

# 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 # MLD0012-24

RECEIVED:

**RECEIVED**

By Alex Feyen at 10:34 am, Mar 26, 2024

### PROJECT DESCRIPTION:

Name of Minor Land Division plat: Moose Creek Estate

### APPLICANT INFORMATION:

Landowner's name: Michael & Susan Anderson

Mailing address: [REDACTED]

City: Priest River

State: ID

Zip code: 83856

Telephone: [REDACTED]

Fax:

E-mail: [REDACTED]

### REPRESENTATIVE'S INFORMATION:

Representative's name: Jesse Bailey

Company name: James A. Sewell & Associates, LLC

Mailing address: 600 4th Street West

City: Newport

State: WA

Zip code: 99156

Telephone: 509-447-3626

Fax:

E-mail: jbailey@jasewell.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 #: 27

Township: 55N

Range: 4W

Parcel acreage: 44.12

Parcel # (s): RP55N04W277950A & RP55N04W278400A

Legal description: W 807 FT SE 1/4 N. of Centerline of Hoodoo Creek

Current zoning: Agricultural 10 (A/F-10)

Current use: None

What zoning districts border the project site?

North:A/F-10	East:A/F-10
South:A/F-10	West:A/F-10
Comprehensive plan designation:Agricultural 10	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 10 acre residential lot w/ multiple structures	
South: 16 acres Undeveloped Agricultural	
East: 12 Acres Undeveloped Forest	
West: 40 acre undeveloped ag/forest	
Within Area of City Impact: Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: Travel South on Spirit Lake Cutoff Road from Dufort Road approx 4 miles; turn left on Edgemere Cutoff Road continue approx. 1 mile; turn left onto Moose Creek Road; continue on Moose Creek Road for approx, 3/4 mile, property will be on the left hand side.	
_____	
_____	
_____	

**ADDITIONAL PROJECT DESCRIPTION:**

<b>Existing plat recording information:</b> N/A		
<b>This application is for :</b>		
Proposed lots:		Depth to Width Ratio (D:W)
Lot #1	Proposed acreage: 10.00	(646.2\808.7) = 0.8
Lot #2	Proposed acreage:	
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
Remainder	Proposed acreage: 34.12	N/A
Describe the land division proposal and resulting acreage: <u>The proposal would create a 10 acre residential lot on the easterly side of the parent parcel. This would result in a 10 acre lot and a 34 acre remaining parcel.</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: Parcel is mostly flat with a slight slope heading south; property is divided by Drainage Ditch No. 7.
_____
_____
_____
Water courses (lakes, streams, rivers & other bodies of water): _____ Hoodoo Creek runs along the south boundary of the subject property.
_____
_____
Springs & wells: <u>N/A</u>
_____
_____

Existing structures (size & use): N/A

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Land cover (timber, pastures, etc): Mild timber coverage

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Are wetlands present on site?  Yes  No

Source of information: NWI

Flood Hazard Zones located on site:  X  D  A  AE

DFIRM MAP: 16017C1125E

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

PEM1C Wetland area on the south half of the subject property.

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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: Existing gravel roadway over 40' ingress, egress and utility easement as shown on quitclaim deed inst. no. 739449.

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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: \_\_\_\_\_

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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.  
waiting on title report

**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: Individual septic tank w/ leach field \_\_\_\_\_

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: \_\_\_\_\_

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? 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: \_\_\_\_\_ Date: MAR 11 2024

Landowner's signature: Susan Anderson Date: 3/11/24

# MOOSE CREEK ESTATE

## SECTION 27, TOWNSHIP 55 NORTH, RANGE 4 WEST, B.M., BONNER COUNTY, IDAHO

### COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "MOOSE CREEK ESTATE", 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

### COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT TAXES ON THIS PLAT HAVE BEEN FULLY PAID TO AND INCLUDING THE YEAR \_\_\_\_\_. DATED THIS \_\_\_ DAY OF \_\_\_\_\_, 2024.

