



BONNER COUNTY PLANNING DEPARTMENT

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

FOR OFFICE USE ONLY:

FILE # S0003-23	RECEIVED: December 5, 2023
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Proposed subdivision name: River Ranch Subdivision
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APPLICANT INFORMATION:

Landowner's name: Clagstone Land LLC & Nathan Hester		
Mailing address: 1826 VAY RD		
City: PRIEST RIVER	State: ID	Zip Code: 83856
Telephone:	Fax:	
E-mail:		

REPRESENTATIVE'S INFORMATION:

Representative's name: Nathan Hester		
Company name:		
Mailing address: 1826 Vay Rd		
City: Priest River	State: ID	Zip Code: 83856
Telephone:	Fax:	
E-mail:		

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project: Dan Larson / Engineer		
Company name: 7B Engineering		
Mailing address: 414 Church St, Suite 203		
City: Sandpoint	State: ID	Zip Code: 83864
Telephone: (208) 263-0623	Fax:	
E-mail: dan@7bengineering.com		

PARCEL INFORMATION:

Section #: 26	Township: 56N	Range: 5W	Parcel acreage: 51.87
Parcel # (s): RP56N05W263150A			
Legal description: _____ _____ _____			

Current zoning: Suburban	Current use: R-20
What zoning districts border the project site?	
North: Suburban	East: Commercial
South: Pend Oreille Valley - R.R R.O.W	West: Rural 5 (R-5)
Comprehensive plan designation:	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: Immediately north of the property is Highway 2 and North of that are residential lots.	
South: A R.R. R.O.W. runs along the southern boundary and beyond that is Pend Oreille River.	
East: Hoo-Doo Mountain Mini Storage	
West: Residential (R-20).	
Nearest city: Priest River	Distance to the nearest city: 0.5 Miles
Detailed Directions to Site: <u>Head East on highway 2 for approximately 0.5 miles.</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: 19	Smallest lot size: 2.50 acres	Largest lot size: 2.76 acres
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: 19		
Average density (Dwelling units/acre): 1/2.50 acres		
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>n/a</u>		

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

What is the percentage of open space to total acres: 0%

Number of acres of open space that is submerged: n/a

Describe proposed use and maintenance of open space: n/a

Describe in detail any proposed trails or sidewalk systems, including trail type, ownership, width, surface type, etc. None

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? _____
 The subdivision has been designed to take advantage of the natural topography of the site. All parcels have ample space for a level building pad with ingress and egress roadways.

Describe any planned berming, grading, waterfront landscaping, contouring or filling of lands within the proposed subdivision: Grading will be done to support the roadway and stormwater facilities

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: _____

<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 checked="" type="checkbox"/>	<u>Combination of Public Road/Private Easement</u> <input type="checkbox"/> <u>Existing</u> <input checked="" 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: <u>The proposed road name is "Log Drive"</u> Proposed roadway width is 28' and Right of Way width will be 60'. Proposed roadway grades vary from 1-6%, maximum grade is 6% Roadway will have a paved width of 22' with 3' gravel shoulders. A pull out and turnaround have been provided.
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Is public road dedication proposed as part of this land division? Yes No

Road maintenance will be provided by: Road maintenance agreement between owners

Please describe any proposed road improvements (Include surface type, maximum and typical grades, width of right-of-way, width of improved surface, curbing, etc.): _____
Proposed roadway will be asphalt with gravel shoulders. The maimum grade will be 6% - see plan set.

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> Individual septic system for each lot.
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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 - 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>
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Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details:

Distance (in miles) to the nearest:

Public/Community Sewer System: 1.2 miles

Solid Waste Collection Facility: 2.3 miles

Public/Community Water System: 1.2 miles

Fire Station: 1.5 miles

Elementary School: 1.7 miles

Secondary Schools: 1.6 miles

County Road: 0 LF

County Road Name: Highway 2

Which fire district will serve the project site? West Pend Oreille Fire District

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: Starting from the northern boundary heading towards the southern boundary, there is a consistent 5-10% slope with a portion closer to the southern boundary where slopes exceed 35% - this area does not have proposed construction.

Water courses (lakes, streams, rivers & other bodies of water):

There are no water courses in th project site. The Pend Oreille River lies about 300' south of the property boundary.

Is site within a floodplain?

Yes

No

Firm Panel #: _____

Map Designation: _____

Springs & wells: There are no wells existing on the site.

Existing structures (size & use): There is an existing single family dwelling house and a barn located on the property.

Land cover (timber, pastures, etc): The property is currently 60% Ag. land and 40% timbered land.

Are wetlands present on site? Yes No

Source of information:

Other pertinent information (attach additional pages if needed):

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 subdivision will align with the property rights objective and each purchased plat will belong to the purchaser fully.

Population: This proposed subdivision will help the growing population and provide the opportunity for 19 new homes to be built.

School Facilities & Transportation: A trip generation study has been performed for the subdivision and shows the impact it will have on the surrounding area's transportation. The elementary and secondary schools may have a slight increase in attendance based on the purchasers of the plats.

Economic Development: This proposed subdivision will help support the economic development of the Priest River area as well as Bonner County as it will provide new work for local contractors.

Land Use: The land is currently zoned Suburban, and will remain the same (R-20).

Natural Resources: There should be minimal impact on the Natural Resources on the land and surrounding area. Erosion control measures will be implemented to prohibit runoff into the Pend Oreille River and the neighboring properties.

Hazardous Areas: The construction of this proposed subdivision won't create any hazardous areas.

Public Services: There will be a slight impact on the public services. The subdivision will provide 19 new homes which naturally will impact the public services in the area.

Transportation: As mentioned earlier, there has been a trip generation study performed on the traffic created from the subdivision - see report for a more thorough report of transportation impact.

Recreation: The proposed subdivision should have minimal impact on the recreation in the surrounding area.

Special Areas or Sites: The proposed subdivision should have minimal impact on the special areas - it won't create new special areas.

Housing: This subdivision will help with the housing shortages in the area. 19 lots are proposed which will provide 19 homes to the area.

Community Design: The subdivision will align with the community design in the area.

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: Nathan Hester Date: _____

Landowner's signature: _____ Date: _____

Signature: 

Email: nathanhester37@gmail.com