



# BONNER COUNTY PLANNING DEPARTMENT

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## PRELIMINARY PLAT APPLICATION

### FOR OFFICE USE ONLY:

FILE # SS0001-25	RECEIVED: March 06, 2025  Kyle Snider
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Proposed subdivision name: River Estates
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### APPLICANT INFORMATION:

Landowner's name: Troy & Bonnie Davis		
Mailing address: [REDACTED]		
City: Priest River	State: ID	Zip Code: 83856
Telephone: [REDACTED] or [REDACTED]	Fax:	
E-mail: [REDACTED]		

### REPRESENTATIVE'S INFORMATION:

Representative's name: Kristopher James		
Company name: Glahe & Associates		
Mailing address: 303 Church St.		
City: Sandpoint	State: ID	Zip Code: 83864
Telephone: 208-265-4474	Fax:	
E-mail: kjames@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 #: 20	Township: 57N	Range: 4W	Parcel acreage: 19.39
Parcel # (s): RP042050000020A			
Legal description: Lot 2 of Henery's Lots, Bk 7 of Plats, Pg 156, INST. 666731			

Current zoning: Rural-10	Current use: 515-Land resid rural subdv vacant
What zoning districts border the project site?	
North: Rural-10	East: Rural-10
South: Rural-10	West: Rural-10 (R-10) and Agricultural/forestry 10 (A/f-10)
Comprehensive plan designation: Rural Residential (5-10 Ac)	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: Priest River is north boundary, across River is 20.6 Ac with use as 104-Meadow Land	
South: 6.3 Ac: 548- MH real prop on own land and a 33.09 Ac use 148 Land-ag/timb w/MH real and 10.9 Ac use 132-Land-ag/timb w/ non res imp	
East: 11.5 Ac use 534-Resid improv on cat 12 and a 8.6 Ac use 548-MH real prop on own land	
West: 18.41 ac use 515-Land resid rural subdv vac (Henerey's Lots L1) and 2.2 Ac use 534-Resid improv on cat 12 Both across Peninsula Loop Rd.	
Nearest city: Priest River	Distance to the nearest city: Priest River
Detailed Directions to Site: <u>Head north on ID-57, turn right on Peninsula Rd., turn right onto Peninsula Loop, turn left on Still Meadows Lane</u>	

### 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: <u>2</u>	Smallest lot size: <u>9.691 AC</u>	Largest lot size: <u>9.691 AC</u>
Date of the pre-application meeting: _____		
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: <u>2</u>		
Average density (Dwelling units/acre): <u>1 / 0.103188</u>		
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? _____		

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>0</u>
Number of acres of open space that is submerged: <u>n/a</u>
Describe proposed use and maintenance of open space: <u>n/a</u>
<div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 2px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 2px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 2px;"></div>
Describe in detail any proposed trails or sidewalk systems, including trail type, ownership, width, surface type, etc. <u>n/a</u>
<div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 2px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 2px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 2px;"></div>
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: _____
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**ENVIRONMENTAL FEATURES:**

How has the subdivision been designed to avoid natural hazards? <u>Yes</u>
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Describe any planned berming, grading, waterfront landscaping, contouring or filling of lands within the proposed subdivision: <u>None is planned as of now.</u>
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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 checked="" 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 checked="" 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) _____
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**ACCESS INFORMATION:**

Please check the appropriate boxes:	
<input type="checkbox"/>	<div style="display: flex; justify-content: space-between; align-items: flex-start;"> <div> <u>Private Easement</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 &amp; name, if existing: _____  <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 2px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 2px;"></div> </div> <div> <input type="checkbox"/> <u>Existing</u>    <input type="checkbox"/> <u>Proposed</u> </div> </div>

<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 checked="" type="checkbox"/>	<u>Combination of Public Road/Private Easement</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 and right-of-way/easement width and road name, if existing: <u>Lot 1 is accessed from Still Meadow Lane, a 12-ft wide dirt road within a 30-foot wide easement, with a generally flat grade and privately maintained.</u> <u>Lot 2 is accessed from Peninsula Loop, a public road, ≈25-feet wide paved road, county maintained.</u>

