



Janna Brown <janna.brown@bonnercountyid.gov>

[EXT SENDER] SS0003-25-PRELIMINARY SHORT PLAT-HAMILTON POND

1 message

Denis Twohig <dtwohig@phd1.idaho.gov>
To: Bonner County Planning <planning@bonnercountyid.gov>

Wed, Jul 23, 2025 at 3:59 PM



Public Health
Prevent. Promote. Protect.
Panhandle Health District

Denis Twohig | Technical Records Specialist 1

2101 W Pine St. Sandpoint, ID 83864

P: 208.265.6384

E: ehapplications@phd1.idaho.govW: Panhandlehealthdistrict.org

IMPORTANT: The information contained in this email may be privileged, confidential or otherwise protected from disclosure.

All persons are advised that they may face penalties under state and federal law for sharing this information with unauthorized individuals.

If you received this email in error, please reply to the sender that you received this information in error.

Also, please delete this email after replying to the sender.

2 attachments**20-09-146700 SS0003-25-PRELIMINARY SHORT PLAT-HAMILTON POND.pdf**
3492K**93-09-77170 SS0003-25-PRELIMINARY SHORT PLAT-HAMILTON POND.pdf**
3492K



Panhandle Health District

Healthy People in Healthy Communities

Public Health
Prevent. Promote. Protect.

Panhandle Health District

July 23, 2025

Bonner County Planning Department
1500 Highway 2, Suite 208
Sandpoint, ID 83864

Re: File SS0003-25 – Preliminary Short Plat – Hamilton Pond

Bonner County Planning Department,

Thank you for the notice regarding the proposed Short Plat. Each Lot has approved Wastewater Sewage Disposal permits with systems installed. Proposed Lot 1 has system with PHD# 20-09-146700, and Proposed Lot 2 has system with PHD# 93-09-77170.

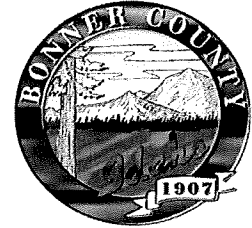
The Panhandle Health District would like to let the applicant know that if a Plat is to be signed/approved/Sanitary Restrictions Lifted, that a Subdivision/Land Application and fees must be filed with the Health District.

Thank you,

Tim French, REHS

Sandpoint – Bonner County
2101 W. Pine St.
Sandpoint, ID 83864
208.263.5159

NOTICE OF ADMINISTRATIVE PLAT REVIEW



NOTICE IS HEREBY GIVEN that the Bonner County Planning Department is in receipt of a preliminary plat (subdivision) application for the following:

File SS0003-25 - Preliminary Short Plat - Hamilton Pond is requesting a Preliminary Short Plat to Replat of Lot 2A Hamilton Hill II, as recorded in Book 6 of Plats, Page 167 of Bonner County, Idaho, to create 2 new lots. The project is zoned Rural-5. The project is located off Sunnyside Road in Section 3, Township 57 North, Range 1 West, Boise-Meridian. The project site is within the service areas of Northside Fire District.

Bonner County Revised Code Section 12-651 authorizes this application to be considered administratively, allowing time for agency and public comment.

You are invited to comment on this application. Written comments must be received by the Bonner County Planning Department by 5 p.m. **August 18, 2025**. Comments can be sent to the Bonner County Planning Department, 1500 Highway 2, Suite 208, Sandpoint, Idaho 83864; faxed to (208) 265-1463 or e-mailed to planning@bonnercountyid.gov. Additional information is available at the Bonner County Planning Department.

A report regarding this application will be available at the close of the comment period on the Planning Department web site at www.bonnercountyid.gov or by contacting the department. The applicant or interested parties may provide additional comment no later than 10 days after the issuance of the staff report. Following the 10-day response period, the planning director may take action on the proposed subdivision. Any determination made by the planning director in the administration of this short plat may be appealed to the Board of County Commissioners in writing within 10 days of the date of administrative determination.

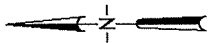
I hereby certify that a true and correct copy of the foregoing "Notice of Administrative Plat Review" was mailed (postage prepaid) on this 17th day of July 2025.

A handwritten signature in cursive script that reads "Janna Brown".

