



BONNER COUNTY PLANNING DEPARTMENT

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PRELIMINARY PLAT APPLICATION

FOR OFFICE USE ONLY:

FILE #

SS0017-26

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david.fisher , 8/25/2026, 2:07:24 PM

Proposed subdivision name: Beaver Creek

APPLICANT INFORMATION:

Landowner's name: RREI LLC

Mailing address: 38005 N Grove Rd

City: Deer Park

State: WA

Zip Code: 99006

Telephone: 5098444413

Fax:

E-mail: danccrealty@gmail.com

REPRESENTATIVE'S INFORMATION:

Representative's name: Dan McGuire

Company name:

Mailing address: Same as above

City:

State:

Zip Code:

Telephone: 509-844-4413

Fax:

E-mail:

ADDITIONAL REPRESENTATIVE INFORMATION:

Name/Relationship to the project: Member of LLC

Company name:

Mailing address: Same as above

City:

State:

Zip Code:

Telephone:

Fax:

E-mail:

PARCEL INFORMATION:

Section #: 16

Township: 59N

Range: 1W

Parcel acreage: 20

Parcel # (s): RP59N01W163000A

Legal description:

E2 of NW4 of NW4 Section 16, 59N, 1W

Current zoning: A/forestry 10	Current use: Forest
What zoning districts border the project site?	
North: A/forestry 10	East: A/forestry 10
South: A/forestry 10	West: A/forestry 10
Comprehensive plan designation:	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 15 acre. home. residential	
South: 76 acres home residential	
East: 10 acres home residential	
West: 20 acres home residential	
Nearest city: 2 miles Elmira, Sandpoi	Distance to the nearest city: 15.3
Detailed Directions to Site:	
From Sandpoint, North on hwy 2 to Beaver Creek rd, turn left (west), go about 1000' property on right (North).	

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: 2	Smallest lot size: 10 acres	Largest lot size: 10 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: 1		
Average density (Dwelling units/acre): 1 per 10 acres		
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?		
Number of acres to be dedicated as open space/common area:		

What is the percentage of open space to total acres:
Number of acres of open space that is submerged:
Describe proposed use and maintenance of open space: Forest
Describe in detail any proposed trails or sidewalk systems, including trail type, ownership, width, surface type, etc.
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? Yes
Describe any planned berming, grading, waterfront landscaping, contouring or filling of lands within the proposed subdivision: None needed
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:

☐	<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:
☐	<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:	
Please describe any proposed road improvements (Include surface type, maximum and typical grades, width of right-of-way, width of improved surface, curbing, etc.): None needed	

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>
Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: Each lot to have it's own septic	
Water will be supplied by:	
☐	<u>Existing public or community system - List name of provider:</u>
☐	<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: Future drilled wells	
Distance (in miles) to the nearest:	
Public/Community Sewer System:	Solid Waste Collection Facility:
Public/Community Water System:	Fire Station:
Elementary School: Naples	Secondary Schools:
County Road: Hwy 2	County Road Name: hwy 2
Which fire district will serve the project site? 3	
Which power company will serve the project site? Northern lights	

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: Fairly Flat, Treed			
Water courses (lakes, streams, rivers & other bodies of water): 			
Is site within a floodplain?	☐ Yes	☒ No	Firm Panel #: Map Designation:
Springs & wells: 			
Existing structures (size & use): None			
Land cover (timber, pastures, etc): Timber			
Are wetlands present on site? ☒ Yes ☐ No			Source of information: County Map
Other pertinent information (attach additional pages if needed): A wetland delineation was completed. No wetlands were found on the lower half of the property where the future homes are going to go.			

How is the proposed subdivision not in conflict with the policies of the Comprehensive Plan?

Property Rights:

Similar to neighboring properties

Population:

none

School Facilities & Transportation:

Possible new students

Economic Development:

More housing available

Land Use:

Residential

Natural Resources:

Timber

Hazardous Areas:

none

Public Services:

none

Transportation:

none

Recreation:

Hunting

Special Areas or Sites:

none

Housing:

More available

Community Design:

None

Agriculture:

None

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: 7/7/2026

Landowner's signature:_____ Date: _____