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

Road maintenance will be provided by: Lot 1 and neighbors for Still Meadows Lane, and the county for Lot 2 on Peninsula Loop

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> _____

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: Individual on-site 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 &amp; 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: _____ _____ _____
Distance (in miles) to the nearest:	
Public/Community Sewer System: 8	Solid Waste Collection Facility: 2.4
Public/Community Water System: 8	Fire Station: 8.1
Elementary School: 8.8	Secondary Schools: 8.1
County Road: 0	County Road Name: Peninsula Loop
Which fire district will serve the project site? <u>West Pend Oreille Fire</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>The topography is generally lowlands &amp; flat, with no significant rock outcroppings or benches.</u> _____ _____ _____	
Water courses (lakes, streams, rivers & other bodies of water): <u>Priest River runs along the northern boundary of this property, a lowland area also runs in an arc across the southeastern third of the property.</u> _____ _____ _____	
Is site within a floodplain?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No    Firm Panel #: <u>16017C0665E</u> Map Designation: <u>X, AE</u>
Springs & wells: _____ _____	
Existing structures (size & use): _____ <u>Lot 1 has an existing shop , with an approximate footprint of 3500 SF (not surveyed)</u> <u>Lot 2 has no existing structures.</u> _____ _____	
Land cover (timber, pastures, etc): _____ <u>Open timbered area with patches of dry clearings</u> _____ _____	
Are wetlands present on site?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No    Source of information: <u>NWI Online Mapper</u>
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:** The plan respects individual property rights by enabling the owner to utilize and develop their land responsibly, consistent with the county's commitment to protect property right through conscientious land-use planning.

**Population:** By creating an additional parcel, the short plat accommodates anticipated population growth, contributing to the county's strategy for managed and sustainable development.

**School Facilities & Transportation:**

The development is expected to have a minimal impact on existing school facilities and transportation systems, as it involves a modest increase in residential capacity.

**Economic Development:** The short plat supports economic development by potentially increasing the local tax base and providing opportunities for construction and related industries, thereby contributing to the county's economic vitality.

**Land Use:** The plan promotes efficient land use by adhering to existing zoning regulations and ensuring that the new parcels are compatible with surrounding land uses, in line with the county's goals for responsible land-use planning.

**Natural Resources:** The short plat design considers the preservations of natural resources, including the 3.78 acres of submerged lands, ensuring that development does not adversely affect these areas.

**Hazardous Areas:** By acknowledging and appropriately designating the submerged lands , the plan mitigates potential hazards associated with development in flood-prone areas, aligning with the county's objectives to protect life and property in such zones.

**Public Services:** The proposed development is designed to be adequately served by existing public services, ensuring that it does not place undue strain on county resources.

**Transportation:**

The short plat includes considerations for access and transportation, ensuring that any additional traffic generated is manageable and does not negatively impact existing transportation infrastructure

**Recreation:** By designating 3.78 acres as submerged lands, the plan preserves natural water features, enhancing recreational opportunities such as fishing and boating, which are integral to the county's outdoor lifestyle.

**Special Areas or Sites:** The short plat acknowledges and protects the unique ecological value of the submerged lands, ensuring that development is sensitive to these special areas and maintains the county's environmental heritage.

**Housing:** Creating an additional parcel contributes to the county's diverse housing stock, addressing the need for more residential options and supporting the goal of providing safe, sanitary, and adequate housing for current and future residents.

**Community Design:** The short plat promotes community design by ensuring that new development is harmonious with existing land uses, infrastructure, and the natural environment, fostering a cohesive and aesthetically pleasing community layout.

**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.

Signed on behalf of Troy & Bonnie Davis

Landowner's signature: Kristopher A. James

Digitally signed by Kristopher A. James  
Date: 2025.02.25 13:15:48 -08'00'

Date: 2/25/2025

Landowner's signature: \_\_\_\_\_ Date: \_\_\_\_\_