



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 # MLD0043-23

RECEIVED: September 07, 2023

PROJECT DESCRIPTION:

Name of Minor Land Division plat: MLD of Lot 2, THE MCGHEE SUMMER PLACE

APPLICANT INFORMATION:

Landowner's name: Darren and Kelly Osborn

Mailing address: [REDACTED]

City: Sandpoint

State: Idaho

Zip code: 83864

Telephone: [REDACTED]

Fax:

E-mail: [REDACTED]

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: 5.3

Parcel # (s): RP034010010020A

Legal description: Lot 2 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 (Rec)
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: 3.5 acres. 534-Residential improv on cat 12.	
West: One (1) lot 5.022 acres. 537-Residential improv on cat 15. Partially timbered land.	
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 southwest corner of RP034010010020A	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information:		
This application is for :		
Proposed lots:	Depth to Width Ratio (D:W)	
Lot #1	Proposed acreage: 2.65	1. __ : 1 (averaged lengths)
Lot #2	Proposed acreage: 2.65	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: <u>Basic split of 5.3 acre Parcel Lot 2. Subdivide RP034010010020A into two (2) evenly divided Lots 1-2 at 2.65 acres.</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: The land slopes in a southerly 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. 2200 feet; southwest corner is approx. 2150 feet; There is a natural bench that parallels the transmission lines
Water courses (lakes, streams, rivers & other bodies of water): Based on the Bonner County GIS Map there exists a Freshwater Forested/Shrub Wetland, along east property line.
Springs & wells: <u>None found during field survey.</u>

Existing structures (size & use): There is a single family residence existing on the northern portion of Lot 2.

Land cover (timber, pastures, etc): Timber is mixed, primarily ponderosa (yellow) pine, mixed with tamarack, fir, birch, and poplars.

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? ~~Bonner Lights, Inc.~~ Avista

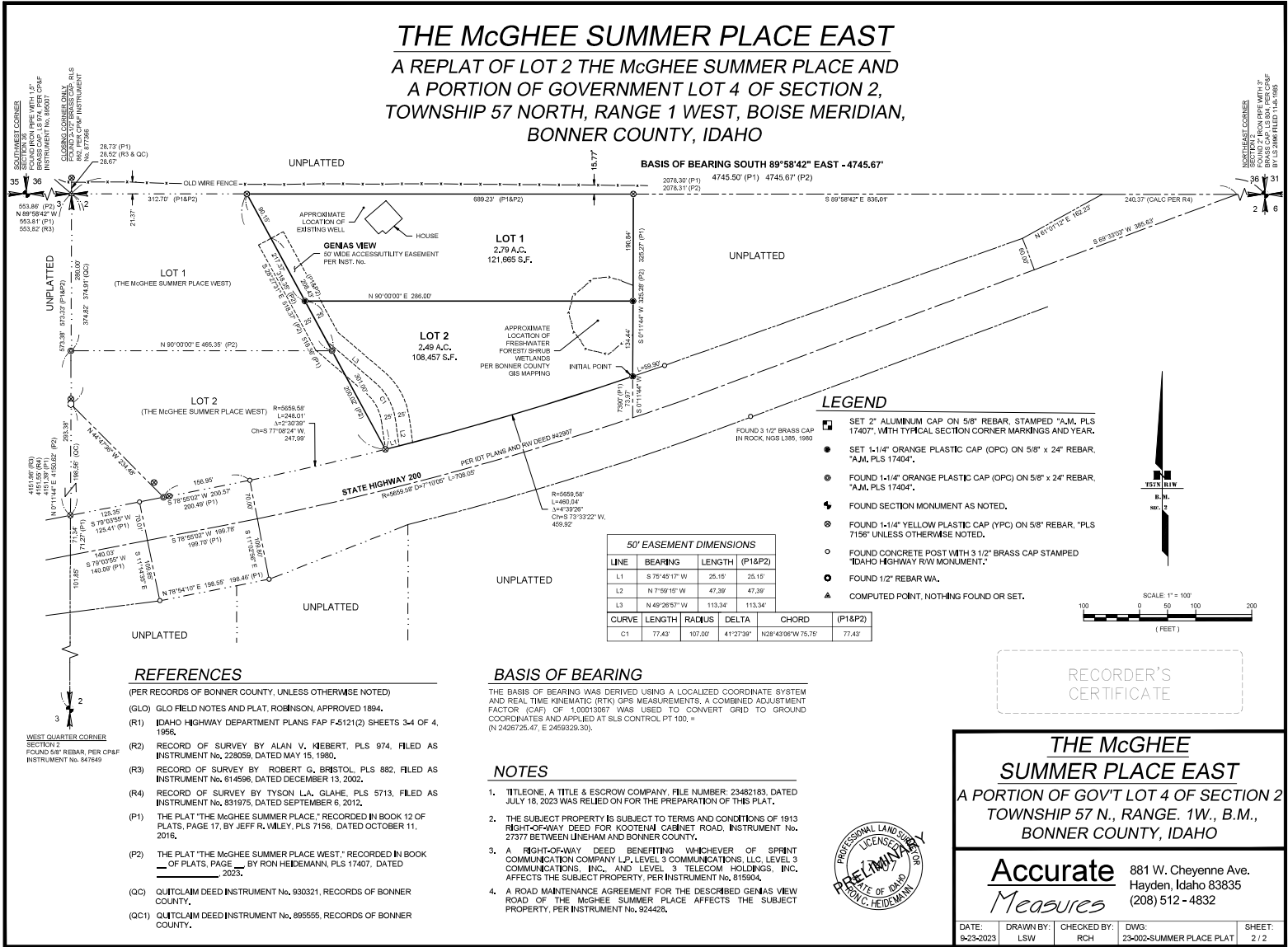
I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post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

Landowner's signature: D. [Signature] Date: 8/7/23

Landowner's signature: K. Osborn Date: 8/7/23

THE MCGHEE SUMMER PLACE EAST

A REPLAT OF LOT 2 THE MCGHEE SUMMER PLACE AND A PORTION OF GOVERNMENT LOT 4 OF SECTION 2, TOWNSHIP 57 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO



RECORDER'S
CERTIFICATE

**THE MCGHEE
SUMMER PLACE EAST**
A PORTION OF GOV'T LOT 4 OF SECTION 2
TOWNSHIP 57 N., RANGE. 1W., B.M.,
BONNER COUNTY, IDAHO

Accurate Measures 881 W. Cheyenne Ave.
Hayden, Idaho 83835
(208) 512-4832

DATE: 9-23-2023 DRAWN BY: LSW CHECKED BY: RCH DWG: 23-002-SUMMER PLACE PLAT SHEET: 2 / 2

