



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 # MLD0008-23	RECEIVED: February 15, 2023
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: Good Dog Acres
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APPLICANT INFORMATION:

Landowner's name: Conrad Young		
Mailing address: 123 S. Third Ave. Suite 3		
City: Sandpoint	State: ID	Zip code: 83864
Telephone: 208-304-5903	Fax:	
E-mail: conradty@gmail.com		

REPRESENTATIVE'S INFORMATION:

Representative's name: Scott Comfort		
Company name: James A. Sewell and Associates		
Mailing address: 1319 N. Division Ave		
City: Sandpoint	State: ID	Zip code: 83864
Telephone: 20-263-4160	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: 13.97
Parcel # (s): RP0361000001DA			
Legal description: A portion of Lots 1 & 3 of Springdale Acres			
Current zoning: Suburban	Current use: Residential		
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:78 acres, Bare Forest Land	
South:1.6 acres, Residential Improvement on Cat 15	
East:17 Acres, Agriculture/Timber land with residential Improvement	
West:6 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 Gooby Road, 1/2 mile West on Great Northern Rd.	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information: Springdale Acres		
This application is for : 3 lot MLD		
Proposed lots:		Depth to Width Ratio (D:W)
Lot #1	Proposed acreage:2.5	2.1:1
Lot #2	Proposed acreage:3.18	2.7:1
Lot #3	Proposed acreage:7.55	5.3:1
Lot #4	Proposed acreage:	
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: The majority of the Northern portion of the site are steep slopes (15% - 30%) with benches and Rock outcroppings.	
Water courses (lakes, streams, rivers & other bodies of water): _____	
Springs & wells: <u>Spring on site</u>	

Existing structures (size & use): Existing Residential Home and shop on site

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

Are wetlands present on site? Yes No

Source of information:

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: Proposed 60' Easement through Lot 1, then proposed 30' easment through Lot 2.

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?

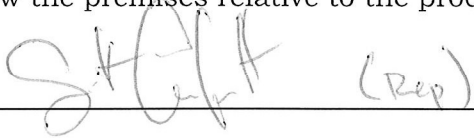
Yes No

List existing access and utility easements on the subject property.
Existing Electric Easement Instrument Number 138076.

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</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 - List name of provider:</u> _____
<input checked="" type="checkbox"/>	<u>Proposed Community System - List type & proposed ownership:</u> <u>Existing Spring for Lots 1&2</u>
<input 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>	