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

### 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.

### PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS \_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
BONNER COUNTY PLANNING DIRECTOR

### COUNTY COMMISSIONERS' CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF BONNER COUNTY, IDAHO, THIS \_\_\_ DAY OF \_\_\_\_\_ 2024.

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

### OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT, MICHAEL J. ANDERSON AND SUSAN A. ANDERSON, HUSBAND AND WIFE, AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, ARE THE RECORD OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAID PROPERTY TO BE DIVIDED AS SHOWN HEREON, THE SAME TO BE KNOWN AS "MOOSE CREEK ESTATE", LOCATED IN A PORTION OF SECTION 27, TOWNSHIP 55 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 27; THENCE S89°04'57"E, ALONG THE EAST-WEST CENTER OF SECTION LINE OF SAID SECTION 27, 808.77 FEET; THENCE S0°40'16"W, 646.25 FEET; THENCE N74°09'07"W, 839.31 FEET TO A POINT ON THE NORTH-SOUTH CENTER OF SECTION LINE OF SAID SECTION 27; THENCE N0°50'46"E, ALONG SAID NORTH-SOUTH CENTER OF SECTION LINE, 430.00 FEET TO THE POINT OF BEGINNING.

WATER WILL BE PROVIDED BY INDIVIDUAL WELLS

SEWER WILL BE PROVIDED BY INDIVIDUAL SEPTIC TANKS AND LEACH FIELDS.

\_\_\_\_\_  
MICHAEL J. ANDERSON

\_\_\_\_\_  
SUSAN A. ANDERSON

### OWNER'S ACKNOWLEDGMENT

STATE OF: \_\_\_\_\_  
COUNTY OF: \_\_\_\_\_

ON THIS \_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR OF 2024, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MICHAEL J. ANDERSON AND SUSAN A. ANDERSON, HUSBAND AND WIFE, AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, KNOWN OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THEY EXECUTED THE SAME.

NOTARY PUBLIC FOR THE STATE OF: \_\_\_\_\_  
RESIDING AT: \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_

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

### SUBJECT TO THE FOLLOWING

1. DECREE FOR DRAINAGE DISTRICT NO. 7, RECORDED ON JULY 2, 1923 IN BOOK 7 OF JUDGEMENTS AT PAGE 1. RECORDS OF BONNER COUNTY, IDAHO.
2. INGRESS, EGRESS & UTILITY EASEMENT, RECORDED AS INSTRUMENT NO. 211121, ON FEBRUARY 22, 1979. RECORDS OF BONNER COUNTY, IDAHO. (MOOSE CREEK ROAD)
3. INGRESS, EGRESS & UTILITY EASEMENT AS SHOWN ON WARRANTY DEED INSTRUMENT NO. 279594, ON DECEMBER 8, 1983. RECORDS OF BONNER COUNTY, IDAHO. (SEE NO. 2)
4. INGRESS, EGRESS & UTILITY EASEMENT AS SHOWN ON QUITCLAIM DEED INSTRUMENT NO. 739449, ON OCTOBER 19, 2007. RECORDS OF BONNER COUNTY, IDAHO. (SEE NO. 2)

### RECORDER'S CERTIFICATE

FILED THIS \_\_\_ DAY OF \_\_\_\_\_ 2024, AT \_\_\_\_\_ M. IN BOOK \_\_\_ OF PLATS AT PAGE \_\_\_ AT THE REQUEST OF JAMES A. SEWELL AND ASSOCIATES, LLC. UNDER RECORDER'S No. \_\_\_\_\_

