



# BONNER COUNTY PLANNING DEPARTMENT

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

## MINOR LAND DIVISION APPLICATION

### FOR OFFICE USE ONLY:

FILE #  MLD0050-22	RECEIVED:  <b>RECEIVED</b> MAY 11 2022 BONNER COUNTY PLANNING DEPARTMENT
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### PROJECT DESCRIPTION:

Name of Minor Land Division plat: Idaho Starlight
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### APPLICANT INFORMATION:

Landowner's name: Budwig & Zmuda LLC		
Mailing address: PO Box 212		
City: Sandpoint	State: ID	Zip code: 83864
Telephone: 208-290-1278	Fax:	
E-mail: jzmuda@gmail.com		

### REPRESENTATIVE'S INFORMATION:

Representative's name: Travis Haller		
Company name: Glahe & Associates, Inc.		
Mailing address: 303 Church St		
City: Sandpoint	State: ID	Zip code: 83864
Telephone: 208-265-4474	Fax:	
E-mail: thaller@glaheinc.com		

### ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project: Colin Burnet		
Company name: Idagon		
Mailing address: 1225 Washington Ave		
City: Sandpoint	State: ID	Zip code: 83864
Telephone: 208-304-2394	Fax:	
E-mail: Colin@idagon.net		

### PARCEL INFORMATION:

Section #: 17	Township: 56N	Range: 3W	Parcel acreage: 40
Parcel # (s): RP56N03W171203A			
Legal description: SW NE			
Current zoning: Rural 5 (R-5)	Current use: 107-Bare Forest Land		
What zoning districts border the project site?			

North: Rural 5 (R-5)	East: Rural 5 (R-5)
South: Rural 5 (R-5)	West: Rural 10 (R-10)
Comprehensive plan designation: Rural Residential (5-10 AC)	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: Rio Hills Estates: L7: 5.85 Ac 515-Land resid rural subdv vac, L6: 8.32 Ac 537-Resid improv on cat 15, L5: 5.05 Ac 537-Resid improv on cat 15	
South: 59.167 Ac 131-land-ag/timb w/resid imp and a 3.33 ac 512-Land Resid rural tract vac	
East: 2.5 Ac 534-Resid improv on cat 12 and 2.5 Ac 534-Resid improv on cat 12 and 8.13 Ac 131-Land-ag/timb w/resid imp	
West: 319.98 Ac 106-Productivity forest land	
Within Area of City Impact: Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: Head west along Highway 2 from Bonner Co Offices approximately 11 miles to 17553 US 2 on the right. The subject Parcel is uphill or Westerly from this address. *A new road name is being applied for to access from the neighboring lot, which is also owned by the same owners. This new road, and road name, is also being extended to access all the lots of Idaho Starlight.	

**ADDITIONAL PROJECT DESCRIPTION:**

Existing plat recording information: N/A		
This application is for : subdividing a parent parcel into four lots		
Proposed lots:	Depth to Width Ratio (D:W)	
Lot #1	Proposed acreage: 9.935	1:1
Lot #2	Proposed acreage: 9.938	1:1
Lot #3	Proposed acreage: 9.936	1:1
Lot #4	Proposed acreage: 9.938	1:1
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: _____ A 39.75 acre parcel is being subdividing into four lots, resulting in four (4) 9.9 acre lots.		

**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: Land generally slopes to the east down to the Pend Oreille River.	
Water courses (lakes, streams, rivers & other bodies of water): _____ None	
Springs & wells: None	

Existing structures (size & use): None

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Land cover (timber, pastures, etc): Open Timber with scattered clearings

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Are wetlands present on site?  Yes  No

Source of information: NWI Wetlands Mapper

Flood Hazard Zones located on site:  X  D  A  AE

DFIRM MAP: 16017C0925E eff date:11/18/2009

Other pertinent information (attach additional pages if needed):

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**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: A 40' wide private easement is being granted to the parent parcel from the parcel to the east. This new easement will be reflected on the new plat map when it's recorded. This 40' wide easement will extend into the new lots and access all the lots, or have a stub coming off it to access the lot (see Lot 2). A new road name, Starlight, is being proposed and applied for with the road name reservation application through GIS.

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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:

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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:

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

List existing access and utility easements on the subject property.  
 Utility - Inst No. 321229

**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: \_\_\_\_\_

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: \_\_\_\_\_  
\_\_\_\_\_

Which power company will serve the project site? NLI

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.

