



Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone (208) 265-1458 - Fax (208) 265-1463

Email: planning@bonnercountyid.gov - Web site: www.bonnercountyid.gov

MINOR LAND DIVISION CHECKLIST

Instructions:

1. Prior to submittal of this application, the applicant is encouraged discuss the proposal with a Planner.
2. Digital submission is encouraged.
3. The following items shall be submitted together with the Minor Land Division application:
 - A copy of the Minor Land Division plat, prepared and stamped by an Idaho licensed surveyor and containing all required information and plat certifications per Bonner County Revised Code. If submission is not digital please submit a reduced 11X17 copy of the plat.
 - Boundary closures.
 - A copy of plat certificate/preliminary title report.
 - A copy of the currently recorded deed for the subject property.
 - If within an existing plat, applications shall include an additional copy of the plat, currently recorded, marked with distinguishable lines so as to clearly indicate the existing and proposed lot lines.
 - Additional information reasonably required for a thorough review of the application, as may be requested by the Planning Director. **Decision letter and recorded ordinance for ZC0002-23**
 - Any other information the applicant believes should be considered in the application.
 - Application filing fee. The application cannot be accepted by the planning department unless accompanied by the appropriate fees. (BCRC 12-265)

MLD App Fee: \$500.00

Per Lot Fee: \$50.00 (\$25.00/lots - 2 lots = \$50.00)

Technology Fee: \$30.00

GIS Review Fee: \$40.00

Floodplain Fee: \$25.00

C. Surveyor Review Fee: actual cost of professional service - billed after blueline review

TOTAL FEES DUE: \$645.00



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 #	RECEIVED:
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: Replat of Lot 2 of Emanuel's Land Division
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APPLICANT INFORMATION:

Landowner's name: KAMELA RICHARDS & MICHAEL GIRAUD		
Mailing address: [REDACTED]		
City: PORTLAND	State: OR	Zip code: 97219
Telephone: [REDACTED]	Fax:	
E-mail: [REDACTED]		

REPRESENTATIVE'S INFORMATION:

Representative's name: TESSA VOGEL, PLANNER		
Company name: RUEN-YEAGER & ASSOCIATES, INC.		
Mailing address: 219 PINE STREET		
City: SANDPOINT	State: ID	Zip code: 83864
Telephone: 208-265-4629, EXT. 208	Fax:	
E-mail: TVOGEL@RUENYEAGER.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 #: 35	Township: 54N	Range: 3W	Parcel acreage: 9.99 ACRES
Parcel # (s): RP013970000020A			
Legal description: LOT 2 OF EMMANUEL'S LAND DIVISION (#1001412)			
Current zoning: RURAL-10	Current use: VACANT		
What zoning districts border the project site?			

North: RURAL-10	East: RURAL-10
South: RURAL-5	West: RURAL-10; RURAL-5
Comprehensive plan designation: RURAL RESIDENTIAL (5-10 ACRES)	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: RESIDENTIAL - 10-20 ACRE PARCELS	
South: RESIDENTIAL; STATE LAND - 5-10 ACRES PARCELS; 240-ACRE STATE PARCEL	
East: RESIDENTIAL - 5-ACRE PARCELS	
West: RESIDENTIAL - 10-ACRE PARCELS	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?: N/A	
Detailed Directions to Site:	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information: LOT 2 OF EMMANUEL'S LAND DIVISION; #1001412, BOOK 18, PAGE 23		
This application is for :		
Proposed lots:		Depth to Width Ratio (D:W)
Lot #1 2A	Proposed acreage: 4.99 acres	3.2:1
Lot #2 2B	Proposed acreage: 5 acres	2.5:1
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: <u>DIVIDING A 9.99-ACRE LOT INTO TWO LOTS - PERMITTED</u> BY ZONING THROUGH ZC0002-23 AND DENSITY THROUGH BCRC 12-411, NOTE 2.		

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>THE SITE IS FLAT, WITH SLOPES OF 0-4% ON AVERAGE WITH SLOPES EXCEEDING 15% IN A SMALL PORTION OF THE LOT. THE SITE IS CURRENTLY COVERED IN NATURAL VEGETATION AND TREES.</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): NATURAL VEGETATION AND TIMBER THAT INCLUDES, BUT IS NOT LIMITED TO DOUGLAS-FIR, PONDEROSA PINE, LODGEPOLE PINE, WESTERN LARCH, BLUEBUNCH WHEATGRASS, ELK SEDGE, PINE REEDGRASS, WESTERN FESCUE, STRAWBERRY, COMMON SNOWBERRY, WHITE SPIREA, AND ROSE.

