

BONNER COUNTY PLANNING DEPARTMENT

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

MINOR LAND DIVISION APPLICATION

FOR OFFICE USE ONLY:

FILE # ML00077-22	RECEIVED: RECEIVED JUL 27 2022 BONNER COUNTY PLANNING DEPARTMENT
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: REPLAT OF LOT 1, BLOCK 2 OF TRAPPERS CREEK

APPLICANT INFORMATION:

Landowner's name: AYERS TRUSTS		
Mailing address: 152 S JEFFERSON ST, SUITE 101		
City: SPOKANE	State: WA	Zip code: 99201
Telephone: 209-850-3698	Fax:	
E-mail: COLLINS@UPTICSTUDIOS.COM		

REPRESENTATIVE'S INFORMATION:

Representative's name: DAN INLOES		
Company name: HMH ENGINEERING		
Mailing address: 3882 N SCHREIBER WAY, SUITE 104		
City: COEUR D'ALENE	State: ID	Zip code: 83815
Telephone: 208-635-5825	Fax:	
E-mail: DINLOES@HMH-LLC.COM		

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project:		
Company name:		
Mailing address:		
City:	State:	Zip code:
Telephone:	Fax:	
E-mail:		

PARCEL INFORMATION:

Section #: 20	Township: 58N	Range: 2W	Parcel acreage: 0.2
Parcel # (s): RP045230020010A			
Legal description: LOT 1, BLOCK 2, TRAPPERS CREEK SUBDIVISION			
Current zoning: ALPINE VILLAGE		Current use: ALPINE COMMUNITY	
What zoning districts border the project site? ALPINE VILLAGE			

North: ALPINE VILLAGE	East: ALPINE VILLAGE
South: ALPINE VILLAGE	West: ALPINE VILLAGE
Comprehensive plan designation: Recreational/Residential mix 0-2.5 acres	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: RESIDENTIAL	
South: RECREATIONAL	
East: RESIDENTIAL	
West: RECREATIONAL	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: FROM SANDPOINT, TAKE SCHWEITZER MOUNTAIN ROAD TO GREAT ESCAPE LANE TO CHUTES LANE.	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information: TRAPPER CREEK		
This application is for : DIVIDING THE CURRENT LOT INTO TWO LOTS		
Proposed lots: 2	Depth to Width Ratio (D:W)	
Lot #1 ^B	Proposed acreage: 0.079	2.6:1
Lot #2 ^C	Proposed acreage: 0.148	1:1
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: THE EXISTING LOT 1A HAS AN EXISTING RESIDENTIAL BUILDING ON IT.		
THE DESIRE IS TO PARTITION THE LOT SO THAT THE NEW LOT LINE LIES JUST BEYOND THE REQUIRED SETBACK LINE FROM THE EXISTING BUILDING. THIS WILL LEAVE A REMAINDER		
LOT THATS APPROXIMATELY 36' WIDE BY 93 FEET DEEP		

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: DEVELOPED AND LANDSCAPED GROUND.
Water courses (lakes, streams, rivers & other bodies of water): ^{N/A}
Springs & wells: ^{N/A}

Existing structures (size & use): 2,300 SQ.FT RESIDENTIAL BUILDING

Land cover (timber, pastures, etc): LANDSCAPING

Are wetlands present on site? Yes No

Source of information: FEMA

Flood Hazard Zones located on site: X D A AE

DFIRM MAP: 16017C0685E

Other pertinent information (attach additional pages if needed): _____

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: CHUTES LANE (PRIVATE ROAD) ASPHALT ROAD APPROXIMATELY 24 FEET IN WIDTH WITH A MAX SLOPE OF 5.4% .
THE PRIVATE ROAD RIGHT OF WAY WIDTH IS 40 FEET, 20 FEET ON EITHER SIDE OF CENTERLINE.

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.

