



# BONNER COUNTY PLANNING DEPARTMENT

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## PRELIMINARY PLAT APPLICATION

### FOR OFFICE USE ONLY:

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

|   |
|---|
| Proposed subdivision name: Arden Industrial |
|---|

### APPLICANT INFORMATION:

|                                  |           |                 |
|----------------------------------|-----------|-----------------|
| Landowner's name: Skye Kuprienko |           |                 |
| Mailing address: Po Box 343      |           |                 |
| City: Sagle                      | State: ID | Zip Code: 83860 |
| Telephone: 208-304-6181          | Fax:      |                 |
| E-mail: shawn@ardenironworks.com |           |                 |

### REPRESENTATIVE'S INFORMATION:

|  |           |                 |
|--|-----------|-----------------|
| Representative's name: Jesse Bailey            |           |                 |
| Company name: James A Sewell & Associates, LLC |           |                 |
| Mailing address: 600 4th Street West           |           |                 |
| City: Newport                                  | State: WA | Zip Code: 99156 |
| Telephone: 509-447-3626                        | Fax:      |                 |
| E-mail: jbailey@jasewell.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 #: 31  | Township: 54N | Range: 4W | Parcel acreage: 6.77 |
| Parcel # (s): RP01402001060C0A   |               |           |                      |
| Legal description: Lot 6C "Replat of Lot 11 Spirit Valley Industrial Park" |               |           |                      |
|  |               |           |                      |
|  |               |           |                      |

|   |   |
|---|---|
| Current zoning: Industrial  | Current use: Industrial                 |
| What zoning districts border the project site?  |   |
| North: Industrial   | East: Industrial                        |
| South: Industrial   | West: Industrial                        |
| Comprehensive plan designation: Transition  |   |
| Uses of the surrounding land (describe lot sizes, structures, uses):  |   |
| North: 2.2 acre Industrial Lot w/ structures  |   |
| South: Coyote Ave ROW; Spirit Lake WWTP Property  |   |
| East: 0.6 and 2.0 acre industrial lots with outbuildings  |   |
| West: 10 acres undeveloped Industrial   |   |
| Nearest city: Spirit Lake   | Distance to the nearest city: 0.5 miles |
| Detailed Directions to Site: <u>Travel Northwest from the City of Spirit Lake for approximate 0.5 miles; turn left onto Industrial Park ave. and continue around the 90 degree right hand turn and the property will be on the right hand side at the intersection of Coyote Ave.</u> |   |
|   |   |
|   |   |
|   |   |

**SUBDIVISION TYPE:**

|  |
|--|
| <input checked="" type="checkbox"/> Short Plat (4 or fewer lots, no PUD or associated zone change) |
| <input type="checkbox"/> Regular Plat  |
| <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: 3  | Smallest lot size: 2.25               | Largest lot size: 2.26                 |
| Date of the pre-application meeting: _____   |                                       |  |
| 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: _____   |                                       |  |
| What type of dwelling units will the residential project include:  |                                       |  |
| <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): _____   |                                       |  |
| 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? None   |                                       |  |

|   |
|---|
| Number of acres to be dedicated as open space/common area: <u>zero</u>  |
| What is the percentage of open space to total acres: <u>zero</u>  |
| Number of acres of open space that is submerged: <u>zero</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? <u>n/a</u>   |
| 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><br>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: _____<br><br> |

|                                     |  |
|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <u>Public Road</u> <input checked="" type="checkbox"/> <u>Existing</u> <input type="checkbox"/> <u>Proposed</u><br>Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade right-of-way width and name, if existing: <u>60' Right-of-Way of Industrial Park Ave for Lots 1 and 3; 60' Right-of-way of Coyote Ave for Lot 2.</u><br><hr/> <hr/> |
| <input type="checkbox"/>            | <u>Combination of Public Road/Private Easement</u> <input type="checkbox"/> <u>Existing</u> <input type="checkbox"/> <u>Proposed</u><br>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: _____<br><hr/> <hr/>   |

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 checked="" type="checkbox"/> | <u>Existing Community System - List name of sewer district or provider and type of system:</u><br><u>Spirit Lake Industrial Park</u><br><hr/> <hr/> |
| <input type="checkbox"/>            | <u>Proposed Community System – List type &amp; proposed ownership:</u> _____<br><hr/>   |
| <input type="checkbox"/>            | <u>Individual system – List type:</u> _____<br><hr/>  |

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

Water will be supplied by:

|                                     |   |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <u>Existing public or community system</u> - List name of provider: <u>Spirit Lake Industrial Park</u><br><hr/> |
| <input type="checkbox"/>            | <u>Proposed Community System – List type &amp; proposed ownership:</u> _____<br><hr/>                           |
| <input type="checkbox"/>            | <u>Individual well</u><br><hr/>   |

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: 0

Solid Waste Collection Facility: 0.1

Public/Community Water System: 0

Fire Station: 0.5

Elementary School: 1

Secondary Schools: 1

County Road: 0

County Road Name: Coyote Ave, Industrial Park Ave.

Which fire district will serve the project site? Sub District 1-5082

Which power company will serve the project site? Avista, Northern Lights

### 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:

Site is relatively flat with some small hills

Water courses (lakes, streams, rivers & other bodies of water): none

None

Is site within a floodplain?

☐ Yes

☒ No

Firm Panel #: \_\_\_\_\_

Map Designation: \_\_\_\_\_

Springs & wells: n/a

Existing structures (size & use): No permanent structures

Land cover (timber, pastures, etc): none

Are wetlands present on site? ☐ Yes ☒ 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: This proposal conveys the right for the owners to use their land as they see fit.  
It does not deprive any current neighboring property owners of the full use and enjoyment of their sole properties.

Population: This proposal would have no effect on the population

School Facilities & Transportation: This proposal would have no effect on School Facilities & Transportation

Economic Development: This proposal would have no current effect on Economic Development, but the creation of the resulting lots would allow for future development in the area.

Land Use: The proposal allows the property to still be compatible with the surrounding properties and their perspective uses.

Natural Resources: This proposal will not impact natural resources

Hazardous Areas: The subject property does not contain any hazardous areas.

Public Services: The subject property is supplied power by Inland Power and covered by Fire District Sub 1-5082  
No other services would be required

Transportation: The subject property is access by an existing Public ROW (Coyote Ave & Industrial Park Ave)

Recreation: None

Special Areas or Sites: This proposal contains no special sites or areas

Housing: This proposal would not result in any change to the current housing available within the area.

Community Design: This proposal would not have any effect on the Community.

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: \_\_\_\_\_

Representatives signature: Jesse Bailey Date: 8-5-25