Are wetlands present on site? Yes No

Source of information: NWI MAP

Flood Hazard Zones located on site: X D A AE

DFIRM MAP: 16017C1375E

Other pertinent information (attach additional pages if needed): N/A

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: A 40-FOOT-WIDE PRIVATE EASEMENT PROVIDES ACCESS FROM ROCK SPRINGS ROAD (PRIVATE) THROUGH LOT 1 OF EMMANUEL'S LAND DIVISION TO THE SUBJECT LOT AND EXTENDED THROUGH THE PROPOSED DIVISION.

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.
40-FOOT-WIDE ACCESS & UTILITIES EASEMENT FROM LOT 1 TO LOT 2.

SERVICES:

Sewage disposal will be provided by:	
<input type="checkbox"/>	<u>Existing Community System - List name of sewer district or provider and type of system:</u> _____
<input type="checkbox"/>	<u>Proposed Community System - List type & proposed ownership:</u> _____
<input checked="" type="checkbox"/>	<u>Individual system - List type:</u> PRIVATE INDIVIDUAL SEPTIC SYSTEM
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 type="checkbox"/> No	
Water will be supplied by:	
<input type="checkbox"/>	<u>Existing public or community system - List name of provider:</u> _____
<input type="checkbox"/>	<u>Proposed Community System - List type & proposed ownership:</u> _____
<input checked="" type="checkbox"/>	<u>Individual well</u> SHARED PRIVATE WELL BETWEEN BOTH LOTS
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: Tessa Vogel, Assistant Land Use Planner Digitally signed by Tessa Vogel, Assistant Land Use Planner
Date: 2023.10.16 15:30:36 -07'00' Date: _____

Landowner's signature: _____ Date: _____

**REPLAT OF LOT 2 OF EMANUEL'S LAND DIVISION
SITUATED IN THE NORTHWEST QUARTER OF SECTION 35,
TOWNSHIP 54 NORTH, RANGE 3 WEST, BOISE MERIDIAN
BONNER COUNTY, IDAHO**

BOOK _____ PAGE _____
INSTRUMENT NO. _____

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT MICHAEL GIRAUD AND KAMELA RICHARDS, HUSBAND AND WIFE, AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, ARE THE RECORD OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE PLATTED AS SHOWN TO BE KNOWN AS "REPLAT OF LOT 2 OF EMANUEL'S LAND DIVISION".

SAID REAL PROPERTY DESCRIBED IN WARRANTY DEED FILED APRIL 11, 2022 AS INSTRUMENT NUMBER 1003523, SITUATED IN THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 54 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 2 OF EMMANUEL'S LAND DIVISION, FILED MARCH 1, 2022 AS INSTRUMENT NUMBER 1001412, RECORDS OF BONNER COUNTY;
THENCE NORTH 01° 03' 09" WEST ALONG THE WEST LINE OF SAID LOT 2, 541.96 FEET;
THENCE NORTH 88° 38' 52" WEST, 236.01 FEET;
THENCE NORTH 01° 12' 01" EAST, 117.95 FEET TO THE NORTHWEST CORNER OF SAID LOT 2;
THENCE SOUTH 88° 39' 39" EAST ALONG THE NORTH LINE OF SAID LOT 2, 853.27 FEET TO THE NORTHEAST CORNER THEREOF;
THENCE SOUTH 01° 03' 40" WEST ALONG THE EAST LINE OF SAID LOT 2, 659.29 FEET TO THE SOUTHEAST CORNER THEREOF;
THENCE NORTH 88° 43' 20" WEST ALONG THE SOUTH LINE OF SAID LOT 2, 617.46 FEET TO THE POINT OF BEGINNING.

BE IT FURTHER KNOWN THAT:

WATER SERVICE FOR ALL LOTS WILL BE PROVIDED BY INDIVIDUAL WELLS.
SANITARY SEWER SERVICE FOR ALL LOTS WILL BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEMS.

MICHAEL GIRAUD, OWNER DATE

KAMELA RICHARDS, OWNER DATE

NOTARY PUBLIC ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED KAMELA RICHARDS, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME.

I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____ MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

NOTARY PUBLIC ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED MICHAEL GIRAUD, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____ MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

SANITARY RESTRICTION

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.

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN REPLAT OF LOT 2 OF EMANUEL'S LAND DIVISION AND CHECKED THE PLAT 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 _____, 202____.

BONNER COUNTY SURVEYOR

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 20____, AT _____ M.
AT THE REQUEST OF RUEN YEAGER & ASSOCIATES, INC.

