



BONNER COUNTY PLANNING DEPARTMENT

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planning@bonnercountyid.gov (email) www.bonnercountyid.gov (web page)

PRELIMINARY PLAT APPLICATION

FOR OFFICE USE ONLY:

FILE #

S0001-26

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david.fisher , 1/21/2026, 12:44:39 PM

Proposed subdivision name: Meadow Ridge Estates First Addition

APPLICANT INFORMATION:

Landowner's name: Wrenco Loop LLC - John Gillham and John Herron, Members

Mailing address: [REDACTED]

City: Sandpoint

State: Idaho

Zip Code: 83864

Telephone: [REDACTED]

Fax:

E-mail: [REDACTED]

REPRESENTATIVE'S INFORMATION:

Representative's name: John Gillham

Company name: Owner/Developer

Mailing address: [REDACTED]

City: Sandpoint

State: Idaho

Zip Code: 83864

Telephone: [REDACTED]

Fax:

E-mail: [REDACTED]

ADDITIONAL REPRESENTATIVE INFORMATION:

Name/Relationship to the project: Lance Miller - Surveyor

Company name: Lance G. Miller, P.L.S.

Mailing address: [REDACTED]

City: Sandpoint

State: Idaho

Zip Code: 83864

Telephone: [REDACTED]

Fax:

E-mail: [REDACTED]

PARCEL INFORMATION:

Section #: 28, 33

Township: 57 North

Range: 3 West

Parcel acreage: 78.17 acres

Parcel # (s): RP57N03W287052A

Legal description:

See attached

Current zoning: R-10 and AF-10	Current use: Bare land
What zoning districts border the project site?	
North: AF-10	East: Af-10 and R-10
South: R-10	West: AF-10 and R-10
Comprehensive plan designation: Rural Res. 5-10 acres and Ag Forest Land 10-20 acres.	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 75 acres with residence, timber.	
South: 42 acres bare land.	
East: 74 acres and 139 acres, residence and bare land.	
West: 10 acre Lots, bare land.	
Nearest city: Dover	Distance to the nearest city: 7 miles.
Detailed Directions to Site: Highway 200 West from Sandpoint to West Wrenco Loop. North on Wrenco Loop to Meadowridge Drive. Property is 800 feet East of Wrenco Loop on Meadowridge Drive.	

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: 8	Smallest lot size: 9.77 acres	Largest lot size: 9.77 acres
Date of the pre-application meeting: 01-13-26		
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 per Lot or as allowed.		
Average density (Dwelling units/acre): 9.77 acre Lots. Density as allowed by BCRC		
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? None		
Number of acres to be dedicated as open space/common area: None		

What is the percentage of open space to total acres: NA
Number of acres of open space that is submerged: NA
Describe proposed use and maintenance of open space: NA
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? Lots are designed and positioned to take advantage of safe access and orientation in the event of fire. The structure of the land is stable and not in danger of erosion.
Describe any planned berming, grading, waterfront landscaping, contouring or filling of lands within the proposed subdivision: Berming and grading for access road, driveways and home sites.
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: Meadowridge Drive, Book 23 of Plats, Page 85 and Instrument no. 1057095. To be built to BCRC Private Road Standards.

☐	<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: Homeowner's Association	
Please describe any proposed road improvements (Include surface type, maximum and typical grades, width of right-of-way, width of improved surface, curbing, etc.): Meadowridge Drive to be constructed to BCRC Private Road Standards.	

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> See below.
Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: Septic Tank and Drainfield. PHD Preliminary Soil Analysis #25-09-11839.	
Water will be supplied by:	
☐	<u>Existing public or community system</u> - List name of provider:
☐	<u>Proposed Community System – List type & proposed ownership:</u>



Individual well

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details:

Individual wells. Area Well logs show water availability.

Distance (in miles) to the nearest:

Public/Community Sewer System: 7 miles.

Solid Waste Collection Facility: 10 miles.

Public/Community Water System: 7 miles.

Fire Station: 2 miles.

Elementary School: 9 miles.

Secondary Schools: 9 miles.

County Road: 800 feet.

County Road Name: Wrenco Loop.

Which fire district will serve the project site? Westside Fire Department.

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:

The subject parcel slopes from Northeast to Southwest, with terraces and rock outcrops. Slopes vary from level to 30% and possibly more.

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

None.

Is site within a floodplain?

☐ Yes

☒ No

Firm Panel #:

Map Designation:

Springs & wells:

No wells. Springs appear in places during periods of runoff.

Existing structures (size & use):

None.

