



BONNER COUNTY PLANNING DEPARTMENT

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PRELIMINARY PLAT APPLICATION

FOR OFFICE USE ONLY:

FILE #

S0002-26

RECEIVED:

May 13, 2026

Proposed subdivision name: Golden Tee Estates 11th Addition

APPLICANT INFORMATION:

Landowner's name: NICD Development, LLC/o Whiskey Rock Planning

Mailing address: [REDACTED]

City: Sandpoint

State: ID

Zip Code: 83864

Telephone: [REDACTED]

Fax:

E-mail: [REDACTED]

REPRESENTATIVE'S INFORMATION:

Representative's name: Jeremy Grimm, Project Planner & Representative

Company name: [REDACTED]

Mailing address: [REDACTED]

City: Sandpoint

State: ID

Zip Code: 83864

Telephone: [REDACTED]

Fax:

E-mail: [REDACTED]

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project: Scott Brown

Company name: James A Sewell & Associates

Mailing address: [REDACTED]

City: Sandpoint

State: ID

Zip Code: 83864

Telephone: [REDACTED]

Fax:

E-mail: [REDACTED]

PARCEL INFORMATION:

Section #: 36

Township: 58N

Range: 1W

Parcel acreage: 7.57

Parcel # (s): RP044520000020A

Legal description: GOLDEN TEE ESTATES 11TH ADDN LOT 2

Current zoning: Recreation	Current use: Vacant
What zoning districts border the project site?	
North: Recreation	East: Recreation
South: Recreation	West: Recreation
Comprehensive plan designation: Resort Community	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: SF Residential	
South: Golf course open space	
East: Golf course	
West: Golf course improvements (buildings)	
Nearest city: Kootenai	Distance to the nearest city: +/- 6 Miles
Detailed Directions to Site: HWY 200 to main entrance of The Idaho Club.	

SUBDIVISION TYPE:

☐ 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: 23	Smallest lot size: 0.15 ac	Largest lot size: 0.43 ac
Date of the pre-application meeting: March 2024		
Intended use of future lots:		
☒ Residential	☐ Commercial	
☐ Industrial	☐ Agricultural	
☐ Utility	☐ Mixed	
If there are mixed uses, please explain: N/A		
What type of dwelling units will the residential project include:		
☒ Single-family dwelling	☐ Duplex	
☐ Multi-family dwelling	☐ Townhouse	
Proposed number of dwelling units: 22		
Average density (Dwelling units/acre): 2.9 DU Acre		
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: 0.18 Ac in this phase.
What is the percentage of open space to total acres: <u>2.3% this phase while the total PUD includes over 40%.</u>
Number of acres of open space that is submerged: <u>None.</u>
Describe proposed use and maintenance of open space: <u>Buffer to adjacent parcel.</u> <u>Wild land Master CC&R's provide for open space maintenance (Instrument 714739, et seq.)</u>
Describe in detail any proposed trails or sidewalk systems, including trail type, ownership, width, surface type, etc. <u>Golf course access via an existing cart path transects the proposed subdivision.</u>
Is dedication of land for public use planned? ☐ Yes ☒ No
If yes, describe use and number of acres: <u>N/A</u>

ENVIRONMENTAL FEATURES:

How has the subdivision been designed to avoid natural hazards? <u>Road design avoids steep slopes. Lots provide areas to allow typical construction. No natural hazards are present.</u>
Describe any planned berming, grading, waterfront landscaping, contouring or filling of lands within the proposed subdivision: <u>Grading and contouring of land will occur in conjunction with road system installation, sewer system, water system and stormwater management system construction. All work will be done in accordance with the accompanying engineered plans.</u>
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) <u>The property already benefits from an approved planned unit development (File C832-05)</u> <u>The master plan of The Idaho Club incorporates and addresses critical wildlife habitat per File C832-05.</u>

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 private roadway North Idaho Club Drive will extend from the existing terminus with an approved IFC hammer head turn around. An additional emergency only egress connects to Lower Pack River Road.

☐ 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:

Please describe any proposed road improvements (Include surface type, maximum and typical grades, width of right-of-way, width of improved surface, curbing, etc.): _____

The proposed road will be constructed within a variable width ROW ranging from 30' to 40'. The maximum grade will not exceed 9.00%. Typical travel lanes are 10' with 2' gravel shoulders. Please see design plans for specific details. The road will be privately maintained and is in accordance with design deviations permitted with the approved PUD File C832-05.

SERVICES:

Sewage disposal will be provided by:

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

Gem State Infrastructure, LLC Utilities. See attached "Will Serve".

☐ 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: _____

The subdivision is served by a community wastewater treatment system consisting of a lagoon and land application system.

Water will be supplied by:

- ☒ Existing public or community system - List name of provider: _____
TIC, LLC Utilities. See attached "Will Serve".
- ☐ 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: _____
The subdivision is served by a community water system consisting of wells, distribution and storage elements.

Distance (in miles) to the nearest:

Public/Community Sewer System: On site.	Solid Waste Collection Facility: +/- 10M Colburn
Public/Community Water System: On site.	Fire Station: +/- 7M Northside -Ponderay Station
Elementary School: +/- 6M Kootenai	Secondary Schools: +/- 9M Sandpoint
County Road: N/A HWY 200 is State	County Road Name: State HWY 200

Which fire district will serve the project site? Northside

Which power company will serve the project site? Avista Nat Gas and Northern Lights for electricity.

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 site takes in an elevated slope west of hole #12 and includes open meadow. The site is relatively _____
unremarkable and typical of the area.

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

None however wetlands have been identified on the approved planned unit development (File C832-05). _____

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

Springs & wells: None

Existing structures (size & use): None.

Land cover (timber, pastures, etc): Open meadow.

Are wetlands present on site? ☐ Yes ☒ No

Source of information: National Wetland Map

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 preliminary plat as proposed contains 22 residential lots that are keeping with the original master plan vision for The Idaho Club as approved by File C832-05. Accordingly, this project maintains the property rights of the applicant as well as the community.

Population: The proposed plan will authorize the creation of 22 residential lots, which in turn could add to the county's population.

School Facilities & Transportation: The proposed plat is unlikely to have an effect on school busing.

Economic Development: The proposed plat could add to economic development associated with home site construction.

Land Use: The property is zoned Recreation. The recreation district and the PUD permit residential development at this density.

Natural Resources: In accordance with the approved PUD File C832-05, significant open space has been dedicated for the greater Idaho Club master plan. Thoughtful consideration and preservation of natural resources have been considered as part of the PUD.

Hazardous Areas: The site contains no hazardous areas.

Public Services: All services will be extended to serve the project (sewer, water, power, phone, ect.).

Transportation: The proposed plan has been designed to connect with the existing North Idaho Drive. Other transportation considerations were addressed for the original PUD approval. This phase is in accordance with the original plans presented in File C832-05.

Recreation: The Idaho Club provides access to recreational areas to homeowners.

Special Areas or Sites: The site contains no special areas.

Housing: The proposed subdivision will enhance housing stock in Bonner County.

Community Design: The proposed subdivision is keeping with the original vision of the approved PUD.

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: Landowner's Representative. *jonathan grimm* Date: 5.11.26

Landowner's signature: _____ Date: _____