



Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

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NICD Development, LLC
151 Clubhouse Way
Sandpoint, ID 83864

September 1, 2026

Whiskey Rock Planning + Consulting
614 Creekside Lane,
Sandpoint, Idaho 83864

Subj: File S0002-26 Golden Tee Estates 11th Addition-Lot 2

I, Allan Songstad, Hearing Examiner, approve this project, FILE S0002-26, Golden Tee Estates 11th Addition Subdivision, requesting the creation of 23 residential lots on a 7.57-acres property zoned Recreation and located in Section 36, Township 58 North, Range 1 West, Boise Meridian, Bonner County, Bonner County, Idaho, finding that it is in accord with the Bonner County Revised Code as enumerated in the following conclusions of law after considering the testimony at the Hearing of August 27, 2026 and considering the Conditions of Approval as amended:

Conclusion 1: The proposed subdivision is in accord with the purposes of this Title and of the zoning district in which it is located.

Conclusion 2: The site is physically suitable for the proposed development.

Conclusion 3: The design of the proposed subdivision will not adversely impact Bonner County's natural resources, as identified in the comprehensive plan. Any adverse impacts or potential for impacts shall be mitigated as a condition of approval.

Conclusion 4: The public and private services, including but not limited to water, sewer services, solid waste, fire protection, emergency services, and school facilities and transportation, which will serve the proposed subdivision are adequate for the needs of future residents or users after the conditions for approval of the final plat are satisfied.

Conclusion 5: The proposed subdivision will not cause circumstances to exist that will cause future residents or the public to be exposed to hazards to health or safety.

Conclusion 6: The design of the proposed subdivision or related improvements will provide

for coordinated access to the county system of roads and with adjacent properties and will not impede the use of public easements for access to, or through the proposed subdivision. The proposed transportation system is designed too adequately and safely serve the future residents or users without adversely impacting the existing transportation system by reducing the quality or level of service or creating hazards or congestion.

Conclusion 7: The proposed subdivision is designed to comply with the design criteria for subdivisions set forth in Subchapter 6.2 of this chapter.

This decision is based upon the evidence submitted up to the time the Staff Report was prepared, and testimony received at this hearing. I further adopt the reasoned statement as discussed in deliberation at this hearing, as stipulated in Idaho Code §67-6535, and adopt the analysis as presented in the Staff Report as amended during deliberation. This action does not result in the taking of private property.

Conditions of Approval:

1. Show all easements of record including sufficient recording data to identify conveyance, if not already shown. See BCRC 12-620 and BCRC 12-642. B.9.
2. The proposal shall provide water and sewer services. Condition C-9 of File #C 832-05 shall be satisfied in full prior to Final Plat approval.
3. A fire suppression plan was submitted as part of this application. As per the submitted plan, the applicant intends to provide approved water and fire hydrant system capable of providing more than one thousand (1,000) gallons per minute for a minimum of two (2) hours where a community water system exists or exists as part of the development and is capable of delivering the pressurized water supply necessary for delivering fire flows as prescribed by the International Fire Code by BCRC 12-623.D.1. A letter of approval of the fire suppression plan was received from Northside Fire District. Such improvements shall be constructed prior to the recording of the final plat.
4. The associated PUD, C832-05 was approved with a deviation permitted to construct the private roads to a minimum of the International Fire Code Standards and to be paved. The proposed private road shall meet these standards.
5. All lots shall have direct road frontage.
6. Show all existing wells, springs drainage channels, overhead and underground utility lines, structures, sanitary sewers and culverts within the tract and immediately adjacent thereto, if any. See BCRC 12-642.B.7.
7. All parcels of land intended to be dedicated for public use or reserved for the use of all property owners with the purpose indicated – Indicate purpose of Lot 10. See BCRC 12-642.B.10.

8. A statement setting forth the intended land use of the parcels, i.e., residential, agricultural, commercial, industrial or other appropriate land use classifications shall be noted on the plat. See BCRC 12-642.B.11.

9. The proposed private road shall be constructed to a minimum of the International Fire Code standards and be paved. The Bonner County Engineering Department shall review the road design and profile. Updates shall be made to the plans as required and approval of the plans obtained prior to the recording of the final plat and prior to start of road construction on site.

