

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 # MLD0013-23	RECEIVED: Received by planning department 3/14/2023
--------------------------	--

PROJECT DESCRIPTION:

Name of Minor Land Division plat: WOLFGANG'S REST

APPLICANT INFORMATION:

Landowner's name: Mary Jane Langer		
Mailing address: PO BOX 1324		
City: Priest River	State: ID	Zip code: 83856
Telephone: 208-304-3874	Fax:	
E-mail: sythinia24@yahoo.com		

REPRESENTATIVE'S INFORMATION:

Representative's name: Jesse Bailey		
Company name: JAMES A. SEWELL & ASSOCIATES, LLC		
Mailing address: 600 4TH STREET WEST		
City: NEWPORT	State: WA	Zip code: 99156
Telephone: 509-447-3626	Fax:	
E-mail: JBAILEY@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 #: 33	Township: 56	Range: 5W	Parcel acreage: 11.02 ACRES
Parcel # (s): RP0080700002A0A			
Legal description: Lot 2A "Replat of Lots 2 and 3, "Pleasant Plateau Acres"			
Current zoning: RURAL 5		Current use: Residential	
What zoning districts border the project site?			

North:R-5	East:R-5
South:R-5	West:R-10
Comprehensive plan designation:RURAL RESIDENTIAL	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North:8 Acre Residential Lot; Multiple Structures	
South:8 Acre Residential Lot; Multiple Structures	
East:10 Acre Residential Lot w/ Structures and 20 Acre Lot w/ Structures	
West:20 Acre undeveloped properties	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site:TRAVEL EAST ON OLD PRIEST RIVER ROAD STARTING FROM HIGHWAY 41; TURN RIGHT ONTO HOOP LOOP ROAD; TURN LEFT ON DINGER LANE; TURN RIGHT ON PARSONS DRIVE AND PROPERTY WILL BE ON THE RIGHT.	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information: Replat of Lots 2 and 3, "Pleasant Platuea Acres"		
This application is for : Minor Land Division		
Proposed lots: 2		Depth to Width Ratio (D:W)
Lot #1	Proposed acreage:5.51	936.9 : 255.7
Lot #2	Proposed acreage:5.51	937.4 : 256.3
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: <u>The proposal would be to divide the 11 acre parcel into two equal lots, resulting in a north half and a south half of the existing parcel. A split in this manner would allow for an even balance of timber on each lot and would allow the existing structures on Lot 2 to remain distant from the new boundary line.</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:
Mostly level ground
Water courses (lakes, streams, rivers & other bodies of water):
None
Springs & wells:
None

Existing structures (size & use): _____
 House - Approx. 37'x39',
 Shed - Approx. 8'x16'
 Misc Outbuildings - Size unknown

Land cover (timber, pastures, etc): _____
 Moderate timber coverage (approximatley 50-60%)

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): The proposal would allow for an even lot split and even balance of timber between the lots and allow for privacy between the existing residence and possible future residence.
Other lot configurations were considered but created confusing lot orientations or caused the proposed lot lines to either come close to or cut through some of the existing outbuildings. The resultant proposal seems like the best option for the desired result.

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: Lot 2 would have access across an existing 14' wide gravel driveway. Said driveway would be centered on a 30' ingress, egress & utility easement across the Southeast corner of Lot 1. The existing driveway would be for the sole access point of only Lot 2 and would not be used as a shared driveway.

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: Lot 1 would access off of Parsons Drive and not use the existing driveway reserved for Lot 2.

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.

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?

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: 3-6-2023

Landowner's signature: _____ Date: _____

WOLFGANG'S REST

SECTION 33, TOWNSHIP 56 NORTH, RANGE 5 WEST, B.M., BONNER COUNTY, IDAHO

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "WOLFGANG'S REST", 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

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT TAXES ON THIS PLAT HAVE BEEN FULLY PAID TO AND INCLUDING THE YEAR _____. DATED THIS ___ DAY OF _____, 2023.

BONNER COUNTY TREASURER

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.