SERVICES:

Sewage disposal will be provided by:	
<input checked="" type="checkbox"/>	<u>Existing Community System</u> - List name of sewer district or provider and type of system: MOUNTAIN UTILITY COMPANY
<input type="checkbox"/>	<u>Proposed Community System</u> - List type & proposed ownership: _____
<input type="checkbox"/>	<u>Individual system</u> - List type: _____
Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: _____ _____	
Will the sanitary restriction be lifted by the Panhandle Health District? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Water will be supplied by:	
<input checked="" type="checkbox"/>	<u>Existing public or community system</u> - List name of provider: RESORT WATER COMPANY
<input type="checkbox"/>	<u>Proposed Community System</u> - List type & proposed ownership: _____
<input type="checkbox"/>	<u>Individual well</u>
Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: PRESSURE WATER SYSTEM PROVIDED BY RESORT WATER COMPANY _____ _____	
Which power company will serve the project site? NORTHERN LIGHTS INC.	

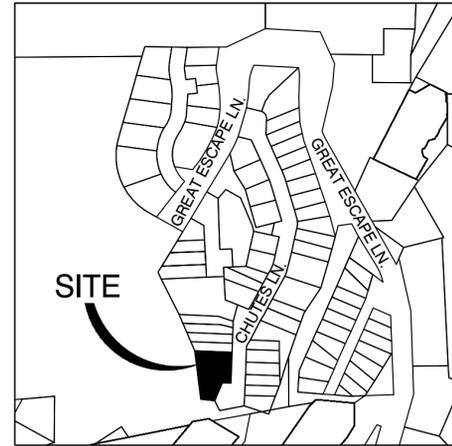
I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post the property or review the premises relative to the processing of this application.

Landowner's signature:  Date: 7/8/2022

Landowner's signature:  Date: 7/9/2022

REPLAT OF LOT 1A, BLOCK 2, TRAPPERS CREEK

SITUATE IN THE SE1/4 OF THE NW1/4 OF SECTION 20
TOWNSHIP 58 NORTH, RANGE 2 WEST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO



VICINITY MAP
SCALE: 1" = 300'

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT KIRK E. AYERS, TRUSTEE OF KIRK E AYERS REVOCABLE TRUST, AND MARY JOE AYERS, TRUSTEE OF MARY JOE AYERS REVOCABLE TRUST, ARE THE SOLE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATION AND HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS. THE SAME TO BE KNOWN AS REPLAT OF LOT 1A, BLOCK 2, OF TRAPPERS CREEK, AS SAME IS SHOWN ON THE OFFICIAL REPLAT THEREOF, RECORDED IN BOOK 18 OF PLATS AT PAGE 70, AND RECORDED UNDER INSTRUMENT No. 1005123, RECORDS OF BONNER COUNTY, LOCATED IN A PORTION OF THE NW1/4 OF SECTION 20, TOWNSHIP 58 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1A;
THENCE THE FOLLOWING COURSES ON THE EXTERIOR BOUNDARY OF SAID LOT 1A:
THENCE SOUTH 01° 43' 43" WEST, A DISTANCE OF 83.46 FEET;
THENCE NORTH 88° 16' 17" WEST, A DISTANCE OF 22.16 FEET;
THENCE SOUTH 21° 45' 21" WEST, A DISTANCE OF 51.62 FEET;
THENCE NORTH 82° 48' 34" WEST, A DISTANCE OF 20.60 FEET;
THENCE NORTH 41° 11' 40" WEST, A DISTANCE OF 30.51 FEET;
THENCE NORTH 11° 38' 57" WEST, A DISTANCE OF 37.05 FEET;
THENCE NORTH 03° 01' 29" WEST, A DISTANCE OF 71.86 FEET;
THENCE SOUTH 88° 16' 17" EAST, A DISTANCE OF 95.65 FEET ON THE NORTH BOUNDARY OF SAID LOT 1A TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED CONTAINS 0.227 ACRES (9,890 SQ.FT.) MORE OR LESS.

