



BONNER COUNTY PLANNING DEPARTMENT

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PRELIMINARY PLAT APPLICATION

FOR OFFICE USE ONLY:

FILE # SS0011-26	RECEIVED: May 22, 2026
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Proposed subdivision name: EDGEWATER ESTATES
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APPLICANT INFORMATION:

Landowner's name: Single Wide Ventures LLC		
Mailing address: [REDACTED]		
City: Priest River	State: ID	Zip Code: 83856
Telephone: [REDACTED]	Fax:	
E-mail: [REDACTED]		

REPRESENTATIVE'S INFORMATION:

Representative's name: Ryan Fobes, P.E.		
Company name: [REDACTED]		
Mailing address: [REDACTED]		
City: Coeur d'Alene	State: ID	Zip Code: 83814
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 #: 27	Township: 56N	Range: 5W	Parcel acreage: 52.87
Parcel # (s): RP02871001003AA			
Legal description: 27-56N-5W NELSON TRACTS BLK 1 LOT 3 LESS TAX 33			

Current zoning: Rural 5 (R-5)	Current use: Undeveloped
What zoning districts border the project site?	
North: Rural 5 (R-5)	East: Rural 5 (R-5)
South: Rural 5 (R-5)	West: Rural 5 (R-5)
Comprehensive plan designation: Recreational Community	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: Residential / Undeveloped	
South: Residential	
East: Residential / Undeveloped	
West: Residential / Undeveloped	
Nearest city: Priest River	Distance to the nearest city: 1 Mile
Detailed Directions to Site: West on Highway 2, 1.6 miles west of Highway 57 turn left into property.	

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: 10	Smallest lot size: 5.0	Largest lot size: 6.29
Date of the pre-application meeting:		
Intended use of future lots: Residential		
☒ 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 dwelling	☐ Duplex	
☐ Multi-family dwelling	☐ Townhouse	
Proposed number of dwelling units: 10		
Average density (Dwelling units/acre): 5.3 DU / Acre		
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? 0.0		
Number of acres to be dedicated as open space/common area: 0.0		

What is the percentage of open space to total acres: 0.0
Number of acres of open space that is submerged: 0.0
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:

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: Roadway construction to access the lots. Utilize existing approach location on Highway 2. There is an existing access road on the property. See the conceptual engineering plan is attached to this application.
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: Existing access roads on the property.

☒	<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: Project fronts Highway 2, existing access point about mid property.
☐	<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: Subdivision HOA

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

 New roads will be built to Bonner County Private Road Standards, Local Road 'B'. 24-ft gravel roadway width. Profile grades 2-10%, see conceptual engineering plan.

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> Septic tank and drainfield.

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>



Individual well

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: 1

Solid Waste Collection Facility: 7.2

Public/Community Water System: 1

Fire Station: 2.2

Elementary School: 2.4

Secondary Schools:

County Road: 0

County Road Name: Highway 2

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

Which power company will serve the project site? Kootenai Electric

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:

Slopes 0-30%, some minor rock outcroppings as the very SE corner of site.

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

None directly adjacent. Pend Oreille River to the south

Is site within a floodplain?

☐ Yes

☒ No

Firm Panel #:

Map Designation:

Springs & wells:

One existing well.

Existing structures (size & use):

n/a

Land cover (timber, pastures, etc):

Predominantly timber, some pasture.

Are wetlands present on site? ☐ Yes ☒ No

Source of information: County 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:

Edgewater Estates has been designed in full compliance with Idaho Code Title 67, Chapter 80 (Regulatory Takings). The subdivision does not physically occupy, permanently burden, or eliminate the economic value of any adjacent private property. All lot sizes (5-6 acres each) preserve viable use of the land and retain fundamental ownership attributes. Road dedications and utility easements, if any, are proportional to project impacts and are subject to fair compensation. No conditions of approval are anticipated that would constitute a regulatory taking under the Attorney General's checklist criteria.

Population:

Edgewater Estates will create 10 single-family residential lots, consistent with Bonner County's documented population growth trends. The Comprehensive Plan acknowledges steady in-migration and housing demand in unincorporated Bonner County. The proposed density (approximately 1 dwelling unit per 5-6 acres) is modest and will contribute incrementally to the county's housing stock without placing disproportionate strain on public services or infrastructure. The project is sized appropriately to serve anticipated household growth without encouraging sprawl.

School Facilities & Transportation:

The addition of up to 10 single-family residences is expected to contribute a modest number of school-age children to the local school district. The subdivision will provide adequate internal access roads connecting to the public road system. School bus access will be available at the subdivision entrance on the public road. No unreasonable burden on existing school transportation routes is anticipated.

