



BONNER COUNTY PLANNING DEPARTMENT

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PRELIMINARY PLAT APPLICATION

FOR OFFICE USE ONLY:

FILE # SS0001-26	RECEIVED: <div style="border: 1px solid green; padding: 2px; display: inline-block;">RECEIVED david.fisher , 1/16/2026, 1:24:52 PM</div>
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Proposed subdivision name: Replat of Lots 1 and 2 of Sorenson Acres

APPLICANT INFORMATION:

Landowner's name: Jeff Needs, Jr. and Norma Needs		
Mailing address: 31899 Hwy 41		
City: Blanchard	State: ID	Zip Code: 83804
Telephone: 208-290-3920	Fax:	
E-mail: jjconstruction.inc@frontier.com		

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 #: 23	Township: 54	Range: 5W	Parcel acreage: 20.01 AC
Parcel # (s): RP011140010010A & RP011140010020A			
Legal description: Lots 1 and 2, Block 1 of Sorenson Acres (Bk 21 of Plats, Pg 28)			

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: 106- Productivity forest land	
South: 537-Resid improv on cat 15	
East: 534-Resid improv on cat 12 and 513-Land Rural cat 12 w/MH	
West: 131-Land-ag/timb w/resid Imp and 107- Bare forest land	
Nearest city: Blanchard	Distance to the nearest city: 3 miles
Detailed Directions to Site: From Blanchard, head southeast on ID-41 S for 3 miles. Turn left on Flattery Lane.	

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: 5.00	Largest lot size: 5.01
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: 4		
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: None

Number of acres of open space that is submerged: None

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:

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) 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:

<input checked="" type="checkbox"/>	Public Road <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:
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<input type="checkbox"/>	Combination of Public Road/Private Easement <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:
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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.):

The south boundary of the plat is State Hwy 41, a paved road within a 180' wide public right of way. Flattery Lane is a 50' wide ingress, egress, and utility easement granted in the plat of Sorenson Acres. It is proposed that the hammerhead at the end of this existing easement is expanded (as shown on the proposed plat) to allow access to Lot 1A.

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 & 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 - List name of provider:</u>
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<input type="checkbox"/>	<u>Proposed Community System – List type & 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.

Distance (in miles) to the nearest:

Public/Community Sewer System: N/A

Solid Waste Collection Facility: 2.9 miles

Public/Community Water System: N/A

Fire Station: 5 miles (Kootenai County)

Elementary School: 4.4 miles (Kootenai County)

Secondary Schools: 5.8 miles (Kootenai County)

County Road: 0 Miles

County Road Name: State Hwy 41

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 and some grass fields.

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:

Existing structures (size & use):

There is an existing residential house on proposed Lot 2B.

Land cover (timber, pastures, etc):

Proposed Lots 1A, 1B, and 2A are primarily forested. Lot 2B is a mixture of grass field and timber.

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 two lots into four 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 two additional lots provides more opportunities for housing for anyone working in the area and contributing to the economy of Bonner County.

Land Use:

The subject property is currently primarily 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 subject property borders State Hwy 41. An existing easement for ingress, egress, and utilities dedicated in the plat of Sorenson Acres created the private road Flattery Lane.

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 two additional lots provides more possible locations 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 one residence 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: 1-13-26

Landowner's signature:  Date: 1-13-26