BONNER COUNTY PLANNING DEPARTMENT

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PRELIMINARY PLAT APPLICATION

FOR OFFICE USE ONLY:

FILE #	RECEIVED:
S0003-26	March 10, 2026

Proposed subdivision name: Sandcreek Ranch, 1st Addition

APPLICANT INFORMATION:

Landowner's name: Mike and Cheryl Seitz		
Mailing address: [redacted]		
City: Tavares	State: FL	Zip Code: 32778
Telephone: [redacted]	Fax:	
E-mail: [redacted]		

REPRESENTATIVE'S INFORMATION:

Representative's name: B. Scott Brown, PE		
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: sbrown@jasewell.com		

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

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

PARCEL INFORMATION:

Section #: 28	Township: 59N	Range: 1W	Parcel acreage: 96 ac
Parcel # (s): RP59N01W281202A and RP59N01W281800A			
Legal description: 28-89N-1W SENE			

Current zoning: Agricultural/Forestry 10 | Current use: Vacant Agricultural/Forestry Land

What zoning districts border the project site? Agricultural/Forestry 10; Rural 5; and Rural 10

North: Rural 10 | East: Rural 10

South: Agricultural/Forestry 10 | West: Rural 5

Comprehensive plan designation: Agricultural/Forestry 10-20 Acres

Uses of the surrounding land (describe lot sizes, structures, uses): Railroad; Sand Creek; Residential Development; Vacant Land

North: Vacant 40-ac+ Parcels

South: Vacant 10-ac Subdivision; Vacant 50-ac Parcels

East: Sand Creek; Residential Development

West: Railroad; Vacant 200-ac+ Parcel

Nearest city: Ponderay | Distance to the nearest city: 12 miles

Detailed Directions to Site: US-95 north from Ponderay, turn east on Samuels Rd., site is about 1-mile from the highway on the north side of Samuels Road.

SUBDIVISION TYPE:

- [x] Short Plat 5-10 Lots
- [ ] Regular Plat 11+ Lots
- [ ] Plat with a Planned Unit Development
- [ ] Conservation Plat
- [ ] Cottage Housing Plat

PROJECT PROPOSAL:

Number of lots: 9 | Smallest lot size: 10-ac | Largest lot size: 16.2-ac

Date of the pre-application meeting: August 2025

Intended use of future lots: 9 lots single family residential

- [x] 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 residential

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

Proposed number of dwelling units: 9

Average density (Dwelling units/acre): 0.09

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? None

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. None

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? Roads will be located outside of wetland boundaries. Lots are large enough to easily meet building setbacks to environmental areas. The subdivision is not located in a flood way.

Describe any planned berming, grading, waterfront landscaping, contouring or filling of lands within the proposed subdivision: Excavation and grading will be performed for roadway construction, roadside ditches, and storm water management features. All native material excavated for the construction of these facilities will be placed and compacted onsite. Road construction within the flood plain will require a flood plain development permit.

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: 60-ft wide private easement for access and utilities. Easement created by the recorded plat of Sandcreek Ranch and proposed plat of Sandcreek Ranch, 1st Addn. Roadway to be 22-ft wide with a 20-ft travel way and hammerhead terminus. Road profile grades designed to be between 0.5% and 2%. Roadways have been designed per the Bonner County Private Road Standards and consistent with the Uniform Fire Code.

☐ 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: Private (Home Owners Assoc.)

Please describe any proposed road improvements (Include surface type, maximum and typical grades, width of right-of-way, width of improved surface, curbing, etc.): 60-ft wide private easement for access and utilities. Easement created by the recorded plat of Sandcreek Ranch and proposed plat of Sandcreek Ranch, 1st Addn. Roadway to be 22-ft wide with a 20-ft travel way and hammerhead terminus. Road profile grades designed to be between 0.5% and 2%. Roadways have been designed per the Bonner County Private Road Standards and consistent with the Uniform Fire Code.

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: Private individual septic and drain field systems permitted through Panhandle Health Department.

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

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: Private individual wells. Source capacity unknown.

Distance (in miles) to the nearest:

Public/Community Sewer System:	Solid Waste Collection Facility: 5 miles
Public/Community Water System:	Fire Station: 12 miles
Elementary School: 5 miles	Secondary Schools: 14 miles
County Road: 0 miles	County Road Name: Samuels Rd.

Which fire district will serve the project site? Northside

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:
Land slopes in a southwesterly direction at 1% to 2%. There are no rock outcrops.

Water courses (lakes, streams, rivers & other bodies of water): Sand Creek is located along the east boundary of the subdivision.

Is site within a floodplain? ■ Yes ☐ No Firm Panel #: 16017C0505E Map Designation: Zone A

Springs & wells: None.

Existing structures (size & use): None

Land cover (timber, pastures, etc): Hay fields and sparse trees and shrubs.

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

Other pertinent information (attach additional pages if needed): Mapped wetlands and flood plain are limited to the vicinity of Sand Creek.

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: The project has been designed consistent with BCRC subdivision requirements for properties located in an agricultural zone. As such, the project protects both the Applicant's rights and the public's.

Population: The project will result in 9 additional single family dwellings. It is not known what percentage of homeowners will be relocating within Bonner County as opposed to relocating from area out of the county.

School Facilities & Transportation: The project is located about 14 miles from Sandpoint High School, and 5 miles from Northside Elementary.

Economic Development: The project will provide economic development associated with subdivision housing starts.

Land Use: The project is consistent with land use objectives by complying with allowable densities and comprehensive planning.

Natural Resources: The property is adjacent to Sand Creek. Wetlands and flood plain designations are limited to the Sand Creek vicinity.

Hazardous Areas: There are currently no hazardous areas associated with the proposed development.

Public Services: The site will be served by Northern Lights. New access roads originate from Samuels Road, a county maintained road.

Transportation: Roadways will be private, designed per Bonner County private road standards.

Recreation: The intended use is single family residential. There will be no recreational use associated with the development.

Special Areas or Sites: There are no known special areas or sites.

Housing: The subdivision will provide the opportunity for 9 additional dwellings in Bonner County.

Community Design: The project is consistent with current, adjacent, and surrounding agricultural zoning (10-ac minimum lot size).

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: 3/5/26

Landowner's signature: _____ Date: 3-5-26