



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 # **MLD0021-24**

RECEIVED:

4/23/2024 at 3:15 PM by Alex Feyen

PROJECT DESCRIPTION:

Name of Minor Land Division plat: Daystar

APPLICANT INFORMATION:

Landowner's name: Daystar-Schaffer, LLC, an Idaho limited liability company (Brad and Mary Schaffer)

Mailing address: 195 Bay Drive

City: Sagle

State: Idaho

Zip code: 83860

Telephone: 509-378-0369

Fax:

E-mail: brad@daystar-Schaffer.com bradormary@gmail.com

REPRESENTATIVE'S INFORMATION:

Representative's name: Steve Binnall

Company name: GO Land Surveying, PLLC

Mailing address: 414 Euclid Ave

City: Sandpoint

State: Idaho

Zip code: 83864

Telephone: 208-946-9203

Fax:

E-mail: stevenb@golandsurveying.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 #: 33

Township: 57N

Range: 1W

Parcel acreage: 5.18 acres

Parcel # (s): RP57N01W336700A

Legal description: 33-57N-1W Tax 3 Less Plat : See Quitclaim Deed Instrument 1030308

Current zoning: Recreation

Current use: Resort Community

What zoning districts border the project site?

North: Recreation	East: Recreation
South: Rural 10	West: Recreation
Comprehensive plan designation:	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: Platted Bottle Bay Tracts 1st Add. ~0.15 acre lots: 515 -land resid rural subdv vac and 537- Resid improv on cat 15	
South: two parcels- 32.3 acre 106-productivity forest land / 131-Land-ag/timber w/ resid imp.	
East: 0.945 acre: 2022 Goldenwest 14x36 MH	
West: 4.49 acre: 131-Land-ag/timb w/ resid improvement	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: <u>From the intersection of Hwy 95 and Bottle Bay Road in Sagle, Idaho: travel east on Bottle Bay Road for approximately 8.9 miles.</u> The property is north of Bottle Bay Road approximately 450 feet west of Bay Drive.	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information: Subject parcel is not within a subdivision, but is adjoined to the ones listed on the preliminary plat.		
This application is for : Dividing parcel RP57N01W336700A into two lots.		
Proposed lots: 2	Depth to Width Ratio (D:W)	
Lot #1	Proposed acreage: 2.93 acres	6.0: 1
Lot #2	Proposed acreage: 2.25 acres	7.5: 1
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: <u>Subject parcel is a long in the east-west direction. This proposal divides the remainder between platted lots and the Bottle Bay Road (a 13.1 : 1 ratio) into parcels that are nearer to the design criteria per 12-660: D.2.</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>The parcels lie roughly 10 feet below the Bottle Bay Road.</u>	
Water courses (lakes, streams, rivers & other bodies of water): <u>None</u>	
Springs & wells: <u>Lot 2 is serviced by an existing well.</u>	

Existing structures (size & use): 60' x 36' shop on proposed Lot 2.

Land cover (timber, pastures, etc): Lot 1 is Timbered Lot 2 is timbered with an existing shop and gravel parking area

Are wetlands present on site? ☐ Yes ☒ No

Source of information: NWI wetland mapper

Flood Hazard Zones located on site: ☒ X ☐ D ☐ A ☐ AE

DFIRM MAP: 16017C0975E

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: An easement of unspecified width along the existing gravel drive road is granted to Lot 22, First Addition to Bottle Bay Tracts in Easement Agreement Instrument No. 102587.

☒ 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: Bottle Bay road is a paved public road continuous with the southern boundary of the subject parcel.

The pavement is 22' wide, falling within a 50' wide right of way as shown and described in the First Addition of Bottle Bay Tracts recorded in Plat Book 2, Page 34 (1957). Driveway approach permits are currently in place for the easement described in the Plat and for an approach to a portion of road +/- 50' east of the SW Cor. of Lot 1.

☐ 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.

Easement for Avista: Instrument No. 811693. Easement for Sewer: Instrument No. 960378. Access Easement 1025874

SERVICES:

Sewage disposal will be provided by:

Existing Community System - List name of sewer district or provider and type of system:
Bottle Bay Sewer DistrictProposed Community System - List type & proposed ownership: _____Individual system - List type: _____

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: Bottle Bay Sewer District serves the parent parcel with the authorization for two separate use permits. One of which is currently installed for the existing building on Lot 2. The Sewer District holds an easement of unspecified width or location, which is physically located along the east line of the parent parcel. Per platting, a buyer, in possession of adjacent lots has negotiated the purchase of Lot 1, with the intent of creating an easement to access the main line on Bay Drive.

