



# BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)  
[planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov) (email) [www.bonnercountyid.gov](http://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: Viewcrest Estates
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### APPLICANT INFORMATION:

Landowner's name: Galen Nickel		
Mailing address: 1065 Eagle Crest Dr		
City: Sagle	State: ID	Zip code: 83860
Telephone: 425-971-3337	Fax:	
E-mail: galen.nickel@gmail.com		

### REPRESENTATIVE'S INFORMATION:

Representative's name: Katie 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 - Surveyor		
Company name: Glahe & Associates		
Mailing address: 303 Church St		
City: Sandpoint	State: ID	Zip code: 83864
Telephone: 208-265-4474	Fax:	
E-mail: tglah@glaheinc.com		

### PARCEL INFORMATION:

Section #: 19	Township: 54N	Range: 5W	Parcel acreage: 11.9
Parcel # (s): RP014510010190A			
Legal description: STONERIDGE ADDITION BLK 1 LOT 19			
Current zoning: Rural 5 (R-5)	Current use: 515-Land resid rural subdv vac		
What zoning districts border the project site?			

North: Rural 5 (R-5)	East: Rural 5 (R-5)
South: Rural 5 (R-5)	West: Rural 5 (R-5)
Comprehensive plan designation: Rural Residential (5-10 AC)	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 6.5, frame built home, 537-Resid improv on cat 15	
South: 5.97, 515-Land resid rural subdv vac; 5.85, frame built home, 537-Resid improv on cat 15; 6.02, MH, 548-MH real prop on own land	
East: 5.04, no structures, 106- Productivity forest land; 5.03, no structures, 106- Productivity forest land	
West: 5.87, 515-Land resid rural subdv vac; 7.19, 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: Head West on US-HWY 2, follow 21.3mi; Turn left onto Wisconsin St, follor .4mi; Turn right onto Old Priest River Rd, follow 5.7mi; Turn left onto ID-41, follow 10.6mi; Turn right onto Blanchard-Elk Rd, follow 1.2mi; Turn right onto Forest Way, follow .4mi; Turn right onto Forest Way, follow .2mi; Destination will be on right AFTER 902 & before 744 Forest Way	

**ADDITIONAL PROJECT DESCRIPTION:**

<b>Existing plat recording information:</b> Stoneridge Addition - BK 4 PG 140		
<b>This application is for :</b> MLD		
Proposed lots: 2	Depth to Width Ratio (D:W)	
Lot #1	Proposed acreage: 6.4	3.05 : 1
Lot #2	Proposed acreage: 5.5	3.00 : 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 split into two parcels</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>Flat toward the western boundary, and slopes up to 30% as you go east on the property</u>
Water courses (lakes, streams, rivers & other bodies of water): <u>None</u>
Springs & wells: <u>No springs, or well</u>

Existing structures (size & use): None

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Land cover (timber, pastures, etc): Mostly treed toward the North and West of property

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Are wetlands present on site?  Yes  No

Source of information: Nat'l Wetlands Mapper

Flood Hazard Zones located on site:  X  D  A  AE

DFIRM MAP: FEMA Map

Other pertinent information (attach additional pages if needed): \_\_\_\_\_

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**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: \_\_\_\_\_

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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: Lots will be accessed by Forest Way which is paved and gravel, a 60' wide public road, per Stoneridge Plat (BK 4 PG 140 of Plats in Bonner County).

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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: \_\_\_\_\_

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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 title report