BOOK _____ OF PLATS, PAGE _____

INSTRUMENT NO. _____, FEE: \$ _____

BONNER COUNTY RECORDER

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING THE YEAR 20____.

APPROVED THIS _____ DAY OF _____, 20____.

BONNER COUNTY TREASURER

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED

THIS ____ DAY OF _____, 20____.

BONNER COUNTY PLANNING DIRECTOR

COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS _____ DAY OF _____, 20____.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS


SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY AND A SUBDIVISION OF LAND LOCATED IN SECTION 35, TOWNSHIP 54 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY HEREON AND THE MONUMENTS HAVE BEEN PLACED AND THAT THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAWS AND LOCAL ORDINANCES.

DATED THIS _____ DAY OF _____, 202____.

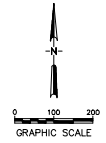
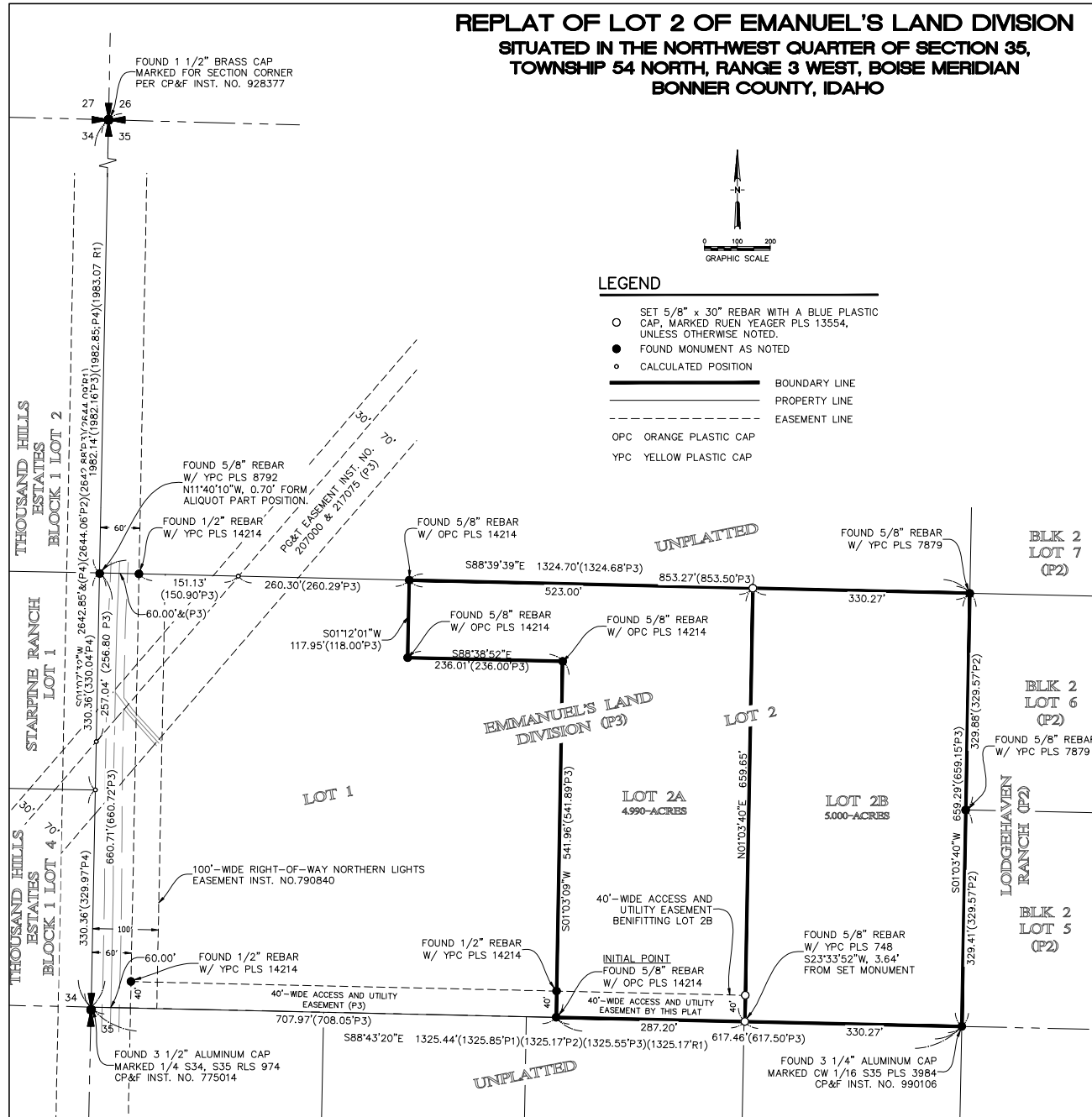
STEVEN R. SPRAGUE, PLS 13554



