



# BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)  
[planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov) (email) [www.bonnercountyid.gov](http://www.bonnercountyid.gov) (web page)

## PRELIMINARY PLAT APPLICATION

### FOR OFFICE USE ONLY:

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

Proposed subdivision name: Priest River Pines 1st Addition
--

### APPLICANT INFORMATION:

Landowner's name: Jake Weimer for Sanborn Creek Ventures Llc		
Mailing address: PO Box 55		
City: Priest River	State: ID	Zip Code: 83856
Telephone: 208-610-4425	Fax:	
E-mail: jakeweimer10@gmail.com		

### REPRESENTATIVE'S INFORMATION:

Representative's name: Jeremy Grimm		
Company name: Whiskey Rock Planning + Consulting		
Mailing address: 614 Creekside Lane		
City: Sandpoint	State: ID	Zip Code: 83864
Telephone: 208-946-9944	Fax:	
E-mail: jeremy@whiskeyrockplanning.com		

### ADDITIONAL REPRESENTATIVE INFORMATION:

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

### PARCEL INFORMATION:

Section #: 22	Township: 56N	Range: 5W	Parcel acreage: 20
Parcel # (s): RP56N05W225560A			
Legal description: 22-56N-5W TAX 24			

Current zoning: Rural 5	Current use: 110- Land-Ag/Timber
What zoning districts border the project site?	
North: Rural 5	East: Rural 5
South: Rural 5	West: Rural 5
Comprehensive plan designation: Rural Residential 5-10	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 100 AC 106- Productive Forest Land	
South: 40 AC 11-Land-aag with Resid Imp	
East: 5 AC Vacant	
West: 80 AC 10-Non irrigated Agri Land	
Nearest city: Priest River	Distance to the nearest city: < 1 mile
Detailed Directions to Site: US 2 West from Sandpoint through Priest River. Right at 3905 United States Highway 2 onto private easment. North on easment +/- 735 '	

**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: 4	Smallest lot size: 4.95 AC	Largest lot size: 4.95 AC
Date of the pre-application meeting:		
Intended use of future lots: Residential		
<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: No		
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: 4		
Average density (Dwelling units/acre): 1 DU per 5 acres		
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? Zero		
Number of acres to be dedicated as open space/common area: Zero		

What is the percentage of open space to total acres: <span style="float: right;">N/A Zero</span>
Number of acres of open space that is submerged: <span style="float: right;">Zero</span>
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? <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? The private easment and lots have been laid out to maximize privacy and limit impact on the enviroment.
Describe any planned berming, grading, waterfront landscaping, contouring or filling of lands within the proposed subdivision: N/A
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 " <u>Critical Wildlife Habitat</u> " 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 checked="" 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: <div style="margin-left: 40px;">60' wide easment. See Preliminary Plat. Daytona Drive. Minimum gravel surface per BCRC.</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 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 checked="" type="checkbox"/> No	
Road maintenance will be provided by:    HOA	
Please describe any proposed road improvements (Include surface type, maximum and typical grades, width of right-of-way, width of improved surface, curbing, etc.): Per BCRC.	

**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> Simple. Sanitary Restrictions on face of plat.
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 &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:  <h2 style="margin: 0;">Wells in the area produce between 5-20 GPM.</h2>	
Distance (in miles) to the nearest:	
Public/Community Sewer System: >1M +/-	Solid Waste Collection Facility: 1 M +/-
Public/Community Water System: 1M +/-	Fire Station: 1 M +/-
Elementary School: 1 M +/-	Secondary Schools: 1 M +/-
County Road: US 2	County Road Name: N/A
Which fire district will serve the project site? West Pend Oreille	
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: Mostly north to south sloping with minor grading of less than 5%.			
Water courses (lakes, streams, rivers & other bodies of water): N/A			
Is site within a floodplain?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Firm Panel #:
Map Designation:			
Springs & wells: None.			
Existing structures (size & use): No.			
Land cover (timber, pastures, etc): Sparce pine timber due to recent harvesting.			
Are wetlands present on site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			Source of information: National Map
Other pertinent information (attach additional pages if needed): N/A			

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

Property Rights:  
See attached.

Population:  
See attached.

School Facilities & Transportation:  
See attached.

Economic Development:  
See attached.

Land Use:  
See attached.

Natural Resources:  
See attached.

Hazardous Areas:  
See attached.

Public Services:  
See attached.

Transportation:  
See attached.

Recreation:  
See attached.

Special Areas or Sites:  
See attached.

Housing:  
See attached.

Community Design:  
See attached.

Agriculture:  
See attached.

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: 6/19/25  
REP  
Landowner's signature: \_\_\_\_\_ Date: \_\_\_\_\_