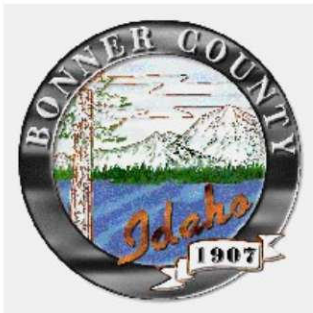




BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)
planning@bonnercountyid.gov (email) www.bonnercountyid.gov (web page)

PRELIMINARY PLAT APPLICATION

FOR OFFICE USE ONLY:

FILE #

SS0009-26

RECEIVED:

RECEIVED

david.fisher , 5/14/2026, 3:51:43 PM

Proposed subdivision name: Ancient Cedars

APPLICANT INFORMATION:

Landowner's name: Engelhart Family Trust (Matthew and Terces Engelhart)

Mailing address: [REDACTED]

City: Clark Fork

State: ID

Zip Code: 83811

Telephone: [REDACTED]

Fax:

E-mail: [REDACTED]

REPRESENTATIVE'S INFORMATION:

Representative's name: Tommy Mills

Company name: Glahe & Associates, Inc.

Mailing address: 303 Church St

City: Sandpoint

State: ID

Zip Code: 83864

Telephone: (208) 265 4474

Fax:

E-mail: tmills@glaheinc.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 #: 26

Township: 56N

Range: 2E

Parcel acreage: 20.000

Parcel # (s): RP56N02E263652A

Legal description: 26 56N 2E S 588FT SWNW W 165FT OF S 588FT OF SENW

Current zoning: Rural 10 (R 10)	Current use: Rural 10 (R 10)
What zoning districts border the project site?	
North: Rural 10 (R 10)	East: Rural 10 (R 10)
South: Rural 10 (R 10)	West: Rural 10 (R 10)
Comprehensive plan designation:	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 24.79 AC Residential	
South: 2 5 AC parcels, Residential	
East: 29.49 AC Residential	
West: 25.01 AC Residential	
Nearest city: Clark Fork	Distance to the nearest city: 2.5 Miles
Detailed Directions to Site: From Clark Fork, Head toward E 4th Ave, Turn right onto E Spring Creek Rd, Turn right onto Spring Ln, Property is on the left.	

SUBDIVISION TYPE:

☒ 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: ²	Smallest lot size: 10.000 Acres	Largest lot size: 10.003 Acres
Date of the pre-application meeting: _____		
Intended use of future lots:		
☒ Residential	☐ Commercial	
☐ Industrial	☐ Agricultural	
☐ Utility	☐ Mixed	
If there are mixed uses, please explain: _____		
What type of dwelling units will the residential project include:		
☒ Single-family dwelling	☐ Duplex	
☐ Multi-family dwelling	☐ Townhouse	
Proposed number of dwelling units: ² _____		
Average density (Dwelling units/acre): ^{1/10} _____		
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? ⁰ _____		

Number of acres to be dedicated as open space/common area: <u>0</u>
What is the percentage of open space to total acres: <u>0</u>
Number of acres of open space that is submerged: <u>0</u>
Describe proposed use and maintenance of open space: <u>N/A</u>
Describe in detail any proposed trails or sidewalk systems, including trail type, ownership, width, surface type, etc. <u>N/A</u>
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? _____
<u>N/A</u>
Describe any planned berming, grading, waterfront landscaping, contouring or filling of lands within the proposed subdivision: <u>N/A</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) _____

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: _____ Access for Lot 1 will be from existing approaches on E. Spring Creek Road (Public) and Spring Lane (Private). Lot 2 access will be from spring Lane, an existing 30 foot access and utility easement. _____ _____

Is public road dedication proposed as part of this land division? ☐ Yes ☒ No

Road maintenance will be provided by: N/A

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

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> <u>Privately owned septic systems</u>

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

Water will be supplied by:

☐	<u>Existing public or community system</u> - List name of provider: _____
☐	<u>Proposed Community System – List type & proposed ownership:</u> _____ _____
☒	<u>Individual well</u> Privately owned well water systems

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: _____ _____ _____	
Distance (in miles) to the nearest:	
Public/Community Sewer System:	Solid Waste Collection Facility: 1.6 Miles
Public/Community Water System:	Fire Station: 1.2 Miles
Elementary School: 8.9 Miles	Secondary Schools: 2.7 Miles
County Road: 0 Miles	County Road Name: E. Spring Creek Road
Which fire district will serve the project site? <u>Clark Fork Fire Department</u>	
Which power company will serve the project site? <u>Avista</u>	

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: <u>The property is mostly flat and covered with trees with a large open meadow in the center of the property.</u> _____ _____ _____	
Water courses (lakes, streams, rivers & other bodies of water): <u>A seasonal drainage runs north to south on the western side of the property.</u> _____ _____ _____ _____	
Is site within a floodplain?	☒ Yes ☐ No Firm Panel #: <u>16017C1016E</u> Map Designation: <u>AE</u>
Springs & wells: <u>None</u> _____	
Existing structures (size & use): <u>N/A</u> _____ _____ _____	
Land cover (timber, pastures, etc): <u>Mostly forested</u> _____ _____ _____	
Are wetlands present on site? ☒ Yes ☐ No	Source of information: <u>County Viewer</u>
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 proposed subdivision is within the property rights of the owner. No violation of private property rights is proposed.

Population: This proposal creates 1 additional lot, creating a minimal increase in population. Population density will remain typical of Rural 10 (R-10).

School Facilities & Transportation: The property exists in the Lake Pend Oreille School District.

Economic Development: This subdivision has the potential to slightly increase the local economy as new residents join the local workforce.

Land Use: Land use will remain compliant with the Rural 10 (R-10) zone, and stay consistent with the existing land uses and density.

Natural Resources: This proposal does not affect natural resources. The property consists of forest and meadows that will not be affected by this proposal.

Hazardous Areas: No existing hazardous areas exist on the property. This proposal does not cause risk to nature, property, or people.

Public Services: This proposal will use existing public services as provided to Clark Fork and the surrounding areas.

Transportation: This property has direct access to E. Spring Creek which is a public road that connects to Highway 200.

Recreation: This proposal does not affect recreational facilities or activities in the area.

Special Areas or Sites: This proposal does not affect recreational facilities or activities in the area.

Housing: This proposal increases the county's potential housing by adding one new lot.

Community Design: The proposed lot design conforms with the rural character of the community and is compatible with surrounding property and land uses.

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:

Matthew Engelhart

Date: 4/23/2026

Landowner's signature:

Terces Engelhart

Date: 4/29/2026