

BONNER COUNTY PLANNING DEPARTMENT

1500 Highway 2, Suite 208, Sandpoint, ID 83864 (208) 265-1458

planning@bonnercountyid.gov | www.bonnercountyid.gov

PRELIMINARY PLAT APPLICATION

Proposed subdivision name: Iron Pine Subdivision

APPLICANT INFORMATION

Landowner's name:	NCO Partners, LLC				
Mailing address:	2022 N Government Way				
City:	Coeur d'Alene	State:	ID	Zip Code:	83814
Telephone:	(208) 704-2000	E-mail:	chad@nwidaho.com		

REPRESENTATIVE'S INFORMATION

Representative's name:	Chad Oakland				
Company name:	NCO Partners, LLC				
Mailing address:	2022 N Government Way				
City:	Coeur d'Alene	State:	ID	Zip Code:	83814
Telephone:	(208) 704-2000	E-mail:	chad@nwidaho.com		

PARCEL INFORMATION

Section #:	19	Township:	54N	Range:	02W	Parcel acreage:	21.327
Parcel #(s):	RP54N02W196450A						
Legal description:	See attached.						

ZONING & SURROUNDING LAND USE

Current zoning:	R-5	Current use:	Single-family residential
------------------------	-----	---------------------	---------------------------

What zoning districts border the project site?

North:	R-5	East:	R-5
South:	R-5	West:	R-5
Comprehensive plan designation:	R-5		

Uses of surrounding land (lot sizes, structures, uses):

North:	Single-family residential		
South:	Single-family residential		
East:	Single-family residential		
West:	Single-family residential		
Nearest city:	Athol, ID	Distance to nearest city:	Approx. 5 miles
Detailed directions to site:	From US-95, take Bayview Rd to Lodgepole Rd, then to the subject property.		

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:	4	Smallest lot size:	5.088 acres	Largest lot size:	6.056 acres
Date of pre-application meeting:	No pre-application meeting held.				
Intended use of future lots:	☒ Residential ☐ Commercial ☐ Industrial ☐ Agricultural ☐ Utility ☐ Mixed				
If mixed uses, explain:	N/A — single-family residential only, no mixed uses proposed.				
Dwelling unit type(s):	☒ Single-family ☐ Duplex ☐ Multi-family ☐ Townhouse				
Proposed # dwelling units:	4 (1 per lot)	Average density (DU/acre):	1 DU per 5 acres		
Bonus density proposed?	☐ Yes ☒ No				
If yes, bonus density action & formula:	N/A — no bonus density proposed.				
Acres of submerged land:	0 — none				
Acres dedicated as open space/common area:	0 — none proposed				
Percentage of open space to total acres:	0%				
Acres of open space that is submerged:	N/A — no open space proposed				
Proposed use & maintenance of open space:	N/A — no open space proposed				
Proposed trails/sidewalks (type, ownership, width, surface):	N/A — no trails or sidewalks proposed				
Dedication of land for public use planned?	☐ Yes ☒ No				
If yes, describe use and acres:	N/A				

ENVIRONMENTAL FEATURES

Design measures to avoid natural hazards:	N/A
Planned berming, grading, landscaping, filling:	N/A
Land disturbance on slopes $\geq 30\%$ (BCRC 12-761)?	☐ Yes ☒ No
Site within Critical Wildlife Habitat area?	☐ Yes ☒ No
If yes, habitat type & protection measures (BCRC 12-741):	N/A

ACCESS INFORMATION

Private Easement:	☐ Existing ☒ Proposed
Travel surface, width, road grade, easement width, recorded instrument #:	Proposed 30 ft ingress/egress private road easement off Lodgepole Rd, with a 22 ft wide gravel travel surface. New road to be named "Iron Pine Trail."
Public Road:	☐ Existing ☐ Proposed
Travel surface, width, road grade, ROW width, name:	N/A
Combination Public Road / Private Easement:	☐ Existing ☐ Proposed
Travel surface, width, grade, ROW/easement width, road name:	N/A
Public road dedication proposed?	☐ Yes ☒ No
Road maintenance provided by:	Private road maintenance agreement among lot owners.

Proposed road improvements (surface, grades, ROW width, curbing):	22 ft wide gravel travel surface within a 30 ft private easement. No curbing proposed.
--	--

SERVICES

Sewage disposal will be provided by:

Existing Community System (name & type):	N/A
Proposed Community System (type & ownership):	N/A
Individual system (type):	Private septic system (individual, per lot)
System capacity, maintenance plan, facility location:	N/A

Water will be supplied by:

Existing public/community system (provider name):	N/A
Proposed Community System (type & ownership):	N/A
Individual well:	☒ Yes ☐ No
Water source, capacity, maintenance, storage/delivery:	Private individual wells (one per lot).