Janna Brown, Administrative Assistant III

This notice was mailed to property owners within 300 feet of the subject parcel and the media on Thursday, July 17, 2025.

BOOK _____ OF PLATS, PAGE _____
INSTRUMENT NO. _____



PURPOSE OF SURVEY

THE PURPOSE OF THIS SURVEY IS TO DIVIDE LOT 2A OF HAMILTON HILL II INTO TWO LOTS AS SHOWN.

REFERENCES

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- P2) PLAT OF HAMILTON HILL, BK 5, PG 167, INSTR. NO. 597833, BY PLS 974 (2022)
- P3) PLAT OF WAUBER BRIDGE AT SUNNYSIDE, BK 11, PG 83, INSTR. NO. 806035, BY PLS 12110 (2015)
- P4) PLAT OF WESS HAVEN, BK 16, PG 66, INSTR. NO. 10047895, BY PLS 14679 (2022)
- P5) PLAT OF MOUNTAIN VIEW, BK 18, PG 61, INSTR. NO. 1013128, BY PLS 14679 (2022)
- P6) RECORD OF SURVEY INSTR. NO. 6802361, BY PLS 5576 (2005)
- P7) RECORD OF SURVEY INSTR. NO. 1013743, BY PLS 6603 (2023)
- P8) RECORD OF SURVEY INSTR. NO. 1026712, BY PLS 14214 (2022)

BASIS OF BEARING

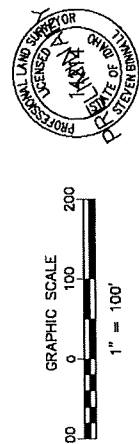
THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 00°10'40" WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3 PER (P1) AND (P2).

TECHNICAL NOTE

THIS SURVEY WAS PERFORMED USING LEICA GS-14 AND TS-15 EQUIPMENT. STATIC OBSERVATIONS WERE PROCESSED USING THE N.G.S. ON-LINE POSITIONING USER SYSTEM (OPUS). REFERENCE FRAME: NAD 83(2011) EPOCH 2010, SPCS-83 ID. #. (1103). DISTANCES SHOWN ARE SCALED TO GROUND USING A COMBINED SCALE FACTOR OF GRID (X) 1.00013550948=GROUND.

LEGEND

- ☐ COMPUTED POINT
- ☒ FOUND CORNER AS NOTED
- ☒ FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP--"PLS 974"
- ☒ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP--"PLS 6603"
- ☒ FOUND 5/8" REBAR WITH ORANGE PLASTIC CAP--"PLS 5578"
- ☒ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP--"PLS 14879"
- ☐ FOUND 2" IRON PIPE WITH TACK
- ☒ (TO BE SET)
FOUND 5/8" X 20" REBAR WITH ORANGE PLASTIC CAP--"BINNALL 14214"



GO LAND SURVEYING, PLLC

318 PINE ST.
SANDPOINT, IDAHO 83864
(208) 946-9203
sevenb@gladlandsurveying.com

DRAWN BY s10 / 1EM	PROJECT NO. 250708	DRAWING NO. 250708 Rev1 of 4	DATE 5/19/2025	SHEET 1 of 3
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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 #

SS0003-25

RECEIVED:

June 5, 2025
dbritt

Proposed subdivision name: Hamilton Pond

APPLICANT INFORMATION:

Landowner's name: Elmer Hamilton

Mailing address: [REDACTED]

City: Sandpoint

State: ID

Zip Code: 83864

Telephone: [REDACTED]

Fax:

E-mail: [REDACTED]

REPRESENTATIVE'S INFORMATION:

Representative's name: Steven Binnall

Company name: GO Land Surveying, PLLC

Mailing address: 414 Euclid Ave.

