

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 # MLD0007-24 (V0025-23)	RECEIVED: RECEIVED FEB 27 2024 <i>RW</i> BONNER COUNTY PLANNING DEPARTMENT
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: Sawyer's Forest

APPLICANT INFORMATION:

Landowner's name: Brian Robere		
Mailing address: [REDACTED]		
City: Sandpoint	State: ID	Zip code: 83864
Telephone: [REDACTED]	Fax:	
E-mail: [REDACTED]		

REPRESENTATIVE'S INFORMATION:

Representative's name: Scott Comfort		
Company name: James A. Sewell		
Mailing address: 1319 N. Division		
City: Sandpoint	State: ID	Zip code: 83864
Telephone: 208-263-4160	Fax:	
E-mail: scomfort@jasewell.com		

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project: Kelley Robere		
Company name:		
Mailing address: [REDACTED]		
City: Sandpoint	State: ID	Zip code: 83864
Telephone: [REDACTED]	Fax:	
E-mail: [REDACTED]		

PARCEL INFORMATION:

Section #: 31	Township: 59n	Range: 1w	Parcel acreage: 5
Parcel # (s): RP59N01W310803A			
Legal description: 31-59N-1W W2NWNWNE CPWRS			
Current zoning: R-5		Current use: 534-Resid improv on cat 12	
What zoning districts border the project site?			

North:R-5	East:R-5
South:R-5	West:R-5
Comprehensive plan designation:	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North:5 acres - Vacant	
South:5 acres, res improvement	
East:5 acres, res improvement	
West:5 acres, res improvement	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: _____	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information:

This application is for :

Proposed lots:	Proposed acreage:	Depth to Width Ratio (D:W)
Lot #1	2.64	1:1
Lot #2	2.36	1:1
Lot #3		
Lot #4		
Remainder		N/A

Describe the land division proposal and resulting acreage: _____

The applicants are proposing to divide one (1) 5.0-acre parcel into one (1) 2.64-acre lot and one (1) 2.36-acre lot.

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: NA

slight slope from NW to SE, max 1.2%, no rock outcroppings or benches

Water courses (lakes, streams, rivers & other bodies of water): NA

Springs & wells: NA

Existing structures (size & use): Residential house on Parcel 1 2,500 sqft, 400 sqft cabin on Parcel 2

Land cover (timber, pastures, etc): Timber

Are wetlands present on site? Yes No Source of information:

Flood Hazard Zones located on site: X D A AE DFIRM MAP: 16017C0495E

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: Grouse Hollow Rd (Dirt) runs through property. 15' wide

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:

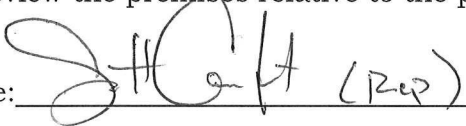
Is public road dedication proposed as part of this minor land division? Yes No

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</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 checked="" 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>
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	

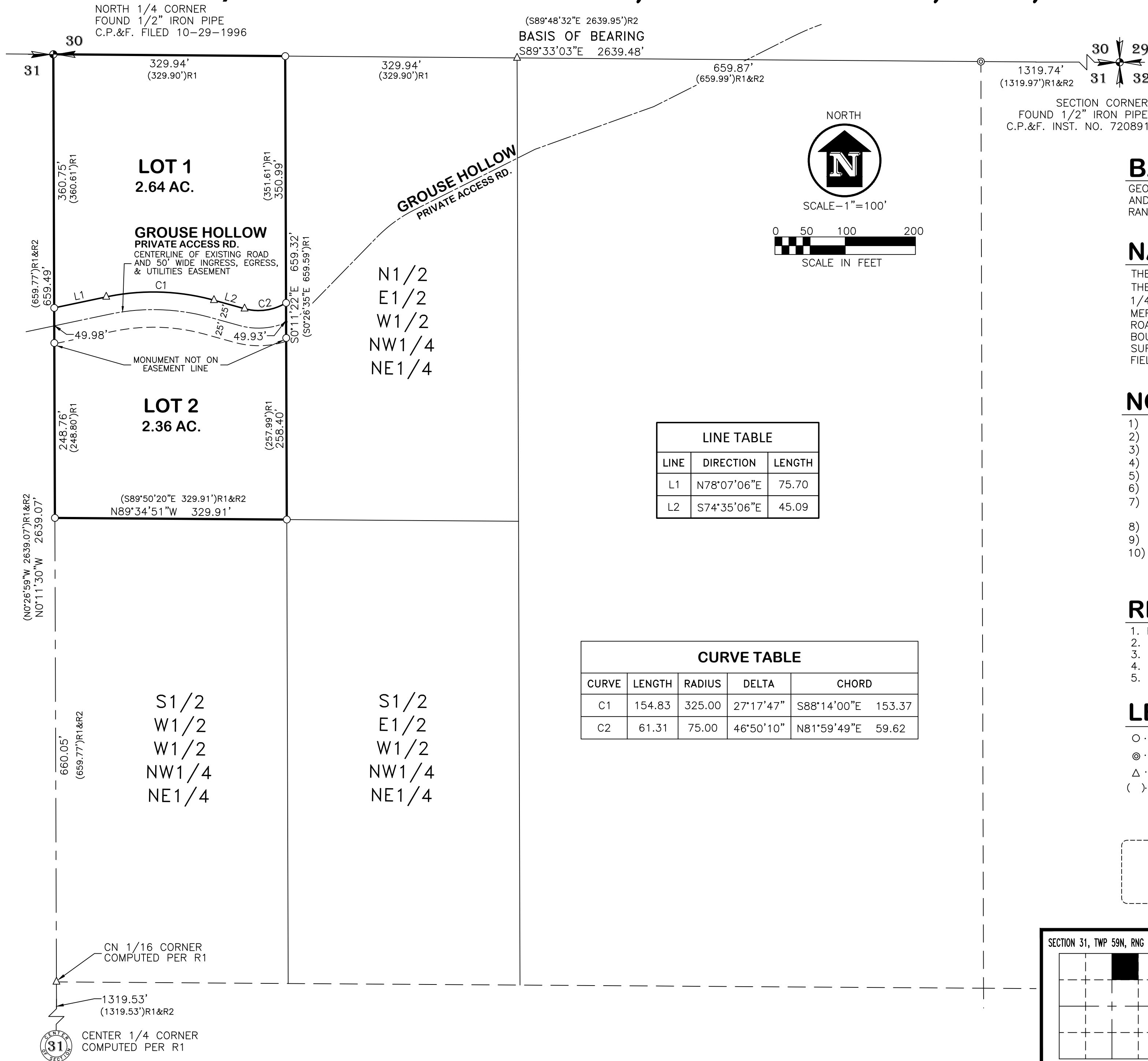
I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post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

