



# 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 #  SS0008-25	RECEIVED:
-------------------------	-----------

Proposed subdivision name: Moondance Acres (an extension of the existing Moondance Acres MLD)

### APPLICANT INFORMATION:

Landowner's name: Warren Aden Day & Sara Wendy Day		
Mailing address: [REDACTED]		
City: Lethbridge, Alberta, Canada	State:	Zip Code: T1K 5T6
Telephone: [REDACTED]	Fax:	
E-mail: [REDACTED]		

### REPRESENTATIVE'S INFORMATION:

Representative's name: Warren Aden Day		
Company name:		
Mailing address: [REDACTED]		
City: Surrey, BC, Canada	State:	Zip Code: V4A 6V4
Telephone: [REDACTED]	Fax:	
E-mail: [REDACTED]		

### ADDITIONAL REPRESENTATIVE INFORMATION:

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

### PARCEL INFORMATION:

Section #: 8	Township: 57N	Range: 2W	Parcel acreage: 8.67 acres
Parcel # (s): Good Dog Acres Lot 3			
Legal description: 8-57N-2W GOOD DOG ACRES LOT 3			

Current zoning: <b>Suburban</b>	Current use: <b>Suburban growth area</b>
What zoning districts border the project site?	
North: Suburban	East: Suburban
South: Suburban	West: Suburban
Comprehensive plan designation: Suburban Residential	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 515 - Land resid rural subdv vac, Moondance Acres Lot 1, 2 and 3, each are 2.53 acres, no structures as of yet, single family	
South: 534 - Resid improve on cat 12, 4.656 acres, house, garage/shed / 534 - Resid improv on cat 12, 0.200 acres, house, shed	
East: 537 - Resid improv on cat 15, 5.00 acres, house, garage/shed / 537 - Resid improv on cat 15, 5.00 acres, house, shed	
West: 537- Resid improv on cat 15 3.09 acres, single family house, garaasdge/shet / 3.00 acres, single family house, garage	
Nearest city: Sandpoint	Distance to the nearest city: 1.5 miles
Detailed Directions to Site: Access is via driveway at 1199 Gooby Road, Sandpoint, ID 83864	

**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: 3	Smallest lot size: 2.63 acres	Largest lot size: 3.30 acres
Date of the pre-application meeting: N/A		
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: 3 dwelling units (one per lot)		
Average density (Dwelling units/acre): 1 dwelling unit per 2.89 acres average		
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? Nil		
Number of acres to be dedicated as open space/common area: Nil		

What is the percentage of open space to total acres: N/A

Number of acres of open space that is submerged: N/A

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.  
N/A

Is dedication of land for public use planned?  Yes  No

If yes, describe use and number of acres:  
N/A

**ENVIRONMENTAL FEATURES:**

How has the subdivision been designed to avoid natural hazards?  
No natural hazards

Describe any planned berming, grading, waterfront landscaping, contouring or filling of lands within the proposed subdivision:  
None planned

During the course of the proposed project will any land disturbing activities occur on slopes of 30% or greater? (BCRC 12-761)  Yes  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?  Yes  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:

Private Easement     Existing     Proposed

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:  
**Existing gravel road 20 ft wide <10% grade, construction included stripping of topsoil, fabric layed on road base, 1-1/4 minus gravel spread, graded and crowned, and compacted. Ditches dug, profiled and lined with rip rap to control sediment buildup and erosion. One 20' x 12" culvert installed to manage water runoff. Road has no name at this time. Road was built in July 2024.**  
**Proposed 60 ft easement width**

<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?     Yes     No

Road maintenance will be provided by:    Land 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.):

**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> basic septic system with buried septic tank and drainfield
-------------------------------------	--

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

Basic onsite septic system. Details and location of facilities subject to future design and placement of dwellings. Proposed lots have approved speculative site evaluations from Panhandle Health

Water will be supplied by:

<input type="checkbox"/>	<u>Existing public or community system - List name of provider:</u>
--------------------------	---

<input type="checkbox"/>	<u>Proposed Community System – List type &amp; proposed ownership:</u>
--------------------------	--

Individual well

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

Water well with pump, maintenance and storage to be provided by prospective landowner

Distance (in miles) to the nearest:

Public/Community Sewer System: 1.5 mi	Solid Waste Collection Facility: 2 mi est.
---------------------------------------	--

Public/Community Water System: 1.5 mi	Fire Station: 4.5 mi
---------------------------------------	----------------------

Elementary School: 2.5 mi (Farmin-Stidwell)	Secondary Schools: 3 mi (North Idaho High)
---	--

County Road: Adjacent to property	County Road Name: Gooby Road
-----------------------------------	------------------------------

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

Which power company will serve the project site? 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:

No rock outcropping. Generally the land gently crests in the north and gradually falls off to the southern boundary. Estimate maximum slope in parts of 10-15%.

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

Small seasonal wetland encroaches into northern part of the property

Is site within a floodplain?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Firm Panel #:	Map Designation:
------------------------------	------------------------------	--	---------------	------------------

Springs & wells:

Existing water well on property, well ID 330802

Existing structures (size & use):

One single family residence on property

Land cover (timber, pastures, etc):

Forested with pines and firs with some smaller upland meadows in the north and east

Are wetlands present on site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Source of information: NWI
---	----------------------------

Other pertinent information (attach additional pages if needed):

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

Property Rights:

The proposed subdivision is within the property rights fo the owners. No violation of private property rights is proposed.

Population:

This proposal creates 2 additional lots with single familiy dwellings, creating a minimal increase in population.

School Facilities & Transportation:

The property exists in the Lake Pend Oreille School District #84 which offers existing bus transportation and schools in Sandpoint and surrounding areas.

Economic Development:

This subdivision has the potential to slightly increase the local economy as new residents join the local workforce. Should also provide local jobs as homeowners develop their properties.

Land Use:

Land use will remain suburban residential, and stay consistent with the existing land uses and density.

Natural Resources:

Minimal impact. Furtherdevelopment of the proposed lots will be in accordance with existing codes and regulations.

Hazardous Areas:

No existing hazardous areas exist on the property. This proposal does not cause risk to nature, property, or people.

Public Services:

Negligible or no impact. This proposal will use existing public services as provided to Sandpoint and the surrounding areas.

Transportation:

The property has direct access to Gooby Road which is a public right-of-way with easy access to Sanpoint city center.

Recreation:

This proposal does not affect recreational facilities or activites 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 county's potential housing by adding two new lots and provides additional 2 single family dwellings (currently 1 single family dwelling on site)

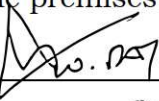
Community Design:

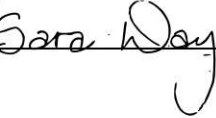
The proposed lot design conforms with the rural character of the community and is ompatible with surrounding property and land uses.

Agriculture:

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: 15-Aug-2024

Landowner's signature:  Date: 15-Aug-2024