PLANNING DIRECTOR'S CERTIFICATE

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

BONNER COUNTY PLANNING DIRECTOR

COUNTY COMMISSIONERS' CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF BONNER COUNTY, IDAHO, THIS ___ DAY OF _____, 2023.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT, MARY JANE LANGER, AN UNMARRIED WOMAN, IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAID PROPERTY TO BE SPLIT INTO LOTS, THE SAME TO BE KNOWN AS "WOLFGANG'S REST", LOCATED IN A PORTION OF SECTION 33, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 2A OF THE REPLAT OF LOTS 2 AND 3, "PLEASANT PLATEAU ACRES", RECORDED AS INSTRUMENT NO. 719145 ON DECEMBER 14TH, 2006 IN BOOK 8 OF PLATS, PAGE 106, RECORDS OF BONNER COUNTY.

WATER WILL BE PROVIDED BY INDIVIDUAL WELLS

SEWER WILL BE PROVIDED BY INDIVIDUAL SEPTIC TANKS AND LEACH FIELDS.

THE 30' INGRESS, EGRESS & UTILITY EASEMENT FOR THE BENEFIT OF LOT 2 AS SHOWN HEREON IS HEREBY DEDICATED TO LOT 2.

MARY JANE LANGER

OWNER'S ACKNOWLEDGMENT

STATE OF:
COUNTY OF:

ON THIS ___ DAY OF _____, IN THE YEAR OF 2023, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MARY JANE LANGER, AN UNMARRIED WOMAN, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME SHE EXECUTED THE SAME.

NOTARY PUBLIC FOR THE STATE OF:
RESIDING AT: _____ MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

SUBJECT TO THE FOLLOWING

- EASEMENTS AND CONDITIONS ON THE FACE OF THE PLAT OF "PLEASANT PLATEAU ACRES"
- EASEMENTS AND CONDITIONS ON THE FACE OF THE REPLAT OF LOTS 2 AND 3, "PLEASANT PLATEAU ACRES"
- EASEMENT FOR PUBLIC UTILITIES GRANTED TO INLAND POWER AND LIGHT COMPANY. RECORDED AS INST. NO. 464089 ON APRIL 24, 1995.
- TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS. RECORDED AS INST. NO. 510540 ON SEPTEMBER 16, 1997.

RECORDER'S CERTIFICATE

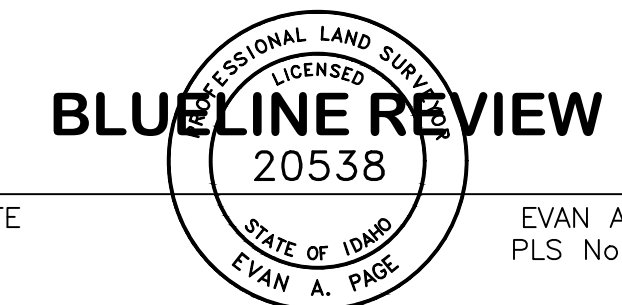
FILED THIS ___ DAY OF _____, 2023, AT _____ M. IN BOOK ___ OF PLATS AT PAGE ___ AT THE REQUEST OF JAMES A. SEWELL AND ASSOCIATES, LLC. UNDER RECORDER'S No. _____

BONNER COUNTY RECORDER

RECORDER'S
CERTIFICATE

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 33, TOWNSHIP 56 NORTH, RANGE 5 WEST, B.M., 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.



DATE

EVAN A. PAGE
PLS No. 20538

SECTION 33, TWP 56N, RNG 5W.	SHEET TITLE:	DATE: 3-14-23
	WOLFGANG'S REST	SCALE: NONE
		DRAWN: JMB
	James A. Sewell and Associates, LLC CONSULTING ENGINEERS NEWPORT, WASHINGTON, 99156, (509)447-3626	CHECKED: EAP
		PROJ. NO.: 12271-22-001 CAD FILE NO.: LANGER-MLD-2023
		SHT. 1 OF 2