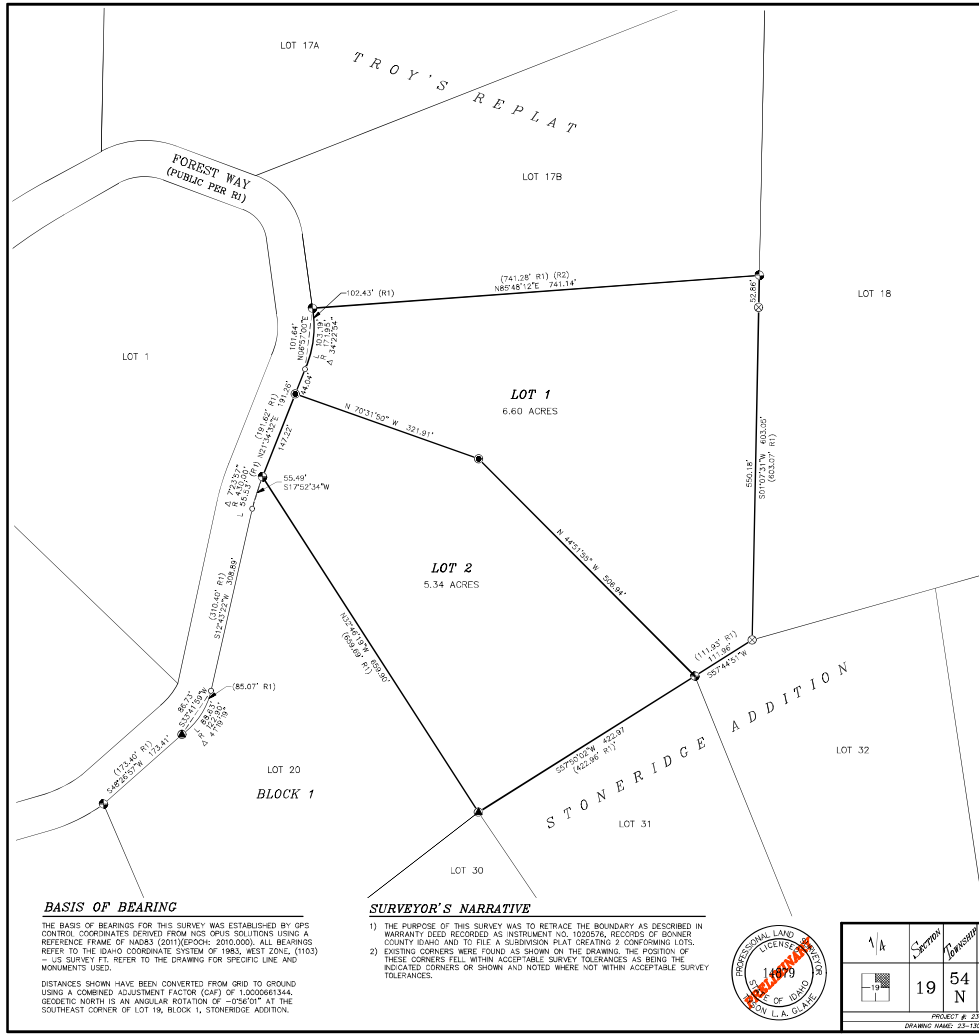
**SERVICES:**

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 &amp; proposed ownership:</u> _____
<input checked="" type="checkbox"/>	<u>Individual system – List type:</u> <u>Nothing installed, private individual septic will be responsibility of lot owners</u>
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 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 &amp; proposed ownership:</u> _____
<input checked="" type="checkbox"/>	<u>Individual well</u> <u>Nothing installed, private individual well will be responsibility of lot owners</u>
Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: _____ _____	
Which power company will serve the project site? Avista - power not currently ran	

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.

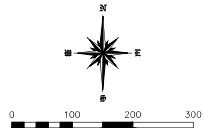
Landowner's signature: Katie Keeney Digitally signed by Katie Keeney  
Date: 2023.12.06 10:04:50 -08'00' Date: \_\_\_\_\_

Landowner's signature: \_\_\_\_\_ Date: \_\_\_\_\_



# VIEWCREST ESTATES

A REPLAT OF LOT 19, BLOCK 1, STONERIDGE ADDITION,  
 LYING IN THE NE 1/4 OF SECTION 19,  
 TOWNSHIP 54 NORTH, RANGE 5 WEST,  
 BOISE MERIDIAN, BONNER COUNTY, IDAHO



- LEGEND**
- SET 5/8" X 24" REBAR AND CAP, PLS 14879
  - FOUND 1/2" REBAR AND CAP, PLS 974
  - ⊗ FOUND 5/8" REBAR AND CAP, PLS 12110
  - FOUND 1/2" REBAR, NO CAP
  - CALCULATED POINT, NOTHING SET
  - (R1) A PLAT OF STONERIDGE ADDITION, BK. 4 PLATS, PG. 140, INST. NO. 429722, 7/24/1999.
  - (R2) TROY'S REPLAT, BK. 7 PLATS, PG. 32, INST. NO. 622689, 5/24/2001.

- GENERAL NOTES**
- A) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
  - B) WETLANDS ARE NOT PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL.
  - C) THE LOTS ARE CATEGORIZED AS ZONE "X" PER FEMA PANEL 160700075E, EFFECTIVE 11/18/2009.

- DOCUMENTS AND EASEMENTS OF RECORD**
- THE FOLLOWING DOCUMENTS OF RECORD PER ALL-STATE TITLE PLAT CERTIFICATE, FILE NO. 644659, GUARANTEE NO. 7195-36-644609-2023, 8/075-230571631, DATED JULY 20, 2023.
1. AN EASEMENT FOR THE PURPOSE OF RIGHT OF WAY IN AND TO ANY AND ALL EASEMENTS AND RIGHT OF WAYS FOR ANY AND ALL PUBLIC ROADS NOW ESTABLISHED OR EXISTING ON SAID PREMISES, OR ANY PART THEREOF, AS RESERVED BY HARBURG LUMBER COMPANY AND RIGHTS INCIDENTAL THERE TO, AS RESERVED IN A DOCUMENT RECORDED 7/7/1988 INSTRUMENT NO. 69100, BOOK 58 OF RECORDS, PAGE 378.
  2. AN EASEMENT FOR UTILITIES, GRANTED TO INLAND POWER & LIGHT COMPANY, RECORDED 12/5/1971, INSTRUMENT NO. 137608, 137610, 137611, & 137612.
  3. EASEMENTS, RESERVATIONS, NOTES AND/OR DEDICATIONS AS SHOWN ON THE OFFICIAL PLAT OF STONERIDGE ADDITION.
  4. COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED: AUGUST 28, 1992, INSTRUMENT NO. 41281.
  5. ROAD MAINTENANCE AGREEMENT FOR STONERIDGE TERRACE (AKA STONERIDGE ADDITION, RECORDED BK 4 OF PLATS, PG 140), RECORDED 8/28/1992, INSTRUMENT NO. 41282.
  6. UTILITY EASEMENT, INSTRUMENT NO: 428700