KIRK E. AYERS _____ DATE _____
TRUSTEE OF THE KIRK E. AYERS REVOCABLE TRUST

MARY JO AYERS _____ DATE _____
TRUSTEE OF THE MARY JO AYERS REVOCABLE TRUST

RECORDER'S CERTIFICATE:

FILED THIS ___ DAY OF _____, 2022,
AT ___ O'CLOCK _____ M. IN BOOK ___ OF PLATS AT PAGE _____,
AT THE REQUEST OF HMH ENGINEERING
INSTRUMENT NO. _____ FEE: _____.

BONNER COUNTY RECORDER

COUNTY COMMISSIONER'S CERTIFICATE:

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS' OF BONNER COUNTY, IDAHO.

DATED THIS ___ DAY OF _____, IN THE YEAR OF 2022.

CHAIRMAN OF THE BOARD OF COMMISSIONERS

PANHANDLE CERTIFICATE:

SANITARY RESTRICTIONS, AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13, ARE IN FORCE. NO OWNERS SHALL CONSTRUCT ANY BUILDING, DWELLING, OR SHELTER WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

NOTARY PUBLIC CERTIFICATE:

ACKNOWLEDGEMENT

STATE OF _____ }
COUNTY OF _____ }SS

ON THIS ___ DAY OF _____, IN THE YEAR OF 2022, BEFORE ME PERSONALLY APPEARED _____, KNOW OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME. I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

PLANNING AND ZONING ADMINISTRATOR:

THIS PLAT HAS BEEN EXAMINED FOR CONFORMANCE TO THE APPLICABLE ZONING AND SUBDIVISION CODES AND APPROVED.

DATED THIS ___ DAY OF _____, IN THE YEAR OF 2022.

BONNER COUNTY PLANNING DIRECTOR, ET AL

COUNTY SURVEYOR'S CERTIFICATE:

I, HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "REPLAT OF LOT 1A, BLOCK 2, TRAPPERS CREEK" AND CHECKED THE PLAT AND COMPUTATIONS THEREON AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

DATED THIS ___ DAY OF _____, 2022.

BONNER COUNTY SURVEYOR

SURVEYOR'S CERTIFICATE:

THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION, AND IS BASED UPON AN ACTUAL FIELD SURVEY, IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 13, TITLE 50 OF THE IDAHO CODE. I HEREBY CERTIFY THAT ALL CORNERS AND MONUMENTS SHOWN HERON HAVE BEEN ESTABLISHED ON THE GROUND; THAT ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCE, HAVE BEEN COMPLIED WITH.

DATED THIS ___ DAY OF _____, 2022.

DANIEL O. INLOES, PLS 20888



COUNTY TREASURER'S CERTIFICATE:

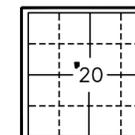
I, HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE HEREIN DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR _____.

DATED THIS ___ DAY OF _____, 2022.

BONNER COUNTY TREASURER

PROJECT NUMBER: S22108

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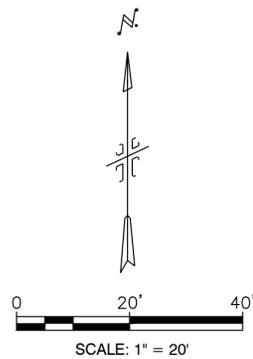
HMH 3882 North Schreiber Way Suite 104
engineering Coeur d'Alene, ID 83815
(208) 635-5825

REPLAT OF LOT 1A, BLOCK 2, TRAPPERS CREEK

SITUATE IN THE SE1/4 OF THE NW1/4 OF SECTION 20
TOWNSHIP 58 NORTH, RANGE 2 WEST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO

BOOK: _____ PAGE: _____

INST# _____



LEGEND:

●	FOUND 5/8 REBAR, AS DESCRIBED
⊙	SET 5/8"x24" REBAR WITH YELLOW PLASTIC CAP STAMPED "INLOES PLS 20888"
△	CALCULATED POINT, NOTHING FOUND OR SET
---	SUBJECT PROPERTY BOUNDARY
---	NEW LOT LINE
---	ADJACENT PROPERTY BOUNDARY
---	ROAD CENTERLINE

BASIS OF BEARING:

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS CONTROL COORDINATES DERIVED FROM NGS OPUS SOLUTIONS USING A REFERENCE FRAME OF NAD83 (2011)(EPOCH: 2010.000) ALL BEARINGS REFER TO THE IDAHO COORDINATE SYSTEM OF 1983, WEST ZONE, (1103) - US SURVEY FT. REFER TO THE DRAWING FOR SPECIFIC LINE AND MONUMENTS USED.