Landowner's signature:  (Rep) Date: 2/27/24

Landowner's signature: _____ Date: _____

SAWYER'S FOREST

SECTION 31, TOWNSHIP 59 NORTH, RANGE 1 WEST, B.M., BONNER COUNTY, IDAHO



BASIS OF BEARING

GEODETIC BASED ON GPS TIES BETWEEN THE NORTH 1/4 CORNER AND NORTHEAST CORNER OF SECTION 31, TOWNSHIP 59 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DIVIDE THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 59 NORTH, RANGE 1 WEST, BOISE MERIDIAN, ALONG THE NORTH SIDE OF THE EXISTING PRIVATE ACCESS ROAD KNOWN GROUSE HOLLOW, FOR A FAMILY DIVISION. THE BOUNDARY WAS DETERMINED BY FOUND MONUMENTS PER RECORD OF SURVEY INST. NO. 674283. THE CENTERLINE OF GROUSE HOLLOW WAS FIELD LOCATED.

NOTES

- 1) ALL REFERENCES ARE FROM RECORDS OF BONNER COUNTY, IDAHO.
- 2) CURRENT ZONING DISTRICT IS RURAL 5 (R-5).
- 3) CURRENT LAND USE IS RURAL RESIDENTIAL (5-10 AC).
- 4) PROPOSED USE IS SINGLE FAMILY RESIDENTIAL.
- 5) WATER SERVICE IS PROVIDED BY RESIDENTIAL WELL.
- 6) SEWER SERVICE IS PROVIDED BY INDIVIDUAL SEPTIC SYSTEM.
- 7) PROPOSED SOLID WASTE DISPOSAL IS COUNTY TRANSFER STATION OR PRIVATE CONTRACTOR.
- 8) WETLANDS ARE NOT PRESENT PER THE U.S.F.W.S. WETLANDS MAPPER.
- 9) NO FLOOD ZONE HAZARDS ARE PRESENT.
- 10) GROUSE HOLLOW IS A PRIVATELY MAINTAINED PRIVATE ROAD.

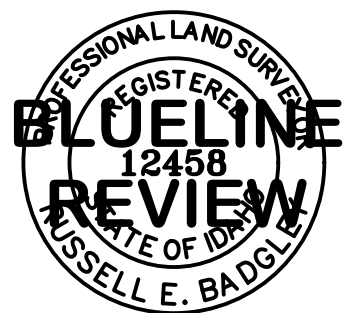
REFERENCES

1. RECORD OF SURVEY INST. NO. 674283
2. RECORD OF SURVEY INST. NO. 598121
3. RECORD OF SURVEY INST. NO. 213115
4. RECORD OF SURVEY INST. NO. 696971
5. RECORD OF SURVEY INST. NO. 1003055

LEGEND

- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 7879
- ⊙ FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 8962
- △ COMPUTED POINT
- () RECORD DIMENSION PER REFERENCE SHOWN

RECORDER'S CERTIFICATE



SECTION 31, TWP 59N, RNG 1W, B.M.	SHEET TITLE:	DATE:
	SAWYER'S FOREST	3-5-2024
	James A. Sewell and Associates, LLC	SCALE:
	ENGINEERS - SURVEYORS - PLANNERS	1" = 100'
SANDPOINT, ID, 83864, (208)263-4160		DRAWN:
		REB
		CHECKED:
		SC
		PROJ. NO.:
		18289-24-001-1&2
		CAD FILE NO.:
		S-ROBERE-PLAT
		SHT. 2 OF 2

SAWYER'S FOREST

SECTION 31, TOWNSHIP 59 NORTH, RANGE 1 WEST, B.M., BONNER COUNTY, IDAHO

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "SAWYER'S FOREST" 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 _____, 2024.

