BONNER COUNTY PLANNING DEPARTMENT

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PRELIMINARY PLAT APPLICATION

FOR OFFICE USE ONLY:

FILE #	RECEIVED:
SS0018-26	RECEIVED david.fisher , 9/18/2026, 9:57:58 AM

Proposed subdivision name: MYERS ESTATES

APPLICANT INFORMATION:

Landowner's name: MYERS, BRADLEY & SHERILYN		
Mailing address: [redacted]		
City: SAGLE	State: ID	Zip Code: 83860
Telephone: [redacted]	Fax:	
E-mail: [redacted]		

REPRESENTATIVE'S INFORMATION:

Representative's name: RUSSELL BADLGEY, PLS		
Company name: JAMES A. SEWELL & ASSOCIATES, LLC		
Mailing address: 1319 N DIVISION AVE		
City: SANDPOINT	State: ID	Zip Code: 83864
Telephone: 208-263-4160	Fax:	
E-mail: RBADGLEY@JASEWELL.COM		

ADDITIONAL REPRESENTATIVE INFORMATION:

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

PARCEL INFORMATION:

Section #: 16	Township: 56N	Range: 2W	Parcel acreage: 12.21
Parcel # (s): RP56N02W162500A			
Legal description: 16-56N-2W TAX 6			

Current zoning: RURAL 5 (R-5)	Current use: RR (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: 5-20 AC PARCELS , RESIDENCES WITH MULTIPLE OUT BUILDINGS	
South: 12-13 AC PARCELS , RESIDENCES WITH OUT BUILDINGS	
East: 12-13 AC PARCELS , RESIDENCES WITH OUT BUILDINGS	
West: 12-13 AC PARCELS , RESIDENCES WITH OUT BUILDINGS	
Nearest city: SANDPOINT	Distance to the nearest city: 6 MILES
Detailed Directions to Site: FROM HIGHWAY 95 IN SAGLE GO WEST ON GUN CLUB ROAD FOR 1 MILE TO THE SITE ON THE LEFT.	

SUBDIVISION TYPE:

- [x] 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: 5.01	Largest lot size: 6.81
Date of the pre-application meeting:		
Intended use of future lots:		
[ ] Residential	[ ] Commercial	
[ ] Industrial	[ ] Agricultural	
[ ] Utility	[x] Mixed	
If there are mixed uses, please explain: SINGLE FAMILY RESIDENCES WITH SURROUNDING AGRICULTURAL LAND		
What type of dwelling units will the residential project include:		
[x] Single-family dwelling	[ ] Duplex	
[ ] Multi-family dwelling	[ ] Townhouse	
Proposed number of dwelling units: 1 per lot		
Average density (Dwelling units/acre): 0.17		
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: N/A

Number of acres of open space that is submerged: N/A

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:
0.39 ACRES DEDICATED AS PUBLIC RIGHT-OF-WAY FOR GUN CLUB ROAD.

ENVIRONMENTAL FEATURES:

How has the subdivision been designed to avoid natural hazards?
N/A

Describe any planned berming, grading, waterfront landscaping, contouring or filling of lands within the proposed subdivision:
N/A

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:

☑ Public Road ☑ Existing ☐ Proposed
Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade right-of-way width and name, if existing:
PAVED

☐ Combination of Public Road/Private Easement ☐ Existing ☐ Proposed
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: PUBLIC

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

SERVICES:

Sewage disposal will be provided by:

☐ Existing Community System - List name of sewer district or provider and type of system:

☐ Proposed Community System – List type & proposed ownership:

☑ Individual system – List type:

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

Water will be supplied by:

☐ Existing public or community system - List name of provider:

☐ Proposed Community System – List type & proposed ownership:

☑ Individual well

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: 0.3	Solid Waste Collection Facility: 8.5
Public/Community Water System: 0.3	Fire Station: 1.7
Elementary School: 1.9	Secondary Schools: 7.6
County Road: 0	County Road Name: GUN CLUB ROAD

Which fire district will serve the project site? SAGLE FIRE DISTRICT

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:
RELATIVELY FLAT WITH SOME SLOPES AND SPARCE TIMBER.

Water courses (lakes, streams, rivers & other bodies of water):
NONE

Is site within a floodplain? ☐ Yes ☑ No Firm Panel #: 16017C0950E Map Designation: X

Springs & wells:
ONE EXISTING WELL

Existing structures (size & use):
RESIDENCE, SHOP, OUTBUILDINGS

Land cover (timber, pastures, etc):
MIXED TIMBER AND PASTURE

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:
NO CONFLICT

Population:
NO CONFLICT

School Facilities & Transportation:
NO CONFLICT

Economic Development:
NO CONFLICT

Land Use:
NO CONFLICT

Natural Resources:
NO CONFLICT

Hazardous Areas:
NO CONFLICT

Public Services:
NO CONFLICT

Transportation:
NO CONFLICT

Recreation:
NO CONFLICT

Special Areas or Sites:
NO CONFLICT

Housing:
NO CONFLICT

Community Design:
NO CONFLICT

Agriculture:
NO CONFLICT

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~~ Representative: _____ Date: 8/21/26

Landowner's signature: _____ Date: _____