Economic Development:

Edgewater Estates supports the Comprehensive Plan's economic development goals by expanding the residential tax base in unincorporated Bonner County. Construction activity will generate local employment and demand for building materials, contractors, and suppliers. The creation of 10 market-rate single-family lots on 5-6 acre parcels supports property values consistent with the rural residential character of the area and aligns with the county's goal of attracting and retaining households that contribute to the local economy.

Land Use:

The proposed subdivision is consistent with the Bonner County Comprehensive Plan Land Use Component's goals for rural residential development. The 5-6 acre lot sizes reflect appropriate density for the land's natural characteristics and surrounding uses. The project avoids incompatible land use conflicts by maintaining a single-family residential character in keeping with the area's existing pattern. The subdivision has been sited to avoid prime agricultural soils, significant natural features, and areas identified as unsuitable for development in the Land Use Component.

Natural Resources:

Edgewater Estates has been designed to minimize impacts to natural resources consistent with the Bonner County Natural Resources Comprehensive Plan element. The large lot sizes allow for significant retention of native vegetation and wildlife movement corridors. Stormwater management will be addressed through engineered stormwater plan to prevent water quality degradation. Site grading will be limited to building envelopes and road construction. There are no wetlands, streams, or riparian buffers present on the site.

Hazardous Areas:

The subdivision has been evaluated for known natural hazards including steep slopes, flooding, wildfire risk, and unstable soils consistent with the Hazardous Areas Comprehensive Plan element. Building envelopes have been sited to avoid slopes of 30% or greater. The project site is not located within a mapped FEMA Special Flood Hazard Area. Wildfire mitigation measures including defensible space recommendations will be disclosed to future lot purchasers.

Public Services:

Edgewater Estates is consistent with the Public Services, Facilities, and Utilities Comprehensive Plan element. Adequate water supply will be provided via individual on-site wells and sewage disposal via individual septic systems. Emergency services, including fire and law enforcement, are available from existing providers serving the area. Road improvements will be constructed to Bonner County private road standards to ensure access for emergency vehicles. The project does not require the extension of any public utility systems that would create an undue financial burden on the county or existing ratepayers.

Transportation:

Edgewater Estates will generate minimal additional traffic consistent with a 10-lot single-family rural residential subdivision. The Transportation Comprehensive Plan element supports ensuring adequate access and safe road conditions for new development. Internal subdivision roads will be constructed to county private road standards with adequate right-of-way/ easement width. The project access point onto the existing public road system will be designed to provide safe sight distance and turning movements. No significant impacts to the level of service on adjacent public roads are anticipated, and no traffic impact study is required at this scale of development.

Recreation:

The 5-6 acre lot sizes within Edgewater Estates provide ample private open space for passive recreation consistent with the Recreation Comprehensive Plan element. Bonner County's extensive public recreational resources, including national forests, state lands, and lake access points, are accessible to future residents. The project does not eliminate or encumber any existing public recreational access.

Special Areas or Sites:

A review of the Bonner County Comprehensive Plan Special Areas or Sites element and associated maps has been conducted. The project site does not contain or directly abut any identified special areas or sites of historical, archaeological, or cultural significance.

Housing:

Edgewater Estates directly supports the Housing Comprehensive Plan element's goals by adding 10 new single-family residential lots to Bonner County's housing inventory. The Comprehensive Plan documents a strong and growing demand for housing in unincorporated Bonner County, particularly for single-family homes on larger rural parcels. The proposed 5-6 acre lots provide a housing product consistent with market demand and rural residential character. The subdivision expands housing choice and availability for current and future county residents without creating density that would overwhelm public services or conflict with surrounding land uses.

Community Design:

Edgewater Estates is consistent with the Community Design Comprehensive Plan element. The subdivision layout reflects the rural character of Bonner County through generous lot sizes, natural landscaping, and a road network scaled to low-volume residential traffic. Lot configurations have been designed to preserve natural topography and vegetation where possible. Building setbacks and lot dimensions will ensure privacy and visual separation between dwellings, avoiding a suburban appearance. The subdivision name, plat design, and covenants, conditions, and restrictions (CC&Rs), if adopted, will reinforce a cohesive community identity consistent with the rural aesthetic of the surrounding area.

Agriculture:

The subject property is not currently enrolled in an Agricultural Protection Area (APA) and is not classified as prime or unique farmland. The proposed 5-6 acre lot sizes are consistent with the rural residential land use designation and do not fragment productive agricultural operations. The subdivision will not create conflicts with adjacent agricultural uses through the imposition of residential nuisance complaints, trespass, or interference with normal farming practices. Edgewater Estates is therefore not in conflict with the Agriculture Comprehensive Plan element, which seeks to protect viable farming operations while allowing appropriate residential development on non-agricultural lands.

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:  Chad Yount Date: 5/4/26

Landowner's signature:  Reuben Akre Date: 5-4-26