



BONNER COUNTY PLANNING DEPARTMENT

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planning@bonnercountyid.gov (email) www.bonnercountyid.gov (web page)

MINOR LAND DIVISION APPLICATION

FOR OFFICE USE ONLY:

FILE # MLD0011-23	RECEIVED: Planning Department February 28, 2023
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: Grand Replat
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APPLICANT INFORMATION:

Landowner's name: Noah Grand		
Mailing address: 517 Mogul Hill		
City: Sandpoint	State: ID	Zip code: 83864
Telephone: 208-290-0203	Fax:	
E-mail: noahgrandteacher@yahoo.com		

REPRESENTATIVE'S INFORMATION:

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

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project: Tyson Glahe		
Company name: Glahe & Associates		
Mailing address: 303 Church St		
City: Sandpoint	State: ID	Zip code: 83864
Telephone: 208-265-4474	Fax:	
E-mail: tglah@glaheinc.com		

PARCEL INFORMATION:

Section #: 20	Township: 58N	Range: 2W	Parcel acreage: 0.58
Parcel # (s): RP004020030010A			
Legal description: Lot 1, Block 3 of The First Addition to Schweitzer Basin Village			
Current zoning: Alpine Village (Av)	Current use: 537-Resid Improv on cat 15		
What zoning districts border the project site?			

North: Alpine Village (Av)	East: Alpine Village (Av)
South: Alpine Village (Av)	West: Alpine Village (Av)
Comprehensive plan designation: Alpine Community (0-2.5 AC)	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: Mogul Hill Rd, and L2 B2 SBV 1st-515 Land resid rural subdv vac	
South: 0.45 ac L18 B8 -515 Land resid rural subdv vac and 1.7 ac Common Area SBV 2nd	
East: 0.54 ac L2 B3 SBV 1st-515 Land resid rural subdv vac, and Tax 34: 1.25 ac unplatted-512 Land Resid rural tract vac	
West: Mogul Hill Rd, L1 B2 SBV 1st-515 Land Res rural subdiv vac.	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: From the County Offices, Head northerly on US 95 to intersection with Schweitzer Cutoff Road in Ponderay. Turn left onto Schweitzer Cutoff and through Round-about at Intersection with N. Boyer going westerly (1st exit) .At T-Intersection with North Boyer Ave (by Fairgrounds) turn right and travel to Schweitzer Mt. Road. At the round-about take the 2nd exit and stay on Schweitzer Mt. Road. Turn left onto Mogul Hill Rd and follow to 517 Mogul Hill Rd, approx. 0.5 mile from turn. Total distance approx. 14.3 mi.	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information: Lot 1, Block 3, 1st Add to Schweitzer Basin Village Bk 3 of Plats Page 21.		
This application is for : Minor land division		
Proposed lots: 2	Depth to Width Ratio (D:W)	
Lot #1	Proposed acreage: 0.28	0.98:1
Lot #2	Proposed acreage: 0.31	2.6:1
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: <u>Client wishes to divide platted lot in to two separate lots</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>This property within the Ski area has sloping terrain up to the west.</u>	
Water courses (lakes, streams, rivers & other bodies of water): <u>POSSIBLY!! A wetland Intermittent Stream runs easterly off slope on southern side of property. R4SBC wetland.</u>	
Springs & wells: <u>NONE</u>	

Existing structures (size & use): A 2 Story residence with basement, 2,063 sf and attached garage 240 sf.

Land cover (timber, pastures, etc): Scattered trees and native cover, driveway and on site parking (heated drive)

Are wetlands present on site? Yes No

Source of information: NWI Online Mapper

Flood Hazard Zones located on site: X D A AE

DFIRM MAP: 1601C0705E EFF 11/18/2009

Other pertinent information (attach additional pages if needed): Wetland (R4SBC) runs south in or/of property.
Intermittent Streambed Seasonally flooded

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: Mogul Hill is 60 ft. wide Public Road privately maintained.

Is public road dedication proposed as part of this minor land division?