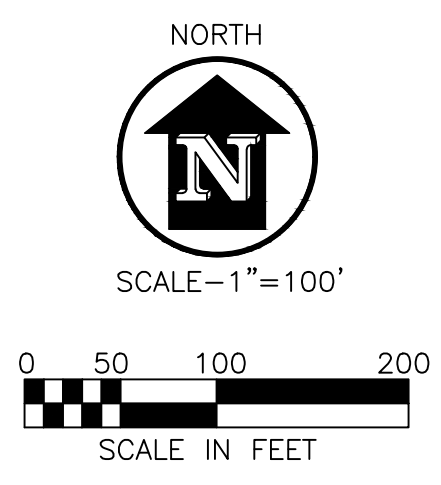
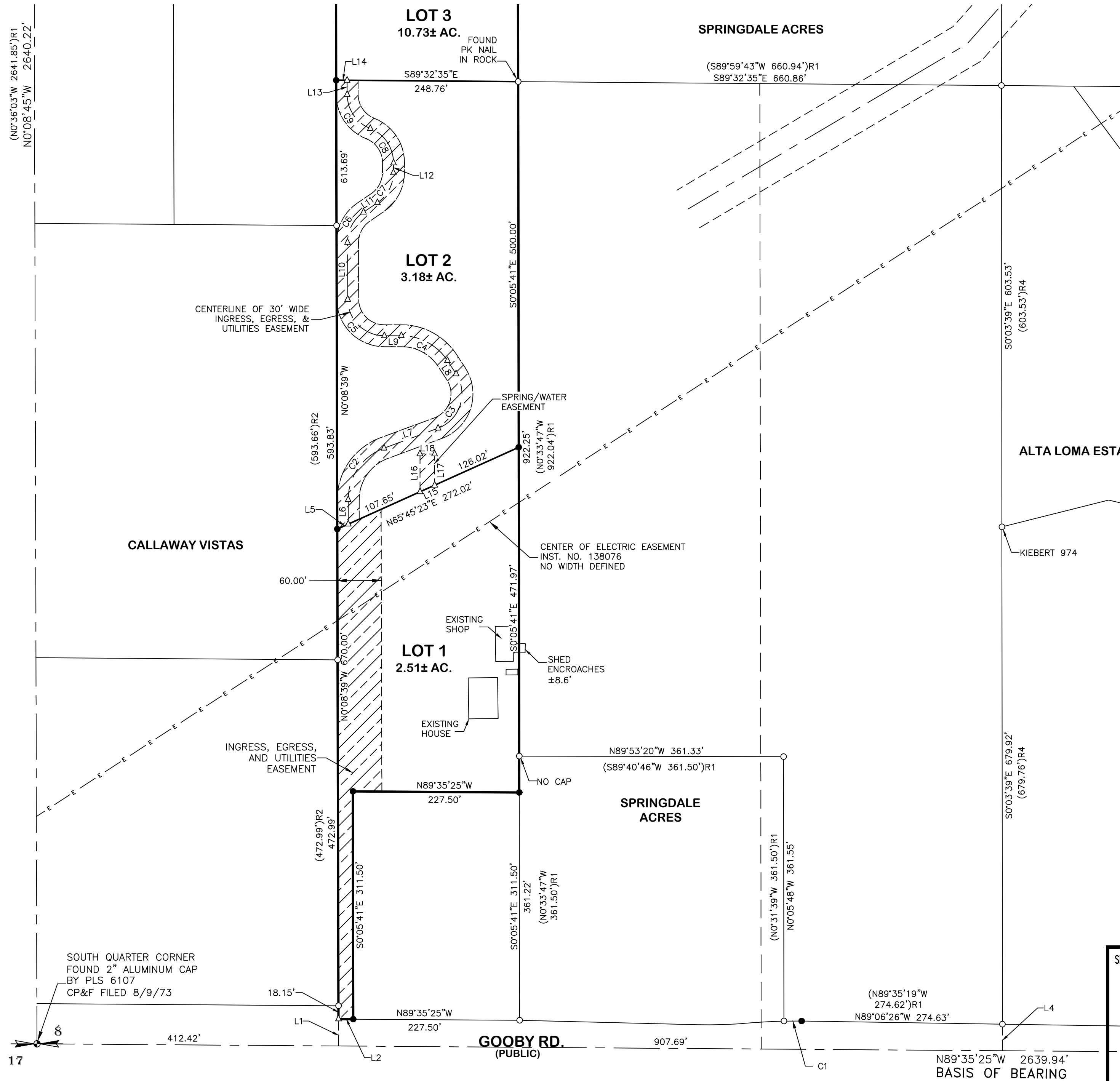
I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post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

Landowner's signature:  (Rep) Date: 2/15/23

Landowner's signature: _____ Date: _____

GOOD DOG ACRES

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



LINE TABLE		
LINE	DIRECTION	LENGTH
L5	N65°45'23"E	16.43
L6	N0°08'39"W	33.32
L7	N69°43'03"E	78.83
L8	N32°59'38"W	21.60
L9	S89°51'21"W	23.26
L10	N0°08'39"W	77.70
L11	N55°46'23"E	22.96
L12	N0°32'03"E	13.51
L13	N0°08'39"W	19.56
L14	S89°32'35"E	15.00
L16	N0°12'04"W	51.82
L17	S0°05'41"E	42.66
L18	S89°32'35"E	20.10

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C2	91.45	75.00	69°51'42"	N34°47'12"E 85.89
C3	89.63	50.00	102°42'41"	N18°21'42"E 78.10
C4	74.81	75.00	57°09'01"	N61°34'09"W 71.75
C5	78.54	50.00	90°00'00"	N45°08'39"W 70.71
C6	48.80	50.00	55°55'03"	N27°48'52"E 46.88
C7	48.21	50.00	55°14'20"	N28°09'13"E 46.36
C8	60.25	50.00	69°02'50"	N33°59'22"W 56.67
C9	59.66	50.00	68°22'07"	N34°19'43"W 56.19