10. Per BCRC 12-643(I) The preliminary plat shall be valid for a period not to exceed two (2) years from the date of approval. At any time prior to the expiration date of the preliminary plat, an applicant may make a written request to the planning director for a single extension of the preliminary plat for a period up to two (2) years. The board may consider such request for extension at any regular business meeting. The extension request must be approved or denied prior to the expiration date of the preliminary plat.

An improvement plan for the subdivision shall be submitted after the approval of the preliminary plat. The contents of the plan shall include the following. See BCRC 12-644.A.

a. The subdivision name and number, geographic grid (township, range and tier, section number and location within the section), north arrow, date and scale no smaller than one hundred feet to the inch (1" = 100').

b. The plan and profile of all proposed roads showing final grades and cross sections of roads in accord with the requirements of International Fire Code.

c. The plan and profile of proposed sanitary and stormwater systems with grades and sizes indicated. Drain calculations may be required.

d. A grading plan, showing storm water drainage for each lot.

e. Any other improvements such as curbs, gutters, sidewalks, bridges, lift stations, fire hydrants, street lighting, etc., as required, and in accord with the requirements contained in title 2 of this code.

11. Applicants' engineers shall provide inspection reports for County Engineer's review and final inspections. See BCRC 12-644.B.

12. The subdivider may enter into a surety agreement with the Board in lieu of completing all improvements, other than completion of and compliance with C-9 of File #C832-05, as required before final plat recording, agreeing to complete the improvements in accordance with surety agreement conditions and preliminary and final plat approvals. See BCRC 12-644.C for more details.

13. The final plat shall comply with all conditions as listed in BCRC 12-646 and shall show

the following on the plat –

a. The "initial point" and description thereof, shall be indicated on the drawing and the location and description in conformance with Idaho Code. (BRCR 12-646.C)

b. Street lines of all existing or recorded streets, principal property lines, patent lines, Township lines or Section lines, intersecting, crossing or contiguous to the subdivision (which should be mathematically tied to the lines of the subdivision by distances and bearings) and the status of adjoining property shall be indicated (name of subdivision or unplatted area). (BRCR 12-646.D)

c. The accurate location and description and filing of all monuments shall be in accordance with the Corner Perpetuation and Filing Act, Idaho Code title 55, File S0002-26 August 27, 2026 Page 14 of 17 chapter 16. (BRCR 12-646.E)

d. The accurate outline of all property that is offered for dedication for public use, with the purpose indicated thereon and all property owners in the subdivision and conform with the Idaho Code. (BRCR 12-646.H)

e. Private restrictions, if any. (BCRC 12-646.I)

f. A certificate of a licensed engineer or surveyor of the State to the effect that the plat represents a survey made by him that all of the monuments, shown thereon, actually exist and that their positions are as shown. (BCRC 12-646.K)

14. All endorsements shall be shown on the final plat per BCRC 12-647.

15. Stormwater management report and erosion control plans, prepared by James A Sewell & Associates, were submitted as part of the application. The plans are currently under reviewed by Bonner County Engineering Department. These plans shall be resubmitted and approved by Bonner County Engineering Department prior to the recording of the final plat or prior to the start of construction activities on site.

16. After the approval of the preliminary plat, a final plat shall be prepared in conformance with BCRC 12-646, BCRC 12-647 and submitted to the Planning Department for review. The applicant shall also submit a copy of a current preliminary title report along with the final plat, as per BCRC 12-648.

17. A digital copy of the final plat shall be submitted to the Bonner County Planning Department satisfying the requirements of BCRC 12-649.

18. The applicant shall follow conditions found in file #C832-05 including without limitation C-9 requiring "as built" water and sewer improvements approved by Idaho Department of Environmental Quality sufficient to serve this proposed subdivision.

Bonner County Revised Code, section 12-262, provides an opportunity for affected persons to appeal the decision of the Hearing Examiner within 28 days after the final written decision has been issued. The appeal will not be considered until the filing fee is received. The applicant has a right to request a regulatory taking analysis pursuant to Idaho Code Section 67-8003.

Please contact the Planning Department if you have any questions.

Signed by

A handwritten signature in black ink, appearing to read "Allan Songstad", written over a horizontal line.