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 Proposed Lot 1 is currently served by an existing well.

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: _____

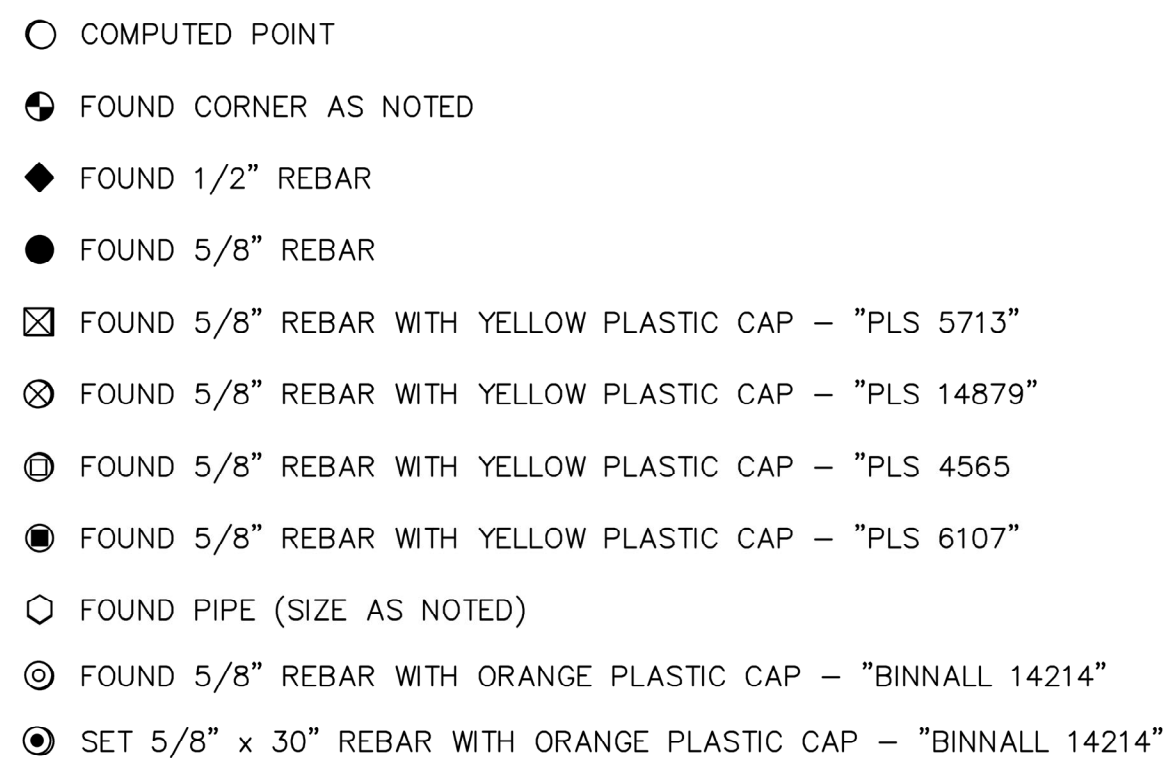
Which power company will serve the project site? Avista

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:  Date: 4-15-2024

Landowner's signature: Mary E. Schaffner Date: 4/15/2024

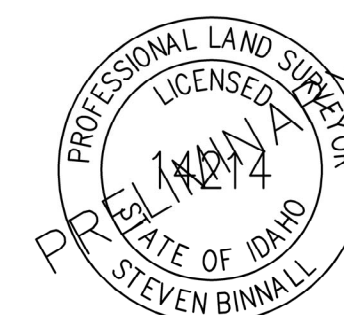
A PORTION OF SECTION 33, T.57N., R.1W., B.M.
BONNER COUNTY, ID

RECORDER'S
CERTIFICATE

(SURVEY REFERENCES ON SHEET 2)

