



# BONNER COUNTY PLANNING DEPARTMENT

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## PRELIMINARY PLAT APPLICATION

### FOR OFFICE USE ONLY:

FILE #S0004-25	RECEIVED:
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Proposed subdivision name:Pack Acres
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### APPLICANT INFORMATION:

Landowner's name:Pack Properties LLC		
Mailing address:3061 N Allison St		
City:Post Falls	State:ID	Zip Code:83854
Telephone:208.819.6030	Fax:NA	
E-mail:info@peakdigs.com. annottiamanda@yahoo.com		

### REPRESENTATIVE'S INFORMATION:

Representative's name:Amanda Preston		
Company name:Pack Properties		
Mailing address:3061 N Allison St		
City:Post Falls	State:ID	Zip Code:83854
Telephone:208.819.6030	Fax:NA	
E-mail:Annottiamanda@yahoo.com		

### ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project:NA		
Company name:NA		
Mailing address:NA		
City:NA	State:NA	Zip Code:NA
Telephone:NA	Fax:NA	
E-mail:NA		

### PARCEL INFORMATION:

Section #:31	Township:54N	Range:04W	Parcel acreage:12.747
Parcel # (s): RP016310000040A			
Legal description: 31-54N-4W S2NESE, N2SESE, NELY OF HWY 41			

Current zoning:Industrial	Current use:Industrial
What zoning districts border the project site?	
North:537 - Residential	East:681 - Exempt prop state statute
South:Industrial	West:336 - Industrial, 515 Residential Rural
Comprehensive plan designation:Industrial zoning use	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North:Residential Homes	
South:Industrial Land Use	
East:State land	
West:Industrial and Rural Residential	
Nearest city:Spirit Lake	Distance to the nearest city:Appx 1600 ft
Detailed Directions to Site:East off of Highway 41 onto Old Forest Rd. Property is on west side of old	

#### SUBDIVISION TYPE:

<input checked="" type="checkbox"/> Short Plat 5-10 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:10	Smallest lot size:1.000 acre	Largest lot size:3.003 acre
Date of the pre-application meeting:October 2024		
Intended use of future lots:		
<input type="checkbox"/> Residential	<input type="checkbox"/> Commercial	
<input checked="" 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:No dwellings		
<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:0		
Average density (Dwelling units/acre):0		
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: <u>0</u>
What is the percentage of open space to total acres: <u>NA</u>
Number of acres of open space that is submerged: <u>0</u>
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 checked="" type="checkbox"/> No
If yes, describe use and number of acres: _____ _____ _____

**ENVIRONMENTAL FEATURES:**

How has the subdivision been designed to avoid natural hazards? <u>Plans include engineered stormw erosion control measures to avoid impact on any surrounding properties. All future structures to meet engineered roadways for proper ingress/egress to provide proper access for emergency vehicles.</u>
Describe any planned berming, grading, waterfront landscaping, contouring or filling of lands within the proposed subdivision: <u>Please see engineered roadway stormwater/erosion plans for detail</u> _____ _____ _____
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:	
<input checked="" type="checkbox"/>	<u>Private Easement</u> <input 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 easement width. Include recorded instrument number for existing easements & name, if existing: <u>Proposed roadway to be 22' wide within 60' wide easement to provide for utility and dra Roadway to be built to spec including min grade to provide drainage.</u> _____ _____

<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: _____ _____ _____
<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? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Road maintenance will be provided by: <b>Pack Properties LLC</b>	
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> _____ _____
<input type="checkbox"/>	<u>Proposed Community System – List type &amp; proposed ownership:</u> _____ _____
<input checked="" type="checkbox"/>	<u>Individual system – List type:</u> <b>Individual systems - tank and drainfield to meet panhandle require</b>
Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: <b>Systems size and type to be determined by future use of each parcel adhering to in</b> _____ _____ _____	
Water will be supplied by:	
<input type="checkbox"/>	<u>Existing public or community system</u> - List name of provider: _____
<input checked="" type="checkbox"/>	<u>Proposed Community System – List type &amp; proposed ownership:</u> <b>Shared Well (Owner Pack Pro</b> _____
<input type="checkbox"/>	<u>Individual well</u>

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: <u>Proposed water source to be 8" commercial well utilized as "Shared well".</u> <hr/> <hr/>	
Distance (in miles) to the nearest:	
Public/Community Sewer System: <u>NA</u>	Solid Waste Collection Facility: <u>11</u>
Public/Community Water System: <u>NA</u>	Fire Station: <u>1.1</u>
Elementary School: <u>.9</u>	Secondary Schools: <u>2.0</u>
County Road: <u>2.3</u>	County Road Name: <u>Spirit Lake Cutoff Rd</u>
Which fire district will serve the project site? <u>Spirit Lake Fire Dist.</u>	
Which power company will serve the project site? <u>Avista Utilities</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: <u>See preliminary plat File name- 25-1357 PLAT</u> <hr/> <hr/> <hr/>	
Water courses (lakes, streams, rivers & other bodies of water): <u>There are no lakes, streams, rivers etc on the property.</u> <hr/> <hr/> <hr/>	
Is site within a floodplain?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    Firm Panel #: _____    Map Designation: _____
Springs & wells: _____ _____	
Existing structures (size & use): <u>No current permanent structures on the property</u> _____ _____ _____	
Land cover (timber, pastures, etc): <u>Land is currently being cleared of trees, brush, undergrowth.</u> _____ _____ _____	
Are wetlands present on site? <input type="checkbox"/> Yes <input type="checkbox"/> 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: Property rights will remain with the land

Population: Creating industrial lots for future business will serve the growing population of Bonner co

School Facilities & Transportation: No impact on school facilities or transportation

Economic Development: The short plat will support economic development by providing property for in

Land Use: Land will adhere to existing zoning use and regulations

Natural Resources: NA

Hazardous Areas: NA

Public Services: Community water system owned by Pack Properties can provide water connections

Transportation: NA

Recreation: Any recreational use will adhere to industrial zoning regulations

Special Areas or Sites: NA

Housing: NA

Community Design: NA

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: 08/09/2025

Landowner's signature:  Date: 08/11/2025