



BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)
planning@bonnercountyd.gov (email) www.bonnercountyd.gov (web page)

MINOR LAND DIVISION APPLICATION

FOR OFFICE USE ONLY:

FILE # MLD0015-23	RECEIVED: 3/20/2023
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: Zolotovitski Acres
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APPLICANT INFORMATION:

Landowner's name: Alex and Zlata Zolotovitski		
Mailing address: 12415 SE 28th Place		
City: Bellevue	State: WA	Zip code: 98005
Telephone: 858-762-2569	Fax:	
E-mail: zlata.v@gmail.com	alex.zolot@gmail.com	

REPRESENTATIVE'S INFORMATION:

Representative's name: Kathryn Keeney		
Company name: Glahe & Associates		
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: 208-265-4454	Fax:	
E-mail: tglah@glaheinc.com		

PARCEL INFORMATION:

Section #: 20	Township: 58N	Range: 2W	Parcel acreage: 0.07
Parcel # (s): RP045230020050A			
Legal description: 20-58N-2W TRAPPERS CREEK BLK 2 LOT 5			
Current zoning: Alpine Village	Current use: 515-Land resid rural subdv vac		
What zoning districts border the project site?			

North: Alpine Village	East: Alpine Village
South: Alpine Village	West: Alpine Village
Comprehensive plan designation: Alpine Community	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 0.08ac, no structures, 515-Land resid rural subdv vac	
South: 0.05ac,, structure being built, 515-Land resid rural subdv vac	
East: 0.15ac,, no structures, 515-Land resid rural subdv vac	
West: 0.28ac,, small outbuilding, 515-Land resid rural subdv vac	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: Follow Division St North for 1.4mi; Turn left on to Baldy Mtn Rd, follow .2mi; turn Right on to Great Northern, follow 1.3mi; turn left on to Woodland, follow 354ft; turn right onto Woodland Dr, follow .9mi; turn left on to Schweitzer Mtn Rd, follow 6.5mi; at the traffic circle, take the 2nd exit to stay on Schweitzer Mtn Rd, follow for 1.1mi; slight right to stay on Schweitzer Mtn Rd, follow .7mi; continue on to Great Escape Rd, follow .3mi; turn left on to Chutes LN, follow .1 mi; property will be on your right	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information: Trappers Creek - Book 9, Pg 3 in book of Plats - Bonner County		
This application is for : MLD		
Proposed lots: 2	Depth to Width Ratio (D:W)	
Lot #1	Proposed acreage: 0.04	2:4
Lot #2	Proposed acreage: 0.03	2:1
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 parcel into two 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>Slightly sloping to the East, no more than about 15%. No major outcroppings</u>	
Water courses (lakes, streams, rivers & other bodies of water): _____ <u>None</u>	
Springs & wells: <u>None</u>	

Existing structures (size & use): None

Land cover (timber, pastures, etc): Bare

Are wetlands present on site? Yes No

Source of information: Wetlands Mapper

Flood Hazard Zones located on site: X D A AE

DFIRM MAP: BC GIS

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: Chutes Lane, 40' wide private easement, heated and paved, inst # 735699

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.
See attached list

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> Mountain Utility Company
<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: <small>Have approval letter from Mountain Utility Comp. for hookup</small>	

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 checked="" type="checkbox"/>	<u>Existing public or community system - List name of provider:</u> Mountain Utility Company
<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: <small>Have approval letter from Mountain Utility Comp. for hookup</small>	