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

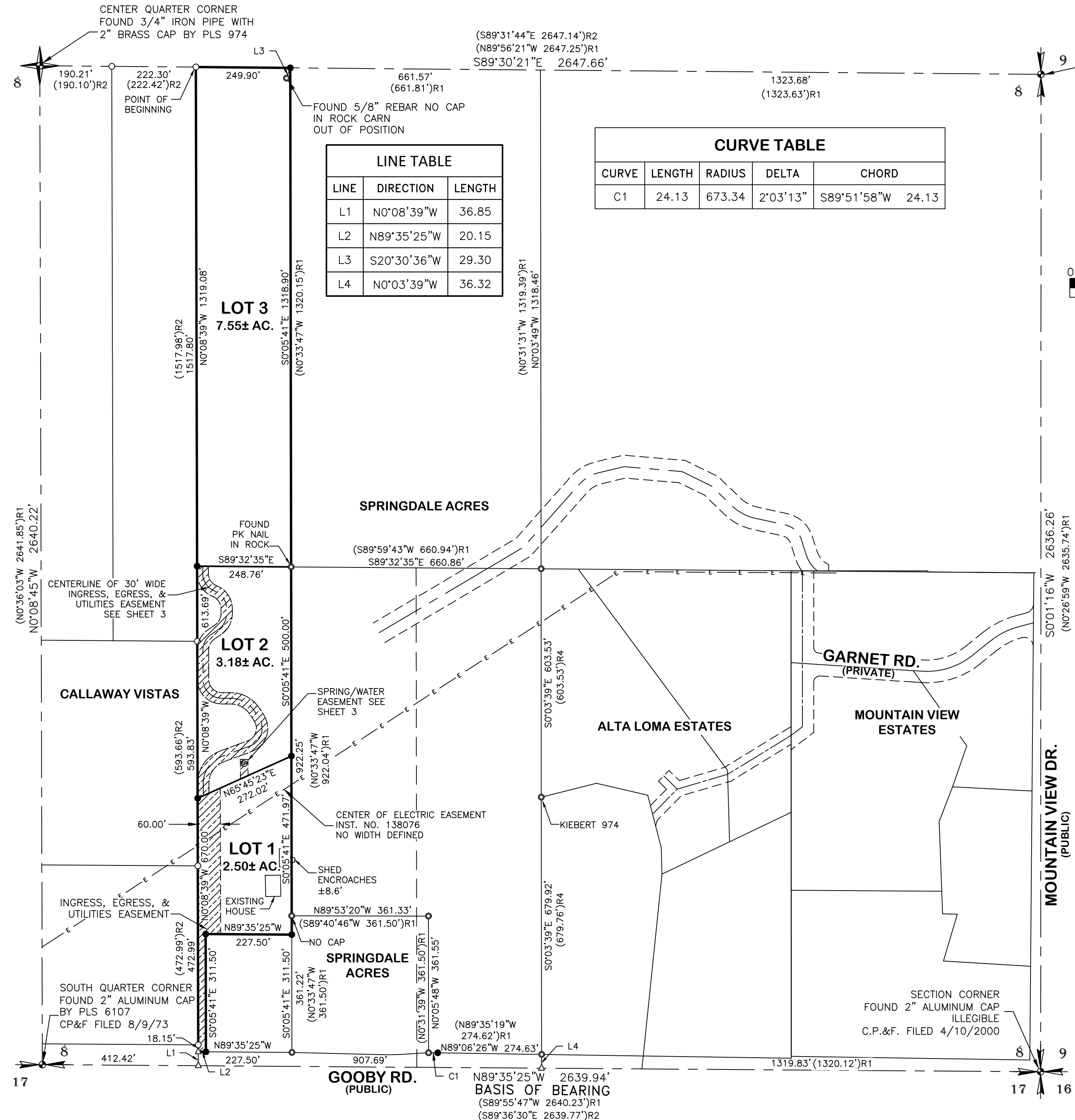
RECORDER'S
CERTIFICATE



SECTION 8, TWP 57N, RNG 2W, B.M.	SHEET TITLE:	MINOR LAND DIVISION FOR CONRAD YOUNG	DATE: 12-27-22
		James A. Sewell and Associates, LLC CONSULTING ENGINEERS SANDPOINT, ID, 83864, (208)263-4160	SCALE: 1"=100'
			DRAWN: REB
			CHECKED: REB
			PROJ. NO.: 25029-22-001
			CAD FILE NO.: S-YOUNG-MLD
			SHT 3 OF 3

GOOD DOG ACRES

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



NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DIVIDE THE PROPERTY DESCRIBED IN DEED INST. NO. 425416 INTO 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. 882199.

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



SCALE-1"=200'



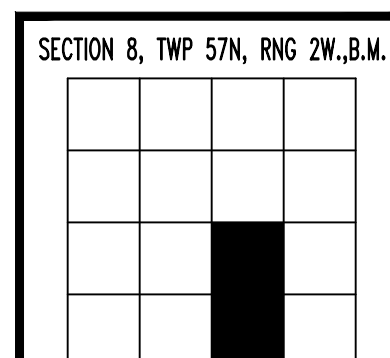
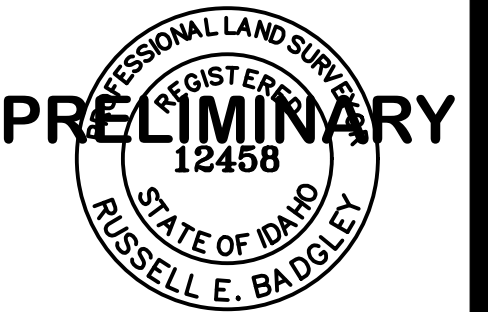
NOTES

