



# BONNER COUNTY PLANNING DEPARTMENT

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## PRELIMINARY PLAT APPLICATION

### FOR OFFICE USE ONLY:

FILE #  <p style="text-align: center; color: red;">SS0008-26</p>	RECEIVED:  <div style="border: 1px solid green; padding: 5px; width: fit-content; margin: auto;">           RECEIVED  <small> david.fisher , 4/17/2026, 2:06:35 PM</small> </div>
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Proposed subdivision name: Moose Mountain Short Plat

### APPLICANT INFORMATION:

Landowner's name: Moose Mountain Neighbors, LLC		
Mailing address: [REDACTED]		
City: Spokane	State: [REDACTED]	Zip Code: [REDACTED]
Telephone: [REDACTED]	Fax:	
E-mail: [REDACTED]		

### REPRESENTATIVE'S INFORMATION:

Representative's name: Ross Anderson		
Company name: SynTier Engineering		
Mailing address: [REDACTED]		
City: [REDACTED]	State: [REDACTED]	Zip Code: [REDACTED]
Telephone: [REDACTED]	Fax:	
E-mail: [REDACTED]		

### ADDITIONAL REPRESENTATIVE INFORMATION:

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

### PARCEL INFORMATION:

Section #: 33	Township: 56 North	Range: 4 West	Parcel acreage: 10.17
Parcel # (s): RP56N04W338250A			
Legal description: 33-56N-4W E2S2NWSE			

Current zoning: Rural Residential - 5	Current use: Vacant
What zoning districts border the project site?	
North: Rural Residential - 5	East: Rural Residential - 5
South: Rural Residential - 5	West: Rural Residential - 5
Comprehensive plan designation: Rural Residential	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 20.32 acres of forest land with one existing residential structure and miscellaneous accessory structures.	
South: 5.08 acres of vacant forest land.	
East: 20 acres of forest land with one existing structure.	
West: 10 acres of vacant forest land.	
Nearest city: Priest River	Distance to the nearest city: 6 miles
Detailed Directions to Site: From Priest River, head east on Highway 2 towards Laclede for 2.2 miles. Turn left onto Anselmo Lane and head east for 0.7 miles. Turn right onto E Settlement Rd and continue straight onto Cork Rd for 0.7 miles. Turn right onto Wells rd and continue straight for 0.3 miles. Turn left onto Moose Mountain Rd and continue for approximately 1.0 mile.	

**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: 2	Smallest lot size: 5.08	Largest lot size: 5.09
Date of the pre-application meeting: December 2025		
Intended use of future lots: Single-Family Residential homes		
<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: <i>N/A</i>		
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: One on each proposed parcel		
Average density (Dwelling units/acre): 0.2		
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:  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: None

Number of acres of open space that is submerged: None

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.  
N/A

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?  
The proposed lot layout creates parcels suitable for standard construction. No natural hazards are present on the site.

Describe any planned berming, grading, waterfront landscaping, contouring or filling of lands within the proposed subdivision:  
No site grading is proposed at this time. Future development will include site grading consistent with typical single-family residential homes.

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:  
A shared driveway access is proposed with a private access easement serving the proposed lots.

<input checked="" type="checkbox"/>	<u>Public Road</u> <input checked="" type="checkbox"/> <u>Existing</u> <input type="checkbox"/> <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:  The site will be accessed using an existing privately maintained public dirt road (Moose Mountain) with an existing 60' ingress, egress, and utility easement (Instrument Number 1005545)
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<input type="checkbox"/>	<u>Combination of Public Road/Private Easement</u> <input type="checkbox"/> <u>Existing</u> <input type="checkbox"/> <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:
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Is public road dedication proposed as part of this land division?     Yes     No

Road maintenance will be provided by:    Owner (Driveway Maintenance)

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

No road improvements are proposed.

**SERVICES:**

Sewage disposal will be provided by:

<input type="checkbox"/>	<u>Existing Community System - List name of sewer district or provider and type of system:</u>
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<input type="checkbox"/>	<u>Proposed Community System - List type &amp; proposed ownership:</u>
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<input type="checkbox"/>	<u>Individual system - List type:</u>
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Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details:

No sewage disposal system is proposed at this time.

Water will be supplied by:

<input type="checkbox"/>	<u>Existing public or community system - List name of provider:</u>
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<input type="checkbox"/>	<u>Proposed Community System - List type &amp; proposed ownership:</u>
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Individual well

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

No water services are proposed at this time.

Distance (in miles) to the nearest:

Public/Community Sewer System: 7 Miles      Solid Waste Collection Facility: 8 Miles

Public/Community Water System: 8 Miles      Fire Station: 6 Miles

Elementary School: 6 Miles      Secondary Schools: 6 Miles

County Road: 1 Mile      County Road Name: Moose Mountain Rd

Which fire district will serve the project site? West Pend Oreille Fire District

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 existing site consist of vacant forest land with slopes ranging from 5-20%. Maximum slope at rock outcroppings are up to 50%.

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

N/A

Is site within a floodplain?  Yes  No      Firm Panel #: 890 of 1475      Map Designation: X Clear

Springs & wells:

There are no springs or wells on the site. The closest wells are located on the parcel to the north and east.

Existing structures (size & use):

N/A

Land cover (timber, pastures, etc):

Timber

Are wetlands present on site?  Yes  No      Source of information: National Wetlands Inventory

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:

The proposal is consistent with Bonner County's Comprehensive Plan Zoning Designation (Rural Residential - 5), therefore the project does not conflict with the property rights of the owner or community.

Population:

The population increase from the proposed development will be small relative to the County's overall population, therefore no adverse impacts are expected from the proposed development.

School Facilities & Transportation:

The proposal is not expected to negatively affect school facilities or transportation.

Economic Development:

The increase in the number of lots will generate more property taxes and provide the County with additional sources of revenue.

Land Use:

The proposed land use is consistent with Bonner County's Comprehensive plan.

Natural Resources:

Preservation of natural resources and vegetation will be taken into account at the time of development.

Hazardous Areas:

There are no hazardous areas on site.

Public Services:

No public services are proposed at this time.

Transportation:

The site is served by an existing privately maintained public road (Moose Mountain). A shared private driveway is proposed to serve the proposed lots.

Recreation:

No recreational uses are proposed.

Special Areas or Sites:

There are no special areas on site.

Housing:

The proposed subdivision will provide additional housing for communities members in Bonner County.

Community Design:

The proposed subdivision is consistent with Bonner County's Comprehensive Plan.

Agriculture:

There is no agricultural use on site.

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: 4/16/26

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