**BASIS OF BEARING**

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS CONTROL COORDINATES DERIVED FROM NGS SPUS SOLUTIONS USING A REFERENCE FRAME OF NAD83 (2011) (GPOCH: 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 1.0002061344. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°56'01" AT THE SOUTHEAST CORNER OF LOT 19, BLOCK 1, STONERIDGE ADDITION.

**SURVEYOR'S NARRATIVE**

- 1) THE PURPOSE OF THIS SURVEY WAS TO RETRACE THE BOUNDARY AS DESCRIBED IN WARRANTY DEED RECORDED AS INSTRUMENT NO. 1002976, RECORDS OF BONNER COUNTY IDAHO AND TO FILE A SUBDIVISION PLAT CREATING 2 CONFORMING LOTS.
- 2) EXISTING CORNERS WERE FOUND AS SHOWN ON THE DRAWING. THE POSITION OF THESE CORNERS FELL WITHIN ACCEPTABLE SURVEY TOLERANCES AS BEING THE INDICATED CORNERS OR SHOWN AND NOTED WHERE NOT WITHIN ACCEPTABLE SURVEY TOLERANCES.



1/4	Section	Range	Meridian	IDAHO
19	54	5	N	W
PROJECT # 23-130 NOTES				
DRAWING NAME: 23-130 VIEWCREST ESTATES				

**VIEWCREST ESTATES**

GLAHL & ASSOCIATES  
 PROFESSIONAL LAND SURVEYORS  
 303 Church Street  
 Sandpoint, Idaho 83864  
 208-285-4474

SCALE: 1"=100'

Checked By: TLG  
 Drawn By: TLG  
 Date: 11/28/23  
 Sheet: 1 of 2

PREPARED FOR:  
 GALEN NICKEL  
 1063 EAGLE CREST DR.  
 SAGLE, ID 83860

**VIEWCREST ESTATES**  
 A REPLAT OF LOT 19, BLOCK 1, STONERIDGE ADDITION,  
 LYING IN THE NE¼ OF SECTION 19,  
 TOWNSHIP 54 NORTH, RANGE 5 WEST,  
 BOISE MERIDIAN, BONNER COUNTY, IDAHO

**OWNERS' CERTIFICATE**

KNOWN ALL MEN BY THESE PRESENTS THAT GALEN NICKEL, AN UNMARRIED MAN, HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS 1 & 2, THE SAME TO BE KNOWN AS "VIEWCREST ESTATES" BEING A PORTION OF SECTION 19, TOWNSHIP 54 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

"LOT 19, BLOCK 1, IN THE PLAT OF STONERIDGE ADDITION, ACCORDING TO THE PLAT THEREOF, IN BOOK 4 OF PLATS, PG 140, RECORDS OF BONNER COUNTY, IDAHO"

NICKEL, GALEN \_\_\_\_\_ DATE \_\_\_\_\_

**COUNTY COMMISSIONERS' CERTIFICATE**

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ .

CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS \_\_\_\_\_

**COUNTY SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT "VIEWCREST ESTATES" 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 \_\_\_\_\_

**PLANNING DIRECTOR**

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ .

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 SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

**WATER AND SEWER NOTE**

WATER SERVICE: WATER TO BE PROVIDED BY PRIVATELY OWNED WELL WATER SYSTEM  
 SEWER SERVICE: SEWAGE DISPOSAL TYPES AND LOCATIONS HAVE NOT BEEN EVALUATED.

**ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ , BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED GALEN NICKEL, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC \_\_\_\_\_

NOTARY PUBLIC FOR THE STATE OF \_\_\_\_\_

RESIDING AT: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

**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 19, TOWNSHIP 54 NORTH, RANGE 5 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 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 \_\_\_\_\_, 20\_\_ .

BONNER COUNTY TREASURER \_\_\_\_\_

**RECORDER'S CERTIFICATE**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ , 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



PREPARED FOR:  
 GALEN NICKEL  
 1065 EAGLE CREST DR.  
 SAGLE, ID 83860

19	54	5	W
	N		

PROJECT # 23-130 NICKEL  
 DRAWING NAME: 23-130 VIEWCREST ESTATES

**VIEWCREST ESTATES**

GLAHE & ASSOCIATES  
 PROFESSIONAL LAND SURVEYORS

305 Church Street  
 Sandpoint, Idaho 83864  
 208-265-4474

Checked By: TLAG  
 Drawn By: TLAG  
 Date: 11/28/23  
 Sheet: 2 of 2