Allan Songstad
Hearing Examiner

REPLAT OF LOT 2, GOLDEN TEE ESTATES - ELEVENTH ADDITION

SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 58 NORTH, RANGE 1 WEST, B.M., BONNER COUNTY, IDAHO

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "REPLAT OF LOT 2, GOLDEN TEE ESTATES - ELEVENTH ADDITION" 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 _____, 2024.

BONNER COUNTY SURVEYOR

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS ____ DAY OF _____, 2024.

BONNER COUNTY PLANNING DIRECTOR

PANHANDLE HEALTH DISTRICT 1

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 SUPPLYING OF WATER OR SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

COUNTY COMMISSIONERS CERTIFICATE

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

DATED THIS ____ DAY OF _____, 2024.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR 20____.

APPROVED THIS ____ DAY OF _____, 2024.

BONNER COUNTY TREASURER

RECORDER'S CERTIFICATE

FILED THIS ____ DAY OF _____, 2024, AT ____ M. IN

BOOK ____ AT PAGE ____ AT THE REQUEST OF JAMES A. SEWELL

AND ASSOCIATES, LLC. AS INSTRUMENT NO. _____

BONNER COUNTY RECORDER

RECORDER'S
CERTIFICATE

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT WILLIAM HABERMAN, MANAGING MEMBER, NICD DEVELOPMENT, LLC, AN IDAHO LIMITED LIABILITY COMPANY, IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS TO BE KNOWN AS "REPLAT OF LOT 2, GOLDEN TEE ESTATES - ELEVENTH ADDITION", LOCATED IN THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 58 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING LOT 2 OF THE PLAT OF GOLDEN TEE ESTATES - ELEVENTH ADDITION, FILED IN BOOK 17 OF PLATS, PAGE 34 AS INSTRUMENT NUMBER 990251, RECORDS OF BONNER COUNTY, IDAHO.

WATER SERVICE IS TO BE PROVIDED BY GEV STATE WATER, LLC.

SEWER SERVICE IS TO BE PROVIDED BY TIC UTILITIES, LLC.

THE EASEMENTS SHOWN OR NOTED HEREON ARE HEREBY DEDICATED.

WILLIAM HABERMAN, MANAGING MEMBER,
NICD DEVELOPMENT, LLC, AN IDAHO LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS ____ DAY OF _____, IN THE YEAR OF 20____, BEFORE ME PERSONALLY APPEARED WILLIAM HABERMAN, KNOWN OR IDENTIFIED TO ME TO BE THE MANAGING MEMBER OF NICD DEVELOPMENT, LLC, AN IDAHO LIMITED LIABILITY COMPANY, WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME ON BEHALF OF NICD DEVELOPMENT, LLC, AND ACKNOWLEDGED TO ME THAT NICD DEVELOPMENT, LLC EXECUTED THE SAME.

I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF _____
RESIDING AT: _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

