

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 # MLD0058-22	RECEIVED: RECEIVED MAY 31 2022 BONNER COUNTY PLANNING DEPARTMENT
--------------------------	---

PROJECT DESCRIPTION:

Name of Minor Land Division plat: Pebble Beach
--

APPLICANT INFORMATION:

Landowner's name: Jacqueline Smith		
Mailing address: 386 Spring Lane		
City: Clark Fork	State: ID	Zip code: 83811
Telephone: 986-946-0004	Fax:	
E-mail: herladyeesherbals@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:		
Company name:		
Mailing address:		
City:	State:	Zip code:
Telephone:	Fax:	
E-mail:		

PARCEL INFORMATION:

Section #: 26	Township: 56N	Range: 2E	Parcel acreage: 20.004
Parcel # (s): RP56N02E265860A			
Legal description: Tax 10			
Current zoning: Rural 10 (R-10)		Current use: 146-Land-ag/timb w MH cat 46	
What zoning districts border the project site?			

North: Rural 10 (R-10)	East: Rural 10 (R-10)
South: Rural 10 (R-10)	West: Rural 10 (R-10)
Comprehensive plan designation: Rural Residential (5-10 AC)	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 5ac 513-Land Rural cat 12 w/MH; 5ac 512-Land Resid rural tract vac; 5ac 512-Land Resid rural tract vac	
South: 11.23 ac 131-Land-ag/timb w/resid improv (MH) & 9ac 132-Land-ag/timb w/non-res imp	
East: 125.33ac 512-Land Resid rural tract vac	
West: 26.3 ac 107-Bare forest land	
Nearest city:	Distance to the nearest city:
Detailed Directions to Site: <u>Approx. 29 mi from Bonner Co Offices. Take Hwy 200 east out of Ponderay towards Clark Fork. Before bridge Turn left onto Spring Creek Road to intersection with Spring Lane. Turn right onto Spring Lane and at approx. 0.5 miles to 386 Spring Lane . Approx 30 miles total.</u>	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information: N/A
This application is for : Splitting of a parcel
Proposed lots:
Lot #1 Proposed acreage: <u>10.004</u>
Lot #2 Proposed acreage: <u>10.000</u>
Lot #3 Proposed acreage: _____
Lot #4 Proposed acreage: _____
Describe the land division proposal and resulting acreage: <u>The owner would like to split their parcel into two halves, with each lot having direct access to Lightning Creek. This division would create two lots, at 10.004 and 10.000 acres respectively. Both just meet the 4:1 depth to width calculation.</u>

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: <u>Both proposed lots are relatively flat with maximum slope estimated below 15%.</u>
Water courses (lakes, streams, rivers & other bodies of water): <u>Lightning Creek crosses over the east portion of the lots and follows North to South.</u>
Springs & wells: _____ <u>Well exists on Lot 1.</u>
Existing structures (size & use): <u>14x78 Mobile home</u>

Land cover (timber, pastures, etc): Open treed areas with some cleared areas.

Are wetlands present on site? Yes No Source of information: Online NWI mapper

Flood Hazard Zones located on site: X D A AE DFIRM MAP: 16017C1016E eff 11/18/09

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: 30' wide existing ingress, egress and utility easement per Instrument #427762

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 - Inst No. 351461 Both - Inst No. 411716, 427762 Utilities - Inst No. 569139, 878599

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: Individual septic

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: Private individual septic system. Lot 1 currently has a Mound septic system.

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 Individual well

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: Private Individual well on Lot 1, 17ft deep

Which power company will serve the project site? Avista

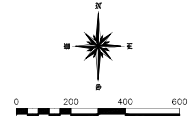
I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post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

Landowner's signature: [Signature] Date: 5-26-2022

Landowner's signature: _____ Date: _____

PEBBLE BEACH

LYING IN A PORTION OF THE SOUTHWEST QUARTER
OF SECTION 26, TOWNSHIP 36 NORTH,
RANGE 2 EAST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO



LEGEND

- SECTIONAL CORNER, AS NOTED.
- SET 5/8" X 24" REBAR AND CAP, PLS 14879
- FOUND 3/4" IRON PIPE
- FOUND 1/2" REBAR, NO CAP
- FOUND 5/8" REBAR, NO CAP
- FOUND 5/8" REBAR AND CAP, LS 5361
- CALCULATED POINT, NOTHING SET
- (R1) RECORD OF SURVEY BY PLS 5361, INST. NO. 73244, 5/4/2006
- (R2) RECORD OF SURVEY BY PLS 974, INST. NO. 55147, 9/2/1999

