



# BONNER COUNTY PLANNING DEPARTMENT

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## PRELIMINARY PLAT APPLICATION

### FOR OFFICE USE ONLY:

|                         |                                   |
|-------------------------|-----------------------------------|
| FILE #<br><br>SS0004-26 | RECEIVED:<br><br>February 6, 2026 |
|-------------------------|-----------------------------------|

Proposed subdivision name: Westmond North Lots

### APPLICANT INFORMATION:

Landowner's name: Bear Creek Equity Investments, LLC (Dave Cecie, managing member)

### REPRESENTATIVE'S INFORMATION:

Representative's name: Travis Haller

Company name: 7B Engineering

### ADDITIONAL REPRESENTATIVE INFORMATION:

Name/Relationship to the project:

Company name:

Mailing address:

|            |        |           |
|------------|--------|-----------|
| City:      | State: | Zip Code: |
| Telephone: | Fax:   |           |
| E-mail:    |        |           |

### PARCEL INFORMATION:

|   |               |           |                       |
|---|---------------|-----------|-----------------------|
| Section #: 5  | Township: 55N | Range: 2W | Parcel acreage: 8.182 |
| Parcel # (s): RP017540000010A, RP017540000020A, RP017540000030A |               |           |                       |
| Legal description:<br>Lots 1, 2 and 3 of Westmond North         |               |           |                       |

|  |                                 |
|--|---------------------------------|
| Current zoning: Rural Service Center   | Current use: Vacant             |
| What zoning districts border the project site?   |                                 |
| North: RSC / Rural-5   | East: Rural-5                   |
| South: RSC / Rural-5   | West: RSC / Rural-5             |
| Comprehensive plan designation: Transition   |                                 |
| Uses of the surrounding land (describe lot sizes, structures, uses):   |                                 |
| North: 5.38 for commercial use   |                                 |
| South: 3.59 and 5.02, both for residential use   |                                 |
| East: 5.02 and 0.62, both residential  |                                 |
| West: 3.2 and 1.2; commercial and residential respectively   |                                 |
| Nearest city: Westmond   | Distance to the nearest city: 0 |
| Detailed Directions to Site:<br>From Sandpoint, go south on Hwy 95, just before Lake Cocolalla. Turn east onto Westmond Road, the project lots are on the left (north), about a 1/4 mile down Westmond Road. |                                 |

**SUBDIVISION TYPE:**

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| <input checked="" type="checkbox"/> Short Subdivision 10 or fewer Lots |
| <input type="checkbox"/> Regular Subdivision 11+ Lots                  |
| <input type="checkbox"/> Plat with a Planned Unit Development          |
| <input type="checkbox"/> Conservation Subdivision                      |
| <input type="checkbox"/> Cottage Housing Plat                          |

**PROJECT PROPOSAL:**

|  |                                       |  |
|--|---------------------------------------|--|
| Number of lots: 8  | Smallest lot size: 1.00               | Largest lot size: 1.17                 |
| 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: n/a   |                                       |  |
| 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: 8   |                                       |  |
| Average density (Dwelling units/acre): 1 dwelling unit / 1 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? 0  |                                       |  |
| Number of acres to be dedicated as open space/common area: 0   |                                       |  |

|   |
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| What is the percentage of open space to total acres: 0%   |
| Number of acres of open space that is submerged: 0  |
| Describe proposed use and maintenance of open space:<br>n/a   |
| Describe in detail any proposed trails or sidewalk systems, including trail type, ownership, width, surface type, etc.<br>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:<br>n/a  |

**ENVIRONMENTAL FEATURES:**

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| How has the subdivision been designed to avoid natural hazards?<br>No known natural hazards on site.  |
| Describe any planned berming, grading, waterfront landscaping, contouring or filling of lands within the proposed subdivision:<br>Standard grading for road construction is planned. No other activities described above are planned. |
| 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)<br>n/a   |

**ACCESS INFORMATION:**

|                                     |   |
|-------------------------------------|---|
| Please check the appropriate boxes: |   |
| <input checked="" type="checkbox"/> | <u>Private Easement</u> <input type="checkbox"/> Existing <input type="checkbox"/> Proposed<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>Current easement exists as shown on Westmond North plat. New private 60' easement is proposed. |

|                          |   |
|--------------------------|---|
| <input type="checkbox"/> | <u>Public Road</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 right-of-way width and name, if existing: |
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|                          |   |
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| <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: |
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| Is public road dedication proposed as part of this land division? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |  |
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| Road maintenance will be provided by: <small>Westmond HOA</small> |
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| Please describe any proposed road improvements (Include surface type, maximum and typical grades, width of right-of-way, width of improved surface, curbing, etc.):<br>The new road will be constructed to private road standards. Road is anticipated to be gravel with a travel width of 22', minimal grade, with no curbing. |
|---|

