



BONNER COUNTY PLANNING DEPARTMENT

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PRELIMINARY PLAT APPLICATION

FOR OFFICE USE ONLY:

FILE # <p style="text-align: center; color: blue;">SS0012-26</p>	RECEIVED: <p style="text-align: center; color: blue;">May 29, 2026</p>
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Proposed subdivision name:

APPLICANT INFORMATION:

Landowner's name: Ian Coleman (President of CityServiceValcon, LLC)		
Mailing address:		
City:	State:	Zip Code:
Telephone:	Fax:	
E-mail: [REDACTED]		

REPRESENTATIVE'S INFORMATION:

Representative's name: Truxton Glahe		
Company name: Glahe & Associates, Inc.		
Mailing address: [REDACTED]		
City: Sandpoint	State: ID	Zip Code: 83852
Telephone: [REDACTED]	Fax:	
E-mail: [REDACTED]		

ADDITIONAL REPRESENTATIVE INFORMATION:

Name/Relationship to the project: Tim O'neal (Contact)		
Company name: CityServiceValcon, LLC		
Mailing address: [REDACTED]		
City: Kalispell	State: MT	Zip Code: 59903
Telephone: [REDACTED]	Fax:	
E-mail: [REDACTED]		

PARCEL INFORMATION:

Section #: 20/29	Township: 56N	Range: 5W	Parcel acreage: 2.72 Acres
Parcel # (s): RP028140000020A			
Legal description: Lot 2 of Muzzy's First, according to the plat thereof, recorded in Book 6 of Plats, Page 80, records of Bonner County, Idaho			

Current zoning: Comercial	Current use: Transition and Rural Residential
What zoning districts border the project site?	
North: Rural-5	East: Suburban and Rural-5
South: Suburban	West: Suburban and Rural-5
Comprehensive plan designation:	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: Rural Residential	
South: Transition	
East: Transition and Rural Residential	
West: Transition and Rural Residential	
Nearest city: Oldtown	Distance to the nearest city: 3.0 miles
Detailed Directions to Site: Head toward E 4th St at S, turn right onto E 4th St S, turn right at the 1st cross street onto WA-41 N/S State Ave. turn right onto US-2 E, destination will be on left	

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: 1.24 acres	Largest lot size: 1.48 acres
Date of the pre-application meeting:		
Intended use of future lots:		
<input type="checkbox"/> Residential	<input checked="" 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 type="checkbox"/> Single-family dwelling	<input type="checkbox"/> Duplex	
<input type="checkbox"/> Multi-family dwelling	<input type="checkbox"/> Townhouse	
Proposed number of dwelling units:		
Average density (Dwelling units/acre):		
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 Acres		
Number of acres to be dedicated as open space/common area: 0 Acres		

What is the percentage of open space to total acres: 0%
Number of acres of open space that is submerged: 0 Acres
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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, describe use and number of acres:

ENVIRONMENTAL FEATURES:

How has the subdivision been designed to avoid natural hazards?
Describe any planned berming, grading, waterfront landscaping, contouring or filling of lands within the proposed subdivision: N/A
During the course of the proposed project will any land disturbing activities occur on slopes of 30% or greater? (BCRC 12-761) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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:	
<input type="checkbox"/>	<u>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 easement width. Include recorded instrument number for existing easements & name, if existing:

<input type="checkbox"/>	<p><u>Public Road</u> <input type="checkbox"/> <u>Existing</u> <input type="checkbox"/> <u>Proposed</u></p> <p>Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade right-of-way width and name, if existing:</p>
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<input checked="" type="checkbox"/>	<p><u>Combination of Public Road/Private Easement</u> <input checked="" type="checkbox"/> <u>Existing</u> <input checked="" type="checkbox"/> <u>Proposed</u></p> <p>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: Majority of Lot 2 is gravel, accessed by US Highway 2. Lot 1 will be accessed through Lot 2 by new 20' ingress, egress & utilities easement granted to Lot 1, as shown on plat.</p>
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Is public road dedication proposed as part of this land division? Yes No

Road maintenance will be provided by:

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

SERVICES:

Sewage disposal will be provided by:

<input type="checkbox"/>	<p><u>Existing Community System - List name of sewer district or provider and type of system:</u></p>
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<input type="checkbox"/>	<p><u>Proposed Community System – List type & proposed ownership:</u></p>
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<input checked="" type="checkbox"/>	<p><u>Individual system – List type:</u> Off-Site Subsurface Sewage Disposal Area</p>
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Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details:

As shown on plat

Water will be supplied by:

<input checked="" type="checkbox"/>	<p><u>Existing public or community system - List name of provider:</u> Community Well System</p>
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<input type="checkbox"/>	<p><u>Proposed Community System – List type & proposed ownership:</u></p>
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<input type="checkbox"/>	<u>Individual well</u>
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Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details:

As shown on plat

Distance (in miles) to the nearest:

Public/Community Sewer System:	Solid Waste Collection Facility: 12.5 miles
Public/Community Water System:	Fire Station: 6.9 miles
Elementary School: 5.4 miles	Secondary Schools: 12.5 miles
County Road: 5.9 miles	County Road Name: US Route 95

Which fire district will serve the project site? Sagle Fire

Which power company will serve the project site? Pacific Power & Light Company

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:
 >15-30% slopes present per Bonner County Viewer

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

None Present

Is site within a floodplain?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Firm Panel #:	Map Designation:
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Springs & wells:

As shown on plat

Existing structures (size & use):

As shown on plat

Land cover (timber, pastures, etc):

Few trees

Are wetlands present on site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Source of information: County Viewer
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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:

Population:

School Facilities & Transportation:

Economic Development:

Land Use:

Natural Resources:

Hazardous Areas:

Public Services:

Transportation:

Recreation:

Special Areas or Sites:

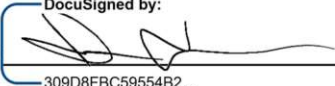
Housing:

Community Design:

Agriculture:

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: 5/26/2026
DocuSigned by:
309D8FBC59554B2...

Landowner's signature: _____ Date: _____