City: Sandpoint

State: ID

Zip Code: 83864

Telephone: 208-946-9203

Fax:

E-mail: stevenb@golandsurveying.com

ADDITIONAL REPRESENTATIVE INFORMATION:

Name/Relationship to the project:

Company name:

Mailing address:

City:

State:

Zip Code:

Telephone:

Fax:

E-mail:

PARCEL INFORMATION:

Section #: 3

Township: 57N

Range: 1W

Parcel acreage: 13.89 ac

Parcel # (s): 1

Legal description:

Lot 2A Hamilton Hill II, Plat Bk 6, Pg 167, Instr. No. 597933 (2002)

Current zoning: R5	Current use: Rural Residential (5-10 AC)
What zoning districts border the project site?	
North: R5	East: R5
South: R5	West: R5
Comprehensive plan designation: RURAL RESIDENTIAL	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: R5- Lot 8, Block 1 Whisper Ridge at Sunnyside, 5.97 ac. Ag/timber with residential improvements	
South: R5- Lot 1 Hamilton Hill, 4.77 ac. Residential improvements on cat 15	
East: R5- 59.2 ac. ag/timber with residential improvements / 13.32 ac. ag/timber with residential improvements	
West: R5- Lot 3A, Hamilton Hill II 5.0 ac. Residential on cat 15 / Lot 4 Hamilton Hill 4.99 ac. Residential Improv. on cat 15 / Lot 5 Hamilton Hill 4.96 ac Residential Improv. on cat 15	
Nearest city: Kootenai	Distance to the nearest city: 4.35 mi.
Detailed Directions to Site: From the intersection of HWY 200 and Sunnyside Road (east), travel southerly on Sunnyside Road for 0.4 miles to the Lot on the West side of road.	

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: 4.49 ac	Largest lot size: 9.40 ac
Date of the pre-application meeting: 5-19-2024		
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: At this point, utilities have been installed, no dwelling units have been proposed.		
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? 4.37 ac		
Number of acres to be dedicated as open space/common area: 0		

What is the percentage of open space to total acres: NA
Number of acres of open space that is submerged: NA
Describe proposed use and maintenance of open space: NA
Describe in detail any proposed trails or sidewalk systems, including trail type, ownership, width, surface type, etc. NA
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: A portion of the Northeast corner of Lot 1 was previously filled and permitted by the Army Corps of Engineers.
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 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 easement width. Include recorded instrument number for existing easements & name, if existing: <div style="margin-left: 40px;">16' wide gravel driveways</div>

<input checked="" 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: Sunnyside Road, a publicly owned and maintained road of variable width per previous plats.
<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: Lot Owners

Please describe any proposed road improvements (Include surface type, maximum and typical grades, width of right-of-way, width of improved surface, curbing, etc.):

 Existing driveways and approaches to each lot.

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> Individual Systems on each lot permits 93-09-77170 and 20-09-146700

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>

☒ Individual well

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details:

Lot 1 well was installed in 2022, LOT 2 well installed in 1990s

Distance (in miles) to the nearest:

Public/Community Sewer System: 5 Solid Waste Collection Facility: 12 miles

Public/Community Water System: 5 Fire Station: 6.6 miles

Elementary School: 8 miles Secondary Schools: 10 miles

County Road: Adjacent County Road Name: Sunnyside Road

Which fire district will serve the project site? Northside Fire District

Which power company will serve the project site? Avista

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:

The proposed lots share a pond with designated wetland perimeter. Lot 2 (south) is on a north facing hillside split by a seasonal stream.

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

Seasonal stream and pond as shown on plat.

Is site within a floodplain? ☐ Yes ☒ No Firm Panel #: 16017C0735E Map Designation: X

Springs & wells:

Yes, as shown on plat

Existing structures (size & use):

Lot 2 contains a house and garage.

Land cover (timber, pastures, etc):

The southwest portion of Lot 2 is timbered along the hillside and near the creek

Are wetlands present on site? ☒ Yes ☐ No Source of information: NWI

Other pertinent information (attach additional pages if needed):

Setbacks associated with wetlands as identified in previous plats significantly impact the build-able area on proposed Lot 1. A permit was granted through the Army Corps for filling a small portion of the bank of this manmade pond in recent history.

How is the proposed subdivision not in conflict with the policies of the Comprehensive Plan?

Property Rights:

The proposed lot split does not impact the property rights of neighbors or the community.

Population:

The lot split does not significantly impact the population density of the area.

School Facilities & Transportation:

The split will not have any impact on transportation or school systems

Economic Development:

The short Plot supports increasing the local tax base.

Land Use:

The Two trailer hookups ~~are~~ 1 family home are in line with Co. land-use planning.

