



# BONNER COUNTY PLANNING DEPARTMENT

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## PRELIMINARY PLAT APPLICATION

### FOR OFFICE USE ONLY:

FILE #  SS00006-20	RECEIVED:  3/23/2020
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Proposed subdivision name: BAGGS & HAMLIN

### APPLICANT INFORMATION:

Landowner's name: DAMON BAGGS, HAMLIN TRUST		
Mailing address:		
City: LONG BEACH	State: CA	Zip Code:
Telephone: [REDACTED]	Fax:	
E-mail: [REDACTED]		

### REPRESENTATIVE'S INFORMATION:

Representative's name: DAN PROVOLT		
Company name: PROVOLT LAND SURVEYING		
Mailing address: PO BOX 580		
City: PONDERAY	State: ID	Zip Code: 83852
Telephone: 208-290-1725	Fax:	
E-mail: JPROVOLTPLS@GMAIL.COM		

### ADDITIONAL REPRESENTATIVE INFORMATION:

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

### PARCEL INFORMATION:

Section #: 18/19	Township: 57N	Range: 2W	Parcel acreage: 20
Parcel # (s): RP57N02W186910A			
Legal description: SEE ATTACHED SURVEY MAP			

Current zoning: SUBURBAN	Current use: SUB GROWTH AREA
What zoning districts border the project site?	
North: SUBURBAN	East: SUBURBAN
South: SUBURBAN	West: SUBURBAN
Comprehensive plan designation: SUBURBAN GROWTH AREA	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 5.7 ACRE RESIDENTIAL	
South: 20 ACRE RESIDENTIAL	
East: 3 ACRE AND 4.2 ACRE RESIDENTIAL, 20 ACRE BARE	
West: 7.8 ACRE RESIDENTIAL, 20 ACRE RESIDENTIAL	
Nearest city: DOVER	Distance to the nearest city: 950 FT
Detailed Directions to Site: TRAVEL WEST ON BALDY MOUNTAIN ROAD TO WOOD VIEW ROAD, TURN LEFT AND TRAVEL FOR 1.7 MILES TO PROPERTY	

**SUBDIVISION TYPE:**

<input checked="" type="checkbox"/> Short Subdivision 10 or fewer Lots
<input type="checkbox"/> Regular Subdivision 11+ Lots
<input type="checkbox"/> Plat with a Planned Unit Development
<input type="checkbox"/> Conservation Subdivision
<input type="checkbox"/> Cottage Housing Plat

**PROJECT PROPOSAL:**

Number of lots: 3	Smallest lot size: 5 ACRE	Largest lot size: 10 ACRE
Date of the pre-application meeting:		
Intended use of future lots:		
<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Commercial	
<input type="checkbox"/> Industrial	<input type="checkbox"/> Agricultural	
<input type="checkbox"/> Utility	<input type="checkbox"/> Mixed	
If there are mixed uses, please explain:		
What type of dwelling units will the residential project include:		
<input checked="" type="checkbox"/> Single-family dwelling	<input type="checkbox"/> Duplex	
<input type="checkbox"/> Multi-family dwelling	<input type="checkbox"/> Townhouse	
Proposed number of dwelling units: 3		
Average density (Dwelling units/acre): 0.15		
Is any bonus density proposed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? 0		
Number of acres to be dedicated as open space/common area: 0		

What is the percentage of open space to total acres: 0

Number of acres of open space that is submerged: 0

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.  
NA

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?  
MOSTLY FLAT LAND WITH NO NATURAL HAZARDS

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:  
WOOD VIEW ROAD AND SOUTH VIEW LANE, BOTH 60' WIDE PRIVATE EASEMENTS (SEE SURVEY MAP)

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:    LAND OWNERS AS SHOWN IN MAINTENACE AGREEMENT INST. NO. 423411

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

NONE

**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:    TYPICAL PRIVATE SEPTIC SYSTEM

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:

TYPICAL PRIVATE WATER WELL

Distance (in miles) to the nearest:

Public/Community Sewer System: 2      Solid Waste Collection Facility: 2.9

Public/Community Water System: 1.5      Fire Station: 7

Elementary School: 4.2      Secondary Schools: 5.6

County Road: 1.7      County Road Name: BALDY MOUNTAIN ROAD

Which fire district will serve the project site? WEST SIDE

Which power company will serve the project site? AVISTA

**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:  
MOSTLY FLAT WITH SLOPES ON THE EAST SIDE OF PROPERTY, 0-30%

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

NONE

Is site within a floodplain?  Yes  No      Firm Panel #: C0695E      Map Designation: D

Springs & wells:

NONE

Existing structures (size & use):

NONE

Land cover (timber, pastures, etc):

TIMBER

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

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:**

NO TAKING OF PROPERTY WITH THIS PROPOSAL

**Population:**

LOCATED IN SUBURBAN ZONE BUT PROPOSAL IS MORE IN LINE WITH RURAL DENSITY

**School Facilities & Transportation:**

SCHOOL FACILITIES AND COUNTY ROADS ARE NEARBY, PROPOSAL IS LOCATED IN A GROWTH AREA.

**Economic Development:**

PROPOSAL ALLOWS FOR NATURAL AND PLANNED ECONOMIC GROWTH

**Land Use:**

SUBURBAN ZONE BUT PROPOSAL IS MORE IN LINE WITH RURAL DENSITY

**Natural Resources:**

NO NATURAL RESOURCES WILL BE AFFECTED BY THIS PROPOSAL

**Hazardous Areas:**

NO HAZARDOUS AREAS

**Public Services:**

ROAD NETWORK, FIRE PROTECTION ETC. ALREADY IN PLACE.

**Transportation:**

COUNTY ROAD WITHIN 2 MILES OF PROPOSAL

**Recreation:**

NO RECREATIONAL EFFECTS IN THIS PROPSAL

**Special Areas or Sites:**

NO SPECIAL AREAS OR SITES IN THIS PROPOSAL

**Housing:**

PROPOSAL FITS WITHIN RURAL DENSITY WHILE LOCATED IN SUBURBAN GROWTH ZONE

Community Design:

MULTIPLE SUB-TEN ACRE PARCELS SURROUNDING PROPOSAL

Agriculture:

NOT APPLICABLE TO THIS PROPOSAL.

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: 3-23-26

Landowner's signature: \_\_\_\_\_ Date: \_\_\_\_\_