



BONNER COUNTY PLANNING DEPARTMENT

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PRELIMINARY PLAT APPLICATION

FOR OFFICE USE ONLY:

FILE #

S0005-24

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alexander.feyen , 3/11/2025, 8:01:05 AM

Proposed subdivision name: Bahia Del Sol, 2nd Addition

APPLICANT INFORMATION:

Landowner's name: Darwin and Carolyn Brown

Mailing address:

City: Sandpoint

State: ID

Zip Code:

Telephone:

Fax:

E-mail:

REPRESENTATIVE'S INFORMATION:

Representative's name: B. Scott brown, PE

Company name: James A. Sewell & Associates, LLC

Mailing address: 1319 N. Division Ave.

City: Sandpoint

State: ID

Zip Code: 83864

Telephone: 208-263-4160

Fax:

E-mail: sbrown@jasewell.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 #: 2

Township: 56N

Range: 2W

Parcel acreage: 15.7 ac

Parcel # (s): RP026030000030A and RP56N02W027950A

Legal description: Lot 1, Bahia Del Sol 1st Addition

Current zoning: Suburban	Current use: Residential/Agricultural
What zoning districts border the project site?	
North: Suburban	East: Suburban
South: Suburban	West: Suburban
Comprehensive plan designation: Transition (<=2.5 ac)	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: Birch Banks and Golden Meadows Subdivisions (0.5 ac to 1 ac lots)	
South: Come Back Bay Estates Subdivision (0.5 ac to 1 ac lots)	
East: Come Back Bay Estates Subdivision (0.5 ac to 1 ac lots)	
West: Fry Creek	
Nearest city: Sandpoint	Distance to the nearest city: 2 miles
Detailed Directions to Site: US-95 south from Sandpoint, turn east on Bottle Bay Rd., site is about 0.25 miles from the highway on the south side of Bottle Bay Road.	

SUBDIVISION TYPE:

<input type="checkbox"/> Short Plat 5-10 Lots
<input checked="" 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: ²³	Smallest lot size: 10,000 sf	Largest lot size: ^{23,720 sf}
Date of the pre-application meeting: June 3, 2024		
Intended use of future lots: 22 lots single family residential; 1 lot reserved for drainage and storm water management		
<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: N/A		
What type of dwelling units will the residential project include: single family residential		
<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: ²³		
Average density (Dwelling units/acre): ^{3.4}		
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: N/A		
How many acres of submerged land does the proposal include? None		

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

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. None

Is dedication of land for public use planned? ☒ Yes ☐ No

If yes, describe use and number of acres: Approx. 2.6 (public right of way)

ENVIRONMENTAL FEATURES:

How has the subdivision been designed to avoid natural hazards? None of the proposed project is located in a flood plain or any wetlands.
The entire project is located in a hay field which has historically been harvested.

Describe any planned berming, grading, waterfront landscaping, contouring or filling of lands within the proposed subdivision: Excavation and grading will be performed for roadway construction, roadside ditches, and storm water management features. All native material excavated for the construction of these facilities will be placed and compacted onsite in areas shown on the grading and storm water management plans. Fill material placed in the flood plain will require a flood plain development permit.

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) N/A

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"/>	Public Road <input type="checkbox"/> Existing <input checked="" 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: <small>Designed per Section 7 of the Bonner County Public Road Standards, 60-ft right of way, 26-ft wide road, 24-ft of pavement.</small> <small>Maximum profile grade 2%. Culdesac pavement radius 50-ft; Hammerhead turnaround dimensions per uniform fire code.</small>
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<input type="checkbox"/>	Combination of Public Road/Private Easement <input type="checkbox"/> Existing <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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Road maintenance will be provided by: <small>Private (Home Owners Assoc.)</small>

Please describe any proposed road improvements (Include surface type, maximum and typical grades, width of right-of-way, width of improved surface, curbing, etc.): <small>Per Bonner County Public Roads Manual, Section 7.</small> <small>60-ft right of way, 26-ft wide road, 24-ft of pavement. Maximum profile grade 2%. Culdesac pavement radius 50-ft; Hammerhead turnaround dimensions per uniform fire code.</small>