DISTANCES SHOWN HAVE BEEN CONVERTED FROM GRID TO GROUND USING A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.0002409281.

THE BASIS OF BEARING OF THIS PLAT WAS MEASURED FROM FOUND MONUMENTS AS SHOWN.

BONNER COUNTY RECORDS REFERENCES:

- (R1) TRAPPERS CREEK, BOOK 9 OF PLATS AT PAGE 3, RECORDED UNDER INSTRUMENT No. 735696.
- (R2) REPLAT OF LOT 2, BLOCK 2 OF TRAPPERS CREEK, BOOK 11 OF PLATS AT PAGE 42, RECORDED UNDER INSTRUMENT No. 867323.
- (R3) A REPLAT OF LOT 1, BLOCK 2 OF THE PLAT OF TRAPPERS CREEK, BOOK 18 OF PLATS AT PAGE 70, RECORDED UNDER INSTRUMENT No. 1005123.

NOTES:

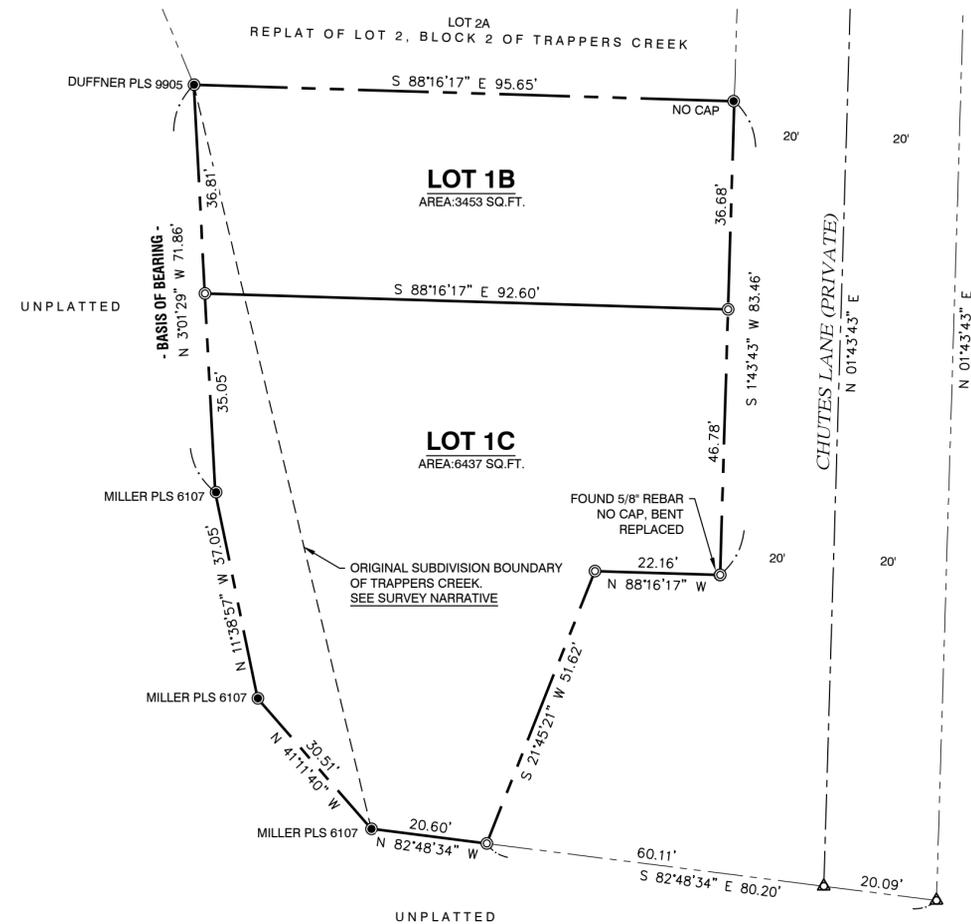
1. WATER SERVICE FOR THIS LOT IS PROVIDED BY RESORT WATER COMPANY.
2. SEWER SERVICE FOR THIS LOT IS PROVIDED BY MOUNTAIN UTILITY COMPANY.
3. THIS REPLAT IS SUBJECT TO THE FOLLOWING:
 - 3.1. EASEMENT FOR SKI TRAVEL, RESERVED BY PACK RIVER MANAGEMENT COMPANY, INSTRUMENT # 276431.
 - 3.2. CC&R'S AND AMENDMENTS THEREOF: INSTRUMENT # 376609, 457971, 460423, 499045, 500230, 505730, 528177, 552736, 561696, 594152, 602637, 638878, 735697 AND 785976.
 - 3.3. EASEMENT FOR UTILITIES GRANTED TO GTE NORTHWEST INCORPORATED, INSTRUMENT # 503627
 - 3.4. ALL MATTERS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RIGHTS WHICH MAY EXIST AS DISCLOSED BY TRAPPERS CREEK (R1).
 - 3.5. JOINT STORMWATER MANAGEMENT AGREEMENT, INSTRUMENT # 735698.
 - 3.6. DECLARATION OF EASEMENT, INSTRUMENT # 735699.
 - 3.7. SLOPE EASEMENT, INSTRUMENT # 735700.
 - 3.8. EASEMENT FOR UTILITIES GRANTED TO NORTHERN LIGHTS, INC., INSTRUMENT # 741988.
 - 3.9. EASEMENT FOR RIGHT OF WAY GRANTED TO NORTHERN LIGHTS, INC., INSTRUMENT # 913667.
 - 3.4. ALL MATTERS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RIGHTS WHICH MAY EXIST AS DISCLOSED BY "A REPLAT OF LOT 1, BLOCK 2 OF THE PLAT OF TRAPPERS CREEK" (R3).
4. TITLE REPORT FROM FIRST AMERICAN TITLE COMPANY, GUARANTEE FILE No. 1048361-S1048361-S, DATED MAY 10, 2022.