		RUEN-YEAGER & ASSOCIATES, INC. CONSULTING ENGINEERS - LAND SURVEYORS PLANNERS	
		3201 N. HUETTER RD., STE. #102 COEUR D'ALENE, IDAHO 83814 (208)292-0820 219 PINE ST. SANDPOINT, IDAHO 83864 (208)265-4629	
DRAWN BY DBP	PROJECT NO. S223007	DRAWING NO. S223007_PLAT.dwg	SHEET 1 OF 2

**REPLAT OF LOT 2 OF EMANUEL'S LAND DIVISION
SITUATED IN THE NORTHWEST QUARTER OF SECTION 35,
TOWNSHIP 54 NORTH, RANGE 3 WEST, BOISE MERIDIAN
BONNER COUNTY, IDAHO**

BOOK _____ PAGE _____
INSTRUMENT NO. _____



- LEGEND**
- SET 5/8" x 30" REBAR WITH A BLUE PLASTIC CAP, MARKED RUEN YEAGER PLS 13554, UNLESS OTHERWISE NOTED.
 - FOUND MONUMENT AS NOTED
 - CALCULATED POSITION
 - BOUNDARY LINE
 - PROPERTY LINE
 - EASEMENT LINE
 - OPC ORANGE PLASTIC CAP
 - YPC YELLOW PLASTIC CAP

SURVEY NARRATIVE

PURPOSE OF SURVEY

THE PURPOSE OF THIS SURVEY IS FOR A MINOR LAND DIVISION TO DIVIDE A 10 ACRE LOT INTO TWO 5 ACRE LOTS

BOUNDARY DETERMINATION

RECOVERED FOUND MONUMENTS OF RECORD OF LOT 2 PER THE PLAT OF EMANUELS' LAND DIVISION (P3) AS DESCRIBED ON THIS SURVEY

REFERENCES

- (P1) AMENDED PLAT OF GRANITE HILL SUBDIVISION, RECORDED JULY 21, 1997 IN BOOK 5 OF PLATS, PAGE 167 AS INSTRUMENT NO. 507313, RECORDS OF BONNER COUNTY.
- (P2) LODGEHAVEN RANCH, RECORDED NOVEMBER 3, 2005 IN BOOK 7 OF PLATS, PAGE 251 AS INSTRUMENT NO. 691340, RECORDS OF BONNER COUNTY.
- (P3) EMANUEL'S LAND DIVISION, FILED MARCH 1, 2022, IN BOOK 18 PAGE 23 AS INSTRUMENT NO. 1001412, RECORDS OF BONNER COUNTY.
- (P4) STARPINE RANCH, FILED NOVEMBER 17, 2022 AS INSTRUMENT NO. 1014251, RECORDS OF BONNER COUNTY.
- (R1) RECORD OF SURVEY BY L. GLAHE, FILED JUNE 29, 1999 AS INSTRUMENT NO. 547469, RECORDS OF BONNER COUNTY.

BASIS OF BEARING

BEARINGS SHOWN ARE BASED ON THE IDAHO COORDINATE SYSTEM OF 1983, WEST ZONE, USING A TRANSVERSE MERCATOR PROJECTION OF THE NORTH AMERICAN DATUM OF 1983 AND A PROJECT REFERENCE FRAME BASED ON NAD83 (2011) EPOCH 2010. GROUND DISTANCES ARE SHOWN IN US FEET UNITS. PROJECT CONTROL WAS ESTABLISHED USING GPS MEASUREMENTS TO THE FOLLOWING CORS STATIONS:

PID	DESIGNATION	LATITUDE	LONGITUDE
DG9747	MTFV FLAT HEAD COMMUNI CORS ARP	N481338.890	W1141936.542
DL7724	P025 BNDRY_AIR_ID2007 CORS GRP	N484351.632	W1161714.982
DL7748	P422 FOOT_HILL_ID2007 CORS GRP	N464752.298	W1165846.803



RUEN-YEAGER & ASSOCIATES, INC.
CONSULTING ENGINEERS - LAND SURVEYORS
PLANNERS

3201 N. HUETTER RD., STE. #102
COEUR D'ALENE, IDAHO 83814 (208)292-0820

219 PINE ST.
SANDPOINT, IDAHO 83864 (208)265-4629

DRAWN BY DBP	PROJECT NO. S223007	DRAWING NO. S223007_PLAT.dwg	SHEET 2 OF 2
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