Which power company will serve the project site? Avista	

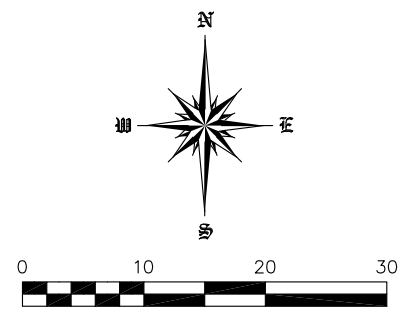
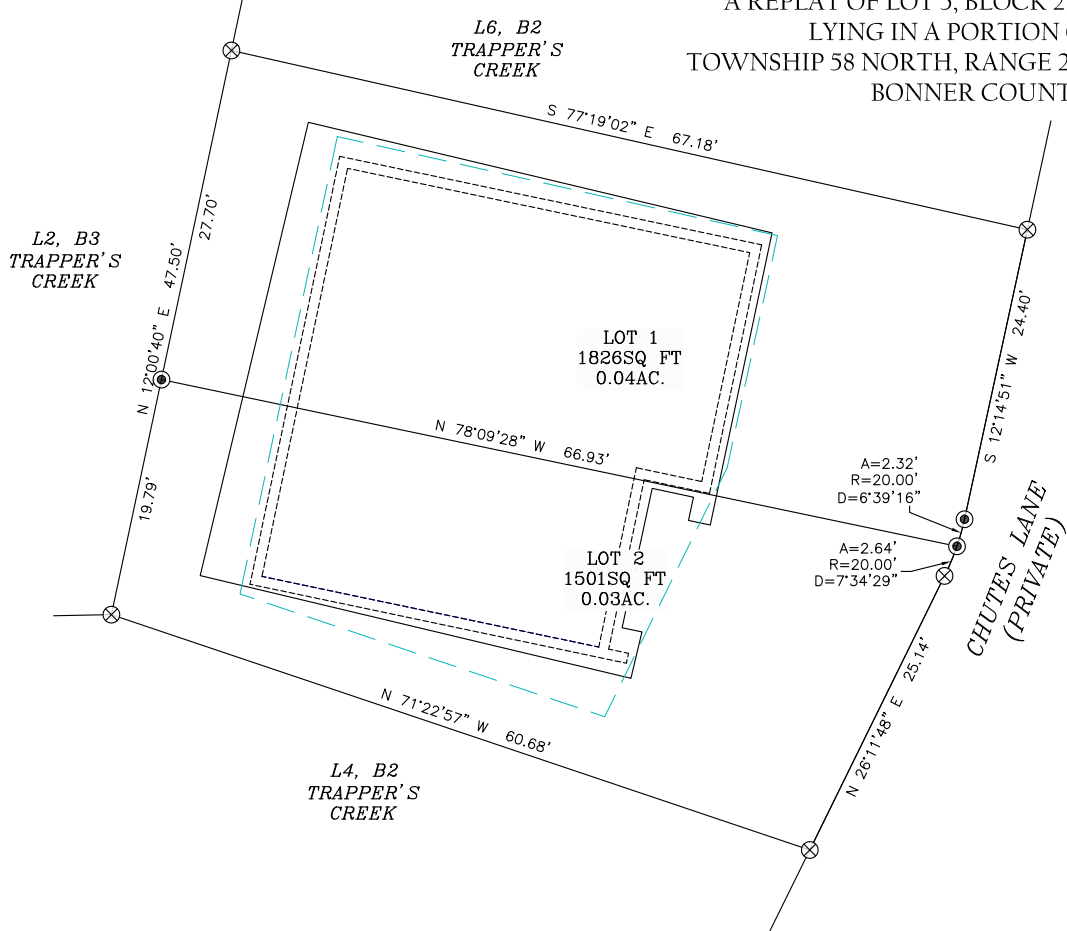
I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post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

Landowner's signature: Katie Keeney Date: 3/14/2023

Landowner's signature: _____ Date: _____

REPLAT OF LOT 5, BLOCK 2-TRAPPER'S CREEK

A REPLAT OF LOT 5, BLOCK 2 OF TRAPPER'S CREEK
 LYING IN A PORTION OF SECTION 20,
 TOWNSHIP 58 NORTH, RANGE 2 WEST, BOISE MERIDIAN,
 BONNER COUNTY, IDAHO



BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS CONTROL COORDINATES DERIVED FROM NGS OPUS SOLUTIONS USING A REFERENCE FRAME OF NAD83 (2001)(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 1.0002303030. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°37'07" AT THE NORTH 1/4 CORNER OF SECTION 20.

LEGEND

- ⊙ SET 5/8" x 30" REBAR WITH PLASTIC CAP, PLS 14879
- ⊗ FOUND 3/4" REBAR WITH ALUMINUM CAP, PLS 9905
- (P1) PLAT OF TRAPPER'S CREEK, RECORDED AT BOOK 9 OF PLATS, PAGE 3, RECORDS OF BONNER COUNTY, IDAHO.

OWNER'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT ALEXANDRE ZOLOTOVITSKI AND ZLATA ZOLOTOVITSKI, HUSBAND AND WIFE, HEREBY CERTIFY THAT THEY ARE THE OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE REPLATTED INTO LOTS 1 & 2, THE SAME TO BE KNOWN AS 'REPLAT OF LOT 5, BLOCK 2-TRAPPER'S CREEK,' MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

LOT 5 IN BLOCK 2 OF TRAPPERS CREEK ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN BOOK 9 OF PLATS AT PAGE(S) 3, RECORDS OF BONNER COUNTY, IDAHO.

ALEXANDRE ZOLOTOVITSKI AND ZLATA ZOLOTOVITSKI, HUSBAND AND WIFE _____ DATE _____

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ALEXANDRE ZOLOTOVITSKI AND ZLATA ZOLOTOVITSKI, HUSBAND AND WIFE.

NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO REPLAT LOT 5 OF TRAPPER'S CREEK (P1) INTO TWO LOTS

GENERAL NOTES

- A) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- B) THE PROPOSED LOTS ARE CATEGORIZED AS ZONE 'X' PER FEMA PANEL 16017C0714E, EFFECTIVE 11/18/2009.

