



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 #	RECEIVED:
--------	-----------

Proposed subdivision name: KDC Land Lot Replat

APPLICANT INFORMATION:

Landowner's name: David and Katharine Luers		
Mailing address:		
City:	State:	Zip Code:
Telephone: [REDACTED]	Fax:	
E-mail: [REDACTED]		

REPRESENTATIVE'S INFORMATION:

Representative's name: Truxton Glahe		
Company name: Glahe & Associates, Inc.		
Mailing address: 303 Church St		
City: Sandpoint	State: ID	Zip Code: 83864
Telephone: (208) 265-4474	Fax:	
E-mail: truxton@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 #: 1	Township: 55N	Range: 2E	Parcel acreage: 20.61
Parcel # (s): RP016650000010A			
Legal description: Lot 1, KDC Land, according to the plat thereof, recorded in Book 20 of Plats, Page 32, records of Bonner County, Idaho.			

Current zoning: Agricultural/forestry 20 (A/f-20)	Current use: Ag/Forest Land (10-20 AC)
What zoning districts border the project site?	
North: N/A	East: Agricultural/forestry 20 (A/f-20)
South: Agricultural/forestry 20 (A/f-20)	West: Agricultural/forestry 10 (A/f-10)
Comprehensive plan designation:	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: N/A	
South: Ag/Forest Land (10-20 AC)	
East: Ag/Forest Land (10-20 AC)	
West: Ag/Forest Land (10-20 AC)	
Nearest city: Clark Fork	Distance to the nearest city: 1.4 Miles
Detailed Directions to Site: From Clark Fork (4th Ave), turn onto N Main St, road turns slightly right and becomes Mosquito Creek Rd, turn right onto Lower Mosquito Creek Rd, property will be on the right	

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: 2	Smallest lot size: 10.0 Acres	Largest lot size: 10.60 Acres
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: _____		
Average density (Dwelling units/acre): _____		
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>0</u>
Number of acres of open space that is submerged: <u>0</u>
Describe proposed use and maintenance of open space: <u>N/A</u>
Describe in detail any proposed trails or sidewalk systems, including trail type, ownership, width, surface type, etc. <u>N/A</u>
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? _____
Describe any planned berming, grading, waterfront landscaping, contouring or filling of lands within the proposed subdivision: <u>None</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 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) _____

ACCESS INFORMATION:

Please check the appropriate boxes:	
<input type="checkbox"/>	<u>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 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: _____ _____ _____
<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>Private 30' R/W, dirt, for access to Lot 2 of KDC Land and KDC Land Lot Replat (Mosquito Creek Rd (Public & Prescriptive Easement, 50', Dirt, County Maintained) & Lower Mosquito Creek Rd (Prescriptive Easement, 50', Dirt, County Maintained)</u> <u>The portion of Mosquito Creek Rd that crosses through subject property is a prescriptive easement</u>

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

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: _____

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> Privately owned well water systems

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:	Solid Waste Collection Facility:
Public/Community Water System:	Fire Station: 1.2 Miles
Elementary School: 7.3 Miles	Secondary Schools: 1.3 Miles
County Road: 1.3 Miles	County Road Name: ID-200
Which fire district will serve the project site? <u>Clark Fork Fire Department</u>	
Which power company will serve the project site? _____	

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>>30% Slope Percent per County Viewer</u> _____ _____ _____	
Water courses (lakes, streams, rivers & other bodies of water): <u>N/A</u> _____ _____ _____	
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>N/A</u>	
Land cover (timber, pastures, etc): <u>Sparsely forested</u>	
Are wetlands present on site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Source of information: County Viewer
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 20 zone.

School Facilities & Transportation: The property exists in the Lake Pend Oreille School District.

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 hillside 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 Clark Fork and the surrounding areas.

Transportation: The property has direct access to Lower Mosquito Creek Rd which is a prescriptive easement connecting to Mosquito Creek Rd, a public easement that turns into N Main St, a public easement that connects to Highway 200.

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

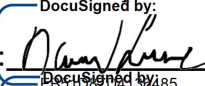
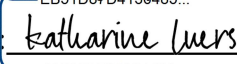
Special Areas or Sites: This proposal does not affect any special areas or sites in the area.

Housing: This proposal increases the count'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.

DocuSigned by:
Landowner's signature:  Date: 4/25/2025
DocuSigned by:
Landowner's signature:  Date: 4/25/2025