



BONNER COUNTY PLANNING DEPARTMENT

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PRELIMINARY PLAT APPLICATION

FOR OFFICE USE ONLY:

FILE # 50001-25

RECEIVED:

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FEB 03 2025

Bonner County
Planning Department

Proposed subdivision name: Deerfield

APPLICANT INFORMATION:

Landowner's name: Deerfield LLC

Mailing address: 615 Lakeview Blvd

City: Sandpoint

State: ID

Zip Code: 83864

Telephone: 208-920-9090

Fax:

E-mail: Rick.a.howarth@iCloud.com

REPRESENTATIVE'S INFORMATION:

Representative's name: Dan Tadic

Company name: HMM Engineering

Mailing address: 476864 Highway 95, Suite 3

City: Ponderay

State: ID

Zip Code: 83852

Telephone: 208-635-5825

Fax:

E-mail: dtadic@hmm-llc.com

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project: Garry Schickedanz / Owner's Agent

Company name:

Mailing address: 217 Cedar Street #320

City: Sandpoint

State: ID

Zip Code: 83864

Telephone: 561-346-5258

Fax:

E-mail: gerhards@schickedanzfl.com

PARCEL INFORMATION:

Section #: 16

Township: 57N

Range: 02W

Parcel acreage: 32.67

Parcel # (s): RP57N02W164952A

Legal description: 16-57N-2W E2SW LESS TRACTS

Current zoning: Suburban	Current use: Undeveloped
What zoning districts border the project site? Suburban and Residential Single-Family	
North: Suburban	East: Suburban and Residential Single-Family (disc golf course property/City of Sandpoint)
South: Suburban	West: Suburban
Comprehensive plan designation: Suburban Growth Area	
Uses of the surrounding land (describe lot sizes, structures, uses): large lot residential	
North: large lot residential approx. 10-acres in size with single family homes and accessory structures	
South: large lot residential ranging in size from 2.5-acres to 13-acres with single family homes and accessory structures	
East: large lot residential ranging in size from 3.8-acres to 10-acres with single family homes and accessory structures, and a public disc golf course approx. 32-acres in size	
West: large lot residential ranging in size from 1-acre to 40-acres with single family homes and accessory structures	
Nearest city: Sandpoint	Distance to the nearest city: adjacent on east property line
Detailed Directions to Site: From Bonner County Administration Building head north on Division St and travel approximately 1.4 miles, turn west onto Baldy Mountain Road and travel approximately 0.6 miles. The subject property is located on the south side of Baldy Mountain Road directly across from Anderson Road.	

SUBDIVISION TYPE:

<input type="checkbox"/> Short Plat 5-10 Lots	
<input checked="" type="checkbox"/> Regular Plat 11+ Lots 24-lot subdivision	
<input type="checkbox"/> Plat with a Planned Unit Development	
<input type="checkbox"/> Conservation Plat	
<input type="checkbox"/> Cottage Housing Plat	

PROJECT PROPOSAL:

Number of lots: 24	Smallest lot size: 1.00	Largest lot size: 2.95 acres
Date of the pre-application meeting: October 17, 2024		
Intended use of future lots:		
<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: No		
What type of dwelling units will the residential project include: Single Family		
<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: 24		
Average density (Dwelling units/acre): 1.34 du/acre (not including submerged lands)		
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: N/A		
How many acres of submerged land does the proposal include? 0.70 acres		

Number of acres to be dedicated as open space/common area: 2.22-acres

What is the percentage of open space to total acres: 7% open space (Stormwater tract for HOA)

Number of acres of open space that is submerged: 0.57 acres (stormwater/open space tract)

Describe proposed use and maintenance of open space: The 2.22-acre open space tract will be used for stormwater treatment for the subdivision.

The HOA will be responsible, through their CC&Rs, to maintain the stormwater facilities, and general maintenance (such as weed control, etc) of the tract.

Describe in detail any proposed trails or sidewalk systems, including trail type, ownership, width, surface type, etc. The HOA will have access to the open space/stormwater tract which fronts Syringa Creek. The HOA may choose to install an informal gravel trail along the northern portion

of the tract to allow for pedestrian access from Deerfield to the City of Sandpoint owned disc golf property which lies directly to the east of the open space/stormwater tract. This short trail would be utilized by residents only with no public parking provided. This will be dependent on and coordinated with the City of Sandpoint.