Natural Resources: The short plot design considers the preservation of natural resources, insuring that development does not adversely affect these areas

Hazardous Areas: The plan mitigates potential hazards associated with development aligning with the County's objectives of Protect life and property in Pond area.

Public Services: The proposed short plot will be served by existing Public Services

Transportation: Traffic generated will not impact existing transportation infrastructure

Recreation:

Golf course 1 mile East
Boat ramp and swimming 3 mile South

Special Areas or Sites:

Pond on the short Plot has nesting Birds, fish,
and water supply for Fires

Housing:

Creating parcel adds to need of Housing and Tax base.

Community Design:

The Short Plat Promote community Design
and is harmonious with existing land use

Agriculture:

No farm animals will be allowed

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: Elmer C Hamilton Date: 6/4/25

Landowner's signature: _____ Date: _____



Panhandle Health District

Healthy People in Healthy Communities

Public Health
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Panhandle Health District

July 23, 2025

Bonner County Planning Department
1500 Highway 2, Suite 208
Sandpoint, ID 83864

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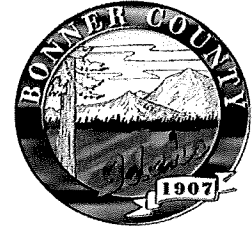
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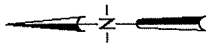
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Janna Brown, Administrative Assistant III

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BOOK _____ OF PLATS, PAGE _____
INSTRUMENT NO. _____



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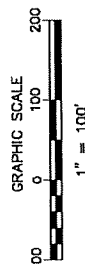
THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 00°10'40" WEST
ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST
QUARTER OF SECTION 3 PER (P1) AND (P2):

TECHNICAL NOTE

THIS SURVEY WAS PERFORMED USING LEICA GS-14 AND TS-15 EQUIPMENT. STATIC OBSERVATIONS WERE PROCESSED USING THE N.G.S. ON-LINE POSITIONING USER SYSTEM (OPUS). REFERENCE FRAME: NAD 83(2011) EPOCH 2010. SPCS-ID: W. (1103). DISTANCES SHOWN ARE SCALED TO GROUND USING A COMBINED SCALE FACTOR OF GRID (X), 1.000155098865 GROUND.

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- ☐ COMPUTED POINT
☒ FOUND CORNER AS NOTED
☒ FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP—"PLS 974"
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☐ FOUND 2" IRON PIPE WITH TACK
 (TO BE SET)
 SET 5/8"x30" REBAR WITH ORANGE PLASTIC CAP—"BINNALL 14214"



GOLAND SURVEYING, PLLC

318 PINE ST.
SANDPOINT, IDAHO 83864
(208) 946-9203
savenb@standardsurveying.com

Land Surveying, PLLC

DRAWN BY	PROJECT NO.	DRAWING NO.	DATE	SHEET
			5/19/2024	1 of 3



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 #

SS0003-25

RECEIVED:

June 5, 2025
dbritt

Proposed subdivision name: Hamilton Pond

APPLICANT INFORMATION:

Landowner's name: Elmer Hamilton

Mailing address: [REDACTED]

City: Sandpoint

State: ID

Zip Code: 83864

Telephone: [REDACTED]

Fax:

E-mail: [REDACTED]

REPRESENTATIVE'S INFORMATION:

Representative's name: Steven Binnall

Company name: GO Land Surveying, PLLC

Mailing address: 414 Euclid Ave.

City: Sandpoint

State: ID

Zip Code: 83864

Telephone: 208-946-9203

Fax:

E-mail: stevenb@golandsurveying.com

ADDITIONAL REPRESENTATIVE INFORMATION:

Name/Relationship to the project:

Company name:

Mailing address:

City:

State:

Zip Code:

Telephone:

Fax:

E-mail:

PARCEL INFORMATION:

Section #: 3

Township: 57N

Range: 1W

Parcel acreage: 13.89 ac

Parcel # (s): 1

Legal description:

Lot 2A Hamilton Hill II, Plat Bk 6, Pg 167, Instr. No. 597933 (2002)

Current zoning: R5	Current use: Rural Residential (5-10 AC)
What zoning districts border the project site?	
North: R5	East: R5
South: R5	West: R5
Comprehensive plan designation: RURAL RESIDENTIAL	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: R5- Lot 8, Block 1 Whisper Ridge at Sunnyside, 5.97 ac. Ag/timber with residential improvements	
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Nearest city: Kootenai	Distance to the nearest city: 4.35 mi.
Detailed Directions to Site: From the intersection of HWY 200 and Sunnyside Road (east), travel southerly on Sunnyside Road for 0.4 miles to the Lot on the West side of road.	

