surveyor showing the parcel or parcels to be divided clearly and legibly drawn at a scale suitable to ensure the clarity of all lines, bearings and dimensions. (BCRC 12-642(b)) This preliminary plat shall include the following:

- Subdivision name, geographic grid (township, range, section number and location within section), North arrow and vicinity map showing location and boundary of the proposed tract and existing road pattern in the vicinity.
- Boundary lines the tract to be subdivided drawn to scale, together with intersecting property lines, abutting public and private roads and names and addresses of adjoining landowners shown in their respective places of ownership on the plat.
- Location, dimensions and area (in acres) of proposed lots. All proposed lots shall be numbered or in a systematic order.
- Location, dimensions and tentative names of proposed streets and roads. **NOTE: Road improvements may be required as a condition of plat approval.**
- Sufficient contours to show the shape of land and extending at least 100 feet beyond the subdivision limits.
- Location of all water courses, floodplain and floodway and approximate areas subject to inundation of stormwater overflow.
- Existing wells, springs, drainage channels, overhead and underground utility lines, structures, sanitary sewers and culverts within the tract and immediately adjacent thereto.
- Existing wetland boundaries, as depicted on national wetlands inventory maps or as delineated by a professional authorized by the U.S. Army Corps of Engineers to perform wetland delineations.
- Proposed method of water supply, sewage disposal and solid waste disposal.
- All easements of record, including sufficient recording data to identify the conveyance.
- All parcels of land intended to be dedicated for public use or reserved for the use of all property owners with the purpose indicated.

- A statement setting forth the intended land use of the parcels, i.e., residential, agricultural, commercial, industrial or other appropriate land use classifications.
- Any other information required in code or necessary for consideration of the application.

- Preliminary subdivision road design plan and profile, prepared, stamped and signed by an Idaho licensed engineer demonstrating ability to comply with the minimum applicable road standards for all new or reconstructed roads proposed to serve the subdivision. (BCRC 12-642(c)(2))
- Proof of water availability pursuant to BCRC 12-623(b).
- Fire risk assessment and fire plan pursuant to BCRC 12-623(d).
- Trip generation and distribution letter.
- Stormwater plan, if required. (BCRC, Section 12-720.3, 12-722.1 and 12-724.1)
- Copy of the current recorded deed for the subject property.
- Supplementary materials which the applicant believes are supportive of the project.
- Application filing fee. The application cannot be accepted by the planning department unless accompanied by the appropriate fees. (BCRC 12-265)



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1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)
planning@co.bonner.id.us (e-mail) <http://www.co.bonner.id.us/planning/index.html> (web page)

PRELIMINARY PLAT APPLICATION

Application deemed complete on January 31, 2022

FOR OFFICE USE ONLY:

FILE # SS0007-21	RECEIVED: RECEIVED By Amy Scott at 12:47 pm, Nov 30, 2021
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Proposed subdivision name: Happy Meadows 2nd Addition

APPLICANT INFORMATION:

Landowner's name: Joseph and Kathlene Hester Family Trust		
Mailing address: 11611 W. Prairie Ave		
City: Post Falls	State: Idaho	Zip Code: 83854
Telephone: 208-755-9766	Fax:	
E-mail: hesterprincess@gmail.com		

REPRESENTATIVE'S INFORMATION:

Representative's name: Vicki Klemm		
Company name: HMH Engineering		
Mailing address: 3882 N. Schreiber Way, Suite 104		
City: Coeur d'Alene	State: Idaho	Zip Code: 83815
Telephone: 208-755-9766	Fax:	
E-mail: vklemm@hmh-llc.com		

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

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

PARCEL INFORMATION:

Section #: 26	Township: 54N	Range: 3W	Parcel acreage: 50.207
Parcel # (s): RP54N03W262403A			
Legal description: Being a portion of the northwest 1/4 of the southwest 1/4 and the west 1/2 of the southwest 1/4, of the southeast 1/4, section 26. Township 54 north, range 3 west, Boise Meridian, Bonner County, Idaho.			

Current zoning: R-5	Current use: VACANT
What zoning districts border the project site?	
North: R-5	East: R-5
South: R-5	West: R-5
Comprehensive plan designation:	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: Vacant R-5 1st addition.	
South: Mara Meadows	
East: R-5 Rural	
West: Mineral Ridge Rd.	
Nearest city:	Distance to the nearest city:
Detailed Directions to Site: <u>Heading Northbound on Highway 95 going thru Athol towards Sagle,</u> <u>site appears on the right hand side approximately</u> <u>3 miles past the boundary of Kootenai and Bonner</u> <u>County. US95 Milepost 453.8</u>	

SUBDIVISION TYPE:

<input type="checkbox"/> Short Plat (4 or fewer lots, no PUD or associated zone change)
<input checked="" 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: <u>10</u>	Smallest lot size: <u>5.005</u>	Largest lot size: <u>5.028</u>
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: <u>10</u>		
Average density (Dwelling units/acre): <u>1/5</u>		
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? <u>0</u>		

Number of acres to be dedicated as open space/common area: 0

What is the percentage of open space to total acres: NA

Number of acres of open space that is submerged: NA

Describe proposed use and maintenance of open space: NA

Describe in detail any proposed trails or sidewalk systems, including trail type, ownership, width, surface type, etc. N/A

Is dedication of land for public use planned? Yes No

If yes, describe use and number of acres: _____

ENVIRONMENTAL FEATURES:

How has the subdivision been designed to avoid natural hazards? SUBDIVISION IS LOCATED IN AN AREA WITH FEW/NO NATURAL HAZARDS.

