



BONNER COUNTY PLANNING DEPARTMENT

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PRELIMINARY PLAT APPLICATION

FOR OFFICE USE ONLY:

FILE #

SS0007-26

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kyle.snider , 4/15/2026, 7:46:12 AM

Proposed subdivision name: WESTPHAL ACRES

APPLICANT INFORMATION:

Landowner's name: PAUL AND CRYSTAL WESTPHAL

Mailing address:

City: COCOLALLA

State: ID

Zip Code: 83813

Telephone:

Fax:

E-mail:

REPRESENTATIVE'S INFORMATION:

Representative's name: ATS, INC

Company name: ADVANCED TECHNOLOGY SURVEYING, INC

Mailing address: PO BOX 3457

City: HAYDEN

State: ID

Zip Code: 83835

Telephone: 208-772-2745

Fax:

E-mail: TIFFANIEESPE@HOTMAIL.COM

ADDITIONAL REPRESENTATIVE INFORMATION:

Name/Relationship to the project:

Company name:

Mailing address:

City:

State:

Zip Code:

Telephone:

Fax:

E-mail:

PARCEL INFORMATION:

Section #: 13

Township: 55N

Range: 03W

Parcel acreage: 19.5 ACRES

Parcel # (s): RP00343000017AA

Legal description:

REPLAT OF LOTS 17 & 18 OF FIRST ADDITION TO PINEYWOODS

Current zoning: R-5	Current use: RESIDENTIAL
What zoning districts border the project site?	
North: R-5	East: R-5
South: R-5	West: AG-10
Comprehensive plan designation: RURAL RESIDENTIAL	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 14 AND 5-ACRE PARCELS WITH RESIDENTIAL STRUCTURES	
South: 5-ACRE PARCELS OF VACANT LAND	
East: 5-ACRE PARCELS WITH RESIDENTIAL STRUCTURES	
West: GOVERNMENT LAND	
Nearest city: COCOLALLA	Distance to the nearest city: 6000 FT
Detailed Directions to Site: SOUTH ON HWY 95 FROM SANDPOINT, RIGHT ONTO COCOLALLA LP, LEFT ONTO PINEWOOD LANE, RIGHT ONTO MAPLEWOOD LANE, 0.2 MILES, PROPERTY ON THE LEFT.	

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: 3	Smallest lot size: 5-ACRES	Largest lot size: 8.56 ACRES
Date of the pre-application meeting:		
Intended use of future lots: SINGLE-FAMILY RESIDENTIAL		
☒ Residential	☐ Commercial	
☐ Industrial	☐ Agricultural	
☐ Utility	☐ Mixed	
If there are mixed uses, please explain: NO		
What type of dwelling units will the residential project include:		
☒ Single-family dwelling	☐ Duplex	
☐ Multi-family dwelling	☐ Townhouse	
Proposed number of dwelling units: 1		
Average density (Dwelling units/acre): 1 DWELLING PER 5-ACRES		
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: N/A		
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: N/A
Number of acres of open space that is submerged: N/A
Describe proposed use and maintenance of open space: NO OPEN SPACE PROPOSED
Describe in detail any proposed trails or sidewalk systems, including trail type, ownership, width, surface type, etc. EXISTING PUBLIC ROADWAY WOULD PROVIDE ACCESS TO ALL LOTS
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? YES
Describe any planned berming, grading, waterfront landscaping, contouring or filling of lands within the proposed subdivision: NONE PROPOSED AT THIS TIME. NO WATERFRONT AT THIS SITE.
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 " <u>Critical Wildlife Habitat</u> " 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:

☐	<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: PUBLIC SERVICES

Please describe any proposed road improvements (Include surface type, maximum and typical grades, width of right-of-way, width of improved surface, curbing, etc.):
 MAPLEWOOD LANE IS A PUBLIC ROADWAY WITH A 60FT EASEMENT PER THE PINEYWOODS PLAT. LOT 1 IS PROPOSED TO GAIN ACCESS TO THIS ROAD PER AN ACCESS EASEMENT GRANTED THIS PLAT, AS SHOWN.

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> INDIVIDUAL SEPTIC AND DRAINFIELDS EXIST FOR HOME, PROPOSED FOR NEW LOT(S)

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details:
 WHERE NO COMMUNITY SYSTEM IS AVAILABLE, INDIVIDUAL SEPTIC SYSTEMS ARE TYPICAL AND PROPOSED FOR THIS DIVISION. TWO LOTS WERE ALREADY APPROVED THROUGH PHD WITH ORIGINAL PLAT, SO WE WOULD BE APPLYING FOR APPROVAL OF ONE NEW LOT.

Water will be supplied by:

☐	<u>Existing public or community system - List name of provider:</u>
☐	<u>Proposed Community System – List type & proposed ownership:</u>