Land cover (timber, pastures, etc):

Timber, brush.

Are wetlands present on site? ☐ Yes ☒ No

Source of information: USFW Wet. Inv. Map.

Other pertinent information (attach additional pages if needed):

1.) Eight lots are proposed. Each Lot is 9.77 acres in size, as allowed by Administrative Exception granted by the Bonner County Planning Department.

2.) Lot 1 Block 2 depth to width ratio is 3.74 to 1. Calculated depth = 1262.5 feet. Calculated width is 337.2 feet.

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

Property Rights:

The proposed subdivision meets comprehensive plan criteria that intends to protect the rights of the property owner to develop the property as allowed by BCRC, within limits that recognize rights of adjacent property owners.

Population:

The density of the proposal is allowed in the comprehensive plan per the 5-10 acre and 10-20 acre designation, which anticipates population density that would result from the proposal.

School Facilities & Transportation:

Public and private services including school facilities and transportation are adequate for the needs of future residents and users.

Economic Development:

The proposed land division will economically benefit the public at large by contributing to tax base and providing sales of goods and services, as encouraged in the Economic Development portion of the Comprehensive Plan.

Land Use:

The site is physically suitable for the proposed development.

Natural Resources:

The design of the proposed subdivision will not adversely impact Bonner County's natural resources, as identified in the comprehensive plan.

Hazardous Areas:

The proposed subdivision will not cause circumstances to exist that will cause future residents or the public at large to be exposed to hazards to health or safety.

Public Services:

Public and private services are adequate for the needs of future residents or users.

Transportation:

The proposed transportation system and access to public roads and highways are adequate to meet the needs of future residents and users and will not be a burden to the public at large.

Recreation:

Proximity to public recreation opportunities is encouraged in the Comprehensive Plan. The proposed subdivision is close to access to the Pend Oreille River and public lands.

Special Areas or Sites:

There are no special areas or sites on the subject property.

Housing:

The subdivision will provide opportunity for housing in an area that the Comprehensive Plan has designated as suitable for the type and density proposed.

Community Design:

The proposed subdivision is designed to comply with the design criteria for subdivisions and is located in an area that the Comprehensive Plan has designated as suitable for the density proposed.

Agriculture:

The proposed subdivision does not lie within land that is typically designated as agricultural and thus is not in conflict with policies of the Comprehensive Plan as they pertain to agriculture.

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: _____

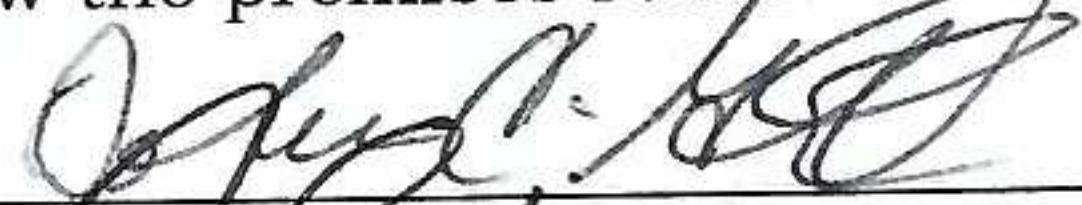
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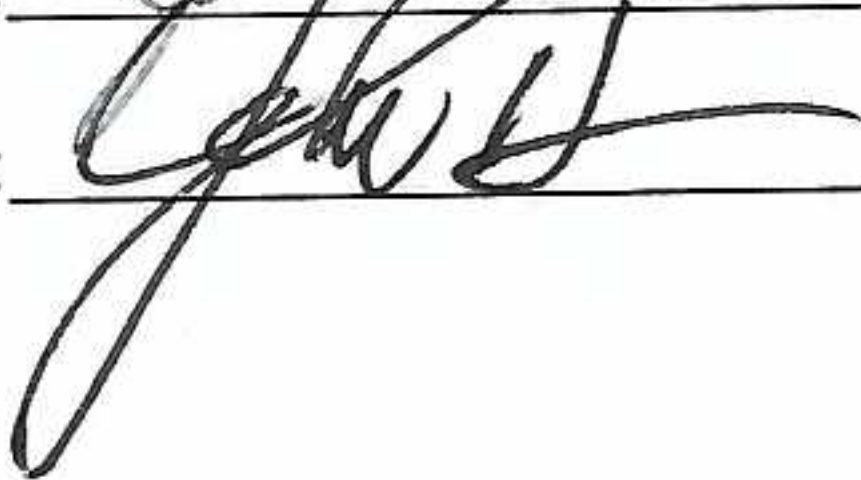
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