



# BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)  
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## MINOR LAND DIVISION APPLICATION

### FOR OFFICE USE ONLY:

FILE #  <b>MLD0093-22</b>	RECEIVED: <div style="border: 2px solid blue; padding: 5px; text-align: center;"><b>RECEIVED</b> <b>OCT 06 2022</b> BONNER COUNTY PLANNING DEPARTMENT</div>
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### PROJECT DESCRIPTION:

Name of Minor Land Division plat: OSMUN SUBDIVISION
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### APPLICANT INFORMATION:

Landowner's name: PAUL J. OSMUN		
Mailing address: 107 EVERETT HUFF ROAD		
City: OLD TOWN	State: IDAHO	Zip code: 83822
Telephone: 208-610-6663	Fax:	
E-mail: <a href="mailto:pjosmun@gmail.com">pjosmun@gmail.com</a>		

### REPRESENTATIVE'S INFORMATION:

Representative's name: JAMES R. STAPLES		
Company name: J.R.S. SURVEYING, INC.		
Mailing address: P.O. BOX 3099		
City: BONNERS FERRY	State: IDAHO	Zip code: 83805
Telephone: 208-267-7555	Fax:	
E-mail: <a href="mailto:dstaples@jrssurveying.com">dstaples@jrssurveying.com</a>		

### ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

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

### PARCEL INFORMATION:

Section #: 19	Township: 56N	Range: 5W	Parcel acreage: 20.08 ACRES
Parcel # (s): RP56N05W190008A			
Legal description: A PORTION OF THE E1/2 E/12 NE1/4 OF SECTION 19, T56N, R5W - DEED ATTACHED			
Current zoning: RURAL 5 (R-5)	Current use: SINGLE RESIDENCE		
What zoning districts border the project site?			

North: RURAL 5 (R-5)	East: RURAL 5 (R-5)
South: RURAL 5 (R-5)	West: RURAL 5 (R-5)
Comprehensive plan designation: RURAL RESIDENTIAL	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 13.59 ACRES - RESIDENTIAL - 0.87 ACRES - RESIDENTIAL - OLD FREEMAN LAKE GRANGE	
South: 5 ACRES - LOT 1 MLD ESTATES #2 - UNDEVELOPED	
East: 92.10 ACRES - FOREST LAND	
West: FOUR (4) - 5 ACRE TRACTS - LOTS 1 THROUGH 4 MLD ESTATES #1 - 3 RESIDENTIAL - 1 UNDEVELOPED	
Within Area of City Impact: Yes:    No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: FOLLOW HIGHWAY 2 WEST FROM SANDPOINT APPROXIMATELY 25 MILES TO THE FREEMAN LAKE ROAD. TURN RIGHT (NORTH) ONTO FREEM LAKE ROAD FOR APPROXIMATELY 1.5 MILES TO THE JUNCTION OF FREEMAN LAKE ROAD AND EVERETT HUFF ROAD. SAID JUNCTION IS THE NORTHWEST CORNER OF THE PROPERTY.	

**ADDITIONAL PROJECT DESCRIPTION:**

**Existing plat recording information:**

**This application is for :**

Proposed lots:	Proposed acreage:	Depth to Width Ratio (D:W)
Lot #1	5.00 ACRES	2:1
Lot #2	10.00 ACRES	1:1
Lot #3	5.08 ACRES	2:1
Lot #4		
Remainder		N/A

Describe the land division proposal and resulting acreage: THE PROPOSED LAND DIVISION WOULD DIVIDE THE CURRENT 20.08 ACRE PARCEL INTO 3 PARCELS AS LISTED ABOVE - RESULTING IN A 3 LOT MINOR LAND DIVISION.

**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:  
THE PROPERTY IS RELATIVELY FLAT WITH AN ELEVATION CHANGE OF APPROXIMATELY 25 FEET FROM THE NORTH PROPERTY LINE TO THE SOUTH PROPERTY LINE (6% +/-). THERE ARE NO SIGNIFICANT ROCK OUTCROPPINGS OR BENCHES.

Water courses (lakes, streams, rivers & other bodies of water): NONE

Springs & wells: LOT 2 IS RESIDENTIALLY DEVELOPED WITH A WELL.

Existing structures (size & use): THERE ARE 3 STRUCTURES ON LOT 2 CONSISTING OF 2 OUT BUILDINGS AND ONE RESIDENCE.  
THE BUILDINGS ARE APPROXIMATELY 370 SQUARE FEET, 1020 SQUARE FEET, AND 1160 SQUARE FEET.

Land cover (timber, pastures, etc): PROPERTY IS MAINLY TIMBERED.

Are wetlands present on site?  Yes  No Source of information: NAT. WETLANDS INVENTORY MAP

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

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: \_\_\_\_\_

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.

THERE IS A 10' WIDE EASEMENT THROUGH LOT 1 FOR THE BENEFIT OF LOT 2 FOR AVISTA UTILITIES. THERE IS A PUBLIC ROAD ALONG THE NORTH AND WEST LINE OF THE PROPERTY.

**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: SEPTIC SYSTEM AND DRAINFIELD

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?  
 Yes  No

Water will be supplied by:

Existing public or community system - List name of provider: \_\_\_\_\_

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: N/A  
\_\_\_\_\_  
\_\_\_\_\_

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: James R. Stepha - Representative Date: 10/5/22

Landowner's signature: \_\_\_\_\_ Date: \_\_\_\_\_

