

Property Changes Near Silver Beach

Hi everyone. This is Doug and Jodi Smith, brand new members of SLPOA. We recently purchased the "Lutz property" and are thrilled to eventually move there from our current home in Hayden, but prior to doing so we are making some changes. We have seen and heard that there is concern and speculation about the changes we are making so we thought it would be helpful to share a brief overview of the plan and, hopefully, put everyone at ease.

While the approximate 28 acres that we purchased is zoned for lots as small as 10,000 square feet, that is not our plan or desire. On the other hand, 28 acres is more than we need or can adequately maintain. Therefore, we will be submitting applications to the county requesting to subdivide the 16 acre parcel north of Spirit Lake Road and create three, 5-6 acre lots. We are also submitting an application to subdivide the 12 acres on the lake into 4 waterfront lots. We will build our home on one of the waterfront lots. As you may know there are currently 3 cabins on the property (the 3 Lutz children maintained and used one cabin each for their respective families), so by creating a total of 7 lots there will be only four incremental homes on the property provided the subdivisions are approved.

You may have noticed that there is work happening at the property, some of it is in preparation for the subdivision application and some for other reasons. Here's what's happening:

- Surveyors are mapping the topography and boundaries of the north and south parcels - this is a prerequisite for subdividing
- Engineering and excavation for the driveway on the upper parcel. This driveway is for a single home only. If the upper subdivision is approved, the driveway will be extended to the 2 additional lots. For the driveway we received a site disturbance permit from the county, an approach permit from Lakes Highway District, and a Forest Practices Certificate of Compliance from the state (for tree removal and eventual slash burning)
- The south parcel has been cleared of brush and dead, dying, or choked trees. An eco-blend of four natural north Idaho fescue grasses will be planted to prevent soil erosion and suppress the spread of noxious weeds
- Two wells have been added to the south parcel, one for our eventual new home and one for the 100 year old lake cabin. Both wells were permitted and passed inspection by the county.
- There are repairs and minor improvements being made to the 100 year old lake cabin so it will hopefully be here another 100 years.

We have already met many of our fantastic neighbors and others from the Spirit Lake area and look forward to getting to know many more in the near future!