



# Ponderay - City Planning

## Subdivision Application

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JUN 13 2023

**PLANNING  
CITY OF PONDERAY**

Cover Sheet

Site/Project Information
<b>Brief Project Description:</b>
Replat/Subdivision
<b>Project Representative:</b> Josh Bagley
<b>E-mail:</b> jbagley@h2survey.com
<b>Phone #'s:</b> (208) 772-6600
<b>Location:</b> US Highway 95/US 2 North to Bonner Mall Way
<b>Legal Description:</b> 11-57N-2W Triangle Square Lot 2 and 11-57N-2W

Applicant/Owner Information
<b>Name:</b> Josh Bagley
<b>Legal Owner:</b> Bonner Mall Partnership
<b>Signature:</b> 
<b>Mailing Address:</b> PO Box 2916, Hayden, ID 83835
<b>E-Mail:</b> jbagley@h2survey.com
<b>Phone #'s:</b> (208) 772-6600

Ponderay Planning Department
<b>File Number:</b> 5523-047
<b>Fees:</b> \$850 App
<b>Zoning:</b> Commercial
<b>Received By:</b> <b>Date:</b> 6/13/23
<b>Comments:</b> RPP0000011555bA RPP36930000020A

prelim includes: RPP00000115407A

# BONNER MALL PHASE 1 SUBDIVISION 2 - LOT MINOR SUBDIVISION

BONNER COUNTY, IDAHO

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## Project Summary

The purpose of this project shall be to combine Parcel 1 (Bonner Mall Phase 1) and Parcel 2, (Lot 2 Triangle Square) identified below by adjusting Bonner Mall Lots 11-57N-2W TAX 68 & 71 LESS TAX 72,73,74, 76,77,78 & 89 BONNER MALL PHASE I, and Lot 2 Triangle Square through the subdivision process, for the purpose of Parcel 1 acquiring the property shown from Parcel 2 (shown on the plat of Triangle Square as "Yokes Loading Zone"). The following information shall outline the proposed subdivision.

- **Parcel:**
  - As to Bonner Mall Phase 1: RPP00000115556A
  - As to Triangle Square Lot 2: RPP36930000020A
- **Parcel Address:**
- Northwest corner of Bonner Mall off of Bonner Mall Way, Ponderay, Bonner County Idaho
- **Owner:**
  - Bonner Mall Partnership
  - 413 Cedar Street
  - Wallace, Idaho 83873
- **Legal:**
  - As to Bonner Mall Phase 1: 11-57N-2W TAX 68 & 71 LESS TAX 72,73,74, 76,77,78 & 89 BONNER MALL PHASE 1
  - As to Triangle Square: 11-57N-2W TRIANGLE SQUARE LOT 2
- **Zoning:**
  - Commercial
- **Existing Conditions**
  - Flat with commercial structures
- **Access:**
  - Proposed Lots 1 and 2 will have access off Bonner Mall Way
- **Site Development:**
  - All future site improvements shall be designed and constructed in accordance with standards and requirements of Bonner County.
- **Water**
  - Water for Lot 1 is served by City of Sandpoint Proposed Lot 2 will be serviced by City of Sandpoint.
- **Sanitary Sewer**
  - Lot 1 is served by Kootenai-Ponderay Sewer District. Proposed Lot 2 will be served by Kootenai-Ponderay Sewer District.
- **Wetlands**
  - There are no wetlands on the property.