1. BOTTLE BAY ROAD IS PLATTED AS A 50' WIDE COUNTY ROAD IN (P1). THE RECORD RIGHT-OF-WAY IS HEREIN CALCULATED PER TIES TO RECOVERED PIPES FROM SAID SURVEY SET ALONG SOUTH BAY DRIVE PER SAID PLAT WHEN ROTATED TO A BEST FIT OF THE SOUTH RIGHT-OF-WAY OF BAY DRIVE (P1) BEING THE NORTH BOUNDARY OF (P3).
2. AS NOTED IN (R5), THE EAST LINE OF BLOCK 1 PER (P2) IS IN CONFLICT WITH THE WEST LINE OF THIS PARCEL PER (P3). THE DIFFERENCE IN THE CALLED CENTERLINE OF THE PLATTED BOTTLE BAY ROAD RIGHT-OF-WAY IS COMPUTED PER THE RECORD (P3) CALLS AS THEY INTERSECT THE EXTENDED WEST LINE AS SURVEYED IN (R5).
3. THE SOUTHEAST CORNER OF THIS PARCEL IS FOUND SET PER (R9) IN WHICH THE CORNER IS PLACED PER AN OFFSET OF THE EXISTING ROAD SURFACE RATHER THAN ADDRESSING THE PREVIOUSLY PLATTED RIGHT-OF-WAY PER (P1).
4. THE SOUTH QUARTER CORNER OF SECTION 33 PER (P1) AND (P3) LEADS TO A PIPE RECOVERED AND HELD AS AN ACCESSORY PER CP&F INSTRUMENT NO. 650286, IN WHICH THE PERPETUATED POSITION OF THE SOUTH QUARTER CORNER IS REPORTED TO BE PER A 1965 LARGENT SURVEY AND IS USED AND ACCEPTED IN SURVEYS EVER SINCE.
5. RESIDENTIAL SEWER EASEMENT INSTRUMENT NO. 960378 – NO LOCATION OR DIMENSIONS SPECIFIED.
6. AVISTA EASEMENT INSTRUMENT NO. 811693 – 12' x 10' ANCHOR AND GUY LINE EASEMENT.
7. EASEMENT AGREEMENT OF UNSPECIFIED WIDTH, ALONG EXISTING GRAVEL ROAD PER INSTRUMENT NO. 1025874, RECORDS OF BONNER COUNTY.

THIS SURVEY WAS PERFORMED USING LEICA GS-14 RTK AND TS-15 EQUIPMENT. STATIC BASE OBSERVATIONS WERE PROCESSED USING THE N.G.S. ON-LINE POSITIONING USER SYSTEM (OPUS), REFERENCE FRAME: NAD 83(2011) EPOCH 2010, SPCS- ID. W. (1103). DISTANCES SHOWN ARE SCALED TO GROUND USING A COMBINED SCALE FACTOR OF GRID (X) 1.00013468601=GROUND.



Land Surveying, PLLC

GO LAND SURVEYING, PLLC

414 EUCLID AVE.
SANDPOINT, IDAHO 83864
(208)-946-9203
stevenb@golandsurveying.com

DRAWN BY
SJB / LEM

PROJECT NO.	210406
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DRAWING NO.	210406_DAYSTAR.dwg
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SHEET
1 of 2

DAYSTAR

A PORTION OF SECTION 33, T.57N., R.1W., B.M.
BONNER COUNTY, ID

OWNER’S CERTIFICATE

IN SIGNING IT IS HEREBY CERTIFIED THAT, DAYSTAR–SCHAFER, LLC, AN IDAHO LIMITED LIABILITY COMPANY, IS THE OWNER OF THAT PORTION OF GOVERNMENT LOT 4, GOVERNMENT LOT 5, AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 57 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, LYING BETWEEN THE FIRST ADDITION TO BOTTLE BAY TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK 2 OF PLATS, PAGE 34, RECORDS OF BONNER COUNTY, IDAHO, AND THE EXISTING COUNTY ROAD TO SAGLE; BOUNDED ON THE WEST BY THE EXTENSION OF THE WEST LINE OF LOT 30, FIRST ADDITION TO BOTTLE BAY TRACTS; AND BOUNDED ON THE EAST BY THE EXTENSION OF THE SOUTHEAST LINE OF LOT 1 OF SAID FIRST ADDITION TO BOTTLE BAY TRACTS, AND HAVE CAUSED THE PARCEL TO BE SUBDIVIDED, AND KNOWN AS DAYSTAR, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 33, BEING A STANDARD BUREAU OF LAND MANAGEMENT 3 1/4” BRASS CAP ON A 2 1/2” GALVANIZED IRON PIPE; THENCE N35°45’39”E, 1281.24 FEET TO A 6 INCH X 7 INCH CONCRETE MONUMENT WITH BRASS PIN MARKING THE EASTERLY LINE OF BOTTLE BAY BEACH HOMES, FILED IN BOOK 2 OF PLATS AT PAGE 32, RECORDS OF BONNER COUNTY, AT THE NORTHERLY RIGHT–OF–WAY LINE OF BOTTLE BAY ROAD, SAID POINT BEING THE POINT OF BEGINNING;

