



BONNER COUNTY PLANNING DEPARTMENT

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PRELIMINARY PLAT APPLICATION

FOR OFFICE USE ONLY:

FILE # S0002-24	RECEIVED: 3/12/2024
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Proposed subdivision name: Noble Estates First Addition

APPLICANT INFORMATION:

Landowner's name: Black Rail Ridge LLC, Wesley Mendenhall, Managing Member		
Mailing address: 4400 South Schilling Loop		
City: Post Falls	State: Idaho	Zip Code: 83854
Telephone: [REDACTED]	Fax:	
E-mail: [REDACTED]		

REPRESENTATIVE'S INFORMATION:

Representative's name: Lance Miller		
Company name: Lance G. Miller, P.L.S.		
Mailing address: PO Box 2523		
City: Sandpoint	State: Idaho	Zip Code: 83864
Telephone: 208-263-1533	Fax:	
E-mail: lancetrue@gmail.com		

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project: Lance Miller - Land Surveyor - Idaho PLS #6107		
Company name: Lance G. Miller, P.L.S.		
Mailing address: PO Box 2523		
City: Sandpoint	State: Idaho	Zip Code: 83864
Telephone: 208-263-1533	Fax:	
E-mail: lancetrue@gmail.com		

PARCEL INFORMATION:

Section #: 10	Township: 59 North	Range: 1 West	Parcel acreage: 60 acres
Parcel # (s): RP59N01W104802A			
Legal description: A portion of the East Half of the Southwest Quarter of Section 10, Township 59 North, Range 1 West, Boise Meridian, Bonner County, Idaho. See Attached Legal Description.			

Current zoning: Rural 5	Current use: Bare land.
What zoning districts border the project site?	
North: Rural 5	East: Rural 10
South: Rural 10	West: Rural 5
Comprehensive plan designation: Rural – Residential (5-10 acres).	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 5 and 10 acres, residential with buildings.	
South: 20 acres, bare land (currently in MLD application process).	
East: 120 acres, bare land and tree farm.	
West: 9.6 & 15 acres, residential with buildings. 39 acres bare land.	
Nearest city: Ponderay	Distance to the nearest city: Approx. 15 miles.
Detailed Directions to Site: Highway 95 North to Elmira Rd. South and East on Elmira rd. approx. ¾ mile to property on the left.	

SUBDIVISION TYPE:

<input 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: 12_____	Smallest lot size: 4.99 acres____	Largest lot size: 4.99 acres_____
Date of the pre-application meeting: December 2023_____		
Intended use of future lots:		
<input 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: NA_____		
What type of dwelling units will the residential project include:		
<input type="checkbox"/> Single-family dwelling	<input type="checkbox"/> Duplex	
<input type="checkbox"/> Multi-family dwelling	<input type="checkbox"/> Townhouse	
Proposed number of dwelling units: Per BCRC_____		
Average density (Dwelling units/acre): Per BCRC_____		
Is any bonus density proposed? NA	<input type="checkbox"/> Yes	<input type="checkbox"/> No
If yes, indicate bonus density action (open space, trail dedication, etc) and the formula used to achieve bonus: NA_____		

How many acres of submerged land does the proposal include? None_____		

Number of acres to be dedicated as open space/common area: None _____

What is the percentage of open space to total acres: None _____

Number of acres of open space that is submerged: None _____

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. None _____

Is dedication of land for public use planned? Yes No

If yes, describe use and number of acres: NA _____

ENVIRONMENTAL FEATURES:

How has the subdivision been designed to avoid natural hazards? The property is level and not subject to natural earth movement. Ingress and egress meets private road standards and would provide a quick evacuation route should the need arise. _____

Describe any planned berming, grading, waterfront landscaping, contouring or filling of lands within the proposed subdivision: Grading for private road and driveway construction. _____

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: 20' wide gravel travel surface, 22' total width, per Private Road Standards. Road will be level to 1% slope. Existing 60' wide Easement Inst. No. 1029851 and 1029852. _____

<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: HOA Road Maintenance Agreement.

Please describe any proposed road improvements (Include surface type, maximum and typical grades, width of right-of-way, width of improved surface, curbing, etc.): Road shall meet BCRC private road standards in a 60 foot wide ingress, egress and utility easement.

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 type="checkbox"/>	<u>Individual system</u> - List type: Individual Septic tank and drainfield. _____ _____
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Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: Individual septic tank and drainfield. Reference PHD Preliminary Soil Analysis number 23-09-07004.

Water will be supplied by:

<input type="checkbox"/>	<u>Existing public or community system</u> - List name of provider: _____ _____
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<input type="checkbox"/>	<u>Proposed Community System - List type & proposed ownership:</u> _____ _____
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<input 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: Proposed individual wells. IDWR Well Logs indicate water availability at adjacent or nearby parcels. The 4.99 acre Lot size ensures more than adequate area for well water and sewage disposal.

Distance (in miles) to the nearest:

Public/Community Sewer System: 15 mi.

Solid Waste Collection Facility: Approx. 8 miles

Public/Community Water System: 15 mi.

Fire Station: 4 miles

Elementary School: Approx. 11 mi.

Secondary Schools: 16 miles

County Road: 660'

County Road Name: Elmira Road.

Which fire district will serve the project site? Northside.

Which power company will serve the project site? Northern Lights Inc.

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 level with 1% maximum slope. No rock outcroppings.

Water courses (lakes, streams, rivers & other bodies of water): None.

Is site within a floodplain? Yes No Firm Panel #: NA Map Designation:

Springs & wells: No springs or wells on the property.

Existing structures (size & use): None.

Land cover (timber, pastures, etc): Land was previously logged and is now mixed fir, spruce, hemlock and cedar.

Are wetlands present on site? Yes No Source of information: USFWS NW inv.

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: Allows property owner to make use of property as allowed by the Comprehensive plan.

Population: Allows for population growth in an area designated by the Comprehensive plan as suitable for the proposed density.

School Facilities & Transportation: Close to Elmira road and access to U.S. Highway 95 and provides reliable access transportation network and school facilities.

Economic Development: Provides for economic growth via land improvement, housing construction and property tax income for Bonner County.

Land Use: Allows for residential growth in an area designated as suitable in the Comprehensive plan.

Natural Resources: Meets the natural resource goals of the Comprehensive plan.

Hazardous Areas: None on site.

Public Services: Proposal is within $\frac{3}{4}$ mile of U.S. Highway 95 and reliable access to/for public services.

Transportation: Meets transportation goals by close proximity to Elmira Road and U.S. Highway 95. Both are well maintained 365 days a year.

Recreation: Meets recreation goals of the Comprehensive plan by providing residential growth both close to existing recreational areas and potential for on-site personal recreational development.

Special Areas or Sites: None.

Housing: Meets goals of Comprehensive plan by providing opportunity for housing in a clean, safe rural environment.

Community Design: Proposal is located in a 5 acre zone and a 5-10 acre zone by Comprehensive plan designation and is close to an existing transportation network and therefore meets the goals and objectives of the Comprehensive Plan.

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: _____

Landowner's signature: _____ Date: _____