



# BONNER COUNTY PLANNING DEPARTMENT

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## PRELIMINARY PLAT APPLICATION

### FOR OFFICE USE ONLY:

FILE #

SS0009-25

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david.fisher , 11/12/2025, 12:51:08 PM

Proposed subdivision name: Replat of Lot 2 of Hockett Acres

### APPLICANT INFORMATION:

Landowner's name: Dan Meliza

Mailing address: [REDACTED]

City: Spirit Lake

State: ID

Zip Code: 83869

Telephone: [REDACTED]

Fax:

E-mail: [REDACTED]

### REPRESENTATIVE'S INFORMATION:

Representative's name: Steve 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 #: 24

Township: 54N

Range: 5W

Parcel acreage: 9.98 AC.

Parcel # (s): RP011230000020A

Legal description:

Lot 2 of Hockett Acres (Book 22 of Plats, Page 72)

Current zoning: Rural 5 (R-5)	Current use: Rural Residential
What zoning districts border the project site?	
North: Rural 5 (R-5)	East: Rural 5 (R-5)
South: Rural 5 (R-5)	West: Rural 5 (R-5)
Comprehensive plan designation: Rural residential	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 515-Land resid rural subdv vac	
South: 512-Land Resid rural tract vac	
East: 103- Non-irrigated agri land	
West: 148-Land-ag/timb w/mh real	
Nearest city: Blanchard	Distance to the nearest city: 4.6 miles
Detailed Directions to Site: From Blanchard, head southeast on ID-41 S for 3.4 miles. Turn left on Clagstone Rd. Travel 1.2 miles on Clagstone Rd and the subject property is on the left.	

### 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: 4.98 AC	Largest lot size: 5.00 AC
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: 2		
Average density (Dwelling units/acre): 1 unit per 5 AC.		
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: None		

What is the percentage of open space to total acres: <small>None</small>
Number of acres of open space that is submerged: <small>None</small>
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? <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? N/A, no natural hazards identified.
Describe any planned berming, grading, waterfront landscaping, contouring or filling of lands within the proposed subdivision: None
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 checked="" type="checkbox"/>	<u>Private Easement</u> <input type="checkbox"/> <u>Existing</u> <input checked="" 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;">Proposed ingress, egress, and utilities easement for driveway.</div>

<input checked="" type="checkbox"/>	<u>Public Road</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 right-of-way width and name, if existing:  Clagstone road is a public road, an approximately 22' wide paved road falls within a right-of-way of varying width.
<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:

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

**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>
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<input type="checkbox"/>	<u>Proposed Community System – List type &amp; proposed ownership:</u>
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<input checked="" type="checkbox"/>	<u>Individual system – List type:</u> Each lot is proposed to have its own on-site septic system.
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Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details:  
  
 Each lot is proposed to have its own on-site septic system. Capacity will be determined by size of residence proposed and permits will be reviewed and approved through Idaho Panhandle Health.

Water will be supplied by:

<input type="checkbox"/>	<u>Existing public or community system</u> - List name of provider:
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<input type="checkbox"/>	<u>Proposed Community System – List type &amp; proposed ownership:</u>
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Individual well

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

**See well reports for surrounding properties.**

Distance (in miles) to the nearest:

Public/Community Sewer System: N/A

Solid Waste Collection Facility: 3.1 miles

Public/Community Water System: N/A

Fire Station: 4.9 miles (Kootenai County)

Elementary School: 4.5 miles (Kootenai County)

Secondary Schools: 5.9 miles (Kootenai County)

County Road: 0 Miles

County Road Name: Clagstone Rd

Which fire district will serve the project site? Spirit Lake Fire

Which power company will serve the project site? Inland Power

**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:

Subject property is very flat (below 15% slope). It is primarily forest.

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

None

Is site within a floodplain?

☐ Yes

☒ No

Firm Panel #: 16017C1100E

Map Designation: X

Springs & wells:

None

Existing structures (size & use):

None

Land cover (timber, pastures, etc):

Subject property is primarily forested.

Are wetlands present on site? ☐ Yes ☒ 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 in alignment with the Bonner County zoning ordinance, setback standards, and environmental mitigations. These regulations have not destroyed the fundamental property rights, nor imposed substantial and significant limitations, on the subject property or adjacent properties.

**Population:**

The Bonner County population is growing and is expected to continue that trend. This projects turns one lot into two lots.

**School Facilities & Transportation:**

This project falls within Bonner School District #83. However, the schools in Spirit Lake in Kootenai County are the closest. Any children living at the proposed two lots would most likely attend those schools.

**Economic Development:**

The subject property is in between Blanchard and Spirit Lake. Adding an additional lot provides one additional location for housing for anyone working in the area and contributing to the economy of Bonner County.

**Land Use:**

The subject property is currently forested, which is the most common land use in Bonner County.

**Natural Resources:**

The design of the proposed subdivision will not adversely impact Bonner County's natural resources. There are no streams or wetlands on the subject property.

**Hazardous Areas:**

The proposed subdivision will not cause circumstances to exist that will cause future residents or the public at large to be exposed to hazards to health or safety.

**Public Services:**

The public and private services, including but not limited to water, sewer services, solid waste, fire protection, emergency services, and school facilities and transportation, which will serve the proposed subdivision are adequate for the needs of future residents or users.

**Transportation:**

The southeastern corner of the subject property borders Clagstone Road. A proposed nonexclusive easement for ingress, egress, and utilities will facilitate a shared driveway approach off of Clagstone Rd.

**Recreation:**

The subdivision does not remove any recreational opportunities from the residents of Bonner County.

**Special Areas or Sites:**

N/A

**Housing:**

The subject property is in between Blanchard and Spirit Lake. Adding an additional lot provides one additional location for housing for anyone working in Bonner County.



Community Design:

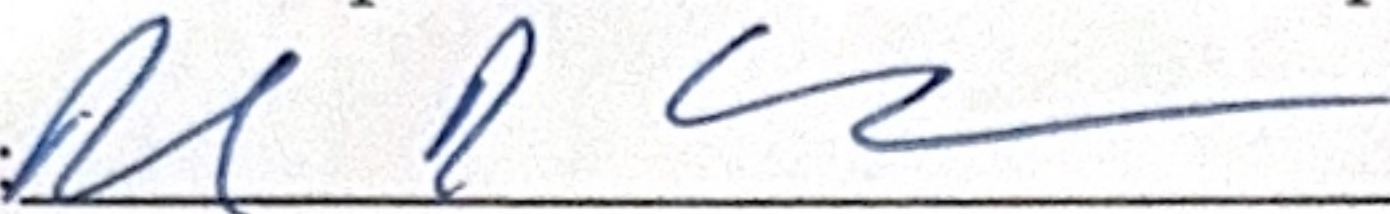
The subject property is in between Blanchard and Spirit Lake. The surrounding area is a mixture of various sized lots, generally around 5-10 acres. This subdivision follows that rural pattern.

Agriculture:

The property is currently forested land with no residences with no agricultural practices.

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: 10/10/25

Landowner's signature: \_\_\_\_\_ Date: \_\_\_\_\_