NOTES

- ALL REFERENCES ARE FROM RECORDS OF BONNER COUNTY, IDAHO.
- CURRENT ZONING DISTRICT IS RECREATION (REC.).
- CURRENT LAND USE IS RESORT COMMUNITY (0-2.5 AC).
- PROPOSED USE IS SINGLE FAMILY RESIDENTIAL.
- SEWER SERVICES ARE PROVIDED BY TIC UTILITIES, LLC.
- WATER SERVICES ARE PROVIDED BY GEV STATE WATER, LLC.
- PROPOSED SOLID WASTE DISPOSAL IS COUNTY TRANSFER STATION OR PRIVATE CONTRACTOR.
- PROJECT IS LOCATED WITHIN THE NORTHSIDE FIRE DISTRICT.
- NO WETLANDS ARE PRESENT PER THE USFWS WETLANDS MAPPER.
- NO FLOOD HAZARDS ARE PRESENT.
- NORTH IDAHO CLUB DRIVE IS PRIVATELY OWNED AND MAINTAINED.
- TRACT 1 IS DEDICATED AS A PRIVATE ROAD LOT FOR THE PURPOSES OF INGRESS, EGRESS, DRAINAGE, AND UTILITIES BENEFITING ALL OF THE LOTS, AND IS TO BE OWNED BY NICD DEVELOPMENT, LLC AND TO BE TRANSFERRED TO THE HOMEOWNERS ASSOCIATION AT A LATER DATE, AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- LOT 10 IS DEDICATED AS AN OPEN SPACE LOT FOR THE BENEFIT OF ALL OF THE LOT OWNERS, AND IS TO BE OWNED BY NICD DEVELOPMENT, LLC AND TO BE TRANSFERRED TO THE HOMEOWNERS ASSOCIATION AT A LATER DATE, AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- LOTS 12, 13, & 23 ARE SUBJECT TO A STORM DRAINAGE EASEMENT AS SHOWN.
- LOT 1 IS SUBJECT TO A UTILITIES EASEMENT AS SHOWN PER REFERENCE 1.
- LOTS 8 & 9 ARE SUBJECT TO AN EASEMENT FOR VERIZON AS SHOWN, PER REFERENCE 1.
- LOT 8 IS SUBJECT TO A UTILITIES EASEMENT AS SHOWN IN DETAIL "A".
- ALL LOTS ARE SUBJECT TO A 10' WIDE UTILITIES, DRAINAGE, AND CUT FILL SLOPE EASEMENT ADJACENT TO THE PRIVATE DRIVE.
- AN ENCROACHMENT EASEMENT, AFFECTING LOTS 9 & 10, IS DEDICATED TO THE OWNER OF LOT 1, OF "HIDDEN LAKES" (BK.4 OF PLATS, PG.64), FOR THE CONTINUED USE AND MAINTENANCE OF THE CURRENT IMPROVEMENTS WHICH ENCRDACH UPON THE BOUNDARIES OF THIS PLAT, BUT RESTRICTING SAID OWNER FROM CONSTRUCTING ANY NEW IMPROVEMENTS WITHIN SAID EASEMENT.
- LOTS 8, 9, 10, AND 11 ARE SUBJECT TO A 30' WIDE PRESSURE SEWER MAIN EASEMENT, RECORDED AS INSTRUMENT NO. 405070.

SUBDIVISION GUARANTEE ITEMS

- THE FOLLOWING ITEMS ARE FROM EXHIBIT "B" - EXCEPTIONS, WITHIN THE SUBDIVISION GUARANTEE PROVIDED BY NORTH IDAHO TITLE INSURANCE INC., POLICY ISSUING AGENT FOR STEWART TITLE GUARANTY COMPANY, DATED DECEMBER 31, 2023, ORDER NO: N-65526, GUARANTEE NO.: G-2222-000090258.
- ASSESSMENTS FOR THE IDAHO CLUB HOMEOWNERS ASSOCIATION, IF ANY.
 - ASSESSMENTS FOR THE HIDDEN LAKES PROPERTY OWNERS ASSOCIATION, IF ANY.
 - ASSESSMENTS FOR THE RESIDENT LAKE CLUB HOMEOWNERS ASSOCIATION, IF ANY.
 - ASSESSMENTS FOR TIC UTILITIES, IF ANY.
 - ASSESSMENTS FOR THE V.P. INC. UTILITY, IF ANY.
 - STATE HIGHWAY RIGHT OF WAY DEED, INST. NO. 91635. (DOESN'T AFFECT PARCEL)
 - TRANSMISSION LINE RIGHT OF WAY EASEMENT INST. NO. 37005.
 - HIGHWAY RIGHT OF WAY DEED INST. NO. 43174. (DOESN'T AFFECT PARCEL)
 - DISTRIBUTION LINE EASEMENT INST. NO. 45785. (BLANKET EASEMENT OVER PARCEL)
 - DISTRIBUTION LINE EASEMENT INST. NO. 47565. (BLANKET EASEMENT OVER PARCEL)
 - STATE HIGHWAY RIGHT OF WAY DEED, INST. NO. 47678. (DOESN'T AFFECT PARCEL)
 - DISTRIBUTION LINE EASEMENT INST. NO. 224287 (BLANKET EASEMENT OVER PARCEL)
 - DISTRIBUTION LINE EASEMENT INST. NO. 280709 (TO RELOCATE POLE NO. B3176)
 - COMMUNICATION LINE EASEMENT INST. NO. 308814 (DOESN'T AFFECT PARCEL)
 - COMMUNICATION LINE EASEMENT INST. NO. 321029 (PARALLEL TO COUNTY ROAD)
 - SEWAGE TREATMENT LAGOON EASEMENT INST. NO. 405071, AMENDING INST. NO. 355874. (DOESN'T AFFECT PARCEL)
 - PRESSURE SEWER MAIN EASEMENT INST. NO. 405070, AMENDING INST. NO. 355854. (PLOTTED HEREON).
 - SEWAGE IRRIGATION TREATMENT EASEMENT INST. NO. 405072.(DOESN'T AFFECT PARCEL)
 - NATURAL GAS PIPELINE EASEMENT INST. NO. 573501.
 - DISTRIBUTION LINE EASEMENT INST. NO. 577924. (BLANKET EASEMENT OVER PARCEL)
 - THE PROTECTIVE COVENANTS FOR HIDDEN LAKES PUD, INST. NO. 567929, AND MODIFIED BY INST. NOS. 570644, 573265, 589235, AND 706466. (TO THE EXTENT THEY AFFECT THE PARCEL.)
 - LETTER OF AGREEMENT AND UNDERSTANDING BETWEEN AVISTA UTILITIES AND HIDDEN LAKES PROPERTIES, INST. NO. 700161.
 - LETTER DESCRIBING NORTHERN LIGHTS, INC. POSITION RELATIVE TO EASEMENTS. INST. NO. 700159.
 - THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE IDAHO CLUB, INST. NO. 714739, AND MODIFIED BY INST. NOS. 736375, 739204, 808450, 937327, 991763, 991764, 991825, 992218, 1001271, 1002208, AND 1014288.
- (NOT IN THE GUARANTEE) THE LETTER OF AGREEMENT AND UNDERSTANDING BETWEEN VERIZON, INC. AND HIDDEN LAKES PROPERTIES, INST NO. 700160.