**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> |
|-------------------------------------|---------------------------------------|

|   |  |
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| Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details:<br>Individual septic tanks and drain fields are proposed for each lot. See skematic layout for proposed locations on each lot with setback requirements |  |
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| Water will be supplied by: |  |
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| <input type="checkbox"/> | <u>Existing public or community system - List name of provider:</u> |
|--------------------------|---|

|                                     |   |
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| <input checked="" type="checkbox"/> | <u>Proposed Community System – List type &amp; proposed ownership:</u><br>A shared water well is proposed. See water availability report. |
|-------------------------------------|---|

|                          |                        |
|--------------------------|------------------------|
| <input type="checkbox"/> | <u>Individual well</u> |
|--------------------------|------------------------|

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

Water source is a recently drilled water well on lot 8, with distribution system being installed in utility easement and managed by the HOA.

Distance (in miles) to the nearest:

|   |   |
|---|---|
| Public/Community Sewer System: <sup>5</sup> | Solid Waste Collection Facility: <sup>4</sup> |
|---|---|

|   |                            |
|---|----------------------------|
| Public/Community Water System: <sup>0</sup> | Fire Station: <sup>4</sup> |
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|                                 |                                  |
|---------------------------------|----------------------------------|
| Elementary School: <sup>4</sup> | Secondary Schools: <sup>19</sup> |
|---------------------------------|----------------------------------|

|                           |  |
|---------------------------|--|
| County Road: <sup>0</sup> | County Road Name: <small>Westmond Road</small> |
|---------------------------|--|

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

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:  
Maximum slope is less than 5% grade, no rock outcropping, no benches. Site is generally flat.

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

None

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

Springs & wells:

A recently drilled water well exists on Lot 8.

Existing structures (size & use):

n/a

Land cover (timber, pastures, etc):

Overall site is mostly cleared with grasses and few trees, with one cluster in the NE corner of Lot 5.

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

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:**

No property rights of the owners or adjoining owners are going to be affected or changed by this proposal. When Westmond North, 3-lot subdivision occurred, no letters of opposition were received.

**Population:**

The short plat proposal should help out the growing population and not adversely effect this component's policies.

**School Facilities & Transportation:**

The addition of the private road off of Westmond Road shouldn't affect the policies in this component.

**Economic Development:**

This proposal will provide for economic development for the local area by supporting the construction industry. This proposal is not anticipated to be in conflict with the economic development policies.

**Land Use:**

These lots has a comprehensive land use designation of transition where economic development is encouraged.

**Natural Resources:**

No natural resources are anticipated to be adversely affected by this proposal. No wetlands, water sources, flood plains, or other natural resources exist on the property, except a few trees. This proposal is not in conflict with any of the policies of the natural resources component.

**Hazardous Areas:**

No known hazardous areas exist. There is no conflict with the policies of the hazardous areas component.

**Public Services:**

Public water and sewer services are not available. Ambulance, power and fire services are available and are not anticipated to be changed or affected by this proposal, or their ability to serve surrounding users. There is no conflict with this component.

**Transportation:**

Access is by Westmond Road, a county-owned and maintained paved public road, with a new proposed private 60' wide easement running in the middle to access the back lots. This new road will be maintained privately by the HOA. No conflicts are anticipated by this proposal with the policies of the transportation component.

**Recreation:**

This proposal is not anticipated to be in conflict with the recreational policies of this component and no recreational opportunities are being diminished or removed by this proposal.

**Special Areas or Sites:**

No special areas have been identified.

**Housing:**

This proposal is supported by the policies of the housing component by offering additional housing for the county residents and allowing them to live near places of business, a major highway for simple commuting, where growth is anticipated and transitions between urban like needs are encouraged.

Community Design:

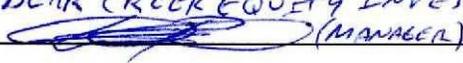
This proposal encourages the urban like uses to be within the areas designated as transition. The overall property borders an RV park, outdoor storage and single family residences. This proposal is in line with the policies of the community design.

Agriculture:

This proposal is not proposing agricultural or farming pursuits.

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: BEAR CREEK EQUITY INVESTMENTS, LLC  
 (MANAGER) Date: 2/5/2026

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