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

DATE



COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT "REPLAT OF LOT 5, BLOCK 2-TRAPPER'S CREEK" AND CHECKED THE REPLAT 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

METHOD OF SURVEY

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

PLANNING DIRECTOR

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

PLANNING DIRECTOR

DOCUMENTS AND EASEMENTS OF RECORD

THE FOLLOWING DOCUMENTS OF RECORD PER ALLIANCE TITLE & ESCROW, SUBDIVISION GUARANTEE, FILE NO. 628241, DATED DECEMBER, 2022.

EASEMENTS, RESERVATIONS, NOTES AND/OR DEDICATIONS AS SHOWN ON THE OFFICIAL PLAT OF TRAPPER'S CREEK (P1).

AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT, GRANTED TO: NORTHLAND COMPANY FOR A NON-EXCLUSIVE FOR SKI-TRAVEL RECORDED: OCTOBER 5, 1983, INSTRUMENT NO.: 276430. ALSO DISCLOSED BY WARRANTY DEED'S. ALL RECORDED: OCTOBER 5, 1983 INSTRUMENT NO.'S 276431, 276432 AND 276433. MODIFICATION OF EASEMENT, RECORDED: MARCH 15, 2007, INSTRUMENT NO.: 724807.

AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT, GRANTED TO: J. M. BROWN JR. AND JEAN O. BROWN FOR UTILITIES AND SEWER, RECORDED: OCTOBER 5, 1983, INSTRUMENT NO.: 276431.

AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN DOCUMENT, GRANTED TO: NORTHERN LIGHTS, INC. FOR PUBLIC UTILITIES RECORDED: FEBRUARY 6, 1987 INSTRUMENT NO.: 330994.

COVENANTS, CONDITIONS AND RESTRICTIONS, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, DISABILITY, HANDICAP, FAMILIAL STATUS, MARITAL STATUS, ANCESTRY, NATIONAL ORIGIN OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW. RECORDED: AUGUST 23, 2007 INSTRUMENT NO.: 735697.

NOTICE OF ASSIGNMENT OF FOUNDER'S STATUS AND RIGHTS UNDER THE COMMUNITY CHARTER FOR SCHWEITZER MOUNTAIN, RECORDED: MAY 25, 2022, INSTRUMENT NO.: 1005988.

AGREEMENT AND THE TERMS AND CONDITIONS CONTAINED THEREIN BETWEEN SCHWEITZER MOUNTAIN REAL ESTATE LLC, SCHWEITZER MOUNTAIN FACILITIES LLC FOR A JOINT STORMWATER MANAGEMENT, RECORDED: AUGUST 23, 2007, INSTRUMENT NO.: 735698.

AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT GRANTED TO: SCHWEITZER MOUNTAIN PROPERTIES, LLC, AN IDAHO LIMITED LIABILITY COMPANY FOR UTILITIES, SKI TRAILS AND SNOW GROOMING; CONSTRUCTION AND MAINTENANCE OF CUT AND FILL SLOPES USE AND MAINTENANCE OF THE PRIVATE ROAD AND RIGHT OF WAY RECORDED: AUGUST 23, 2007 INSTRUMENT NO.: 735699.

TERMS, PROVISIONS, COVENANTS, CONDITIONS, DEFINITIONS, OPTIONS, OBLIGATIONS AND RESTRICTIONS, CONTAINED IN A DOCUMENT FOR A NOTICE OF SALE, RECORDED: SEPTEMBER 14, 2007, INSTRUMENT NO.: 737257.

AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN DOCUMENT, GRANTED TO: NORTHERN LIGHTS, INC. FOR PUBLIC UTILITIES RECORDED: FEBRUARY 1, 2008, INSTRUMENT NO.: 745498.

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 (QIPE) REPRESENTING THE CITY OF SANDPOINT AND THE QIPE APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. BUYER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL, NO DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES, THEN SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

DATE _____ PANHANDLE HEALTH DISTRICT SIGNATURE _____

WATER AND SEWER NOTE

WATER SERVICE IS PROVIDED BY RESORT WATER COMPANY.
 SEWER SERVICES IS PROVIDED BY MOUNTAIN 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

1/4	SECTION	TOWNSHIP	RANGE	MONTANA	IDAHO
20	20	58 N	2 W	OREGON	WASHINGTON
PROJECT #: 22-157 BURNETT-ZOLOTIVITSKI DRAWING NAME: 22-157 BURNETT-ZOLOTIVITSKI-SPLIT TLAG.DWG					

REPLAT OF LOT 5, BLOCK 2-TRAPPER'S CREEK

GLAHE & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 303 Church Street
 Sandpoint, Idaho 83864
 208-265-4474

Scale: 1"=10'
 Checked By: TLAG
 Drawn By: TLAG
 Plot Date: 02/21/2023
 Sheet: 1 of 1