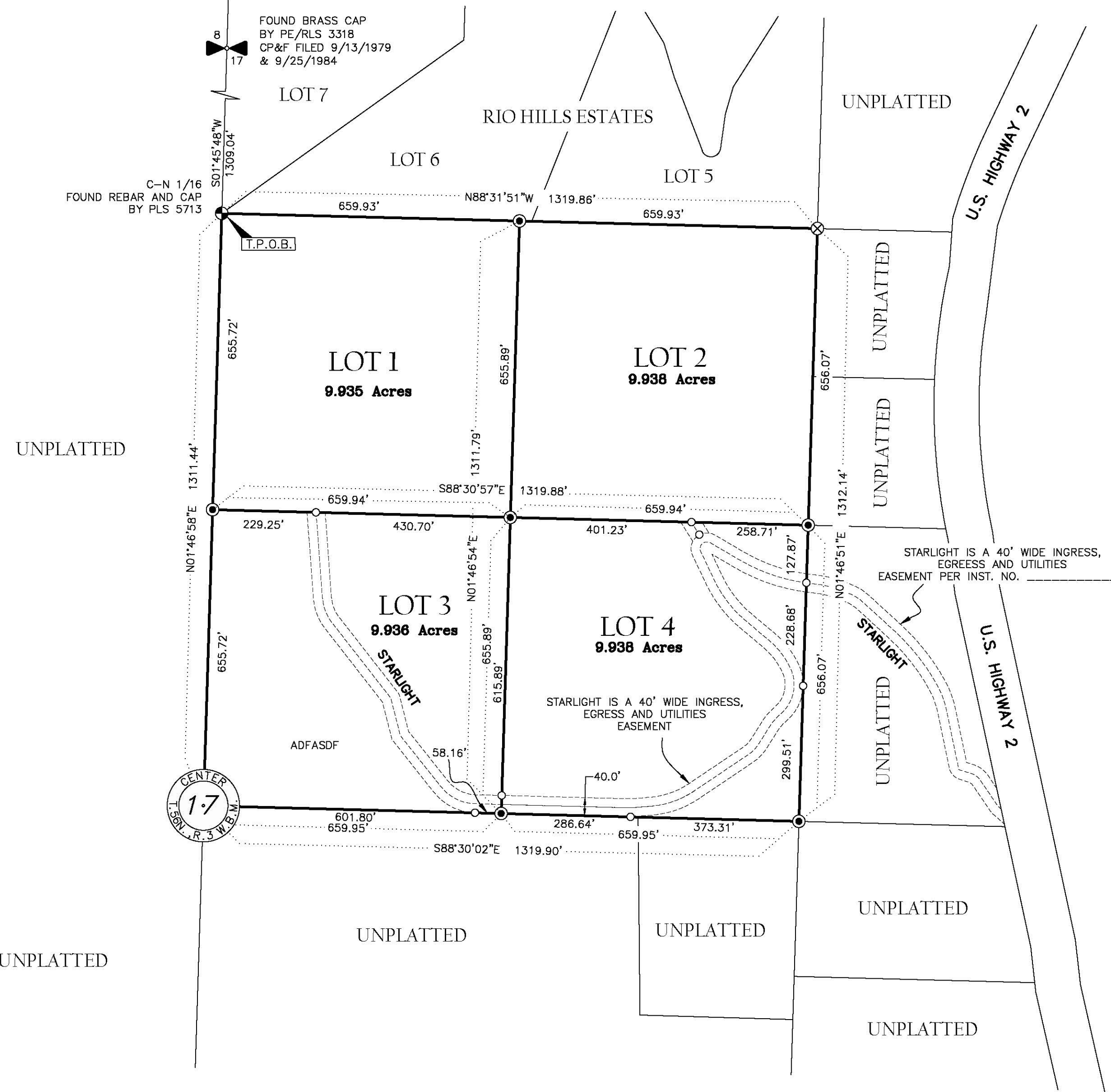
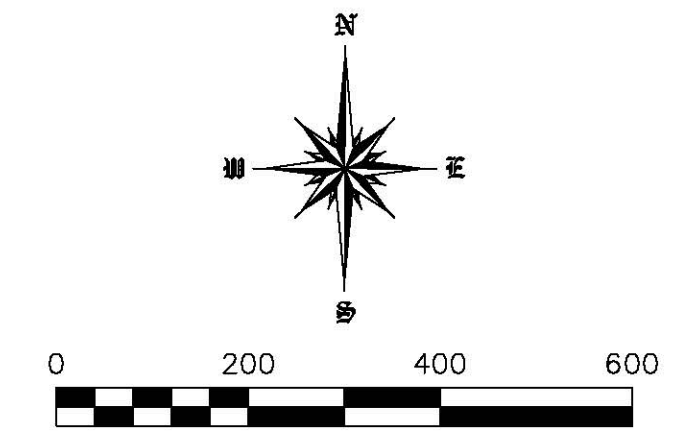
Landowner's signature:  Date: 27 April 2022

