BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)
planning@co.bonner.id.us (e-mail) http://www.co.bonner.id.us/planning/index.html (web page)

PRELIMINARY PLAT APPLICATION

FOR OFFICE USE ONLY:

FILE #	RECEIVED:
SS0019-26	RECEIVED david.fisher , 9/18/2026, 11:03:28 AM

Proposed subdivision name: Paulsen and Garfield

APPLICANT INFORMATION:

Landowner's name: Gunnar Paulsen " 560 Garfield Bay LLC"
Mailing address: [redacted]
City: Boulder | State: CO | Zip Code: 80305
Telephone: [redacted] | Fax:
E-mail: [redacted]

REPRESENTATIVE'S INFORMATION:

Representative's name: Russell Badgley
Company name: James A. Sewell & Associates, LLC
Mailing address: [redacted]
City: Sandpoint | State: ID | Zip Code: 83864
Telephone: | Fax:
E-mail: [redacted]

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project: Jesse Bailey - Representative
Company name: James A Sewell & Associates, LLC
Mailing address: [redacted]
City: Newport | State: WA | Zip Code: 99156
Telephone: [redacted] | Fax:
E-mail: [redacted]

PARCEL INFORMATION:

Section #: 10 | Township: 56N | Range: 1W | Parcel acreage: 77.00
Parcel # (s): RP56N01W106600A
Legal description: S1/2 SW1/4 E of Co Rd Less Tax 8; SW1/4 SE1/4 W of Rd

Current zoning: Rural 10	Current use: Residential
What zoning districts border the project site?	
North: R-10	East: R-10
South: R-10	West: R-10
Comprehensive plan designation: Rural Residential 5-10AC	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: Residential 36 acre parcel and Residential 5 acre parcel	
South: Undeveloped Timber Land - 80 acres	
East: Undeveloped Timber Lane - 40 acres	
West: Residential 2.7 acre parcel and Residential 10 acre parcels across Sagle Road	
Nearest city: Sandpoint, Idaho	Distance to the nearest city: 14.4 miles

Detailed Directions to Site:
Head south on Highway 95 for 5 miles and turn left on Sagle Road; continue on Sagle Road for 5.8 miles; turn left onto Bottle bay Road for 1.2 miles and property will be on the right.

SUBDIVISION TYPE:

- [X] Short Plat (4 or fewer lots, no PUD or associated zone change)
- [ ] Regular Plat
- [ ] Plat with a Planned Unit Development
- [ ] Conservation Plat
- [ ] Cottage Housing Plat

PROJECT PROPOSAL:

Number of lots: 2	Smallest lot size: 10.01 ac	Largest lot size: 64.17

Date of the pre-application meeting: _____

Intended use of future lots:

[X] Residential	[ ] Commercial
[ ] Industrial	[X] 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: 0

Average density (Dwelling units/acre): n/a

Is any bonus density proposed? [ ] Yes [X] 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? n/a

Number of acres to be dedicated as open space/common area: n/a

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: _____

Describe in detail any proposed trails or sidewalk systems, including trail type, ownership, width, surface type, etc. none

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

Describe any planned berming, grading, waterfront landscaping, contouring or filling of lands within the proposed subdivision: none

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: Bottle Bay Road borders the property on west and Garfield Bay Cutoff on the East.
☐	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:

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:

☒	Existing Community System - List name of sewer district or provider and type of system: Individual septic system w/ leech field at existing residence on Lot 1
☐	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:	Solid Waste Collection Facility: 12
Public/Community Water System: 2.0	Fire Station: 2.0
Elementary School: 8.2	Secondary Schools: 9.5
County Road: 0	County Road Name: Bottle Bay Rd and Garfield Bay Cutoff

Which fire district will serve the project site? Sagle Fire

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:

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

Is site within a floodplain? ☐ Yes ☒ No Firm Panel #: _____ Map Designation: _____

Springs & wells:
None

Existing structures (size & use):
Existing residential home and garage on Lot 1

Land cover (timber, pastures, etc):
Moderate timber coverage

Are wetlands present on site? ☒ Yes ☐ No Source of information: GIS

Other pertinent information (attach additional pages if needed):

How is the proposed subdivision in accordance with the specific objectives of the comprehensive plan? (Please see attached copy of the goals and objectives):

Property Rights: This proposal conveys the right for the owners to use their land as they see fit. It does not deprive any neighboring property owners of the full use and enjoyment of their properties.

Population: This proposal would have no effect on the population.

School Facilities & Transportation: This proposal would have no effect on School Facilities & Transportation.

Economic Development: This proposal would have no current effect on Economic Development

Land Use: This proposal allows the property to still be compatible with the surrounding properties and their uses.

Natural Resources: This proposal will no impact natural resources.

Hazardous Areas: The subject property does not contain any hazardous areas.

Public Services: The subject property is supplied by Northern Lights and covered by Sagle Fire. No other services would be required.

Transportation: The subject property is access by Bottle Bay Road and Garfield Bay Cutoff

Recreation: None

Special Areas or Sites: This proposal contains no special sites or areas

Housing: This proposal would not result in any change to the current housing available within the area.

Community Design: This proposal would not have any effect on the Community.

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: _____

Landowner's signature:_____ Date: _____