Is dedication of land for public use planned? ☐ Yes ☒ No

If yes, describe use and number of acres: N/A

ENVIRONMENTAL FEATURES:

How has the subdivision been designed to avoid natural hazards? A wetland delineation was conducted and found wetlands associated with Syringa

Creek which is located at the southern most boundary of the project site. Syringa Creek flows through one lot and the proposed open space/stormwater tract. These lots are large enough to accommodate an upland building pad and stormwater pond without adversely impacting Syringa Creek. Treated stormwater runoff from the development will discharge to Syringa Creek following existing drainage patterns. The wetlands should not be impacted by any lot development.

Describe any planned berming, grading, waterfront landscaping, contouring or filling of lands within the proposed subdivision: Grading activities will be primarily limited to work within the right-of-way: road construction, stormwater conveyance and utilities.

Grading will also occur outside the proposed right-of-way for the proposed stormwater pond and fire suppression storage tank. Future lot owners/developers will grade out the individual lots.

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) N/A

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: N/A

☒ Public Road ☐ Existing ☒ Proposed
Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade right-of-way width and name, if existing: The proposed access road for the subdivision will be a privately maintained public road with a paved surface. The right-of-way width is 60'.
The travel width of the proposed road is 24'. The road grade is at the steepest 2.10%. The proposed road name is Deerfield Dr.

☐ Combination of Public Road/Private Easement ☐ Existing ☐ Proposed
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: N/A

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

Road maintenance will be provided by: Deerfield 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.): The proposed surface is to be asphalt, with a maximum grade of 2.10% and a typical grade of 0.50%. The proposed ROW width is 60' while the proposed pavement surface is 24'.

SERVICES:

Sewage disposal will be provided by: Individual Septic

☐ Existing Community System - List name of sewer district or provider and type of system:
N/A

☐ Proposed Community System - List type & proposed ownership: N/A

☒ Individual system - List type: Each lot is proposed to have its own on-site septic system

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: Each lot is proposed to have its own on-site septic system. Capacity will be determined by size of residence proposed and permits will be reviewed and approved through Idaho Panhandle Health. Standard plat language and setbacks will be adhered to. See letter from PHD included with application package.

Water will be supplied by: Syringa Heights Water District

☒ Existing public or community system - List name of provider: Syringa Heights Water District

☐ Proposed Community System - List type & proposed ownership:

☐ Individual well

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: Water will be supplied by Syringa Heights Water District, a June 4, 2024 will serve letter from the water district indicates that have the capacity and willingness to serve up to 28 lots with this proposed subdivision. A 6" line will be extended along Baldy Mountain Road and through the subdivision with service lines stubbed to each lot and a fire storage tank/reservoir.

Distance (in miles) to the nearest:

Public/Community Sewer System: City of Sandpoint (0.45 miles)

Solid Waste Collection Facility: Bonner County Solid Waste (10.1 miles)

Public/Community Water System: Syringa Heights Water District (0.0 miles)

Fire Station: Selkirk Fire Rescue & EMS (1.9 miles)

Elementary School: Farmin-Stidwell Elementary (1.2 miles)

Secondary Schools: Sandpoint Middle School and High School (1.9 miles)

County Road: Baldy Mountain Road (0.0 miles)

County Road Name: Baldy Mountain Road

Which fire district will serve the project site? Northside Fire District

Which power company will serve the project site? Avista

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 site generally slopes from the north to the south with the highest point being in the northeast corner of the property. The southernmost portion of the site is the steepest with a slope of approximately 24-43% on the HOA open space/stormwater lot. This steep embankment slopes downward from the flatter buildable upland areas to Syringa Creek which borders the southern portion of the site. Several natural drainages cut through the site and drain generally from the northeast to southwest. The upland portions of the site have a moderate slope ranging from approximately 1% - 8% slopes. There are no other substantial geologic or topographic feature on the site.

Water courses (lakes, streams, rivers & other bodies of water): Syringa Creek borders the southernmost property line and a wetland delineation has been conducted. Several natural seasonal drainages cut through the site and drain generally from the northeast to southwest.