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



# IDAHO STARLIGHT

LYING IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 56 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO



### LEGEND

- SECTIONAL CORNER, AS NOTED.
- SET 5/8" X 24" REBAR AND CAP, PLS 14879
- FOUND 5/8" REBAR AND CAP, PLS 5713
- FOUND 5/8" REBAR AND CAP, PLS 5576
- CALCULATED POINT, NOTHING SET
- (P1) RIO HILLS ESTATES BY PLS 5713, INST. NO. 715462, 10/8/2006
- (R1) RECORD OF SURVEY BY RLS 813, INST. NO. 292985, 9/25/1984
- (R2) RECORD OF SURVEY BY PLS 7879, INST. NO. 538141, 1/13/1999
- (R3) RECORD OF SURVEY BY PLS 7879, INST. NO. 563617, 5/12/2000
- (R4) RECORD OF SURVEY BY PLS 5713, INST. NO. 677498, 5/26/2005

### METHOD OF SURVEY

THIS SURVEY WAS PERFORMED USING TRIMBLE R10, GNSS RECEIVERS AND THE DATA WAS PROCESSED USING NGS OPUS AND TRIMBLE BUSINESS CENTER. CONVENTIONAL SURVEYING WAS COMPLETED BY CONVENTIONAL AND RADIAL TIE TECHNIQUES USING A NIKON TOTAL STATION.

### 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 1.000102561. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°43'47" AT THE CENTER CORNER OF SECTION 17.

### SURVEYOR'S NOTES:

- 1) THE PURPOSE OF THIS SURVEY IS TO DIVIDE AN UNPLATTED PARCEL INTO FOUR CONFORMING LOTS.
- 2) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- 3) WETLANDS ARE NOT PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL.
- 4) THE PROPOSED LOTS ARE CATEGORIZED AS ZONE 'X' PER FEMA PANEL 16017C0925E, EFFECTIVE 11/18/2009.

PLACE RECORDING LABEL HERE



1/4	Section	Township	Range	MONTANA	IDAHO
	17	56 N	3 W		WASHINGTON
PROJECT #: 21-232 BUDWG & ZMUDA DRAWING NAME: 21-232 BUDWG & ZMUDA MLD					

**IDAHO STARLIGHT**

**GLAHE & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS  
303 Church Street  
Sandpoint, Idaho 83864  
208-265-4474

Scale: 1"=200'

Checked By: TLAG	Drawn By: TSH
Plot Date: 5/11/2022	Sheet: 1 of 2



# IDAHO STARLIGHT

LYING IN A PORTION OF THE NORTHEAST QUARTER  
OF SECTION 17, TOWNSHIP 56 NORTH, RANGE 3 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO

## OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT BUDWIG AND ZMUDA, L.L.C., A LIMITED LIABILITY COMPANY, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS 1-4, THE SAME TO BE KNOWN AS 'IDAHO STARLIGHT' BEING A PORTION OF SECTION 17, TOWNSHIP 56 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 17, A POINT ON THE NORTH LINE OF LOT 1, RIO HILLS ESTATES AS RECORDED IN BK. 8 OF PLATS AT PAGE 87, RECORDS OF BONNER COUNTY, IDAHO;

THENCE ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17, SOUTH 01°45'48" WEST, 1309.04 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 17, AND THE TRUE POINT OF BEGINNING;

THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, NORTH 88°31'51" WEST, 1319.86 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER;

THENCE LEAVING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, SOUTH 01°46'51" WEST, 1312.14 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER;

THENCE LEAVING SAID EAST LINE AND ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, NORTH 88°30'02" WEST, 1319.90 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, BEING THE CENTER QUARTER OF SAID SECTION 17;

THENCE LEAVING SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, NORTH 01°46'58" EAST, 1311.44 FEET TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.

