



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 # MLD0110-22	RECEIVED: RECEIVED By Tyson Lewis at 3:14 pm, Nov 17, 2022
--------------------------	---

PROJECT DESCRIPTION:

Name of Minor Land Division plat: Homestead Subdivision

APPLICANT INFORMATION:

Landowner's name: Joel Shoemaker		
Mailing address: 541 Homestead Loop		
City: Sandpoint	State: Idaho	Zip code: 83864
Telephone: 208-597-0295	Fax:	
E-mail: joelkeefe@gmail.com		

REPRESENTATIVE'S INFORMATION:

Representative's name: Stephen Jeske		
Company name: JRS Surveying Inc.		
Mailing address: P.O. Box 3099		
City: Bonners Ferry	State: Idaho	Zip code: 83805
Telephone: 208-267-7555	Fax:	
E-mail: sjeske@jrsurveying.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 #: 23	Township: 57 N	Range: 3 W	Parcel acreage: 15.23 Acres
Parcel # (s): RP57N03W238100A			
Legal description: 23-57N-3W Tax 2			
Current zoning: Rural 5		Current use: Residential	
What zoning districts border the project site?			

North: Rural 5	East: Rural 5
South: Rural 5	West: Rural 5
Comprehensive plan designation: Residential lots	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 15.3 Ac. Lot - Residential - w/ house and out bldgs.	
South: 9.92 Ac. Lot - Residential - w/ house and out bldgs.	
East: 3 Lots - 5.13 Ac. - residential - w/ house - out Bldgs. / 5.0 Acres - Residential - small bldg. / 5.0 Ac. - Resident - w/ house- out bldgs	
West: 5.5 Acres, residential w/ house and out bldgs.	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: From Sandpoint travel west on Highway 2, for 6 miles turn right onto Carr Creek Road, travel 0.6 miles, turn right onto Homestead Loop Road, travel 0.5 miles to the the property at 541 Homestead Loop.	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information:		
This application is for :		
Proposed lots:		Depth to Width Ratio (D:W)
Lot #1 1A1	Proposed acreage: 9.23 Ac	2.42 : 1
Lot #2 1A2	Proposed acreage: 6.0 Ac	0.8 : 1
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: _____ Dividing 15.23 acre Lot into 2 Lots, a 9.23 Acre Lot and a 6.0 Acre Lot		

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 middle of the property is a flat bench which slopes to the west to Carr Creek at +/- 18% grade. From the middle bench it slopes to the southeast at +/- 15% grade. and to the northeast at +/- 4% grade with areas of rock outcrops throughout the property.
Water courses (lakes, streams, rivers & other bodies of water): Carr Creek runs along the west boundary of the property.
Springs & wells: None

Existing structures (size & use): Lot 1A1 has an existing 1300sq. ft. house.

Land cover (timber, pastures, etc): Both Lotss are mostly covered by timber.

Are wetlands present on site? Yes No

Source of information: FEMA NFHL Viewer

Flood Hazard Zones located on site: X D A AE

DFIRM MAP: 16017C0695E

Other pertinent information (attach additional pages if needed): Carr Creek borders west property line.

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: Homestead Loop Road- 60' Private Ingress, Egress & utility Easement per Inst.# 469854 & 470143 -18' wide gravel w/11% grade

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 easements Instrument Numbers 469854 and 470143

SERVICES:

Sewage disposal will be provided by:	
<input type="checkbox"/>	<u>Existing Community System - List name of sewer district or provider and type of system:</u> _____
<input type="checkbox"/>	<u>Proposed Community System - List type & proposed ownership:</u> _____
<input checked="" type="checkbox"/>	<u>Individual system - List type:</u> <u>septic with drain field</u>
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 type="checkbox"/>	<u>Existing public or community system - List name of provider:</u> _____
<input type="checkbox"/>	<u>Proposed Community System - List type & proposed ownership:</u> _____
<input checked="" type="checkbox"/>	<u>Individual well</u>
Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: <u>Water source Carr Creek</u> _____	
Which power company will serve the project site? <u>Northern Lights</u>	

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:  (representative) Date: 11-10-2022

Landowner's signature: _____ Date: _____

