



# BONNER COUNTY PLANNING DEPARTMENT

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## PRELIMINARY PLAT APPLICATION

### FOR OFFICE USE ONLY:

FILE #  SS0014-26	RECEIVED:  June 19, 2026
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Proposed subdivision name: Mckinnon Ranch

### APPLICANT INFORMATION:

Landowner's name: Valiant Idaho, LLC William Haberman Managing Member		
Mailing address: [REDACTED]		
City: Sandpoint	State: ID	Zip Code: 83864
Telephone: [REDACTED]	Fax:	
E-mail: [REDACTED]		

### REPRESENTATIVE'S INFORMATION:

Representative's name: Jeremy Grimm		
Company name: Whiskey Rock Planning + Consulting		
Mailing address: [REDACTED]		
City: Sandpoint	State: ID	Zip Code: 83864
Telephone: [REDACTED]	Fax:	
E-mail: [REDACTED]		

### ADDITIONAL REPRESENTATIVE INFORMATION:

Name/Relationship to the project: Survey		
Company name: James A. Sewell & Associates		
Mailing address: [REDACTED]		
City: Sandpoint	State: ID	Zip Code: 83864
Telephone:	Fax:	
E-mail: [REDACTED]		

### PARCEL INFORMATION:

Section #: 31	Township: 58N	Range: 1E/36-58N	Parcel acreage: 194 +/-
Parcel # (s): RP0435905A000BA			
Legal description: 31-58N-1E/36-58N-1W GOLDEN TEE ESTS & GOLDEN TEE ESTS 1ST ADD BLK 5A,			

Current zoning: <b>Rec</b>	Current use: <b>Golf Course</b>
What zoning districts border the project site?	
North: <b>Rec</b>	East: <b>Rec</b>
South: <b>Rec</b>	West: <b>Rec</b>
Comprehensive plan designation: <b>Resort Community</b>	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: <b>Resprt/SF Residential</b>	
South: <b>Resprt/SF Residential</b>	
East: <b>Resprt/SF Residential</b>	
West: <b>Resprt/SF Residential</b>	
Nearest city: <b>Kootenai</b>	Distance to the nearest city: <b>&lt;4 M</b>
Detailed Directions to Site: <b>US 200 East from Kootenai. Before Pack River on left.</b>	

**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: <b>1</b>	Smallest lot size: <b>1.1A</b>	Largest lot size: <b>70+ A</b>
Date of the pre-application meeting: <b>12.3.25</b>		
Intended use of future lots: <b>Residential &amp; Golf</b>		
<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:		
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: <b>1</b>		
Average density (Dwelling units/acre): <b>Below athrowed by File C832-05</b>		
Is any bonus density proposed?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes, indicate bonus density action (open space, trail dedication, etc) and the formula used to achieve bonus:		
<b>See File C832-05</b>		
How many acres of submerged land does the proposal include? <b>0</b>		
Number of acres to be dedicated as open space/common area: <b>Zero. See File C832-05</b>		

What is the percentage of open space to total acres: See File C832-05 and attached Open Space Parcels

Number of acres of open space that is submerged: N/A

Describe proposed use and maintenance of open space:  
See File C832-05 which covers the entire property.

Describe in detail any proposed trails or sidewalk systems, including trail type, ownership, width, surface type, etc.  
See File C832-05. Comprehensive Development Plan PUD.

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?  
See File C82-05. Comprehensive Submission and approval.

Describe any planned berming, grading, waterfront landscaping, contouring or filling of lands within the proposed subdivision:  
N/A. See File C832-05. All covered in conditions of approval.

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)

See Critical Wildlife Habitat Assesment from File C832-05. The request complies with all conditions.

**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:

<input type="checkbox"/>	<u>Public Road</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 right-of-way width and name, if existing:
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<input checked="" type="checkbox"/>	<u>Combination of Public Road/Private Easement</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 and right-of-way/easement width and road name, if existing: <span style="color: blue;">Hard surface paved 22' wide.</span>
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Is public road dedication proposed as part of this land division?     Yes     No

Road maintenance will be provided by:    The Idaho Club 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.):

Direct Access from existing travelway & roads.

**SERVICES:**

Sewage disposal will be provided by:

<input checked="" type="checkbox"/>	<u>Existing Community System - List name of sewer district or provider and type of system:</u> <b>Gem State. Treatment &amp; Land App.</b>
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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:

Water will be supplied by:

<input checked="" 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:

Distance (in miles) to the nearest:

Public/Community Sewer System: On Site Solid Waste Collection Facility: < 6 M

Public/Community Water System: On Site Fire Station:

Elementary School: < 4M Secondary Schools: @ 8 M

County Road: US 200 County Road Name: US 200

Which fire district will serve the project site? Northside

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 area is generally flat.

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

The property is adjacent to the Pack River.

Is site within a floodplain?  Yes  No Firm Panel #: 16017C0735E Map Designation: AE

Springs & wells:

No

Existing structures (size & use):

N/A. None

Land cover (timber, pastures, etc):

Grass and shrub.

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

Other pertinent information (attach additional pages if needed):

See attached.

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

Property Rights:  
See attached.

Population:  
See attached.

School Facilities & Transportation:  
See attached.

Economic Development:  
See attached.

Land Use:  
See attached.

Natural Resources:  
See attached.

Hazardous Areas:  
See attached.

Public Services:  
See attached.

Transportation:  
See attached.

Recreation:  
See attached.

Special Areas or Sites:  
See attached.

Housing:  
See attached.

Community Design:  
See attached.

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: Jeremy Grimm-Landowner Representative Digitally signed by Jeremy Grimm-Landowner Representative  
Date: 2026.01.07 13:33:11 -08'00' Date: 6/19/26

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