



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 # <div style="border: 1px solid red; padding: 2px; display: inline-block;">MLD0054-23</div>	RECEIVED: <div style="border: 1px solid red; padding: 2px; display: inline-block;">November 13, 2023</div>
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: Molly's Meadow
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APPLICANT INFORMATION:

Landowner's name: Chris an Genevieve Campbell		
Mailing address: [REDACTED]		
City: Sandpoint	State: Idaho	Zip code: 83864
Telephone: [REDACTED]	Fax:	
E-mail: [REDACTED]		

REPRESENTATIVE'S INFORMATION:

Representative's name: Lance Miller		
Company name: Lance G. Miller, P.L.S.		
Mailing address: PO Box 2523		
City: Sandpoint	State: Idaho	Zip code: 83864
Telephone: 208.263.1533	Fax:	
E-mail: lancetrue@gmail.com		

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project: Land Surveyor		
Company name: Same		
Mailing address: Same		
City: Same	State:	Zip code:
Telephone: Same	Fax:	
E-mail: Same		

PARCEL INFORMATION:

Section #: 4	Township: 57 North	Range: 1 West	Parcel acreage: 9.62 acres
Parcel # (s): RP57N01W047200A			
Legal description: See Attached			
Current zoning: Rural 5	Current use: Bare Land		
What zoning districts border the project site?			

North: Rural 5	East: Rural 5
South: Rural 5	West: Rural 5
Comprehensive plan designation: Rural Residential 5-10 acres	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 5 acres, bare land.	
South: 20 acres, bare land.	
East: 5 acres, bare land.	
West: 79 acres, bare land.	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: Highway 200 East from Sandpoint to Sunnyside Road. Southeast on Sunnyside Road approx. 1 mile. Property is on the left.	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information: NA		
This application is for : Minor Land Division		
Proposed lots:	Depth to Width Ratio (D:W)	
Lot #1	Proposed acreage: 9.6 acres	1:1
Lot #2	Proposed acreage:	
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: This is an existing 9.62 acre parcel which was created when an adjoining (south) 20 acre parcel was deeded out of the overall 29.62 acre parcel in 2002. Per BCRC12-616 E1 the 20 acre parcel is a legal parcel.		
This Minor Land Division will bring the 9.62 acre parcel completely into compliance with BCRC.		

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:	
Level meadow.	
Water courses (lakes, streams, rivers & other bodies of water):	
None	
Springs & wells: None	

Existing structures (size & use): None

Land cover (timber, pastures, etc): Pasture

Are wetlands present on site? Yes No

Source of information: USF&WS Wet. Inv. Map

Flood Hazard Zones located on site: X D A AE

DFIRM MAP: NA

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: 60' wide ingress, egress and utility easement, Instrument no. 557011, Genevieve Campbell. 10' wide dirt travel way.

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.

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> <u>Septic tank/drainfield</u>
Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: <u>Septic tank/drainfield</u> _____ _____	
Will the sanitary restriction be lifted by the Panhandle Health District? <input type="checkbox"/> Yes <input checked="" 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>
Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: <u>individual well</u> _____ _____	
Which power company will serve the project site? <u>Avista.</u>	

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: _____

Landowner's signature: _____ Date: _____

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: Septic tank/drainfield

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: Septic tank/drainfield

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: individual well

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: *Alan Cahill* Date: 10-26-23

Landowner's signature: *[Signature]* Date: 10/26/2023

MOLLY'S MEADOW

LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 57 NORTH,
RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.



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 4, T. 57 N., R. 1 W., 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 AND BLOCK CORNERS PROPERLY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAWS AND LOCAL ORDINANCES.

DATED THIS 22ND DAY OF OCTOBER, 2023.

Lance G. Miller
LICENSED SURVEYOR

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF MOLLY'S MEADOW 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 _____, 20____.

BONNER COUNTY SURVEYOR

COUNTY TREASURER'S CERTIFICATE

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

DATED THIS _____ DAY OF _____, 20____.

BONNER COUNTY TREASURER

COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS _____ DAY OF _____, 20____.

CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED, DATED THIS _____ DAY OF _____, 20____.

BONNER COUNTY PLANNING DIRECTOR

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 THE SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 20____, AT _____ M. IN BOOK _____ OF PLATS AT PAGE _____

AT THE REQUEST OF _____

BONNER COUNTY RECORDER

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT CHRIS J. CAMPBELL AND GENEVIEVE T. CAMPBELL, HUSBAND AND WIFE, ARE THE RECORD OWNERS OF THE REAL PROPERTY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE DIVIDED INTO A LOT, THE SAME TO BE KNOWN AS MOLLY'S MEADOW, LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 57 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 4; THENCE NORTH 0°17'41" EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 449.24 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF SUNNYSIDE ROAD, A COUNTY ROAD; THENCE CONTINUING NORTH 0°17'41" EAST ALONG SAID EAST LINE A DISTANCE OF 1569.52 FEET TO A POINT, SAID POINT BEING THE INITIAL POINT; THENCE SOUTH 89°59'08" WEST A DISTANCE OF 662.84 FEET; THENCE NORTH 0°19'09" EAST A DISTANCE OF 630.63 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 89°55'47" EAST ALONG SAID NORTH LINE A DISTANCE OF 664.61 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 0°17'41" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 631.30 FEET TO THE INITIAL POINT.

CHRIS J. CAMPBELL

GENEVIEVE T. CAMPBELL

NOTES

- 1) WATER SERVICE FOR THIS LOT WILL BE PROVIDED BY AN INDIVIDUAL WELL.
- 2) SEWAGE DISPOSAL FOR THIS LOT WILL BE PROVIDED BY INDIVIDUAL SEPTIC TANK AND DRAINFIELD.

ACKNOWLEDGEMENT

STATE OF _____ ss
COUNTY OF _____

ON THIS _____ DAY OF _____, IN THE YEAR OF _____, BEFORE ME PERSONALLY APPEARED CHRIS J. CAMPBELL AND GENEVIEVE T. CAMPBELL, HUSBAND AND WIFE, KNOWN OR IDENTIFIED TO ME (OR PROVED TO ME ON THE OATH OF _____), TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME. I HAVE HERETO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC