



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 # SS0001-24	RECEIVED: January 2, 2024
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Proposed subdivision name: A Short Plat of Clagstone 15

APPLICANT INFORMATION:

Landowner's name: Ela Construction, LLC		
Mailing address: PO Box 996		
City: Hayden	State: ID	Zip Code: 83835
Telephone: (208) 661-1982	Fax:	
E-mail: tayler@elaconstruct.com		

REPRESENTATIVE'S INFORMATION:

Representative's name: Nancy Nick/Hunter Hartwig		
Company name: h2 Surveying		
Mailing address: PO Box 2916		
City: Hayden	State: ID	Zip Code: 83835
Telephone: (208) 659-2525 / (208) 699-3049	Fax:	
E-mail: nancy@hightrailconsulting.com / hmhartwig@h2survey.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 #: 24	Township: 54N	Range: 05W	Parcel acreage: 15.161 +/-
Parcel # (s): RP54N05W247800A			
Legal description: Lot 4 Block 1 according to the Plat of Clagstone 35 Estates Recorded on August 31, 2023 in Book 20, Page 97 as Instrument Number 1024739 Office of the Bonner County Recorder.			

Current zoning: Rural (R5)	Current use: Rural (R5)
What zoning districts border the project site?	
North: R5	East: R5
South: R5	West: R5
Comprehensive plan designation:	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 5 Acre Single Family Residences and Shops (outbuildings)	
South: 8, 9.5 and 11.5 acre parcels with Single Family Residences and Outbuildings	
East: 3.34 Acres Single Family Residence and Shops (Outbuildings)	
West: 3 - 5 acre Parcels. One with Single Family Residence and Shop, two vacant	
Nearest city: Spirit Lake and Blanchard	Distance to the nearest city: 4 Miles to both.
Detailed Directions to Site: From Sandpoint, Ebbett Way and No. Boyer Road to Fifth Ave/US Rte. 2 E. Follow US 95, Take Granit Loop Road to Clagstone Road Kelso Lake Road, Right at Cut-Off Road/Granit Loop Cutoff Road, Slight Right onto Granite Loop Road, Left to Stay on Granite Loop Road, Slight Left to Granite Loop Road, Left to Stay on Granite Loop Road, Right onto Clagstone Road/Kelso Lake Road, Property on the Right.	

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: 3	Smallest lot size: 5 acres	Largest lot size: 5 acres
Date of the pre-application meeting: November, 2023		
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: 3		
Average density (Dwelling units/acre): 1/5		
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? N/A		

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

What is the percentage of open space to total acres: N/A

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. 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? N/A

Describe any planned berming, grading, waterfront landscaping, contouring or filling of lands within the proposed subdivision: N/A

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 checked="" 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>Clagstone Road and Blanchard Cutoff. Hadley Road within the Subdivision for Access</u> _____ _____
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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:

<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> _____
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Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: Panhandle Health District approved septic and drainfield

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: N/A

Solid Waste Collection Facility: N/A

Public/Community Water System: N/A

Fire Station: 10 Miles

Elementary School: 10 Miles

Secondary Schools: 6.2 Miles

County Road: -1 Adjoins Property

County Road Name: Clagstone and Blanchard Cutoff

Which fire district will serve the project site? Spirit Lake Fire Protection 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:
Mostly flat some native trees

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

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

Springs & wells: N/A

Existing structures (size & use): _____

Land cover (timber, pastures, etc): Small native trees

Are wetlands present on site? Yes No

Source of information: National Wetlands Mapper

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: This Short Plat in no way violates uses of private rights, nor will it adversely impact property values or create any unnecessary technical limitation on the use of the property.

Population: This proposed short plat proposes and opportunity for Bonner County to grow in accordance with the goals outlined in the Comprehensive Plan.

School Facilities & Transportation: This Short Plat should have no significant impact on Schools and School Transportation. With only three single family residential lots, it would be minimal.

Economic Development: The proposed Short Plat will Support Local Businesses in Bonner County/Spirit Lake.

Land Use: The proposed Plat is consistent with Bonner County Comprehensive Plan for residential housing in an existing area of residential housing.

Natural Resources: The natural topography and surrounding area will be complementary of the proposed Plat.

Hazardous Areas: There are no hazardous areas on the proposed Plat.

Public Services: The proposed Plat will have no negative impact on Public Service.

Transportation: The proposed Plat will have no negative impact on Transportation.

Recreation: The proposed Plat consists of 5 acre parcels, which allows plenty of recreation space.

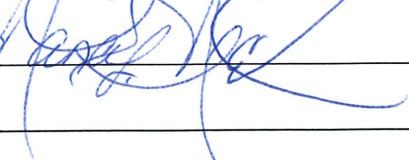
Special Areas or Sites: N/A

Housing: Singel Family/Residential.

Community Design: The proposed Plat will be desinged in accordance with single family residences/lots in the immediate 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:  Date: 12/27/23

Landowner's signature: _____ Date: _____