



BONNER COUNTY PLANNING DEPARTMENT

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PRELIMINARY PLAT APPLICATION

FOR OFFICE USE ONLY:

FILE # S0003-24

RECEIVED:

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By Alex Feyen at 11:46 am, May 06, 2024

Proposed subdivision name:

APPLICANT INFORMATION:

Landowner's name:

Mailing address

City:

State:

Zip Code

Telephon

Fax:

E-mail

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 #:

Township:

Range:

Parcel acreage:

Parcel # (s):

Legal description:

Current zoning:	Current use:
What zoning districts border the project site?	
North:	East:
South:	West:
Comprehensive plan designation:	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North:	
South:	
East:	
West:	
Nearest city:	Distance to the nearest city:
Detailed directions to site:	

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:	Smallest lot size:	Largest lot size:
Date of the pre-application meeting:		
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:		
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:		
Average density (Dwelling units/acre):		
Is any bonus density proposed?	<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:		

How many acres of submerged land does the proposal include?
Number of acres to be dedicated as open space/common area:
What is the percentage of open space to total acres:
Number of acres of open space that is submerged:
Describe proposed use and maintenance of open space:
Describe in detail any proposed trails or sidewalk systems, including trail type, ownership, width, surface type, etc.
Is dedication of land for public use planned? <input type="checkbox"/> Yes <input type="checkbox"/> No
If yes, describe use and number of acres:

ENVIRONMENTAL FEATURES:

How has the subdivision been designed to avoid natural hazards?
Describe any planned berming, grading, waterfront landscaping, contouring or filling of lands within the proposed subdivision:
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 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 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:

☐ 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:

Please describe any proposed road improvements (Include surface type, maximum and typical grades, width of right-of-way, width of improved surface, curbing, etc.):

SERVICES:

Sewage disposal will be provided by:

☐ Existing Community System - List name of sewer district or provider and type of system:

☐ 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 type="checkbox"/>	<u>Proposed Community System – List type & proposed ownership:</u>
<input type="checkbox"/>	<u>Individual well</u>
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:	Solid Waste Collection Facility:
Public/Community Water System:	Fire Station:
Elementary School:	Secondary Schools:
County Road:	County Road Name:
Which fire district will serve the project site?	
Which power company will serve the project site?	

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:			
Water courses (lakes, streams, rivers & other bodies of water):			
Is site within a floodplain?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Firm Panel #: _____
Map Designation: _____			
Springs & wells:			
Existing structures (size & use):			

Land cover (timber, pastures, etc):

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:

Population:

School Facilities & Transportation:

Economic Development:

Land Use:

Natural Resources:

Hazardous Areas:

Public Services:

Transportation:

Recreation:

Special Areas or Sites:

Housing:

Community Design:

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: Jake Weimer Date: _____

Landowner's signature: _____ Date: _____

Recreation:

The property is centrally located in southern Bonner County to provide access to all the recreational opportunities the county offers. This development will not hamper county-wide recreational opportunities.

Special Areas or Sites:

The property does not appear to have any special areas or sites but care will be taken to identify characteristics of special sites should they become apparent when developing the property.

Housing:

This development will provide for new housing in Bonner County which will help to combat the housing shortage and also provide for new housing of well-built homes to offset the aging housing stock.

Community Design:

Care will be taken to develop the site to favor positive community design and support healthy lifestyles of homeowners in the development.

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: Jake Weiner V.P., McGee I, LLC Date: 5/6/2024

Landowner's signature: _____ Date: _____