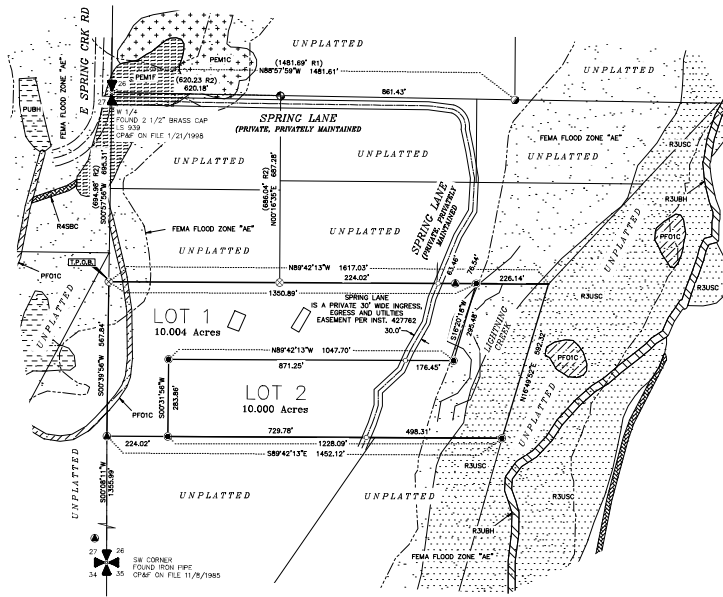
METHOD OF SURVEY

THIS SURVEY WAS PERFORMED USING TRIMBLE R10, GNSS RECEIVER AND THE DATA WAS PROCESSED USING NOC DATA AND TRIMBLE BUSINESS CENTER CONVENTIONAL SURVEYING WAS COMPLETED BY CONVENTIONAL AND RADIAL TECHNIQUES USING A MARK TOTAL STATION.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED BY GPS CONTROL COORDINATES DERIVED FROM NOC DATA SOLUTIONS USING A REFERENCE FRAME OF NAD83 (2011 EPOCH, 2010.000). ALL BEARINGS REFER TO THE GRID COORDINATE SYSTEM OF 1983, NAD 83, HZONE 11033 - US SURVEY ET. REFER TO THE DRAWING FOR SPECIFIC LINE AND MONUMENTS USED.

DISTANCES SHOWN HAVE BEEN CONVERTED FROM GRID TO GROUND USING A CORRECTED ADJUSTMENT FACTOR (CAF) OF 1.000565245. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°39'17" AT THE WEST QUARTER CORNER OF SECTION 26.



SURVEYOR'S NARRATIVE

- 1) THE PURPOSE OF THIS SURVEY IS TO DIVIDE AN UNPLATTED PARCEL INTO TWO PLATTED LOTS.
- 2) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- 3) WETLANDS ARE PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL.
- 4) THE LOTS ARE CATEGORIZED AS ZONE "A1" PER FEMA PANEL NUMBER 1507010101C, EFFECTIVE 11/18/2004.



1/4	Section	Township	Range	Meridian	Zone
26	56	2	N	E	
PROJECT # 22-008 WEST-2024 DRAWING NAME: 22-008 SWM-RELAND					

PEBBLE BEACH	
GLENN A. ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4174	DRAWN BY TLEB CHECKED BY TPD/TSE DATE 6/27/2024 SHEET 1 of 2

PLACE RECORDING LABEL HERE

PEBBLE BEACH

LYING IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 56 NORTH, RANGE 2 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT JACQUELINE SMITH, A SINGLE WOMAN, HEREBY CERTIFIES THAT SHE IS THE OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE PLATTED INTO LOTS 1-2, THE SAME TO BE KNOWN AS 'PEBBLE BEACH' BEING A PORTION OF SECTION 26, TOWNSHIP 56 NORTH, RANGE 2 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING WEST QUARTER CORNER OF SAID SECTION 26, THENCE SOUTH 09°57'56" WEST, 695.31 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE SOUTH 89°42'13" EAST, 1617.03 FEET;
 THENCE SOUTH 16°49'52" WEST, 592.32 FEET;
 THENCE NORTH 89°42'13" WEST, 1452.12 FEET;
 THENCE NORTH 09°59'56" EAST, 567.84 FEET, TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.

JACQUELINE SMITH _____ DATE _____

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 _____

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 _____

SURVEYOR'S CERTIFICATE

I, TROY 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 26, TOWNSHIP 56 NORTH, RANGE 2 EAST, 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.

TROY L.A. GLAHE, PLS 14879 _____ DATE _____

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT "PEBBLE BEACH" 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 SYSTEM

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 _____

\$ FEE _____

PLACE RECORDING LABEL HERE



ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JACQUELINE SMITH, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC _____

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

1/4	26	56	2	NE	IDAHO	PEBBLE BEACH
Section	Range	Township	Quarter	Meridian	State	Plat Name
GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474						Drawn By: N/A Check By: TLAG Date: 6/15/22 Drawn By: FSH
PROJECT # 22-008 (SMITH-GLAHE) DRAWING NAME: 22-008 (SMITH-GLAHE)						2 of 2