THENCE N14°42’35”E ALONG SAID EASTERLY LINE OF BOTTLE BAY BEACH HOMES 294.94 FEET TO THE SOUTHWESTERLY CORNER OF LOT 30 OF THE FIRST ADDITION TO BOTTLE BAY TRACTS, FILED IN BOOK 2 OF PLATS AT PAGE 34, RECORDS OF BONNER COUNTY; THENCE GENERALLY SOUTHEASTERLY ALONG THE SOUTH LINE OF SAID FIRST ADDITION TO BOTTLE BAY TRACTS, THE FOLLOWING THIRTEEN (13) COURSES:

- S82°23’50”E, 210.60 FEET TO THE SOUTHERLY CORNER COMMON TO LOTS 26 & 27,
- S65°37’58”E, 43.83 FEET TO THE SOUTHERLY CORNER COMMON TO LOTS 25 & 26,
- S58°34’55”E, 119.80 FEET TO THE SOUTHERLY CORNER COMMON TO LOTS 23 & 24,
- S68°27’55”E, 215.99 FEET TO THE SOUTHERLY CORNER COMMON TO LOTS 19 & 20,
- S78°34’51”E, 190.30 FEET TO THE SOUTHERLY CORNER COMMON TO LOTS 16 & 17,
- N89°07’20”E, 228.99 FEET TO THE SOUTHERLY CORNER COMMON TO LOTS 13 & 14, ALSO BEING THE SOUTHWEST CORNER OF LOT 13A OF THE REPLAT OF LOT 11, BLOCK 1, BOTTLE BAY TRACTS & LOT 13, 1ST ADDITION TO BOTTLE BAY TRACTS, FILED AS INSTRUMENT #686083,
- S73°52’37”E, 63.91 FEET TO THE SOUTHERLY CORNER COMMON TO LOTS 12 & 13, ALSO BEING THE SOUTHEAST CORNER OF THE SOUTHERLY PORTION OF LOT 11A OF THE REPLAT OF LOT 11, BLOCK 1, BOTTLE BAY TRACTS & LOT 13, 1ST ADDITION TO BOTTLE BAY TRACTS, FILED AS INSTRUMENT #686083,
- S68°07’10”E, 122.20 FEET TO THE SOUTHERLY CORNER COMMON TO LOTS 10 & 11,
- S64°03’01”E, 52.01 FEET TO THE SOUTHERLY CORNER COMMON TO LOTS 9 & 10,
- S63°37’08”E, 159.00 FEET TO THE SOUTHERLY CORNER COMMON TO LOTS 6 & 7,
- S53°46’04”E, 49.55 FEET TO THE SOUTHERLY CORNER COMMON TO LOTS 5 & 6,
- S53°05’47”E, 121.25 FEET TO THE SOUTHERLY CORNER COMMON TO LOTS 3 & 4, AND
- S53°16’54”E, 181.81 FEET TO THE MOST SOUTHERLY CORNER OF LOT 1 OF THE FIRST ADDITION TO BOTTLE BAY TRACTS;

THENCE S36°43’21”W ALONG THE SOUTHWESTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF SAID LOT 1, 141.05 FEET TO THE NORTHERLY RIGHT–OF–WAY LINE OF BOTTLE BAY ROAD; THENCE ALONG SAID NORTHERLY RIGHT–OF–WAY LINE THE FOLLOWING NINE (9) COURSES:

- N50°55’28”W 135.81 FEET,
- N46°16’28”W 186.65 FEET,
- N54°57’28”W 214.24 FEET,
- N81°33’28”W 312.13 FEET,
- N86°40’28”W 161.35 FEET,
- N80°38’28”W 204.44 FEET,
- N63°47’28”W 144.10 FEET,
- S87°29’32”W 185.23 FEET,
- S72°22’19”W 212.94 FEET TO THE POINT OF BEGINNING.

EASEMENT AGREEMENT INSTRUMENT NO. 1025874, RECORDS OF BONNER COUNTY.

AN INGRESS AND EGRESS EASEMENT, AS SHOWN ON SHEET 1, IS HEREBY GRANTED FOR THE BENEFIT OF LOT 1 FOR TEMPORARY USE UNTIL AN INDEPENDENT DRIVEWAY IS COMPLETED.

MARY E SCHAFER, MEMBER DATE
DAYSTAR–SCHAFER, LLC

JOHN B SCHAFER, MEMBER DATE
DAYSTAR–SCHAFER, LLC

ACKNOWLEDGEMENT

STATE OF IDAHO
COUNTY OF BONNER

ON THIS ____ DAY OF _____, 2024, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED MARY E SCHAFER AND JOHN B SCHAFER, KNOWN OR IDENTIFIED TO ME, TO BE THE MEMBERS OF DAYSTAR–SCHAFER, LLC, AN IDAHO LIMITED LIABILITY COMPANY, WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME ON BEHALF OF SAID LIMITED LIABILITY COMPANY.

