



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 # MLD0007-23	RECEIVED: February 15, 2023
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: Moondance Acres

APPLICANT INFORMATION:

Landowner's name: Sara Day		
Mailing address: 103 Riverland Close West		
City: Lethbridge	State: Alberta	Zip code: T1K5T6
Telephone: 250-709-7917	Fax:	
E-mail: kayakarsara@gmail.com		

REPRESENTATIVE'S INFORMATION:

Representative's name: Scott Comfort		
Company name: James A. Sewell & Associates		
Mailing address: 1319 N Division Ave		
City: Sandpoint	State: ID	Zip code: 83864
Telephone: 208-263-4160	Fax:	
E-mail: scomfort@jasewell.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 #: 8	Township: 57n	Range: 2w	Parcel acreage: 17
Parcel # (s): RP03610000004BA			
Legal description: portion of Lots 4 and 5 of Springdale acres			
Current zoning: Suburban	Current use: ag-timber with Residential Improvements		
What zoning districts border the project site?			

North: Suburban	East: Suburban
South: Suburban	West: Suburban
Comprehensive plan designation:	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 5 Acres - Vacant Forest Land	
South: Gooby Road to South	
East: 5 Acres - Residential Improvement on Cat 15	
West: 13 acres - Residential Improvement on Cat 15	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: On Goody Rd, 1/2 mile West of Great Northern Rd.	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information: Springdale acres		
This application is for : 4 lot MLD		
Proposed lots: 4	Depth to Width Ratio (D:W)	
Lot #1	Proposed acreage: 2.53	.4:1
Lot #2	Proposed acreage: 2.53	.4:1
Lot #3	Proposed acreage: 2.53	.4:1
Lot #4	Proposed acreage: 8.86	1.79:1
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: _____		

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: Site is mostly flat. There is a slight slope at the northern most part of site.	
Water courses (lakes, streams, rivers & other bodies of water): _____	
Springs & wells: _____	

Existing structures (size & use): Existing House on southern portion of proposed Lot 4.

Land cover (timber, pastures, etc): Mostly Timber

Are wetlands present on site? Yes No Source of information: U.S.F.W.S. Wetlands

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: 60' Wide Ingress, Egress, and Utility Easement Per Instrument number 395911 & 393574. Also access from Gooby Rd.

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

List existing access and utility easements on the subject property.

SERVICES:

Sewage disposal will be provided by:	
<input type="checkbox"/>	<u>Existing Community System</u> - List name of sewer district or provider and type of system: _____
<input type="checkbox"/>	<u>Proposed Community System</u> - List type & proposed ownership: _____
<input checked="" type="checkbox"/>	<u>Individual system</u> - List type: <u>Septic</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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Water will be supplied by:	
<input type="checkbox"/>	<u>Existing public or community system</u> - List name of provider: _____
<input type="checkbox"/>	<u>Proposed Community System</u> - List type & proposed ownership: _____
<input checked="" type="checkbox"/>	<u>Individual well</u>
Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: _____ _____	
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: [Signature] Date: 2/14/23

Landowner's signature: _____ Date: _____

MOONDANCE ACRES

SE 1/4, SECTION 8, TOWNSHIP 57 NORTH, RANGE 2 WEST, B.M., BONNER COUNTY, ID

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "MOONDANCE ACRES" 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 _____, 2023.

BONNER COUNTY SURVEYOR

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS ___ DAY OF _____, 2023.

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 _____, 2023.

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 _____, 2023.

BONNER COUNTY TREASURER

SUBJECT TO INSTRUMENT NO.

