



BONNER COUNTY PLANNING DEPARTMENT

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PRELIMINARY PLAT APPLICATION

FOR OFFICE USE ONLY:

FILE # SS0010-26	RECEIVED: May 20, 2026
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Proposed subdivision name: Replat of Lot 14 of Muskrat Lake

APPLICANT INFORMATION:

Landowner's name: Steve Masterson		
Mailing address: [REDACTED]		
City: Sagle	State: ID	Zip Code: 83860
Telephone: [REDACTED]	Fax:	
E-mail: [REDACTED]		

REPRESENTATIVE'S INFORMATION:

Representative's name: Dan Inloes		
Company name: HMH Engineering		
Mailing address: [REDACTED]		
City: Coeur d'Alene	State: ID	Zip Code: 83815
Telephone: [REDACTED]	Fax:	
E-mail: [REDACTED]		

ADDITIONAL REPRESENTATIVE INFORMATION:

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

PARCEL INFORMATION:

Section #: 35	Township: 57N	Range: 3W	Parcel acreage:
Parcel # (s): RP008150000140A			
Legal description: Lot 14 of Muskrat Lake, according to the plat thereof, recorded in Book 4 of Plats, Page 81, records of Bonner County, Idaho.			

Current zoning: Rural 5 (R-5)	Current use: Rural Residential (5-10 AC)
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:	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 3 lots Rural Residential 7.547, 6.001, 6.000 acres	
South: Rural Residential 18.570 acres	
East: Rural Residential 9.530 acres	
West: Rural Residential 8.500 acres	
Nearest city: Sagle	Distance to the nearest city: 10 miles
Detailed Directions to Site: Head north on US-95 N, Turn left onto Gun Club Rd, Turn right onto Spades Rd, Turn left onto Lakeshore Dr, Turn right onto Gypsy Bay Rd, Turn right onto Muskrat Lake Rd, Turn left onto Lake Rd	

SUBDIVISION TYPE:

☒ Short Subdivision 10 or fewer Lots
☐ Regular Subdivision 11+ Lots
☐ Plat with a Planned Unit Development
☐ Conservation Subdivision
☐ Cottage Housing Plat

PROJECT PROPOSAL:

Number of lots: 3	Smallest lot size: 6.51 acres	Largest lot size: 6.51 acres
Date of the pre-application meeting:		
Intended use of future lots:		
☒ Residential	☐ Commercial	
☐ Industrial	☐ Agricultural	
☐ Utility	☐ Mixed	
If there are mixed uses, please explain:		
What type of dwelling units will the residential project include:		
☒ Single-family dwelling	☐ Duplex	
☐ Multi-family dwelling	☐ Townhouse	
Proposed number of dwelling units: 3		
Average density (Dwelling units/acre): 1 dwelling per lot		
Is any bonus density proposed?		☐ Yes ☒ 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		

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: no open space
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? No natural hazards present
Describe any planned berming, grading, waterfront landscaping, contouring or filling of lands within the proposed subdivision: minimal grading for driveway to serve lot 14C
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:	
☒	<u>Private Easement</u> ☐ <u>Existing</u> ☐ <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: Gravel driveway to be constructed for Lot 14C

☐	<u>Public Road</u> ☒ <u>Existing</u> ☐ <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: Existing gravel road serving subdivision.
☒	<u>Combination of Public Road/Private Easement</u> ☐ <u>Existing</u> ☐ <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: 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:

☐	<u>Existing Community System - List name of sewer district or provider and type of system:</u>
☐	<u>Proposed Community System – List type & proposed ownership:</u>
☒	<u>Individual system – List type:</u> Septic tank

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

Water will be supplied by:

☐	<u>Existing public or community system</u> - List name of provider:
☐	<u>Proposed Community System – List type & proposed ownership:</u>

☒	<u>Individual well</u>
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: 1 mile	Solid Waste Collection Facility: 13.4 miles
Public/Community Water System:	Fire Station: 11 miles
Elementary School: 11.4 miles	Secondary Schools: 13.5 miles
County Road: 0 miles	County Road Name: Muskrat Lake Rd
Which fire district will serve the project site? Sagle Fire	
Which power company will serve the project site? Northern Lights Inc	

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: 8% max Selle fine sandy loam			
Water courses (lakes, streams, rivers & other bodies of water): Freshwater Forested/Shrub Wetland			
Is site within a floodplain?	☐ Yes	☒ No	Firm Panel #:
Map Designation:			
Springs & wells: Well according to IDWR that services lot 11A			
Existing structures (size & use): 2,443 sq ft, residential			
Land cover (timber, pastures, etc): timber			
Are wetlands present on site? ☒ Yes ☐ No			Source of information: FEMA
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:

Population:

School Facilities & Transportation:

Economic Development:

Land Use:

Natural Resources:

Hazardous Areas:

Public Services:

Transportation:

Recreation:

Special Areas or Sites:

Housing:

Community Design:

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: Steve Masterson Digitally signed by Steve Masterson
Date: 2026.05.19 14:35:20 -0700 Date: _____

Landowner's signature: _____ Date: _____