BONNER COUNTY SURVEYOR

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS ___ DAY OF _____, 2024.

BONNER COUNTY PLANNING DIRECTOR

PANHANDLE HEALTH DISTRICT 1

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 COMMISSIONERS CERTIFICATE

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

DATED THIS ___ DAY OF _____, 2024.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

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___.

APPROVED THIS ___ DAY OF _____, 2024.

BONNER COUNTY TREASURER

RECORDER'S CERTIFICATE

FILED THIS ___ DAY OF _____, 2024, AT _____ M. IN

BOOK ___ AT PAGE ___ AT THE REQUEST OF JAMES A. SEWELL

AND ASSOCIATES, LLC. AS INSTRUMENT NO. _____

BONNER COUNTY RECORDER

RECORDER'S
CERTIFICATE

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT KELLEY RENEE SARRETT, WHO ACQUIRED TITLE AS KELLEY RENEE SARRETT ROBERE, AND BRIAN MATTHEW ROBERE, ARE THE RECORD OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS AS SHOWN HEREON AND TO BE KNOWN AS "SAWYER'S FOREST", LOCATED IN SECTION 31, TOWNSHIP 59 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH HALF OF THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 59 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.

SEWER SERVICE IS TO BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEM.

WATER SERVICE IS TO BE PROVIDED BY INDIVIDUAL RESIDENTIAL WELL.

THE 50' INGRESS, EGRESS & UTILITY EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED.

KELLEY RENEE SARRETT
(KELLEY RENEE SARRETT ROBERE)

BRIAN MATTHEW ROBERE

SUBJECT TO THE FOLLOWING

1. RIGHT-OF-WAY EASEMENT FOR NORTHERN LIGHTS INC., INST. NO. 117481.
2. EASEMENT FOR ROAD PURPOSES, FOR INGRESS AND EGRESS INST. NO. 152664.
3. RIGHT-OF-WAY EASEMENT FOR GENERAL TELEPHONE COMPANY OF NORTHWEST INC., INST. NO. 187739.
4. RIGHT-OF-WAY EASEMENT FOR NORTHERN LIGHTS INC., INST. NO. 447588.
5. EASEMENT FOR ROAD PURPOSES, FOR INGRESS AND EGRESS INST. NO. 488192.
6. RECORD OF SURVEY INST. NO. 674283.
7. RIGHT-OF-WAY EASEMENT FOR NORTHERN LIGHTS INC., INST. NO. 707901.
8. RIGHT-OF-WAY EASEMENT FOR NORTHERN LIGHTS INC., INST. NO. 1023430.
9. TERMS AND CONDITIONS OF BONNER COUNTY PLANNING DEPARTMENT VARIANCE - FILE V0025-23, RECORDED MARCH 2, 2024 AS INST. NO. 1029924.
10. DEED OF TRUST INST. NO. 1001094.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 31, TOWNSHIP 59 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY HEREON AND THE MONUMENTS HAVE BEEN PLACED AND ALL LOT AND BLOCK CORNERS PROPERLY SET AND THAT THE SURVEY IS IN COMPLIANCE WITH PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

DATED THIS ___ DAY OF _____, 2024.

RUSSELL E. BADGLEY

PLS 12458



OWNERS' ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS ___ DAY OF _____, IN THE YEAR OF 2024, BEFORE ME PERSONALLY APPEARED KELLEY RENEE SARRETT, WHO ACQUIRED TITLE AS KELLEY RENEE SARRETT ROBERE, 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

OWNERS' ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS ___ DAY OF _____, IN THE YEAR OF 2024, BEFORE ME PERSONALLY APPEARED BRIAN MATTHEW ROBERE, 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

SECTION 31, TWP 59N, RNG 1W, B.M.	SHEET TITLE: SAWYER'S FOREST	DATE: 3-5-2024
		SCALE: NONE
	James A. Sewell and Associates, LLC	DRAWN: REB
	ENGINEERS - SURVEYORS - PLANNERS	CHECKED: SC
	SANDPOINT, ID, 83864, (208)263-4160	PROJ. NO.: 18289-24-001-1&2
		CAD FILE NO.: S-ROBERE-PLAT
		SHT. 1 OF 2