PRELIMINARY PLAT INFORMATION

What is a preliminary plat?

A preliminary plat is a map showing the layout of a proposed subdivision, including lot design, common area and road systems.

Why is a preliminary plat required?

Bonner County Revised Code requires that certain divisions of property be reviewed for compliance with Bonner County’s Comprehensive Plan, Subdivision and Zoning Ordinances. See Chapter 6 of Title 12, BCRC.

How long does it take to process a preliminary plat application?

Processing time is dependent on a number of factors, including the complexity of the project, the completeness of the application and the number of applications being considered by Bonner County at any given time. Plan on a minimum of 50 to 150 days to process the preliminary plat, depending on the number of lots proposed.

How much does it cost to apply for a preliminary plat?

Preliminary plat application fees are based on the number of lots proposed:

- 4 or fewer lots $630.00 plus $63.00 per lot
- 5 to 15 lots $735.00 plus $63.00 per lot
- 16 to 30 lots $1,050.00 plus $63.00 per lot
- 31 to 100 lots $3,675.00
- 101 to 200 lots $5,250.00
- More than 200 lots $6,300.00, plus actual cost of services, materials and legal notices after initial fee has been expended.

Roughstormwater fee, as follows:

- 30 or fewer lots $210.00 plus $15.00 per lot
- 31 to 100 lots $890.00
- More than 100 lots $1,050.00

Stormwater revisions: Actual cost of professional services after original stormwater plan fees are expended.

Who prepares a preliminary plat application?

Bonner County Revised Code requires a preliminary plat application be prepared by a licensed land surveyor. A survey of the proposed subdivision is not required as part of the preliminary plat application. A survey is required, however, as a part of final subdivision approval. Road design and/or stormwater management plans prepared by a design professional may be required.
Who reviews and approves a preliminary plat application?

Planning department staff reviews preliminary plat applications for compliance with Bonner County Revised Code. Applications will also be reviewed by local, state and federal agencies for conformity with local, state and federal guidelines. If additional information is required by either Bonner County or any reviewing agency, planning staff will forward this request for information to the applicant. After all reviews are complete, the project will be acted on by planning staff, administratively or by the Planning Commission and/or the County Commissioners at a public hearing.

What happens after a preliminary plat is approved?

An Idaho licensed professional land surveyor retained by the applicant will survey the land and prepare a final plat for review by Bonner County for compliance with Bonner County Revised Code, Idaho Code and the conditions of preliminary plat approval. The Bonner County fee for the final plat check is $210.00 plus $20.00 per lot, for all plats and replats of up to 100 lots and $3,150.00 for plats and replats of more than 100 lots. A County Surveyor fee for the review and recording of the plat, based on the actual cost for the professional service, also will be charged. The fee varies from ±$300.00 to $500.00 for most plats.