I HAVE HEREUNTO SET MY HAND AND SEAL.

NOTARY PUBLIC FOR THE STATE OF IDAHO

RESIDING AT _____.

MY COMMISSION EXPIRES: _____

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.

WATER AND SEWER NOTE

WATER SERVICE IS PROVIDED BY INDIVIDUAL WELLS.

SEWAGE DISPOSAL IS PROVIDED BY BOTTLE BAY SEWER DISTRICT.

PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED FOR CONFORMANCE TO THE ZONING AND SUBDIVISION CODES AND APPROVED THIS ____, DAY OF _____, IN THE YEAR OF 2024.

BONNER COUNTY PLANNING DIRECTOR

REFERENCES

- (P1) PLAT OF BOTTLE BAY TRACTS, BK 2, PG 9, INSTR. NO. 42186, BY LS 663 (1952)
- (P2) PLAT OF BOTTLE BAY BEACH HOMES, BK 2, PG 32, INSTR. NO. 60043, BY LS 650 (1957)
- (P3) PLAT OF FIRST ADDITION TO BOTTLE BAY TRACTS, BK 2, PG 34, INSTR. NO. 61802, BY LS 663 (1957)
- (P4) REPLAT OF LOT 11, BLOCK 1 BOTTLE BAY TRACTS & LOT 13, 1st ADDITION TO BOTTLE BAY TRACTS, BK 7, PG 232, INSTR. NO. 686083, BY PLS 5713 (2005)
- (P5) PLAT OF EWERS RETREAT, BK 14, PG 5, INSTR. NO. 938434, BY PLS 7156 (2019)
- (R1) RECORD OF SURVEY INSTR. NO. 281809, BY PLS 974 (1984)
- (R2) RECORD OF SURVEY INSTR. NO. 316993, BY PLS 2896 (1986)
- (R3) RECORD OF SURVEY INSTR. NO. 439275, BY PE/LS 1947 (1994)
- (R4) RECORD OF SURVEY INSTR. NO. 494204, BY PLS 7879 (1996)
- (R5) RECORD OF SURVEY INSTR. NO. 530839, BY PLS 4565 (1998)
- (R6) RECORD OF SURVEY INSTR. NO. 859917, BY PLS 14879 (2014)
- (R7) RECORD OF SURVEY INSTR. NO. 871199, BY PLS 7156 (2015)
- (R8) RECORD OF SURVEY INSTR. NO. 916372, BY PLS 7156 (2018)
- (R9) RECORD OF SURVEY INSTR. NO. 942574, BY PLS 6107 (2019)
- (R10) RECORD OF SURVEY INSTR. NO. 1009731, BY PLS 14879 (2022)
- (R11) RECORD OF SURVEY INSTR. NO. 1025124, BY PLS 14214 (2023)

COUNTY RECORDER’S CERTIFICATE

I HEREBY CERTIFY THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF BONNER COUNTY, IDAHO, AT THE REQUEST OF GO LAND SURVEYING, PLLC FOR DAYSTAR–SCHAFER LLC. THIS ____ DAY OF _____, 2024, AT ____M.,

AND DULY RECORDED IN PLAT BOOK _____, PAGE _____,

INSTRUMENT NO. _____,

FEE: \$ _____.

BONNER COUNTY RECORDER _____ DEPUTY CLERK _____

RECORDER’S
CERTIFICATE

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 _____, IN THE YEAR OF 2024

BONNER COUNTY TREASURER

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 SURVEYOR

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT AND CHECKED THE PLAT COMPUTATIONS THEREON AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

DATED THIS ____, DAY OF _____, 2024

BONNER COUNTY SURVEYOR

SURVEYOR’S CERTIFICATE

I, STEVEN J. BINNALL, PLS NO. 14214, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS IS A TRUE SURVEY OF THE PLATTED LAND MADE BY ME OR UNDER MY DIRECTION, IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AND AT THE REQUEST OF DAYSTAR–SCHAFER LLC.



		GO LAND SURVEYING, PLLC	
		414 EUCLID AVE. SANDPOINT, IDAHO 83864 (208)-946-9203 stevenb@golandsurveying.com	
DRAWN BY SJB / LEM	PROJECT NO. 210406	DRAWING NO. 210406_DAYSTAR.dwg	SHEET 2 of 2