Yes No

List existing access and utility easements on the subject property.
See attached page

SERVICES:

Sewage disposal will be provided by:	
<input checked="" type="checkbox"/>	<u>Existing Community System - List name of sewer district or provider and type of system:</u> Schweitzer Utility Co.
<input type="checkbox"/>	<u>Proposed Community System - List type & proposed ownership:</u> _____
<input type="checkbox"/>	<u>Individual system - List type:</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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Water will be supplied by:	
<input checked="" type="checkbox"/>	<u>Existing public or community system - List name of provider:</u> Schweitzer Utility Co.
<input type="checkbox"/>	<u>Proposed Community System - List type & proposed ownership:</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? NLI	

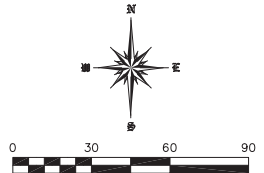
I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post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

Landowner's signature: Katie Keeney Digitally signed by Katie Keeney
Date: 2023.02.27 10:33:06 -06'00' Date: _____

Landowner's signature: _____ Date: _____

GRAND REPLAT

A REPLAT OF LOT 1, BLOCK 3,
FIRST ADDITION TO SCHWEITZER VILLAGE
BEING A PART OF SECTION 20,
TOWNSHIP 58 NORTH, RANGE 2 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



LEGEND

- SECTIONAL CORNER, AS NOTED.
- SET 5/8" X 24" REBAR AND CAP, PLS 14879
- FOUND MONUMENTATION, AS NOTED.
- SET 1/2" X 18" REBAR AND CAP, MARKED EASEMENT
- (P1) PLAT OF 2ND ADDITION TO SCHWEITZER BASIN VILLAGE, BK. 3 OF PLATS, PG. 53, INST. NO. 129483, 9/14/1970.
- (P2) PLAT OF FIRST ADDITION TO SCHWEITZER BASIN VILLAGE, BK. 3 OF PLATS, PG. 21, INST. 119037, BONNER CO. RECORDS.

METHOD OF SURVEY

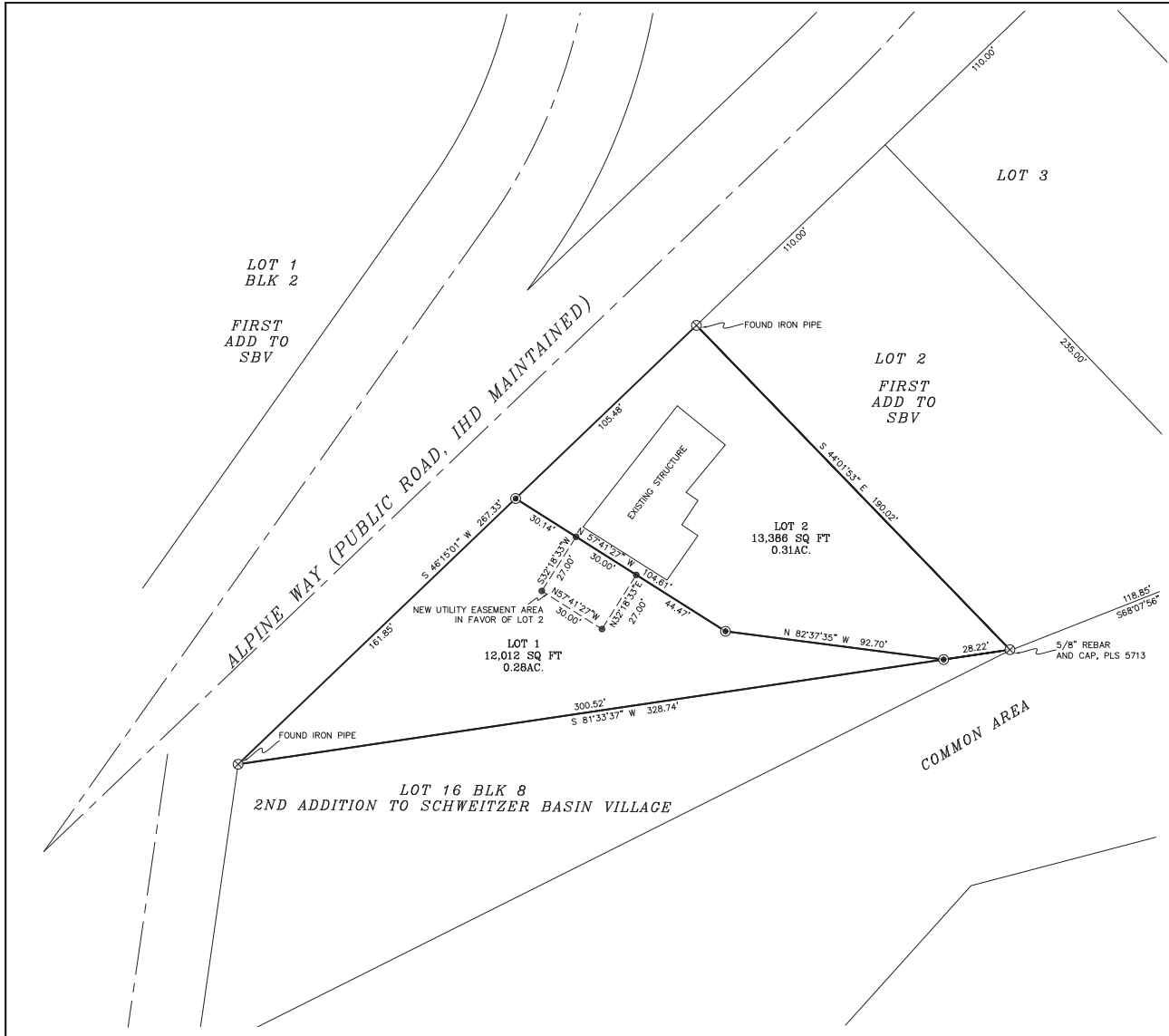
THIS SURVEY WAS PERFORMED USING TRIMBLE R10, GNSS RECEIVERS AND THE DATA WAS PROCESSED USING NOS OPUS AND TRIMBLE BUSINESS CENTER. CONVENTIONAL SURVEYING WAS COMPLETED BY CONVENTIONAL AND RADIAL TIE TECHNIQUES USING A NIKON TOTAL STATION.