SUBDIVISION TYPE:

<input checked="" type="checkbox"/> Short Plat 5-10 Lots
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<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: 4.49 ac	Largest lot size: 9.40 ac
Date of the pre-application meeting: 5-19-2024		
Intended use of future lots:		
<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Commercial	
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If there are mixed uses, please explain:		
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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? 4.37 ac		
Number of acres to be dedicated as open space/common area: 0		

What is the percentage of open space to total acres: NA
Number of acres of open space that is submerged: NA
Describe proposed use and maintenance of open space: NA
Describe in detail any proposed trails or sidewalk systems, including trail type, ownership, width, surface type, etc. NA
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: A portion of the Northeast corner of Lot 1 was previously filled and permitted by the Army Corps of Engineers.
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 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 easement width. Include recorded instrument number for existing easements & name, if existing: <div style="margin-left: 40px;">16' wide gravel driveways</div>

<input checked="" 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: Sunnyside Road, a publicly owned and maintained road of variable width per previous plats.
<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: Lot Owners

Please describe any proposed road improvements (Include surface type, maximum and typical grades, width of right-of-way, width of improved surface, curbing, etc.):

 Existing driveways and approaches to each lot.

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> Individual Systems on each lot permits 93-09-77170 and 20-09-146700

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>

☒ Individual well

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details:

Lot 1 well was installed in 2022, LOT 2 well installed in 1990s

Distance (in miles) to the nearest:

Public/Community Sewer System: 5 Solid Waste Collection Facility: 12 miles

Public/Community Water System: 5 Fire Station: 6.6 miles

Elementary School: 8 miles Secondary Schools: 10 miles

County Road: Adjacent County Road Name: Sunnyside Road

Which fire district will serve the project site? Northside Fire District

Which power company will serve the project site? Avista

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:

The proposed lots share a pond with designated wetland perimeter. Lot 2 (south) is on a north facing hillside split by a seasonal stream.

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

Seasonal stream and pond as shown on plat.

Is site within a floodplain? ☐ Yes ☒ No Firm Panel #: 16017C0735E Map Designation: X

Springs & wells:

Yes, as shown on plat

Existing structures (size & use):

Lot 2 contains a house and garage.

Land cover (timber, pastures, etc):

The southwest portion of Lot 2 is timbered along the hillside and near the creek

Are wetlands present on site? ☒ Yes ☐ No Source of information: NWI

Other pertinent information (attach additional pages if needed):

Setbacks associated with wetlands as identified in previous plats significantly impact the build-able area on proposed Lot 1. A permit was granted through the Army Corps for filling a small portion of the bank of this manmade pond in recent history.

How is the proposed subdivision not in conflict with the policies of the Comprehensive Plan?

Property Rights:

The proposed lot split does not impact the property rights of neighbors or the community.

Population:

The lot split does not significantly impact the population density of the area.

School Facilities & Transportation:

The split will not have any impact on transportation or school systems

Economic Development:

The short Plot supports increasing the local tax base.

Land Use:

The Two trailer hookups ~~are~~ 1 family home are in line with Co. land-use planning.

Natural Resources: The short plot design considers the preservation of natural resources, insuring that development does not adversely affect these areas

Hazardous Areas: The plan mitigates potential hazards associated with development aligning with the County's objectives of Protect life and property in Pond area.

Public Services: The proposed short plot will be served by existing Public Services

Transportation: Traffic generated will not impact existing transportation infrastructure

Recreation:

Golf course 1 mile East
Boat ramp and swimming 3 mile South

Special Areas or Sites:

Pond on the short Plot has nesting Birds, fish,
and water supply for Fires

Housing:

Creating parcel adds to need of Housing and Tax base.

Community Design:

The Short Plat Promote community Design
and is harmonious with existing land use

Agriculture:

No farm animals will be allowed

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: Elmer C Hamilton Date: 6/4/25

Landowner's signature: _____ Date: _____