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DIVIDE THE PARCEL INTO LOTS AS SHOWN. THE BOUNDARY WAS DETERMINED FROM FOUND MONUMENTS AND THE PLAT OF GOLDEN TEE ESTATES - 11TH ADDITION, BEING ROTATED TO THE STATED BASIS OF BEARINGS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 36, TOWNSHIP 58 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY HEREON AND THE MONUMENTS HAVE BEEN PLACED AND ALL LOT AND BLOCK CORNERS PROPERLY SET AND THAT THE SURVEY IS IN COMPLIANCE WITH PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.



RUSSELL E. BADGLEY

PLS 12458

SECTION 36, TWP 58N, R1G 1W, B.M.	SHEET TITLE: REPLAT OF LOT 2, GOLDEN TEE ESTATES - 11TH ADDITION	DATE: 5-2-24
		SCALE: NONE
	James A. Sewell and Associates, LLC	DRAWN: REB
	ENGINEERS - SURVEYORS - PLANNERS	CHECKED: SC
	SANDPOINT, ID, 83864, (208)263-4160	PROJECT NO: 14727-23-001
		CAD FILE NO: S-14727-23-001
		SHEET OF 2

REPLAT OF LOT 2, GOLDEN TEE ESTATES - ELEVENTH ADDITION

SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 58 NORTH, RANGE 1 WEST, B.M., BONNER COUNTY, IDAHO

BASIS OF BEARING

IDAHO STATE PLANE COORDINATE SYSTEM,
WEST ZONE, NAD83 (2011). DISTANCES ARE
CONVERTED FROM GRID TO GROUND USING
A SCALE FACTOR OF 1.00013737986.



SCALE-1"=80'
0 40 80 160
SCALE IN FEET

APPROVED
PRELIMINARY PLAT

Date

REFERENCES

1. PLAT OF GOLDEN TEE ESTATES - ELEVENTH ADDITION, BK. 17, PG. 34, INST. NO. 990251
2. PLAT OF GOLDEN TEE ESTATES - 8TH ADDITION, BK. 9, PG. 7, INST. NO. 736074.
3. A REPLAT OF BLOCKS 15 AND 16 OF THE REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND, BK. 9, PG. 5, INST. NO. 736072
4. PLAT OF HIDDEN LAKES, BK. 4, PG. 64, INST. NO. 344989.