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS CONTROL COORDINATES DERIVED FROM NOS 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 1.000230303. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0'39"06" AT THE NORTHWEST CORNER OF THE SUBJECT PROPERTY.

PLACE RECORDING LABEL HERE



SURVEYOR'S NARRATIVE

- 1) THE PURPOSE OF THIS SURVEY IS TO DIVIDE A PLATTED LOT INTO TWO.
- 2) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- 3) WETLANDS ARE/ARE NOT PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL.
- 4) THE LOTS ARE CATEGORIZED AS ZONE "X" PER FEMTA PANEL 16017C075E, EFFECTIVE 11/18/2009.



1/4	Section	Township	Range	MONTANA	IDAHO
	20	58 N	2 W	OREGON	WASHINGTON
PROJECT # 22-039 GRAND, NOAH DRAWING NAME: 22-039 GRAND NOAH PLAT.DWG					

GRAND REPLAT		Scale: 1"=30'
GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474		Checked By: TLAG Plot Date: 02/06/2023
		Drawn By: TLAG Sheet: 1 of 2

GRAND REPLAT

A REPLAT OF LOT 1, BLOCK 3,
FIRST ADDITION TO SCHWEITZER VILLAGE
BEING A PART OF SECTION 20,
TOWNSHIP 58 NORTH, RANGE 2 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT NOAH GRAND, AN UNMARRIED MAN, HEREBY CERTIFY THAT HE 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 'GRAND REPLAT' BEING LOT 1, BLOCK 3 OF THE FIRST ADDITION TO SCHWEITZER BASIN VILLAGE, AS RECORDED IN BOOK 3 OF PLATS, PAGE 21 AND IS A PORTION OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 58 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

LOT 1, BLOCK 3 OF THE FIRST ADDITION TO SCHWEITZER BASIN VILLAGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK 3 OF PLATS, PAGE 21, RECORDS OF BONNER COUNTY, IDAHO.

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.