- RESERVATIONS CONTAINED IN DEED INST. NO. 146437.
- INGRESS, EGRESS, AND UTILITIES EASEMENT, INST. NO. 395911.
- ABANDONMENT AND REPLACEMENT OF EASEMENT, INST. NO. 436619
- ADDENDUM TO ABANDONMENT AND REPLACEMENT EASEMENT, INST. NO. 436620
- UNDERGROUND RIGHT-OF-WAY EASEMENT FOR ELECTRIC DISTRIBUTION LINE INST. NO. 437307

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT WARREN ADEN DAY AND SARA WENDY DAY (PREVIOUSLY KNOWN AS WENDY JEAN DAY), BROTHER AND SISTER, ARE THE RECORD OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS AS SHOWN HEREON AND TO BE KNOWN AS "MOONDANCE ACRES", LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING A PORTION OF LOTS 4 AND 5 OF SPRINGDALE ACRES, RECORDED IN BOOK 1 OF PLATS, ON PAGE 130, RECORDS OF BONNER COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 8; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 8, N89°35'25"W 1319.83 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5; THENCE ALONG THE EAST LINE OF SAID LOT 5, N0°03'39"W 36.32 FEET TO A 5/8" REBAR ON THE NORTHERLY RIGHT-OF-WAY OF GOOBY ROAD, AND THE POINT OF BEGINNING; THENCE ALONG SAID RIGHT-OF-WAY N89°06'26"W 274.63 FEET TO A 5/8" REBAR; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, 24.13 FEET ALONG A 673.34 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 2°03'13", AND A CHORD WHICH BEARS S89°51'58"W 24.13 FEET TO A 5/8" REBAR; THENCE LEAVING SAID RIGHT-OF-WAY, N0°05'48"W 361.55 FEET TO A 5/8" REBAR; THENCE N89°53'20"W 361.33 FEET TO A 5/8" REBAR ON THE WEST LINE OF SAID LOT 4; THENCE ALONG SAID WEST LINE, N0°05'41"W 922.24 FEET TO A PK NAIL IN A ROCK AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE ALONG THE NORTH LINE OF SAID LOTS 4 AND 5, S89°32'35"E 660.86 FEET TO A 5/8" REBAR AT THE NORTHEAST CORNER OF SAID LOT 5; THENCE ALONG THE EAST LINE OF SAID LOT 5, S0°03'39"E 1283.45 FEET TO THE POINT OF BEGINNING.

SEWER SERVICE IS TO BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEM.

WATER SERVICE IS TO BE PROVIDED BY INDIVIDUAL RESIDENTIAL WELL.

THE EXISTING 60' INGRESS, EGRESS & UTILITY EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO BE EXTENDED TO THE EAST LINE OF THE NEW LOT 1.

WARREN ADEN DAY

SARA WENDY DAY

OWNERS' ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS ___ DAY OF _____, IN THE YEAR OF 2023, BEFORE ME PERSONALLY APPEARED WARREN ADEN DAY, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE 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

OWNERS' ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS ___ DAY OF _____, IN THE YEAR OF 2023, BEFORE ME PERSONALLY APPEARED, SARA WENDY DAY, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE 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

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 8, TOWNSHIP 57 NORTH, RANGE 2 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.

DATED THIS ___ DAY OF _____, 2023.



