



BONNER COUNTY PLANNING DEPARTMENT

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MINOR LAND DIVISION APPLICATION

FOR OFFICE USE ONLY:

FILE # MLD0040-23	RECEIVED: RECEIVED By Swati Rastogi at 11:19 am, Aug 14, 2023
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: The McGHEE SUMMER PLACE WEST
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APPLICANT INFORMATION:

Landowner's name: Tara S. Lindgren and Benjamin R. Lindgren		
Mailing address: 90 Genia's View Road		
City: Sandpoint	State: Idaho	Zip code: 83864
Telephone: (208)-627-8153	Fax:	
E-mail: benjilindgren@yahoo.com		

REPRESENTATIVE'S INFORMATION:

Representative's name: Ron Heidemann, PLS		
Company name: Accurate Measures		
Mailing address: 881 W. Cheyenne Avenue		
City: Hayden	State: Idaho	Zip code: 83835
Telephone: 208-603-1610	Fax:	
E-mail: accuratemeasures@yahoo.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 #: 2	Township: 57N	Range: 1W	Parcel acreage: 5.4
Parcel # (s): RP03401001001AA			
Legal description: Lot 1 located in a portion of Government Lot 4 Section 2, T57N, R1W, B.M., Bonner County, Idaho			
Current zoning: Recreation (Rec)		Current use: Single Family Home	
What zoning districts border the project site? Recreation and Agricultural/forestry 10 (A/f-10)			

North: Agricultural/forestry 10 (A/f-10)	East: Recreation (Rec)
South: Recreation (Rec)	West: Recreation and Agricultural/forestry 10 (A/f-10)
Comprehensive plan designation:	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: One (1) lot 180 acres 131-Land-ag/timb w/resid Imp Rural setting, timbered land, portion for farming.	
South: Highway 200, approximately 140' wide.	
East: One (1) lot 5.3 acres. 537-Residential improv on cat 15. Partially timbered land.	
West: Two (2) lot 4.626 acres. 512-Residential rural tract vac. / 515-Residential rural tract vac. - portion of Old Hwy vacated	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: Head northeast on U.S. Hwy 2 E toward Division St., Turn left onto Fifth Ave/U.S. Hwy 2 E, Continue straight onto ID-200E for 7.3 mi. to the southeast corner of RP03401001001AA	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information: McGhee Summer Place		
This application is for : Minor Subdivision		
Proposed lots:	Depth to Width Ratio (D:W)	
Lot #1	Proposed acreage: 2.50	1. __ : 1 (averaged lengths)
Lot #2	Proposed acreage: 2.49	1. __ : 1 (averaged lengths)
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: Basic split of 5.022 acre Parcel Lot 1. Subdivide Lot 1 into two (2) evenly divided lots. RP03401001001AA into Lots 1-2 at 2.50 acres evenly.		

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 land slopes in a southeasterly - easterly direction. The existing contours primarily run in a southwesterly direction. Small exposed rock outcrops along the northern boundary. There are some small rolling pitches with slopes of 10-20% and a few isolated areas that are steeper next to draws. The elevation at the northwest corner is approx. 2400 feet; northeast corner is approx. 2300 feet; southeast corner is approx. 2250 feet; southwest corner is approx. 2290 feet. There is a natural bench that parallels the BNSF railroad right-of-way, approx 100 feet northwesterly of, elev approx. 2260 - 2275 feet
Water courses (lakes, streams, rivers & other bodies of water): _____ Based on Bonner County GIS Map there exists a Riverine
Springs & wells: None found during field survey.

Existing structures (size & use): Existing single family residence on the north portion of Lot 1.

Land cover (timber, pastures, etc): Rock Crop existing on the west side of property.

Are wetlands present on site? Yes No

Source of information: Bonner County GIS Map

Flood Hazard Zones located on site: X D A AE

DFIRM MAP: 16017C0735E

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: 50' wide, gravel, existing utility easement. Recorded instrument number 896244

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: Property fronts State Highway 200, paved.

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.
Right-of-Way Deed Inst. No. 27377

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: one (1) septic and drainfield per lot.

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: Community well to be drilled.

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? Northern Lights, Inc.

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: *Bar King* Date: 07/30/23

Landowner's signature: *[Signature]* Date: 7/30/23

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