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S89°01'43"E	5.00
L2	N87°34'03"W	47.31
L3	N88°55'23"E	55.25
L4	N85°54'06"E	25.00
L5	N4°05'54"W	30.00
L6	N85°54'06"E	25.00
L7	S4°05'54"E	50.14
L8	S62°17'38"E	4.50
L9	S85°54'06"W	30.00
L10	N4°05'54"W	39.57

LINE TABLE		
LINE	DIRECTION	LENGTH
L11	S85°54'06"W	93.14
L12	N44°09'28"W	19.93
L13	N44°09'28"W	21.89
L14	S12°25'12"W	42.66
L15	S82°33'41"E	30.08
L16	N82°46'25"W	30.07
L17	N8°33'17"E	121.94
L18	N85°54'06"E	89.67
L19	N82°46'25"W	5.00

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	58.77	150.00	22°26'59"	S85°57'05"W 58.40
C2	174.63	89.58	111°41'42"	N41°19'44"E 148.26
C3	121.53	206.62	33°41'59"	S2°19'53"W 119.78
C4	98.03	166.62	33°42'38"	S2°20'12"W 96.62
C5	252.61	129.58	111°41'42"	N41°19'44"E 214.47
C6	78.16	110.00	40°42'49"	S76°49'11"W 76.53
C7	96.98	70.00	79°22'46"	S83°50'51"E 89.41
C8	60.61	80.00	43°24'35"	N65°51'46"W 59.17
C9	34.10	230.00	8°29'42"	S83°19'12"E 34.07
C10	161.68	210.00	44°06'40"	S57°01'01"E 157.71
C11	200.40	540.00	21°15'47"	N25°38'34"E 199.25
C12	104.14	425.00	14°02'24"	N7°59'28"E 103.88
C13	141.64	379.61	21°22'43"	S25°31'13"W 140.82

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C14	39.87	20.00	114°13'09"	N35°19'22"E 33.59
C15	422.52	565.00	42°50'48"	S0°21'48"E 412.74
C16	191.01	435.00	25°09'29"	N8°28'51"E 189.47
C17	31.42	20.00	90°00'00"	N49°05'54"W 28.28
C18	31.42	20.00	90°00'00"	N40°54'06"E 28.28
C19	204.18	465.00	25°09'29"	N8°28'51"E 202.54
C20	431.46	535.00	46°12'27"	S2°02'38"E 419.87
C21	33.03	185.00	10°13'48"	S30°41'47"E 32.99
C22	27.09	120.00	12°55'56"	N50°37'26"W 27.03
C23	41.56	30.00	79°22'46"	S83°50'51"E 38.32
C24	47.81	150.00	18°15'50"	S65°35'41"W 47.61
C25	40.08	430.00	5°20'24"	N7°11'00"E 40.06
C26	39.97	430.00	5°19'31"	N7°11'26"E 39.95

LEGEND

- SET 5/8"x30" REBAR WITH PLASTIC CAP, REB 12458
- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 17407
- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 6107
- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 3628 UNLESS OTHERWISE NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 5713
- Δ COMPUTED POINT
- () RECORD DIMENSION PER REFERENCE SHOWN
- W.C. WITNESS CORNER ON LINE STATED DISTANCE

RECORDER'S
CERTIFICATE



SECTION 36, TWP 58N, R1G 1W, B.M.

SHEET TITLE:

REPLAT OF LOT 2,
GOLDEN TEE ESTATES - 11TH ADDITION



James A. Sewell and Associates, LLC
ENGINEERS - SURVEYORS - PLANNERS
SANDPOINT, ID, 83864, (208)263-4160

DATE: 5-2-24
SCALE: 1"=80'
DRAWN: REB
CHECKED: SC
PROJECT: 14127-23-001
CAD FILE: 14127-23-001
S-REPLAT LOT2 OF 11TH
SHT. 2 OF 2

BCRC Code	Standard for	Required	Provided
12-268	Application Process, General Provisions	Agency Routing	Agencies were notified of the file on July 28, 2026
12-610.B	Conformance with BCRC Title 12	Minimum Lot Size required is 12,000 sf. for Recreation District where all urban services are available.	The associated approved PUD, Condition A-7, #3 of file C832-05, was approved with lot sizes permitted below 12,000 square feet. All lots in the subdivision shall have access to urban services. See Conditions of Approval.
12-620	General	Easements, constraints, reserved land areas to be shown and marked on the plats.	The plat shall include all easements, constraints, reserved land areas to shown and marked on the plat for Golden Tee Estates- 11th addition. See Conditions of Approval
12-621	Lot Design	Depth to width ratio of not more than 3.2:1 for lots less than 300 feet wide; and not more than 4.2:1 for lots more than 300 feet wide. Angle of intersections with fronting road between 85 – 95 degrees for lots with less than 100 feet width.	The associated approved PUD, Condition A-7, #5 on file C832-05 was approved with a deviation permitted to depth to width ratio and angle of intersection requirements.
12-622	Submerged Lands	Submerged lands not to be counted towards density calculations.	The subject lot does not contain any mapped submerged lands. Not Applicable
12-623.A	Urban Services	For lots less than 1 acre in size, urban services are required.	Will-serve letter received from TIC Utilities LLC. An affiliate of Valiant Idaho LLC was received indicating that it has sufficient capacity to provide water. Gem State confirmed that it had sufficient wastewater capacity to service all lots in the proposed subdivision (will serve letter October 7, 2025). At the hearing on August 27 applicant agreed that it must