RUSSELL E. BADGLEY

PLS 12458

RECORDER'S CERTIFICATE

FILED THIS ___ DAY OF _____, 2023, AT _____ M. IN

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

AND ASSOCIATES, LLC. AS INSTRUMENT NO. _____

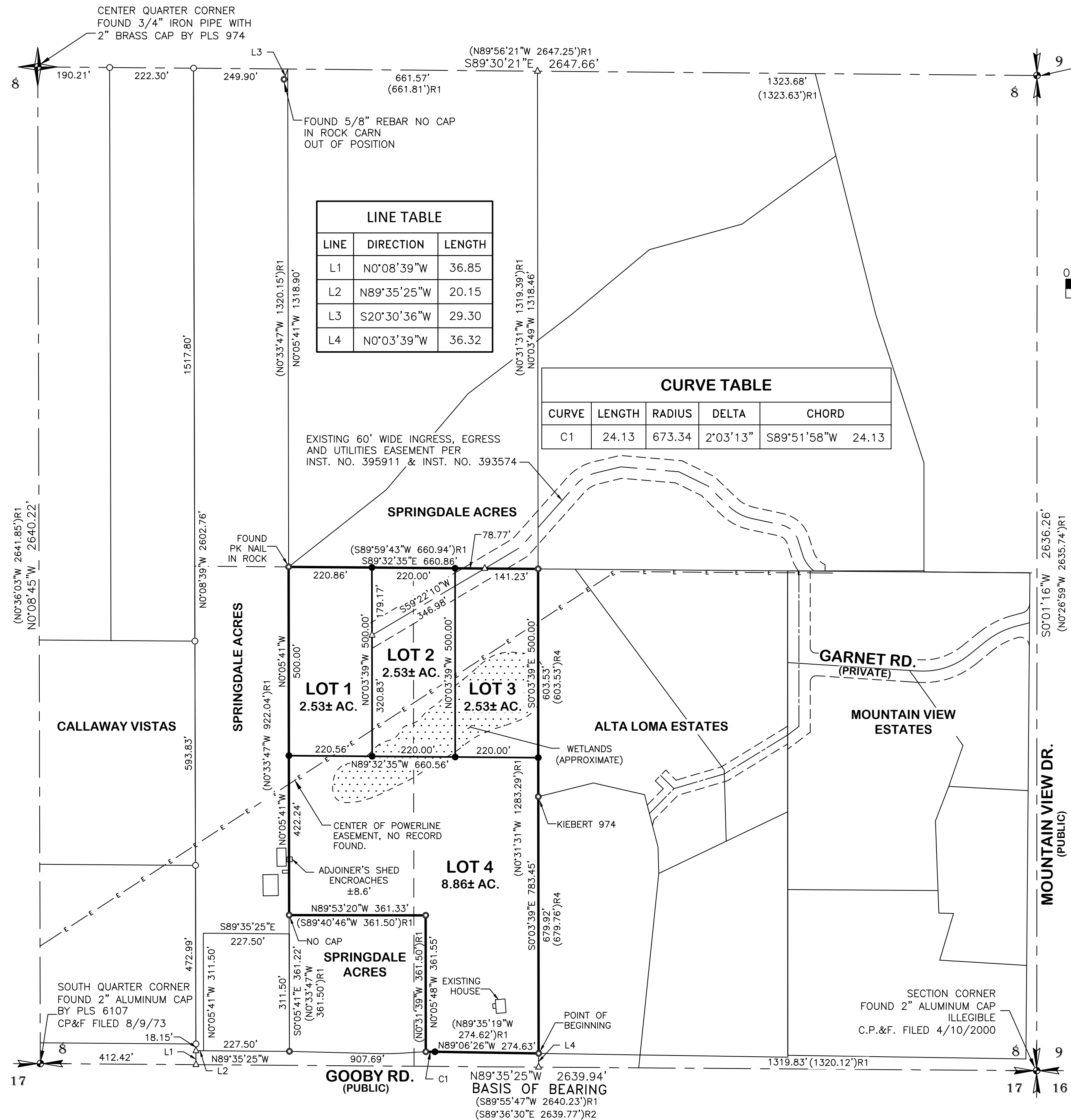
BONNER COUNTY RECORDER

RECORDER'S
CERTIFICATE

SECTION 8, TWP 57N, RNG 2W, B.M.	SHEET TITLE: MINOR LAND DIVISION FOR WARREN & SARA DAY	DATE: 12-16-22 SCALE: 1"=200'
		James A. Sewell and Associates, LLC CONSULTING ENGINEERS SANDPOINT, ID, 83864, (208)263-4160
		PROJ. NO.: 04249-22-001 CAD FILE NO. S-DAY-MLD SHT 1 OF 2

MOONDANCE ACRES

SE 1/4, SECTION 8, TOWNSHIP 57 NORTH, RANGE 2 WEST, B.M., BONNER COUNTY, ID



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N0°08'39"W	36.85
L2	N89°35'25"W	20.15
L3	S20°30'36"W	29.30
L4	N0°03'39"W	36.32

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	24.13	673.34	2°03'13"	S89°51'58"W 24.13

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DIVIDE THE PROPERTY DESCRIBED IN DEED INST. NO. 425416 INTO 4 LOTS AS SHOWN. THE BOUNDARY OF THE PARCEL WAS DEFINED BY THE FOUND MONUMENTS AND SURVEY REFERENCES AS SHOWN. THE RIGHT-OF-WAY OF GOOBY RD. WAS DEFINED FROM RECORD OF SURVEY INST. NO. 393574.