Is site within a floodplain? ☒ Yes ☐ No Firm Panel #: 16017C0715E Map Designation: Zone A

Springs & wells: N/A

Existing structures (size & use): N/A

Land cover (timber, pastures, etc): Open Timber, Forested, Pasture

Are wetlands present on site? ☒ Yes ☐ No

Source of information: Wetland Delineation

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: The proposed subdivision is in alignment with the Bonner County zoning ordinance, setback standards, and environmental mitigations. These regulations have not destroyed the fundamental property right nor imposed substantial and significant limitations on the property. The proposed land use application does not impose substantial and significant limitations to adjacent properties.

Population: The Bonner County population trends and projections anticipates Bonner County growing by a rate of 1.1% over the next six years. This project will help alleviate the current shortage of housing in the county while also developing in the ACI, which will be important as this section of the comprehensive plan indicates that there has been a shift in populations from more rural areas to more urbanized areas. This is a clear indicator that housing is needed in areas within and adjacent to the ACI of the urban areas.

School Facilities & Transportation: The proposed subdivision is located within the Bonner School District #84. The proposed subdivision will add 24 lots which could add additional children to the schools, however it also increases property values. Idaho public schools are partially funded by property taxes, which these new lots and residences will contribute to. In Bonner County only 24.6% of households have children. The average number of children per household in Bonner County is 0.615. This equates to approximately an additional 16 children into the Bonner County School District #84.

Economic Development: The location of the proposed subdivision is in close proximity to the City of Sandpoint. These lots could offer housing to members of the workforce who already live in the area but do not own a home, or could provide housing for new members of the workforce moving to the County from out of the region or state. Currently one of the biggest barriers to businesses gaining new employees is the lack of housing.

Land Use: These larger lots directly adjacent to the City limits of Sandpoint will help transition from smaller lots with higher density within the city limits to the larger, rural developments in the County. This transition will help maintain the rural character of the county within the ACI.

Natural Resources: Syringa Creek will be protected to the greatest extent practicable while still allowing for the site to be developed. One buildable lots will be located at the southern portion of the site however the steep slope and natural vegetation provide for a large buffer from the creek and associated wetland. Minimal disturbance and vegetation removal will occur during subdivision infrastructure improvements and BMPs will be implemented throughout construction.

Hazardous Areas: There are no known hazard areas on the subject property with exception to the floodplain associated with Syringa Creek. The buildable portion of the two lots that are encumbered by the Special Flood Hazard Area are significantly elevated above the base flood elevation. The proposed development complies with fire protection standards, ingress/egress, and floodplain development regulations.

Public Services: The Syringa Heights Water District has provided a will serve letter for the proposed subdivision. The lots will be served by individual septic systems. Avista will provide power and gas to the development.

Transportation: The proposed access road associated with the development will meet county road standards and will be a public road that is privately maintained thereby not impacting the County as far as maintenance is concerned. Sight distances from the approach of the new access road and Baldy Mountain Road have been analyzed and the new intersection will not create a hazard. A trip generation letter has been provided.

Recreation: The site does not remove any recreational opportunities from the residents of Bonner County. The development may encourage residents of the new subdivision to utilize the City Disc Golf Course as the site is directly adjacent to the subject property. Additionally, the close proximity of the new subdivision to the City of Sandpoint makes alternative methods of transportation, such as walking and biking, to and from work feasible. The open space/stormwater tract that will be owned and maintained by the HOA could benefit the residents of the subdivision with a large outdoor area for viewing wildlife and enjoying the natural area adjacent to Syringa Creek.

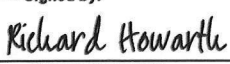
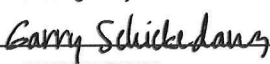
Special Areas or Sites: The proposed subdivision will protect and retain the ecologically sensitive area adjacent to Syringa Creek. There are no known culturally significant sites on the subject property.

Housing: This large lot subdivision that is directly adjacent to the City of Sandpoint will provide single-family residential development opportunities. So long as zoning and utilities can support it, the option for ADUs (Additional Dwelling Units) on each lot could provide for affordable housing options as rental units or for independent living options for the aging population.

Community Design: As mentioned above this subdivision will act as a transition zone within the ACI that transitions the smaller, dense housing located within the City of Sandpoint, to the larger rural lots located in the unincorporated portions of Bonner County. This supports good community design while protecting natural resources and maintaining the rural character of the County.

Implementation: (Not required to complete this element) This proposed subdivision is in line with the current zoning regulations of Bonner County.

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.

Signed by:  Date: 2/3/2025
 Landowner's signature:  Date: 2/3/2025