			comply with condition C-9 of file C 832-05 and provide as built plans of all improvements for each phase of development necessary to service all lots in each phase. See conditions of approval
12-623.B	Water supply	Lots to be served by connection to an existing public or private water system.	See 12-623 A.
12-623.C	Sewage disposal	Sewage disposal method for all building sites, as approved by the Panhandle health district and/or the state of Idaho, may be provided.	See 12-623 A. Applicant has also stated that it has approved plans from the Idaho Department of environmental Quality (DEQ) to service the proposed lots. Compliance with condition C-9 of file C 832-05 will provide assurance that the proposed lot will be served prior to final plat approval. See conditions of approval
12-623.D	Fire Plan/Fire risk assessment	Assessment of fire risk Fire protection plan Defensible space plan	A fire assessment plan was submitted as part of this application. The applicant is proposing to provide an approved water and fire hydrant system per BCRC 12-623.D.1. See conditions of approval
12-624.A	Road name	Unique road names for new roads.	North Idaho Club Drive will be extended to serve the proposed lots
12-624.B	Road standards	Road to be designed to meet private road standards of BCRC Title 12, Appendix A.	The associated approved PUD, Condition A-7, #4 on file C832-05 was approved with a deviation permitted to construct the private roads to a minimum of the International Fire Code Standards and to be paved. See Conditions of Approval
12-624.C	Legal access	Legal access to each proposed lot	All lots have been proposed to have direct frontage on the

			extension of North Idaho Club Drive, a private road.
12-624.D	Public road frontage	For lots less than 5 acres in size, direct frontage and direct access to public roads required.	The associated approved PUD, Condition A-7, #4 on file C832-05 was approved with a deviation permitted to construct the private roads to a minimum of the International Fire Code Standards and to be paved. See conditions of Approval
12-625.A	Trails and Parks	Bonner County Trails Plan	Bonner County currently does not have an adopted trails plan. This proposal is not adjacent to any public access points of ingress/ egress
12-625.B	Trails and Parks	Public Access, Parks and Facilities	This proposal does not offer any public access, parks and facilities.
12-626.A	Natural Hazards	Subdivision to be designed around identified natural hazards	The proposal has mapped slopes of 0-≥30% grade. The mapped slopes ≥30% appear from treetops and not hillsides. See Standards 12-7.6 below
12-626.B	Conformance with BCRC 12-7	Conformance with environmental standards.	This project has been reviewed to meet the requirements of Title 12, Chapter 7, see analysis below.
12-642.A	Application Content	Application form	The applicant submitted the required application for a subdivision.
12-642.B	Application Content	Preliminary Plat, prepared by Idaho licensed surveyor, showing parcels to be created.	Russell Badgley, a Idaho licensed surveyor prepared the preliminary plat.
12-642.B.1	Plat Content	Subdivision name, geographic grid, north arrow, and vicinity map, vicinity road pattern.	These elements are all included on the face of the submitted preliminary plat
12-642.B.2	Plat Content	Boundary line of tract to be subdivided, intersection property lines, abutting roads,	These elements are all included in the submitted preliminary plat.