NOAH GRAND _____ DATE _____

ACKNOWLEDGMENT

STATE OF _____ COUNTY OF _____

ON THIS _____ DAY OF _____, 2023, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED NOAH GRAND, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

DOCUMENTS AND EASEMENTS OF RECORD

THE FOLLOWING DOCUMENTS OF RECORD PER ALLIANCE TITLE INSURANCE CO. FILE NO. 604025, GUARANTEE NO. 7195-36-604025-2022.81075-227026063 NO., DATED MARCH 17, 2022.

1. EASEMENTS, RESERVATIONS, NOTES AND/OR DEDICATIONS AS SHOWN ON THE PLAT OF FIRST ADDITION TO SCHWEITZER BASIN VILLAGE AS RECORDED IN BOOK 3 OF PLATS AT PAGE 21, RECORDS OF BONNER COUNTY, IDAHO. ROAD EASEMENTS AS SHOWN.
2. AN PERMANENT ROAD EASEMENT AND RIGHT-OF-WAY FOR INGRESS AND EGRESS GRANTED TO SCHWEITZER, INC., AN IDAHO CORPORATION, RECORDED JAN. 27, 1965 AS INST. NO. 99218, RECORDS OF BONNER COUNTY, IDAHO.
3. COVENANTS, CONDITIONS AND RESTRICTIONS (CC&Rs) RECORDED MAR. 10, 1969 AS INST. NO. 120706, RECORDS OF BONNER COUNTY, IDAHO.
4. A WATER SERVICE DOCUMENT RECORDED FEB. 4, 1983 AS INST. NO. 265656, RECORDS OF BONNER COUNTY, IDAHO.
5. DOCUMENT VALIDATING PRIVATE ROADS AS PUBLIC RIGHT OF WAY RECORDED NOV. 30, 2000, AS INST. NO. 573486, BONNER COUNTY, IDAHO.
6. CC&Rs RECORDED JUN. 18, 1990 AS INST. NO. 376609, AND MODIFIED BY THE FOLLOWING INST. 366851, 398174, 421116, 441475, 441476, 455947, 456492, 457971, 460422, 460423, 486789, 499045, 500230, 500938, 505730, 528177, 536088, 552736, 561696, 594152, 602637, 638878, 954012, RECORDS OF BONNER COUNTY, IDAHO.
7. A PUBLIC UTILITIES EASEMENT FOR UNDERGROUND POWERLINE GRANTED TO NORTHERN LIGHTS, INC RECORDED JUL. 31, 2002 AS INST. NO. 605823, RECORDS OF BONNER COUNTY, IDAHO. NO EXACT LOCATION GIVEN ON SUBJECT LOT.

COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS _____ DAY OF _____, 2023.

CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS _____

PLANNING DIRECTOR

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

PLANNING DIRECTOR _____

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT "GRAND REPLAT" 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 _____

PANHANDLE HEALTH DISTRICT

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON A REVIEW BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER (OLPE) REPRESENTING THE SCHWEITZER UTILITY COMPANY AND THE OLPE APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. WATER AND SEWER LINES HAVE BEEN COMPLETED AND SERVICES CERTIFIED AS AVAILABLE. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

DATE _____ PANHANDLE HEALTH DISTRICT SIGNATURE _____

WATER AND SEWER NOTE

WATER SERVICE: WATER IS PROVIDED BY SCHWEITZER UTILITY COMPANY
SEWER SERVICE: SEWAGE DISPOSAL BY SCHWEITZER UTILITY COMPANY

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 _____, 2023.

BONNER COUNTY TREASURER _____

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 2023, 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

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 20, TOWNSHIP 58 NORTH, RANGE 2 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 _____



1/4	Section	Township	Range	MONTANA	ARIZONA
	20	58 N	2 W		
OREGON WASHINGTON					

GRAND REPLAT	
GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474	Scale: N/A Checked By: TLAG Date: 02/06/2023
Drawn By: TLAG Sheet: 2 of 2	

PROJECT #: 22-039 GRAND, NOAH
DRAWING NAME: 22-039 GRAND NOAH PLATING