\_\_\_\_\_  
BUDWIG AND ZMUDA, L.L.C.,  
JAY ZMUDA, MANAGING MEMBER

\_\_\_\_\_  
DATE

## ACKNOWLEDGMENT

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JAY ZMUDA, KNOWN OR IDENTIFIED TO ME TO BE MANAGING MEMBER OF BUDWIG AND ZMUDA, L.L.C. WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF SAID L.L.C.

\_\_\_\_\_  
NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF \_\_\_\_\_

RESIDING AT: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

## DOCUMENTS AND EASEMENTS OF RECORD:

THE FOLLOWING DOCUMENTS OF RECORD PER NORTH IDAHO TITLE CLTA GUARANTEE NO. G-0000635267078, ORDER NO. N-59850, DATED NOVEMBER 1, 2021.

1. MINERAL (SPECIFIES COAL OR IRON) RESERVATIONS IN FAVOR OF THE LACLEDE LUMBER CO. IN DEED RECORDED MAY 25, 1904, IN BOOK 6 OF DEEDS AT PAGE 155, RECORDS OF BONNER CO., ID. AFFECTS ALL OF SECTIONS 17 & 19, T56N, R3W, B.M.
2. A WATER USE EASEMENT FOR A CREEK IN THE SW4 OF THE NE4 SEC. 17, T56N, R3W, B.M. AS RECORDED JAN. 5, 1948 IN BOOK 15 OF MISC. AT PAGE 479, INST. NO. 26439, AND FURTHER GRANTED FEB. 18, 1948 IN BOOK 15 OF MISC. AT PAGE 503, INST. NO. 26795, RECORDS OF BONNER CO., ID. ONLY FOR THE NORTH HALF OF (GOV'T) LOT 2, SAID SECTION. DOES NOT BENEFIT SUBJECT PROPERTY.
3. AN OVERHEAD AND UNDERGROUND ELECTRIC LINE EASEMENT GRANTED TO NORTHERN LIGHTS, INC. AS RECORDED IN INST. NO. 321229, RECORDS OF BONNER CO., ID. FOR LINES IN THE SOUTH HALF OF LOT 2 AND SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, SEC. 17, T56N, R3W, B.M. NO EXACT LOCATION GIVEN, NOT MAPPED.

## COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS

## PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
PLANNING DIRECTOR

## SURVEYOR'S CERTIFICATE

I, TYSON L.A. GLAHE, PLS 14879, STATE OF IDAHO. DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 17, TOWNSHIP 56 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT CORNERS PROPERLY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

\_\_\_\_\_  
TYSON L.A. GLAHE, PLS 14879

\_\_\_\_\_  
DATE

## COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT "IDAHO STARLIGHT" 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

## PANHANDLE HEALTH DISTRICT

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.

## WATER AND SEWER NOTE

WATER SERVICE: WATER IS PROVIDED BY PRIVATELY OWNED WELL WATER SYSTEM  
SEWER SERVICE: SEWAGE DISPOSAL BY INDIVIDUAL ON-SITE SEPTIC SYSTEMS

## 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

## RECORDER'S CERTIFICATE

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., IN BOOK \_\_\_\_\_ OF PLATS AT PAGE \_\_\_\_\_ AT THE REQUEST OF GLAHE AND ASSOCIATES, INC., AS INSTRUMENT NO. \_\_\_\_\_.

\_\_\_\_\_  
COUNTY RECORDER

\_\_\_\_\_  
BY DEPUTY

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FEE

PLACE RECORDING LABEL HERE



1/4	Section	Township	Range	MONTANA	IDAHO
	17	56 N	3 W		WASHINGTON
PROJECT #: 21-232 BUDWIG & ZMUDA DRAWING NAME: 21-232 BUDWIG & ZMUDA MLD					

## IDAHO STARLIGHT

GLAHE & ASSOCIATES  
PROFESSIONAL LAND SURVEYORS  
303 Church Street  
Sandpoint, Idaho 83864  
208-265-4474

Scale: N/A  
Checked By: TLAG  
Drawn By: TSH  
Plot Date: 5/11/2022  
Sheet: 2 of 2