BASIS OF BEARING

GEODETIC BASED ON GPS OBSERVATIONS BETWEEN THE SOUTH QUARTER CORNER THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.

REFERENCES

1. RECORD OF SURVEY INST. NO. 393574
2. PLAT OF CALLAWAY VISTAS, BK. 2, PG. 80, INST. NO. 640322
3. RECORD OF SURVEY INST. NO. 412960
4. PLAT OF ALTA LOMA ESTATES, BK. 6, PG. 165, INST. NO. 596533
5. PLAT OF MOUNTAIN VIEW ESTATES, BK. 4, PG. 189, INST. NO. 596533
6. PLAT OF SPRINGDALE ACRES, BK. 1, PG. 130, INST. NO. 17687

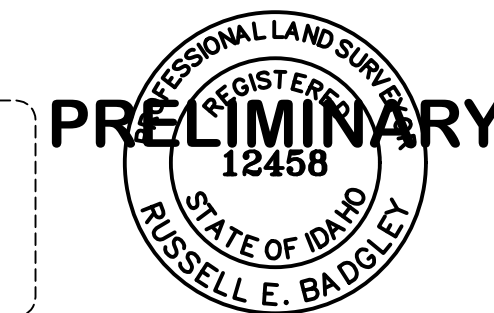
NOTES

- 1) ALL REFERENCES ARE FROM RECORDS OF BONNER COUNTY, IDAHO.
- 2) CURRENT ZONING DISTRICT IS SUBURBAN (S).
- 3) CURRENT LAND USE IS SUBURBAN GROWTH AREA (2.5-5AC).
- 4) PROPOSED USE IS SINGLE FAMILY RESIDENTIAL.
- 5) WATER SERVICE IS PROVIDED BY RESIDENTIAL WELL.
- 6) SEWER SERVICE IS PROVIDED BY INDIVIDUAL SEPTIC SYSTEM.
- 7) PROPOSED SOLID WASTE DISPOSAL IS COUNTY TRANSFER STATION OR PRIVATE CONTRACTOR.
- 8) PROJECT IS LOCATED WITHIN THE NORTH SIDE FIRE DISTRICT
- 6) WETLANDS ARE PRESENT. SHOWN PER U.S.F.W.S. WETLANDS MAPPER.
- 7) NO FLOOD ZONE HAZARDS ARE PRESENT.
- 8) RIGHT-OF-WAY OF GOOBY ROAD IS PUBLIC, AND COUNTY MAINTAINED.
- 9) RIGHT-OF-WAY OF MOUNTAIN VIEW DR. IS PUBLIC, AND COUNTY MAINTAINED
- 10) GARNET RD. IS PRIVATE AND PRIVATELY MAINTAINED.
- 11) THE EXISTING INGRESS, EGRESS, AND UTILITIES EASEMENT IS TO BE EXTENDED TO THE EAST LINE OF LOT 1.

LEGEND

- SET 5/8"X30" REBAR WITH PLASTIC CAP, REB 12458
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP, BY PLS NO. 10559 UNLESS OTHERWISE NOTED
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP BY PLS NO. 882 UNLESS OTHERWISE NOTED
- △ COMPUTED POINT
- () RECORD DIMENSION PER REFERENCES

RECORDER'S
CERTIFICATE



SECTION 8, TWP 57N, RNG 2W, B.M.	SHEET TITLE:	MINOR LAND DIVISION FOR WARREN & SARA DAY	DATE: 12-16-22
			SCALE: 1"=200'
			DRAWN: REB
			CHECKED: REB
			PROJ. NO.: 04249-22-001
			CAD FILE NO. S-DAY-MLD
			SHT. 2 OF 2

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