Distance (in miles) to the nearest:

Public/Community Sewer System:	Approx. 5 miles (Bayview Sewer District)	Solid Waste Collection Facility:	Approx. 2.8 miles
Public/Community Water System:	Approx. 5 miles (Bayview)	Fire Station:	Approx. 2.5 miles
Elementary School:	Athol Elementary — approx. 4.7 miles	Secondary School:	Sandpoint Middle School — approx. 18 miles
County Road:	Approx. 0.4 miles	County Road Name:	Bayview Rd
Fire district serving the site:	Timberlake Fire Protection District		
Power company serving the site:	Northern Lights, Inc.		

SITE INFORMATION

Topography (max slope, rock outcroppings, benches):	Generally level, treed terrain with a maximum slope of less than 10%. No rock outcroppings or benches present.		
Water courses (lakes, streams, rivers, other water):	None		
Site within a floodplain?	☐ Yes ☒ No		
FIRM Panel #:	16017C1150E	Map Designation:	Zone X (area of minimal flood hazard)
Springs & wells:	None		
Existing structures (size & use):	None		
Land cover (timber, pasture, etc.):	Timber — treed property		
Wetlands present on site?	☐ Yes ☒ No		
Source of wetlands information:	N/A		
Other pertinent information:	N/A		

COMPREHENSIVE PLAN CONSISTENCY

Describe how the proposed subdivision is not in conflict with each of the following Comprehensive Plan policy elements:

Property Rights:	The proposed 4-lot short subdivision is a reasonable use of the applicant's private property consistent with the site's zoning and surrounding land use pattern. The subdivision does not restrict or diminish the property rights of adjacent landowners, and all lots will have legal access via the proposed private road easement.
Population:	At 4 single-family lots on 21.327 acres, the project represents a low-density addition to the area's population that is consistent with the rural residential character and growth patterns already established by surrounding development.
School Facilities & Transportation:	The modest scale of the project (4 lots) will have a negligible impact on school enrollment or transportation demand. Access is provided via a proposed private easement (Iron Pine Trail) connecting to Lodgepole Rd, a private road that in turn connects to Bayview Rd, a public road, minimizing any need for new public infrastructure.
Economic Development:	The subdivision supports the local economy by making additional residential lots available in an area already characterized by single-family residential use, without introducing uses that would conflict with or displace existing economic activity.
Land Use:	The subject property is zoned R-5, and all surrounding parcels to the north, south, east, and west share the same R-5 zoning designation. The proposed single-family residential lots are consistent with, and identical to, the land use pattern already established on all sides of the subject parcel, which is likewise developed as single-family residential.
Natural Resources:	No significant natural resource impacts are anticipated. No berming, grading, filling, or land disturbance on slopes of 30% or greater is proposed, and the site is not within a designated Critical Wildlife Habitat area.
Hazardous Areas:	The site does not contain slopes of 30% or greater subject to land-disturbing activity, and is not located within a mapped Critical Wildlife Habitat area. No natural hazards requiring special design measures have been identified.
Public Services:	The project's small scale (4 lots) minimizes incremental demand on public services. Sewage disposal will be provided by individual private septic systems and water by individual private wells (one of each per lot), and power by Northern Lights, Inc., consistent with typical rural residential development in the area.
Transportation:	Access will be provided by a proposed 30-ft ingress/egress private road easement (Iron Pine Trail) with a 22-ft wide gravel travel surface, connecting to Lodgepole Rd, a private road that in turn connects to Bayview Rd, a public road. The road will be maintained by a private road maintenance agreement among the lot owners. This is consistent with the access pattern used by surrounding single-family residential parcels and will not create a level of traffic that impacts the surrounding road network.
Recreation:	The project does not impact any existing public recreation facilities or planned recreational corridors. No open space, trails, or public land dedication is proposed, consistent with the project's small scale (4 single-family lots).
Special Areas or Sites:	The applicant is not aware of any designated special areas, historic sites, or unique natural features on the subject property that would be affected by this subdivision.
Housing:	The proposed subdivision adds 4 single-family residential lots, consistent with the predominant housing type in the surrounding area, helping to meet demand for single-family housing in Bonner County.
Community Design:	The subdivision's lot sizes (ranging from 5.088 to 6.056 acres) and single-family residential use are consistent with, and compatible in scale and character with, the surrounding rural residential community design.
Agriculture:	The proposed subdivision does not convert any land in active agricultural production and is consistent with the existing residential character of the surrounding area.
Implementation:	(Not required to complete this element)

CERTIFICATION

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:



7/31/26

MEMBER / NCO PARTNERS, LLC

Landowner's signature:

Date: