

BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)
planning@bonnercountytid.gov (email) www.bonnercountytid.gov (web page)

MINOR LAND DIVISION APPLICATION

FOR OFFICE USE ONLY:

FILE # MLD0030-22	RECEIVED: RECEIVED APR 11 2022 BONNER COUNTY PLANNING DEPARTMENT
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: Skinner Family Estates
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APPLICANT INFORMATION:

Landowner's name: Eric E & Julina L Skinner		
Mailing address: 225 Pinecrest Lane		
City: Sandpoint	State: ID	Zip code: 83864
Telephone: 208-290-6314	Fax: N/A	
E-mail: eric.skinner@sandpoint.com		

REPRESENTATIVE'S INFORMATION:

Representative's name: Chad Johnson, PLS		
Company name: Johnson Surveying NW		
Mailing address: 1859 N Lakewood Dr Suite 102		
City: Coeur d'Alene	State: ID	Zip code: 83814
Telephone: 208-660-2351	Fax: N/A	
E-mail: johnsonsurveying@yahoo.com		

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project: Skyler Krueger Fleck		
Company name: Johnson Surveying NW		
Mailing address: 1859 N Lakewood Dr Suite 102		
City: Coeur d'Alene	State: ID	Zip code: 83814
Telephone: 208-786-2814	Fax: N/A	
E-mail: skyler@johnsonsurveyingnw.com		

PARCEL INFORMATION:

Section #: 21	Township: 57N	Range: 02W	Parcel acreage: 2.5 acres; 2.5 acres
Parcel # (s): RP57N02W212626A & RP57N02W212551A			
Legal description: 21-57N-2W SENWENW CPWRS TOGETHER WITH A 25' EASEMENT ALONG WEST BOUNDARY & 21-57N-2W NENWENW CPWRS			
Current zoning: Suburban		Current use: Vacant Land	
What zoning districts border the project site? Suburban			

North:	East:
South:	West:
Comprehensive plan designation:	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 5 acres; single-family residential	
South:	
East: 27.85 acres; vacant land (flood hazard zone)	
West: 2.5 acres; single-family residential	
Within Area of City Impact: Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> If yes, which city?: Sandpoint	
Detailed Directions to Site: Southwest on US-2W toward Ontario St, right on Ontario St, right on S Lincoln Ave, left on Pine St, right on Pinecrest Rd, right on Pinecrest Ln	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information: N/A		
This application is for : 4 lot minor subdivision		
Proposed lots: 4 lots		Depth to Width Ratio (D:W)
Lot #1	Proposed acreage: 1.327 acres	1.9:1
Lot #2	Proposed acreage: 1.327 acres	1.9:1
Lot #3	Proposed acreage: 1.327 acres	1.9:1
Lot #4	Proposed acreage: 1.000 acres	2.5:1
Remainder	Proposed acreage: NONE	N/A
Describe the land division proposal and resulting acreage: 4 proposed lots; initially 2 lots at 2.5 acres each.		
Parent parcel RP57N02W212626A consisting of 2.5 acres will be subdivided to result in the lot 3 at 1.327 acres, lot 4 will be 1 acre.		
Parent parcel RP57N02W212551A consisting of 2.5 acres will be equally subdivided to result in lot 1 at 1.327 acres and lot 2 at 1.327 acres.		

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:	
All 4 lots are relatively flat with the majority of the overall properties being under 15% slopes. The highest elevation is 2,119 feet. The property slopes from the northeast with the highest elevation to the south at a gradual slope. The southeast quarter of proposed Lot 4 has the steepest terrain exhibiting slopes greater than 15%.	
Water courses (lakes, streams, rivers & other bodies of water): There are no known lakes, streams, rivers, or other bodies of water on site.	
Springs & wells: There are no registered springs or wells on site according to the Idaho Department of Water Resources.	

Existing structures (size & use): There are no existing structures on site as this is an undeveloped parcel.

Land cover (timber, pastures, etc): This parcel is primarily pasture with some light timber.

Are wetlands present on site? Yes No Source of information: NWI

Flood Hazard Zones located on site: X D A AE DFIRM MAP: 16017C0714E

Other pertinent information (attach additional pages if needed): 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: Existing paved 30-foot easement along the West boundary of the property for Pinecrest Lane.

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: _____

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: _____

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

List existing access and utility easements on the subject property.
Access: INSTRUMENT # 146816 Utility: INSTRUMENT # 880987

SERVICES:

Sewage disposal will be provided by:

Existing Community System - List name of sewer district or provider and type of system:

Proposed Community System - List type & proposed ownership:

Individual system - List type: Onsite septic and individual drainfield

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: Please refer to Subsurface Sewage Disposal PHD Application permit number 21-09-148613

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

Yes No

Water will be supplied by:

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:

Which power company will serve the project site? Avista

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: Eric E Skinner Date: 04/08/2022
Signer ID: Y041GEGZH7...

Landowner's signature: _____ Date: _____

SKINNER FAMILY ESTATES

A PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 21, TOWNSHIP 57 N., RANGE 2 W., BOISE MERIDIAN, BONNER COUNTY, IDAHO

BOOK _____ PAGE _____
INST.# _____

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT ERIC E. SKINNER AND JULINA L. SKINNER, HUSBAND AND WIFE, HEREBY CERTIFIES THAT THEY OWN THE PROPERTY HEREINAFTER DESCRIBED AND INCLUDES SAID PROPERTY IN A PLAT TO BE KNOWN AS "SKINNER FAMILY ESTATES".

SAID PARCEL OF LAND BEING RECORDED UNDER INSTRUMENT #913444, RECORDS OF BONNER COUNTY, BEING THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO; AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 21, MONUMENTED BY A 3 1/4" ALUMINUM CAP PLS 813; THENCE NORTH 89°35'26" WEST, ALONG THE NORTH LINE THEREOF, 657.02 FEET TO THE NORTHEAST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 21, MONUMENTED BY A 5/8" REBAR AND PLASTIC CAP PLS 9367, AND THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING NORTH 89°35'26" WEST 328.51 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 21, MONUMENTED BY A 5/8" REBAR AND PLASTIC CAP PLS 9367;

THENCE SOUTH 00°48'27" WEST 659.64 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 21, MONUMENTED BY A 5/8" REBAR AND PLASTIC CAP PLS 9367;

THENCE SOUTH 89°31'29" EAST 328.18 FEET TO THE SOUTHEAST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 21, MONUMENTED BY A 5/8" REBAR AND PLASTIC CAP PLS 9367;

THENCE NORTH 00°44'57" EAST 660.02 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 4.981 ACRES, MORE OR LESS.

THE OWNER HEREBY GRANTS A 25' UTILITY EASEMENT, COINCIDENTAL TO THE EXISTING ACCESS EASEMENT, ALONG THE WEST LINE OF LOTS 1, 2, 3 AND 4, BLOCK 1 AS DEPICTED HEREON.

SEWER TO BE PROVIDED BY INDIVIDUAL ON-SITE SEPTIC AND DRAINFIELD SYSTEMS.

WATER SERVICE TO BE PROVIDED BY SYRINGA HEIGHTS WATER DISTRICT.

ERIC E. SKINNER _____ DATE _____ JULINA L. SKINNER _____ DATE _____

NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) S.S.

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, IN THE YEAR OF 20____, BY ERIC E. SKINNER AND JULINA L. SKINNER, HUSBAND AND WIFE.

NOTARY PUBLIC : _____

MY COMMISSION EXPIRES : _____

PANHANDLE HEALTH DISTRICT

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

PANHANDLE HEALTH DISTRICT _____ DATE _____

BONNER COUNTY PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED AND APPROVED.

BONNER COUNTY PLANNING DIRECTOR _____ DATE _____

BONNER COUNTY PLANNING COMMISSION

THIS PLAT HAS BEEN EXAMINED AND APPROVED.

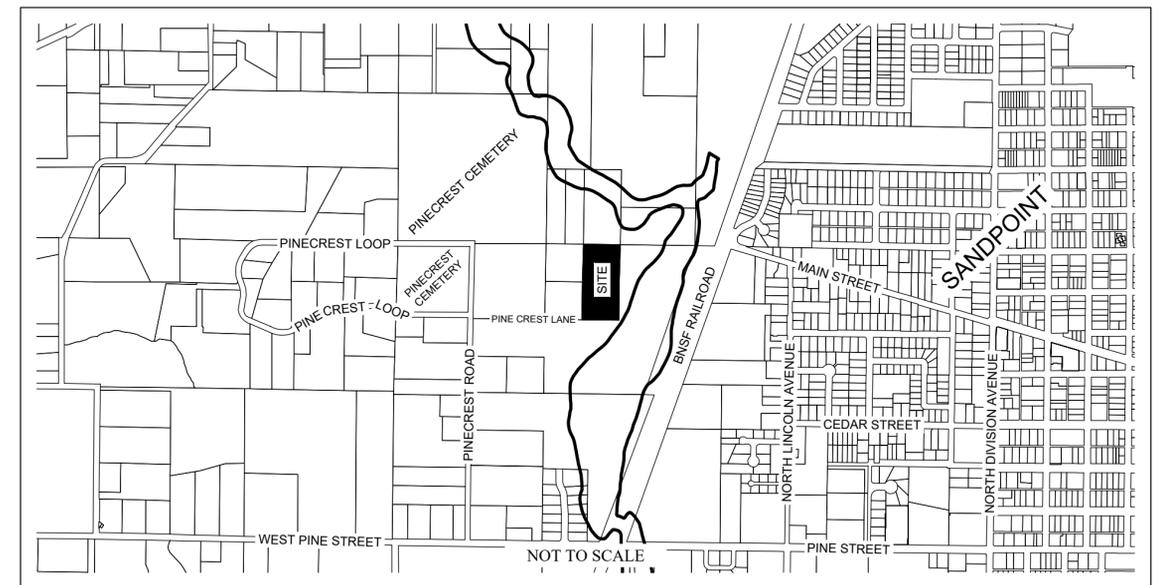
CHAIRMAN, BONNER COUNTY PLANNING AND ZONING COMMISSION _____ DATE _____

BONNER COUNTY COMMISSIONERS

THIS PLAT IS APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF BONNER COUNTY, IDAHO.

CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS _____ DATE _____

VICINITY MAP



BONNER COUNTY RECORDER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF BONNER COUNTY, IDAHO THIS _____ DAY OF _____, 20____.

AT _____ M. AND DULY RECORDED IN BOOK _____ OF PLATS AT PAGE(S) _____ AND UNDER INSTRUMENT NO. _____ AT THE REQUEST OF _____.

BONNER COUNTY CLERK _____ DEPUTY CLERK _____ FEE PAID _____

BONNER COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THIS _____ DAY OF _____, 20____, THAT THE REQUIRED TAXES ON THE HEREIN PLATTED LAND HAVE BEEN PAID THROUGH _____.

BONNER COUNTY TREASURER _____

BONNER COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND APPROVE THE SAME FOR RECORDING THIS _____ DAY OF _____, 20____.

BONNER COUNTY SURVEYOR _____

SURVEYOR'S CERTIFICATE

I, CHAD J. JOHNSON, PLS 9367, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS IS A TRUE SURVEY OF THE PLATTED LAND MADE BY ME, OR UNDER MY DIRECT SUPERVISION, AND THAT APPLICABLE CORNER RECORDS HAVE BEEN FILED, IN COMPLIANCE WITH THE LAWS OF THE STATE OF IDAHO.

CHAD J. JOHNSON PLS 9367 _____ DATE _____

	SKINNER FAMILY ESTATES A PORTION OF THE NE 1/4 OF THE NW 1/4 SECTION 21, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO			
	DATE SURVEYED: MARCH 2022 FILE NAME: 22-040 SURVEY	DRAFTED BY: DTL CHECKED BY: CJJ	PLOT DATE: 04/05/2022 PROJECT No.: 22-040	
				P.O. Box 2544 Post Falls, ID 83877 208-660-2351 johnsonsurveyingnw.com