\_\_\_\_\_  
BONNER COUNTY RECORDER

RECORDER'S  
CERTIFICATE

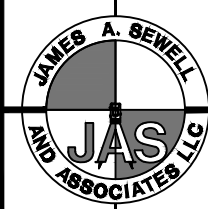
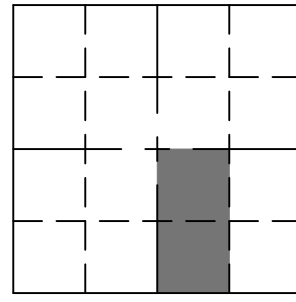
### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 27, TOWNSHIP 55 NORTH, RANGE 4 WEST, 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 CORNERS PROPERLY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

DATE

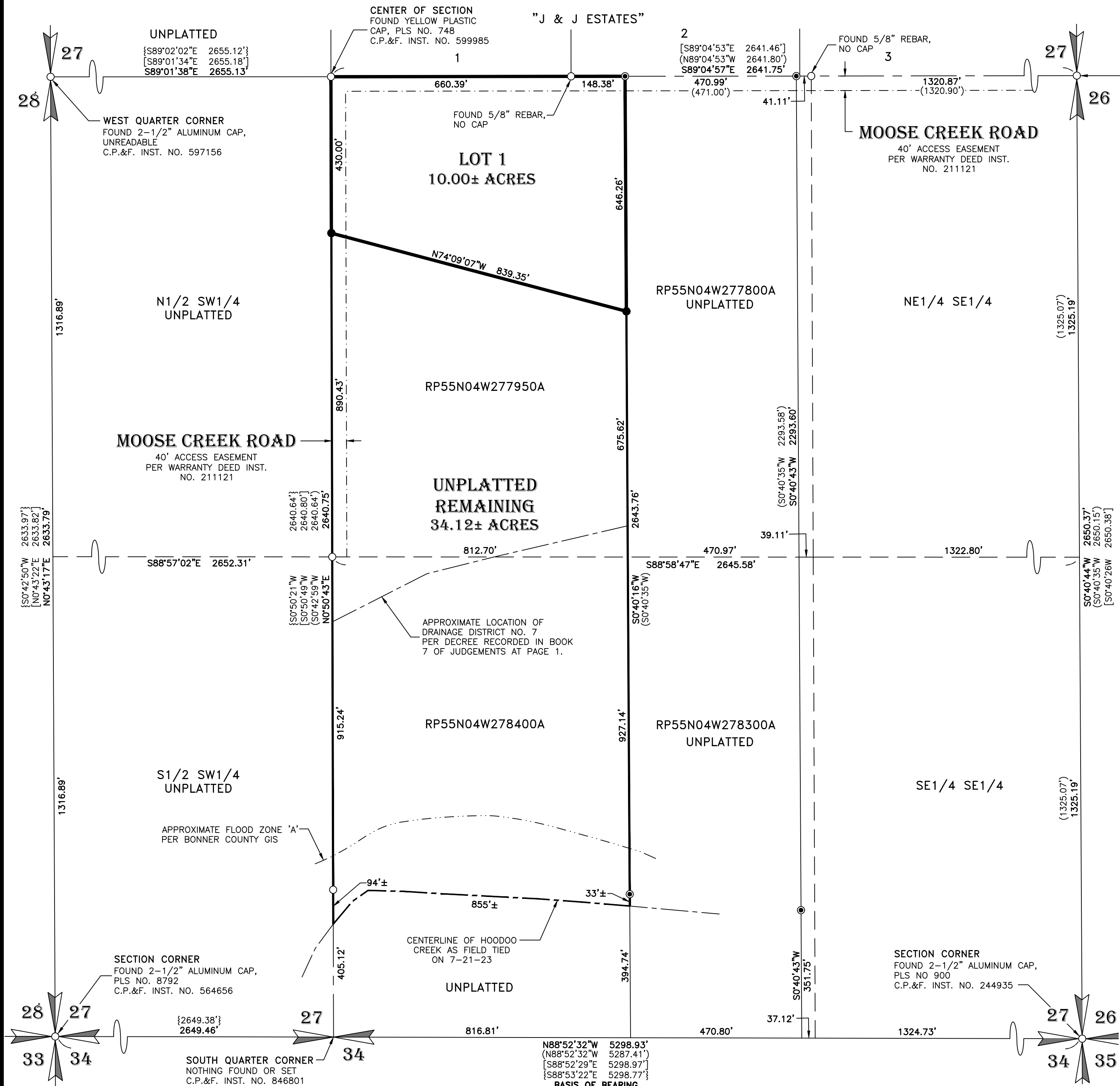


RUSSELL E. BADGLEY  
PLS No. 12458

SECTION 27, TWP 55N, RNG 4W, B.M.	SHEET TITLE: <b>MOOSE CREEK ESTATE</b>	DATE: 3-25-24
	 <b>James A. Sewell and Associates, LLC</b> ENGINEERS - SURVEYORS - PLANNERS NEWPORT, WASHINGTON, 99156, (509)447-3626	SCALE: NONE
		DRAWN: JMB CHECKED: REB
	CHAIRMAN, BOARD OF COUNTY COMMISSIONERS	CAD FILE NO. ANDERSON-MLD-2023

# MOOSE CREEK ESTATE

## SECTION 27, TOWNSHIP 55 NORTH, RANGE 4 WEST, B.M., BONNER COUNTY, IDAHO



**NORTH**

SCALE - 1"=200'

SCALE IN FEET

- LEGEND**
- ..... SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS No. 12458
  - ..... FOUND REBAR WITH ALUMINUM CAP, PLS No. 7163, UNLESS OTHERWISE NOTED
  - ⊙ ..... FOUND REBAR WITH ALUMINUM CAP, PLS No. 9367
  - ( ) ..... INFORMATION AS SHOWN ON RECORD OF SURVEY INST. NO. 764233, RECORDED ON DECEMBER 23RD, 2008 BY PLS No. 9367