SERVICES:

Sewage disposal will be provided by: <small>Existing Public Sewer System</small>
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<input checked="" type="checkbox"/>	<u>Existing Community System - List name of sewer district or provider and type of system:</u> <small>Southside Water & Sewer District</small>
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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 – List type:</u>
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Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: <small>Capacity and facility plan coordination verified by District's engineer and "will serve" letter provided with this application.</small>

Water will be supplied by: <small>Existing Public Sewer System</small>
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<input checked="" type="checkbox"/>	<u>Existing public or community system - List name of provider:</u> <small>Mountain Springs Water Corp.</small>
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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: <small>Capacity and facility plan coordination verified by District's engineer and "will serve" letter provided with this application.</small>	
Distance (in miles) to the nearest:	
Public/Community Sewer System:	Solid Waste Collection Facility: 7 miles
Public/Community Water System:	Fire Station: 5 miles
Elementary School: 3 miles	Secondary Schools: 5 miles
County Road: 0 miles	County Road Name: Bottle Bay Rd.
Which fire district will serve the project site? <u>Selkirk Fire (aka Sagle Fire Department)</u>	
Which power company will serve the project site? <u>Avista</u>	

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: <small>Land slopes in a westerly direction at 1% to 2%. There are no rock outcrops.</small>	
Water courses (lakes, streams, rivers & other bodies of water): <u>None.</u>	
Is site within a floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Firm Panel #: _____ Map Designation: _____	
Springs & wells: <u>None.</u>	
Existing structures (size & use): <u>Dwelling 1,500 sf; Shop/ADU 2,000 sf; Outbuilding 400 sf. All residential use.</u>	
Land cover (timber, pastures, etc): <u>Hay fields and sparse trees and shrubs.</u>	
Are wetlands present on site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Source of information: ACOE & Site Eval.
Other pertinent information (attach additional pages if needed): <u>The wetlands inventory map shows an area located on the property as being wetlands. However, in March 1993 the ACOE determined there are no wetlands present. In addition, in June 2024, a professional wetland scientist performed a site evaluation and determined there are no wetlands present. Both reports accompany this application. The area shown as wetlands has been hay crop and harvested for more than 50 years.</u>	

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 project has been designed consistent with BCRC subdivision requirements for properties located in a suburban zone. As such, the project protect both the Applicant's rights and the public's.

Population: The project will result in 23 additional single family dwellings. It is not known what percentage of homeowners will be relocating within Bonner County as opposed to relocating from area out of the county.

School Facilities & Transportation: The project is located about 5 miles from Sandpoint High School, and 3 miles from Sagle Elementary. There is an existing county bus stop located at the intersection of proposed South Birch Banks Rd. and Bottle Bay Rd. Additional county transportation will not be necessary.

Economic Development: The project will provide economic development associated with subdivision housing starts.

Land Use: The project is consistent with land use objectives by complying with allowable densities and comprehensive planning.

Natural Resources: The property is not adjacent to ant bodies of water and is not located in a flood plain. There are no wetlands on the subject property as documented by the ACOE and a certified wetland scientist.

Hazardous Areas: There are currently no hazardous areas associated with the proposed development.

Public Services: All public services needed for the development are present. The property is currently served by Avista Utilities, Southside Water & Sewer Dist., Mountain Springs Water Corp., and Selkirk Fire. The site is adjacent of a county roadway.

Transportation: A 60-ft right of way will be dedicated to the public. Roadways will be privately maintained, consisting of 24-ft pave travelways.

Recreation: The intended use is single family residential. There will be no recreational use associated with the development.

Special Areas or Sites: There are no known special areas or sites.

Housing: The subdivision will provide the opportunity for 23 additional dwellings in Bonner County.

Community Design: The project is consistent with current, adjacent, and surrounding suburban zoning (10,000 sf minimum lot size).

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: B. Scott Brown (B. Scott Brown, PE for Darwin Brown) Date: 2/26/2025

Landowner's signature: _____ Date: _____