

BONNER COUNTY PLANNING DEPARTMENT

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MINOR LAND DIVISION APPLICATION

FOR OFFICE USE ONLY:

FILE #

MLD0008-25

RECEIVED:

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david.fisher, 3/11/2025, 10:48:29 AM

PROJECT DESCRIPTION:

Name of Minor Land Division plat: Peak Acres

APPLICANT INFORMATION:

Landowner's name: Pack Properties LLC

Mailing address: 3061 N. Allison Street

City: Post Falls

State: Idaho

Zip code: 83854

Telephone: 208-818-1992

Fax:

E-mail: Info@peakdigs.com

REPRESENTATIVE'S INFORMATION:

Representative's name: Amanda Preston

Company name:

Mailing address: 13691 W. Bodine Avenue

City: Post Falls

State: Idaho

Zip code: 83854

Telephone: 208-819-6030

Fax:

E-mail: Annottiamanda@yahoo.com

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project: JOHN STEARNS / PLS

Company name: STEARNS SURVEYING

Mailing address:

City:

State:

Zip code:

Telephone: 208 696 2017

Fax:

E-mail: JOHN@STEARNSSURVEYING.COM

PARCEL INFORMATION:

Section #: 31 Township: 54N Range: 04 W Parcel acreage: 15.630 (County GIS)

Parcel # (s): RP54N04W31 7200A

Current zoning: Industrial

Current use: Transition

Comprehensive plan designation:

Within Area of City Impact: ☒ Yes ☐ No

If yes, which city?: Spirit Lake

ADDITIONAL PROJECT DESCRIPTION:**This application is for :**

Lot #1	Proposed acreage: <u>1.00</u>	Remainder	Proposed acreage: <u>0.0</u>
Lot #2	Proposed acreage: <u>1.00</u>	Do the proposed lots meet the required depth to width ratio and applicable angle of intersection per BCRC 12-621: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Lot #3	Proposed acreage: <u>1.00</u>		
Lot #4	Proposed acreage: <u>12.75</u>		

SITE INFORMATION:*Actual Surveyed Areas*

Does the property contain steep slopes of 15% or greater per the USGS maps?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Are there any water courses present on site per the NHD maps? (lakes, streams, rivers & other bodies of water) Note: submerged lands shall not be counted for determining density in a subdivision per BCRC 12-622.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are wetlands present on site per the U.S. Fish and Wildlife Service National Wetland Inventory Maps?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is the subdivision designed around identified natural hazards per BCRC 12-626 (A)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Do existing structures meet required setbacks to proposed lot lines per BCRC Title 12 Chapter 4.1?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Are proposed lots split by city, county, zoning, or public R-O-W boundaries?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Flood Hazard Zones located on site: <input checked="" type="checkbox"/> X <input type="checkbox"/> D <input type="checkbox"/> A <input type="checkbox"/> AE	DFIRM MAP: <u>16017C1350 E</u>
Other pertinent information (attach additional pages if needed): <u>6 and 16017C1325 E</u> <u>"steep" slopes are natural terrain areas unrelated to drainages.</u>	

ACCESS INFORMATION:

Please check the appropriate boxes:	
<input checked="" type="checkbox"/> Private Easement	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed
<input type="checkbox"/> Public Road	<input type="checkbox"/> Existing <input type="checkbox"/> Proposed
<input type="checkbox"/> Combination of Public Road/Private Easement	<input type="checkbox"/> Existing <input type="checkbox"/> Proposed
Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, easement/right of way width, road grade. Include recorded instrument number for existing easements/roads & name, if existing: <u>Old Forest Rd, ± 16' wide gravel, not steep.</u> <u>See Easement, Instrument No. 532935.</u>	
List existing access and utility easements on the subject property. <u>Underground Electric Distribution Easement, Instrument No. 526961.</u>	

SERVICES:Which power company will serve the project site? AvistaWhich fire district will serve the project site? Spirit Lake Fire Department**Sewage disposal will be provided by:**☐ Existing Community System☐ Proposed Community System☒ Individual system

Explain the type of sewage system (LSAS, community drain field, individual septic, ect.) capacity, maintenance plan, location of facilities, name of facilities/provider, proposed ownership, if applicable, and other details: Individual septic- Panhandle Health

Note: Please attach the necessary proof of urban services if required.

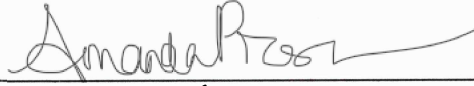

Will the sanitary restriction be lifted by the Panhandle Health District?

☒ Yes ☐ No**Water will be supplied by:**☒ Existing public or community system☐ Proposed Community System☐ Individual well

Please explain the water source, name of provider, proposed ownership, capacity, system maintenance plan, storage and delivery system and other details: S.L.I.P. Utility. TBD on capacity

Note: Please attach the necessary proof of urban services if required.

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: 3/2/2025Landowner's signature: Date: 3/2/25