- 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 OR SPRING.
- 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
- 9) WETLANDS ARE NOT PRESENT PER THE 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 SPRING/WATER EASEMENT IS FOR THE BENEFIT OF LOTS 1 AND 2 TO HAVE ACCESS TO THE SPRING FOR DOMESTIC WATER USE, INCLUDING THE RIGHT TO INSTALL AND MAINTAIN RESERVOIRS, ELECTRIC LINES, PUMPS, AND WATER LINES FOR THE DISTRIBUTION THEREOF.
- 12) THE INGRESS, EGRESS, AND UTILITIES EASEMENT ACROSS LOT 1 IS FOR THE BENEFIT OF LOTS 2 AND 3, AND IS TO BE MAINTAINED BY THE OWNERS OF ALL LOTS, AND INCLUDES THE RIGHT TO ACCESS THE CREEK FOR RECREATIONAL PURPOSES.
- 13) THE 30' WIDE INGRESS, EGRESS, AND UTILITIES EASEMENT ACROSS LOT 2 IS FOR THE BENEFIT OF LOTS 2 AND 3 ONLY, AND IS TO BE MAINTAINED BY THE OWNERS OF LOTS 2 AND 3 ONLY.

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 CONRAD YOUNG**

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

DATE: 12-27-22
SCALE: 1"=200'
DRAWN: REB
CHECKED: REB
PROJ. NO.: 25029-22-001
CAD FILE NO. S-YOUNG-MLD
SHT. 2 OF 3

GOOD DOG 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 "GOOD DOG 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

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT CONRAD T. YOUNG, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY, IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS AS SHOWN HEREON AND TO BE KNOWN AS "GOOD DOG 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 1 AND 3 OF SPRINGDALE ACRES, RECORDED IN BOOK 1 OF PLATS, ON PAGE 130, RECORDS OF BONNER COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 8; THENCE ALONG THE EAST/WEST CENTER SECTION LINE OF SAID SECTION 8, S89°30'21"E 412.51 FEET TO A 5/8" REBAR AT THE NORTHEAST CORNER OF LOT 4 OF CALLAWAY VISTAS RECORDED IN BOOK 7 OF PLATS, ON PAGE 80, AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EAST/WEST CENTER SECTION LINE, S89°30'21"E 249.90 FEET TO A 5/8" REBAR;

THENCE S0°05'41"E 2,290.88 FEET TO A 5/8" REBAR;

THENCE N89°35'25"W 227.50 FEET TO A 5/8" REBAR;

THENCE S0°05'41"E 311.50 FEET TO A 5/8" REBAR ON THE NORTHERLY RIGHT-OF-WAY OF GOOBY ROAD;

THENCE ALONG SAID RIGHT-OF-WAY N89°35'25"W 20.15 FEET;

THENCE LEAVING SAID RIGHT-OF-WAY, N0°08'39"W 2,602.76 FEET TO THE POINT OF BEGINNING.

SEWER SERVICE IS TO BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEM.

WATER SERVICE IS TO BE PROVIDED BY RESIDENTIAL WELL OR SPRING.

THE INGRESS, EGRESS & UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED.

THE WATER/SPRING EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED.

CONRAD T. YOUNG

OWNERS' ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS ___ DAY OF _____, IN THE YEAR OF 2023, BEFORE ME PERSONALLY APPEARED CONRAD T. YOUNG, 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: _____

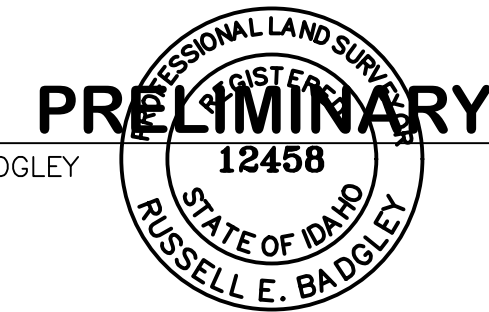
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

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

SUBJECT TO INSTRUMENT NO.

- RESERVATIONS CONTAINED IN DEED INST. NO. 82940, BK. 107, PG.434.
- RIGHT-OF-WAY EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINE OR SYSTEM, INST. NO. 138076.
- DEED OF TRUST INST. NO. 996077.

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



SECTION 8, TWP 57N, RNG 2W, B.M.	SHEET TITLE: MINOR LAND DIVISION FOR CONRAD YOUNG	DATE: 12-27-22
		SCALE: 1" = 200'
		DRAWN: REB
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		PROJ. NO.: 25029-22-001
		CAD FILE NO. S-YOUNG-MLD
		SHT 1 OF 3