  - [ ] ..... INFORMATION AS SHOWN ON RECORD OF SURVEY INST. NO. 834985, RECORDED ON NOVEMBER 2ND, 2012 BY PLS No. 12110
  - { } ..... INFORMATION AS SHOWN ON RECORD OF SURVEY INST. NO. 893801, RECORDED ON AUGUST 23RD, 2016 BY PLS No. 7163

**BASIS OF BEARING**

THE BEARING FROM THE SOUTHWEST SECTION CORNER TO THE SOUTHEAST SECTION CORNER OF SECTION 27, AS SHOWN ON RECORD OF SURVEY INSTRUMENT NO. 764233 ON DECEMBER 23RD, 2008 BY PLS No. 9367. RECORDS OF BONNER COUNTY, IDAHO.

**ACCURACY STATEMENT**

THIS SURVEY WAS PERFORMED UTILIZING A TOPCON GM-52 TOTAL STATION AND REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT. THE LINEAR ERROR OF CLOSURE OF THE RANDOM TRAVERSE, PRIOR TO ANY ADJUSTMENT, MEETS OR IS LESS THAN THE REQUIREMENTS OF THE STATE OF IDAHO.

**SURVEY NARRATIVE**

THE PURPOSE OF THIS SURVEY WAS IDENTIFY AND MONUMENT THE EXTERIOR BOUNDARY OF BONNER COUNTY PARCEL NUMBER RP55N04W277950A AND RP55N04W278400A AND TO SUBDIVIDE A TEN ACRE PARCEL FROM THE PARENT PARCELS.

RECORDER'S CERTIFICATE

SECTION 27, TWP 55N, RNG 4W.	SHEET TITLE: <b>MOOSE CREEK ESTATE</b>	DATE: 3-25-24
		SCALE: 1"=200'
		DRAWN: JMB
		CHECKED: REB
		PROJ. NO.: 01037-23-001
		CAD FILE NO.: ANDERSON-MLD-2023
		SHT. 2 OF 2