SANITARY RESTRICTION:

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 ARE IN FORCE. NO OWNER SHALL CONSTRUCT ANY BUILDING, DWELLING OR SHELTER WHICH NECESSITATES THE SUPPLY OF WATER OR SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL THE SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

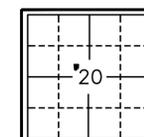
SURVEYOR'S NARRATIVE:

THE PURPOSE OF THIS REPLAT IS TO DIVIDE LOT 1A AS SHOWN ON (R3) INTO TWO (2) LOTS. THE BOUNDARY SHOWN ON (R3) WAS HELD AND ROTATED TO FOUND MONUMENTS, ALL OF WHICH SUBSTANTIALLY FIT RECORD GEOMETRY. THE PURPOSE OF (R3) WAS TO REPLAT THE ORIGINAL LOT 1, BLOCK 2 OF TRAPPER CREEK TO INCLUDE A PORTION OF UNPLATTED LAND OWNED BY SCHWEITZER MOUNTAIN PROPERTIES, LLC. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND ANY RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST BY REASON THEREOF, DISCLOSED BY THE RECORDED PLAT OF TRAPPERS CREEK MAY EXIST OVER THE PORTION OF LOT 1A THAT LIES WITHIN THE ORIGINAL BOUNDARY OF TRAPPERS CREEK. SEPARATE AND POSSIBLY ADDITIONAL COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST AND ENCUMBER THE REMAINING PORTION OF LOT 1A MAY EXIST.



PROJECT NUMBER: S22108

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HMH engineering
3882 North Schreiber Way Suite 104
Coeur d'Alene, ID 83815
(208) 635-5825