BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)
planning@bonnercountyid.gov (email) www.bonnercountyid.gov (web page)

PRELIMINARY PLAT APPLICATION

FOR OFFICE USE ONLY:

FILE #	RECEIVED:
SS0020-26	Sept. 10, 2026

Proposed subdivision name:

APPLICANT INFORMATION:

Landowner's name: Judy W. Totten Revocable Living Trust		
Mailing address: [redacted]		
City: Sagle	State: ID	Zip Code: 83860
Telephone: [redacted]	Fax:	
E-mail: [redacted]		

REPRESENTATIVE'S INFORMATION:

Representative's name: Sam Osborne		
Company name: Glahe & Associates, Inc		
Mailing address: 303 Church St.		
City: Sandpoint	State: ID	Zip Code: 83864
Telephone: 208-265-4474	Fax:	
E-mail: sosborne@glaheinc.com		

ADDITIONAL REPRESENTATIVE INFORMATION:

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

PARCEL INFORMATION:

Section #: 14	Township: 56N	Range: 2W	Parcel acreage: 19.87
Parcel # (s): RP56N02W149500A			
Legal description: 14-56N-2W S2SESE			

Current zoning: Rural 5	Current use: 103- Non-irrigated agri land

What zoning districts border the project site?

North: Rural 5	East: Rural 5
South: Rural 10	West: Rural 5

Comprehensive plan designation: Rural Residential (5-10 AC)

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

North: Ag/Forest land with residence (10 Ac.), Vacant agriculture land (15 Ac.),

South: Rural subdivision with various homes and structures. Lot sizes 1 - 2 Acres.

East: Rural subdivision with various homes and structures. Lot sizes 6.98 Ac. and 8.75 Ac.

West: Agriculture farm land with residence, 5 Ac.

Nearest city: Sandpoint	Distance to the nearest city: 7.3 miles

Detailed Directions to Site:

From the intersection of Hwy. 95 & Sagle Rd., head east on Sagle Rd., proceed 1.3 miles, slight right onto Talache Rd., proceed 0.9 miles. Driveway to subject property on 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 Ac.	Largest lot size: 14.87

Date of the pre-application meeting:

Intended use of future lots:

[x] Residential	[ ] Commercial
[ ] Industrial	[ ] Agricultural
[ ] Utility	[ ] Mixed

If there are mixed uses, please explain:

What type of dwelling units will the residential project include:

[x] Single-family dwelling	[ ] Duplex
[ ] Multi-family dwelling	[ ] Townhouse

Proposed number of dwelling units: 2

Average density (Dwelling units/acre): 0.1

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:

N/A

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:

N/A

ENVIRONMENTAL FEATURES:

How has the subdivision been designed to avoid natural hazards?

The access easement has been extended and widened to account for it being on a hillside and Lot 1 possibly needing a switchback.

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

None planned.

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)

N/A

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:

The lots will share an existing 10' wide gravel driveway off of the county road, Talache Rd., within an existing 25' easement (Inst. #446949). An extension of said easement is proposed over a portion of the subject property.

☐	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:
☐	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: The lot 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.):

No improvements proposed.

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:

Typical individual subsurface septic systems.

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:

Privately owned individual wells on each lot.

Distance (in miles) to the nearest:

Public/Community Sewer System: 1.6	Solid Waste Collection Facility: 5.5
Public/Community Water System: 1.6	Fire Station: 3.1
Elementary School: 1.6	Secondary Schools: 8.8
County Road: 0	County Road Name: Talache Rd.

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:

The property is moderately sloped down to the northwest with maximum slopes exceeding 30%. No rock outcroppings or benches.

Water courses (lakes, streams, rivers & other bodies of water):

Fry Creek flows across portions of the property.

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

Springs & wells:

None

Existing structures (size & use):

A lean-to, approximately 12' x 40', on proposed Lot 2.

Land cover (timber, pastures, etc):

Heavily forested with a large open pasture covering the center and northwest area of the property.

Are wetlands present on site? ☑ Yes ☐ No	Source of information: USF&W

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:

This proposed subdivision is within the property rights of the owner. No violation of private property rights is proposed.

Population:

The creation of 1 additional lot creates minimal increase in population. Population density will remain typical of the Rural 5 zone.

School Facilities & Transportation:

Property exists in the Bonner County School District #84 which offers existing bus transportation and schools in the surrounding areas.

Economic Development:

This subdivision has the potential to slightly increase the local economy as new residents join the local workforce.

Land Use:

Land use will remain compliant with the Rural 5 zone, and stay consistent with the existing land uses and density.

Natural Resources:

This proposal does not affect natural resources.

Hazardous Areas:

No existing hazardous areas exist on the property. This proposal does not cause risk to nature, property, or people.

Public Services:

This proposal will use existing public services as provided to Sagle and the surrounding areas.

Transportation:

The property has access by a private 25' wide easement that connects to the public road, Talache Rd.

Recreation:

This proposal does not affect recreational facilities or activities in the area.

Special Areas or Sites:

This proposal does not affect any special areas or sites in the area.

Housing:

This proposal increases the county's potential housing by adding one new lot.

Community Design:

The proposed lot design conforms with the rural character of the community and is compatible with surrounding property and land uses.

Agriculture:

This proposal does not conflict with any agriculture in the area.

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: Judy Tatlow Date: Sept 3 2026

Landowner's signature: _____ Date: _____