Describe any planned berming, grading, waterfront landscaping, contouring or filling of lands within the proposed subdivision: STANDARD CONSTRUCTION GRADING IS PLANNED

During the course of the proposed project will any land disturbing activities occur on slopes of 30% or greater? (BCRC 12-761) Yes 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? Yes 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: 60' easement for ingress, egress and utilities. Proposed dirt road Sunshine meadows Happy Meadows

<input type="checkbox"/>	<u>Public Road</u> <input type="checkbox"/> <u>Existing</u> <input type="checkbox"/> <u>Proposed</u> Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade right-of-way width and name, if existing: _____ _____ _____
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<input type="checkbox"/>	<u>Combination of Public Road/Private Easement</u> <input type="checkbox"/> <u>Existing</u> <input type="checkbox"/> <u>Proposed</u> 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: _____ _____ _____
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Is public road dedication proposed as part of this land division? Yes No

Road maintenance will be provided by: LANDOWNERS WITHIN THE SUBDIVISION

Please describe any proposed road improvements (Include surface type, maximum and typical grades, width of right-of-way, width of improved surface, curbing, etc.): _____
TYPICAL GRADES <3%
20' GRAVEL TRAVEL WAY
GRAVEL SURFACE W/2% CROWN
60' RIGHT-OF-WAY

SERVICES:

Sewage disposal will be provided by:

<input type="checkbox"/>	<u>Existing Community System - List name of sewer district or provider and type of system:</u> _____ _____
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<input type="checkbox"/>	<u>Proposed Community System – List type & proposed ownership:</u> _____ _____
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<input checked="" type="checkbox"/>	<u>Individual system – List type:</u> Water and Sewer
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Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: DOMESTIC WATER FOR THIS PLAT IS SUPPLIED BY INDIVIDUAL WELLS,
SANITARY SEWER DISPOSAL IS PROVIDED BY INDIVIDUAL SEPTIC &
DRAINFIELDS.

Water will be supplied by:

<input type="checkbox"/>	<u>Existing public or community system - List name of provider:</u> _____
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<input type="checkbox"/>	<u>Proposed Community System – List type & proposed ownership:</u> _____ _____
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<input checked="" type="checkbox"/>	<u>Individual well</u> DOMESTIC WATER FOR THIS PLAT IS SUPPLIED BY INDIVIDUAL WELLS
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Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: INDIVIDUAL WELLS TO BE DEVELOPED BY THE PURCHASER.

Distance (in miles) to the nearest:

Public/Community Sewer System: NA

Solid Waste Collection Facility: 4.7

Public/Community Water System: NA

Fire Station: 15 SELKIRK FIRE STATION

Elementary School: 8.8 SOUTHSIDE ELEMENTARY

Secondary Schools: 22.3 SANDPOINT HIGH SCHOOL

County Road: 0 MINERAL RIDGE ROAD

County Road Name: COUNTY ROAD 22

Which fire district will serve the project site? SAGLE SELKIRK FIRE AND RESCUE

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:
LAND IS FLAT WITH NO LARGE AREAS WITH A SLOPE EXCEEDING 3%. NO MAJOR
OUTCROPS OR VISIBLE SURFACE WATER.

Water courses (lakes, streams, rivers & other bodies of water): No visible surface water

Is site within a floodplain? Yes No Firm Panel #: 16017C1150E Map Designation: X

Springs & wells: NONE

Existing structures (size & use): No Existing structures

Land cover (timber, pastures, etc): Timber

Are wetlands present on site? Yes No

Source of information:

Other pertinent information (attach additional pages if needed): U.S. FISH AND WILDLIFE
WETLANDS MAPPER

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 subject property is a private property that the Owner wishes to develop in accordance with Bonner County Code.

Population: The project will not affect the future population of Bonner County and meets the comprehensive plan goals.

School Facilities & Transportation: THIS PROJECT WILL NOT GENERATE A SIZABLE POPULATION OF SCHOOL AGED CHILDREN AND THE NEEDS FOR FUTURE TRANSPORTATION WILL NOT BE INCREASED

Economic Development: The economic value will increase with having 10 parcels created. The project will bring in a higher annual wage earner due to higher property values

Land Use: The subject parcel is located in the rural 5 area and is currently zoned for single family dwelling and has adequate public and private services available to serve the proposed lots.

Natural Resources: NATURAL RESOURCES ARE NOT TO BE HEAVILY IMPACTED BY THIS PROPOSAL

Hazardous Areas: The subject parcel is not located in any known Hazardous Areas.

Public Services: There are currently adequate public services available to serve the proposed lots

Transportation: There is existing infrastructure/roads in place adjacent to the subject property. Two private roads have been designed and meet Bonner Count Code and will be privately maintained.

Recreation: The project is located near Granite Lake and the Farragut state park which will provide many different options for recreational needs.

Special Areas or Sites: The subject property is not located on or near any known Special Areas or sites

Housing: THE PROPERTY IS INTENDED TO CREATE 10 HOUSES ON THE 50.207 ACRES AND MEETS THE COMPREHENSIVE PLAN. WITH ONE RESIDENTIAL STRUCTURE ON EACH 5 ACRE LOT.

Community Design: The property is located within the Happy Meadows community and will meet all community standards.

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: Joe Hester Date: _____

Landowner's signature: Kathy H. Date: 11/30/2021