



BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)
planning@bonnercountyid.gov (email) www.bonnercountyid.gov (web page)

PRELIMINARY PLAT APPLICATION

FOR OFFICE USE ONLY:

FILE # SS0003-24

RECEIVED:

RECEIVED

By Alex Feyen at 4:40 pm, Nov 07, 2024

Proposed subdivision name: Love and Freedom

APPLICANT INFORMATION:

Landowner's name: Lonny Boyd Wallace Baker

Mailing address: [REDACTED]

City: Sandpoint

State: ID

Zip Code: 83864

Telephone: [REDACTED]

Fax:

E-mail:

REPRESENTATIVE'S INFORMATION:

Representative's name: Sam Osborne

Company name: Glahe & Associates, Inc

Mailing address: 303 Church St.

City: Sandpoint

State: ID

Zip Code: 83864

Telephone: 208-265-4474

Fax:

E-mail: sosborne@glaheinc.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 #: 6

Township: 58N

Range: 1W

Parcel acreage: 21.0

Parcel # (s): RP04441000002AA

Legal description: 6-58N-1W LAZY BEE LOT 2 LESS PLAT OF CINDY AND THE WILDMAN

Current zoning: Agricultural/forestry 10	Current use: 131 - Land-ag/timb w/resid Imp
What zoning districts border the project site?	
North: Agricultural/forestry 10	East: Agricultural/forestry 10
South: Agricultural/forestry 10	West: Agricultural/forestry 10
Comprehensive plan designation: Ag/Forest Land (10-20 AC)	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: Lazy Bee Lot 1, Vacant land, 10 Ac.	
South: Cindy and the Wildman Lot 4, single family res., 10 Ac.	
East: Cindy and the Wildman Lot 1, vacant land, 10 Ac.; Cindy and the Wildman Lot 3, single fam. res. & 4560 sq. ft. polebuilding, 20.5 Ac.	
West: Whitefoot Tracts Tax 6 of Lot 4, single family res. w/ util. sheds, 5.53 Ac.; Whitefoot Tracts Tax 6 Lot 3 & Tax 5 Lot 5, single fam. res. w/ various sheds, 7.17 Ac.	
Nearest city: Ponderay	Distance to the nearest city: 8.1 mi.
Detailed Directions to Site: From Walmart head north on Hwy. 95, proceed 6.5 mi., turn right onto Colburn Culver Rd., proceed 0.2 mi., turn left onto Nettleingham Rd., proceed 0.3 mi. to property on the right.	

SUBDIVISION TYPE:

<input checked="" type="checkbox"/> Short Plat 5-10 Lots (Only 2 Lots)
<input type="checkbox"/> Regular Plat 11+ Lots
<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: 2	Smallest lot size: 10.0 Ac.	Largest lot size: 11.0 Ac.
Date of the pre-application meeting: Sept. 25, 2024		
Intended use of future lots:		
<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Commercial	
<input type="checkbox"/> Industrial	<input checked="" 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: 2		
Average density (Dwelling units/acre): 0.095		
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? 0		

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

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

Number of acres of open space that is submerged: 0

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? _____
 There are minimal natural hazards as the land is mainly open pasture. Lot design is not affected by natural hazards.

Describe any planned berming, grading, waterfront landscaping, contouring or filling of lands within the proposed subdivision: None 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: _____

<input checked="" type="checkbox"/>	<u>Public Road</u> <input checked="" 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: <u>Nettleingham Road is a 25' wide gravel travelway within a public right-of-way of varying widths.</u>
<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: _____

Is public road dedication proposed as part of this land division? ☐ Yes ☒ No

Road maintenance will be provided by: Nettleingham Road is county maintained.

Please describe any proposed road improvements (Include surface type, maximum and typical grades, width of right-of-way, width of improved surface, curbing, etc.): _____
No improvements to Nettleingham Road is proposed.

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> _____ _____
<input type="checkbox"/>	<u>Proposed Community System – List type & proposed ownership:</u> _____ _____
<input checked="" type="checkbox"/>	<u>Individual system – List type:</u> _____

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: Typical individual sub-surface septic systems.

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 checked="" type="checkbox"/>	<u>Individual well</u>

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: Typical individual well water systems.

Distance (in miles) to the nearest:

Public/Community Sewer System: 8 mi

Solid Waste Collection Facility: 0.8

Public/Community Water System: 8 mi

Fire Station: 2.6

Elementary School: 8.0

Secondary Schools: 10.6

County Road: 0

County Road Name: Nettleingham Rd.

Which fire district will serve the project site? Northside Fire

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, gradually sloping toward the Northwest. Maximum slopes greater than 30% near the NW corner of the property.

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

None

Is site within a floodplain?

☐ Yes

☒ No

Firm Panel #: 16017C0495E

Map Designation: x

Springs & wells:

An existing well in service for Lot 1

Existing structures (size & use):

Multiple buildings including single family residence, barns, sheds, and outbuildings.

Land cover (timber, pastures, etc): Mostly open pasture with treed area at NW of property.

Are wetlands present on site? ☐ Yes ☒ No

Source of information: USF&W

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 proposed subdivision is within the property rights of the owner. No violation of private property rights is proposed.

Population: This proposal creates 1 additional lot, creating a minimal increase in population. Population density will remain typical of the Agricultural/forestry 10 zone.

School Facilities & Transportation: The property exists in the Lake Pend Oreille School District #84 which offers existing bus transportation and schools in Sandpoint and surrounding areas.

Economic Development: This subdivision has the potential to slightly increase the local economy as new residents join the local workforce.

Land Use: Land use will remain compliant with the Agricultural/forestry 10 zone, and stay consistent with the existing land uses and density.

Natural Resources: This proposal does not affect natural resources. The property consists of farmland and pastures that will not be affected by this proposal.

Hazardous Areas: No existing hazardous areas exist on the property. This proposal does not cause risk to nature, property, or people.

Public Services: This proposal will use existing public services as provided to Sandpoint and the surrounding areas.

Transportation: The property has direct access to Nettleingham Road which is a public right-of-way that connects to Highway 95 to the north and Colburn Culver Road to the south.

Recreation: This proposal does not affect recreational facilities or activities in the area.

Special Areas or Sites: This proposal does not affect any special areas or sites in the area.

Housing: This proposal increases the county's potential housing by adding one new lot.

Community Design: The proposed lot design conforms with the rural character of the community and is compatible with surrounding property and land uses.

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: Lonny Boyd Wallace Baker Date: 10-31-24

Landowner's signature: _____ Date: _____