☒	<u>Individual well</u>
Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: A WELL EXISTS AT THE SITE WITHIN THE BARN. INDIVIDUAL WELLS ARE PROPOSED FOR THE LOTS WITHOUT CURRENT WATER HOOKUP.	
Distance (in miles) to the nearest:	
Public/Community Sewer System: 6	Solid Waste Collection Facility:
Public/Community Water System: 5	Fire Station: 6 MILES
Elementary School: 6MILES BONNER SCHOOL 84	Secondary Schools: 6 MILES
County Road: 0	County Road Name: MAPLEWOOD LANE
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 SITE IS FAIRLY FLAT WITH SLIGHT INCLINE IN THE TREED AREA TO THE WEST.			
Water courses (lakes, streams, rivers & other bodies of water): THERE IS A SEASONAL CREEK AS SHOWN THROUGH LOT 1. NO BUILDING WOULD TAKE PLACE TO DISTURB THAT CREEK.			
Is site within a floodplain?	☐ Yes	☒ No	Firm Panel #:
Map Designation:			
Springs & wells: A SEASONAL CREEK EXISTS ON LOT 1 AS SHOWN ON THE PLAT.			
Existing structures (size & use): A SINGLE-FAMILY HOME AND BARN ARE LOCATED ON LOT 2, WITH SOME SMALLER OUTBUILDINGS AS SHOWN ON THE PRELIMINARY PLAT.			
Land cover (timber, pastures, etc): PINE TREES ENCOMPASS THE MAJORITY OF LOT 1 AND OVER HALF OF LOT 3.			
Are wetlands present on site?		☒ Yes ☐ No	Source of information: BONNER SITE
Other pertinent information (attach additional pages if needed): THE BONNER SITE SHOWS FRESHWATER WETLAND TO THE SOUTH OF THE EXISTING HOME. THIS IS A REPLAT OF TWO EXISTING LOTS, AND THE ADDITION OF ONE MORE. STARTING WITH TWO LOTS, ENDING WITH THREE LOTS.			

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

Property Rights:

ALLOWING THE OWNER TO UTILIZE THE LAND AS INTENDED GREATLY IMPACTS THE OWNER'S PROPERTY RIGHTS. NO PRIVATE PROPERTY WILL BE TAKEN FOR PUBLIC USE. THIS REQUEST ALIGNS WITH THE ZONING ORDINANCE AND SETBACK REQUIREMENTS.

Population:

WITH A CONTINUED, STEADY GROWTH PREDICTED FOR THE AREA, THE CREATION OF ONE ADDITIONAL LOT WOULD BE A POSITIVE ASSET FOR THE COUNTY.

School Facilities & Transportation:

THE ADDITION OF ONE NEW LOT DOES NOT GREATLY IMPACT THE LOCAL SCHOOL DISTRICT. THERE ARE ESTABLISHED BUS ROUTES ON COCOLALLA LOOP. ANY SCHOOL AGE CHILDREN WOULD ATTEND SAGLE SCHOOLS.

Economic Development:

CREATING ONE LOT FOR INDIVIDUAL PURPOSE AT A MORE AFFORDABLE RATE CONTRIBUTES TO THE WORK FORCE IN THE GENERAL AREA AND CREATES DIVERSE HOUSING FOR THE COMMUNITY.

Land Use:

THE SITE IS SOMEWHAT FORESTED WHICH IS COMMON LAND USE IN THIS AREA. THE EXISTING HOME IS ON ONE LOT, WHILE THE OTHER TWO WOULD BE VACANT.

Natural Resources:

THERE IS A SEASONAL CREEK THROUGH THE SITE AS INDICATED AND POSSIBLY SOME WETLANDS TO THE SOUTH OF THE EXISTING HOME. NO NATURAL RESOURCES WILL BE DISTURBED OR IMPACTED BY THIS DIVISION.

Hazardous Areas:

THERE ARE NO HAZARDOUS AREAS ON THIS PROPERTY NOR WILL THE DIVISION CREATE ANY HAZARDOUS AREAS THAT MAY IMPACT THE COMMUNITY.

Public Services:

THE EXISTING ROADWAY GRANTS ACCESS FOR ANY EMERGENCY SERVICES COMING FROM SAGLE, ABOUT 6.6 MILES AWAY. WATER AND SEWER ARE NOT AVAILABLE AT THIS LOCATION IN COMMUNITY SYSTEMS.

Transportation:

THE EXISTING PUBLIC ROAD PROVIDES ACCESS TO THE EXISTING TWO LOTS AND WOULD CONTINUE TO PROVIDE ACCESS. THE SITE IS LOCATED AT THE END OF THAT ROAD, IN A CUL-DE-SAC.

Recreation:

THE DIVISION REQUEST DOES NOT IMPACT RECREATIONAL USE AS THIS IS PRIVATE LAND AND NOT USED FOR PUBLIC RECREATION.

Special Areas or Sites:

THE SEASONAL CREEK IS LIKELY THE ONLY ITEM OF NOTE AS "SPECIAL AREA". THIS IS A RESIDENTIAL NEIGHBORHOOD.

Housing:

SINGLE-FAMILY RESIDENTIAL HOUSING IS EXISTING AND PROPOSED FOR THE NEWLY CREATED/ADJUSTED LOTS. THIS IS TYPICAL FOR THIS NEIGHBORHOOD.

Community Design:

THE AREA HAS VARIED PARCELS, WITH THE MAJORITY AT 5-ACRES IN SIZE. MANY RESIDENCES ARE LOCATED DIRECTLY ADJACENT TO THIS SITE. THE RURAL ZONING ALLOWS FOR 5-ACRE LOTS, WHICH THIS DIVISION EXCEEDS THE MINIMUM WITH 2 OF THE 3 LOTS.

Agriculture:

THE CURRENT OWNER HAS NO INTENTION OF FARMING THIS PROPERTY NOR HAS IT BEEN UTILIZED FOR AGRICULTURE PURPOSES IN THE PAST. THE AG USES IN BONNER COUNTY WILL NOT BE IMPACTED BY THIS REQUEST.

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: Tiffany Espe (ATS) Date: 3/20/26

Landowner's signature: _____ Date: _____