		names and addresses of adjoining owners shown in their respective places of ownership on the plat.	
12-642.B.3	Plat Content	Location, dimensions and area of proposed lots. Lot numbering.	The surveyor has systematically numbered each lot with dimensions and locations
12-642.B.4	Plat Content	Location, dimensions and tentative names of proposed streets and roads.	The preliminary plat indicates that the proposed road will be an extension of the North Idaho Club Drive, an existing 30' wide approved private road.
12-642.B.5	Plat Content	Sufficient contours to show the shape of the land and extending at least one hundred feet beyond the subdivision limits.	The preliminary plat shows the contour lines of Lower Pack River Road, North Idaho Club Drive, Lot 1 Golden Tee Estates- Eleventh Addition and the golf course.
12-642.B.6	Plat Content	Location of water courses, floodplains per FIRMs with BFEs.	Parcels are located within SFHA Zone X and not located within floodway, per FIRM Panel 16017C0735E, Effective Date 11/18/2009. Not applicable.
12-642.B.7	Plat Content	Existing wells, springs, wetland boundaries as depicted on national wetlands inventory maps or as delineated by a professional authorized by the U.S. army corps of engineers to perform wetland delineations, drainage channels, overhead and underground utility lines, structures, sanitary sewers and culverts within the tract and immediately adjacent thereto.	This proposal does not contain any mapped wetlands and is not adjacent to any mapped wetlands
12-642.B.8	Plat Content	Proposed method of water supply, sewage and solid waste disposal.	The "Notes" portion of the preliminary plat indicates the providers of water and sewage. Solid waste is either the county transfer station or a private contractor.

			See Conditions of Approval
12-642.B.9	Plat Content	All easements of record, including sufficient data to identify conveyance.	Conveyance of easements can be found in the "Notes" portion in the preliminary plat and in the subdivision guarantee.
12-642.B.10	Plat Content	Purpose indication for parcels reserved for public dedication or common use of property owners.	Note 13 of the preliminary plat indicates the dedication of Lot 10 to the property owners for common use. See Conditions of Approval
12-642.B.11	Plat Content	Statement for intended use of parcels.	Note 4 of the preliminary plat indicates the lots are proposed to be single-family residential lots.
12-642.C.2	Road design and profile	Preliminary road design and profile prepared, stamped and signed by Idaho licensed engineer.	A preliminary road design and profile plan has been prepared by James A Sewell and Associates and is currently under review. See Conditions of Approval.
12-643.A	Application filed	In accord with 12-268	The applicant submitted the required application for a subdivision.
12-643.B	Public hearing	In accord with Subchapter 2.6	A public hearing was held August 27, 2026.
12-643.I	Validity of Preliminary Plat		The preliminary plat shall be valid for a period not to exceed three (3) years. See Conditions of Approval
12-644	Improvements Plan	Plan to be prepared by a registered civil engineer. Two copies to be provided.	Upon approval of the preliminary plat the applicant shall submit plan prepared by a registered civil engineer. See Conditions of Approval
12-645	Standards for Review		BCRC 12-645 standards are found in the Conditions of Approval and Conclusions of Law found in this staff report.
12-660	Final Plat, Contents		Not applicable at this stage of the project. See Conditions of Approval.

12-661	Endorsements on Final Plat		Not applicable at this stage of the project. See Conditions of Approval.
12-7.1	Shorelines		The subject property does not front or contain any water bodies.
12-7.2	Grading, Stormwater Management and Erosion Control	Applicability: All new subdivisions subject to the provisions of chapter 6 of this title, as amended, and all new planned unit developments subject to the provisions of chapter 2, subchapter 2.5 of this title, as amended, except as provided for in subsection 12-720.3.J of this subchapter.	Stormwater management report and erosion control plans, prepared by James A Sewell and Associates. The plans are currently being reviewed by Bonner County Engineering Department and will address concerns about drainage on lot 11.
12-7.3	Wetlands		Not applicable.
12-7.4	Wildlife	The purpose of this subchapter is to provide measures to protect and maintain wildlife and fisheries habitat.	No agencies that regulate wildlife commented on this proposal. This subdivision is a part of a Planned Unit Development – Golden Tee Estates that was designed with 17% open space (151 acres) of the 879 acres of development area. The proposed residential density was approved through the Planned Unit Development.
12-7.5	Flood Damage Prevention	Development to occur as per BCRC, Title 14.	Parcels are located within SFHA Zone X and not located within floodway, per FIRM Panel 16017C0735E, Effective Date 11/18/2009.
12-7.6	Hillsides	Geotechnical Survey Requirement	The proposal does not have any mapped natural slopes $\geq 30\%$ grade. Therefore, a geotechnical survey would not be required.