



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 #

MLD0029-24

RECEIVED:

RECEIVED

By Rob Winningham at 11:07 am, Sep 11, 2024

PROJECT DESCRIPTION:

Name of Minor Land Division plat: Bay City Subdivision

APPLICANT INFORMATION:

Landowner's name: Forrest Walker

Mailing address: [REDACTED]

City: Cocolalla

State: ID

Zip code: 83813

Telephone: [REDACTED]

Fax:

E-mail: [REDACTED]

REPRESENTATIVE'S INFORMATION:

Representative's name: Joel L. Andring

Company name: Glahe & Associates

Mailing address: 303 Church St.

City: Sandpoint

State: ID

Zip code: 83864

Telephone: 208-265-4474

Fax:

E-mail: jandring@glaheinc.com

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project: Todd Walker / father of owner.

Company name:

Mailing address: P.O. Box 466

City: Cocolalla

State: ID

Zip code: 83813

Telephone: 208-771-0525

Fax:

E-mail: walkerforrest@hotmail.com

PARCEL INFORMATION:

Section #: 22

Township: 56N

Range: 1W

Parcel acreage: 3.24

Parcel # (s): RP56N01W226677A

Legal description: 22-56N-1W BAY CITY MINING CLAIM SURV 2354 LESS TAX 51,52,73,74,75, 76 & 82 LESS MINERAL RIGHTS

Current zoning: Recreation

Current use: 532 - ronresid imprv on cat12/15

What zoning districts border the project site?

North: Recreation	East: Recreation
South: Recreation	West: Recreation
Comprehensive plan designation: Recreation	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 512 - Land Resid rural tract vac (1.0 AC), 107 - Bare forest land (16.31 AC)	
South: 512-Land Resid rural tract vac	
East: Multiple unplatted parcels (from 0.4 AC to 1.4 AC), "512-Land Resid rural tract vac". One 0.36 AC parcel, "534-Resid improv on cat 12", with single family residence.	
West: 681 - Exempt prop state statute	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: From the intersection of Hwy. 95 & Sagle Rd., head east on Sagle Rd., proceed 7.7 miles, turn left onto Garfield Bay Rd./Sagle Rd., proceed 0.9 miles, turn left onto Gold Coin Ln., proceed ~0.3 miles to subject property on right.	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information: N/A

This application is for : MLD - 4 lots.

Proposed lots: 4	Proposed acreage:	Depth to Width Ratio (D:W)
Lot #1	0.29	2.02 : 1
Lot #2	0.72	2.81 : 1
Lot #3	0.37	2.46 : 1
Lot #4	1.87	8.36 : 1
Remainder	Proposed acreage:	

Describe the land division proposal and resulting acreage: The existing 3.24 AC. unplatted parcel is flagpole-shaped with a D:W ratio of 8.37 : 1. We propose 4 recreational/residential lots, each with a suitable building site in the wide, flatter part of the parcel. Lots 1 - 3 conform to county code. Lot 4 has been designed with a D:W ratio of 8.36 : 1, which exceeds code, but maintains (or rather, slightly improves on) the ratio of the current parcel per BCRC 12-670A2. The D:W ratio of Lot 4 would be 2.70 : 1 without the flagpole portion. Yet, this portion, which has steeper grades and is less suitable for building, cannot be discarded, it must go somewhere.

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:
 The property slopes westerly toward Garfield Bay. The north 1/3 of the property rests on a moderately sloped hillside. The south 2/3 of the property rests on a steep hillside with rocky surfaces and outcroppings. Estimated maximum slope of 75%.

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

Garfield Bay is near the SW corner of the property. No rivers or streams are on the property.

Springs & wells: A well is located on proposed Lot 2.

Existing structures (size & use): A pumphouse near the well on proposed Lot 2.

A gazebo on proposed Lot 4.

Land cover (timber, pastures, etc): _____

The majority of the property is moderately forested with small clearings.

Are wetlands present on site? ☐ Yes ☒ No

Source of information: U.S. F.&W.

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: Rock Harbor Rd is an existing ~ 15 ft. wide gravel roadway within a 25 ft. wide private easement, inst. no. 74547 & 74548 near the SW corner.

Gold Coin Lane is an existing ~15 ft. wide gravel roadway within a 25 ft. wide right-of-way, inst. no. 74548, along the east side of the property.

An existing unnamed dirt road, ~10 ft. wide, within a 10 ft. wide easement, inst. no. 458514, provides access at the NW corner of the property

A 20 ft. wide easement is proposed along the west line of the subdivision to provide access to lots 3 and 4.

☐ 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.

Inst. Nos. 74578, 150549, 161323, 414572, 422381, & 458514.

SERVICES:

Sewage disposal will be provided by:

☒ Existing Community System - List name of sewer district or provider and type of system:
Garfield Bay Water and Sewer District.☐ Proposed 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: All lots to be serviced by Garfield Bay Water and Sewer District's existing main, to be extended to the property.

Legal access exists and will-serve letter has recently been obtained. (See attached.)

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: A community water system will be developed using the existing drilled well, which is 400' deep with a 20' static water level and provides 18 gpm. See the attached well log.

Which power company will serve the project site? Northern Lights.

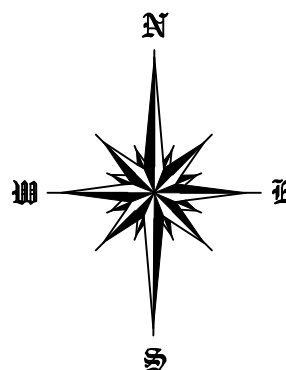
I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post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

Landowner's signature: Joel Andring Date: 9/11/24

Landowner's signature: _____ Date: _____

BAY CITY SUBDIVISION

LYING IN A PORTION OF THE SW ¼ OF SECTION 22,
TOWNSHIP 56 NORTH, RANGE 1 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



LEGEND

- SET 5/8" X 24" REBAR AND CAP, PLS 13548
- SET 1/2" X 24" REBAR AND CAP, GLAHE EASEMENT
- FOUND 5/8" REBAR AND CAP, PLS 6107
- FOUND 1/2" REBAR, NO CAP, BY PE 1316 PER (R1)
- FOUND 2" IRON PIPE WITH 2-3/4" BRASS CAP MARKED "LAKE SHORE 3500" WITH CORNER NUMBER AS NOTED
- FOUND MONUMENT AS NOTED
- CALCULATED POINT, NOTHING SET
- EASEMENT LINE
- WATER WELL
- POWER POLE

RECORD REFERENCES

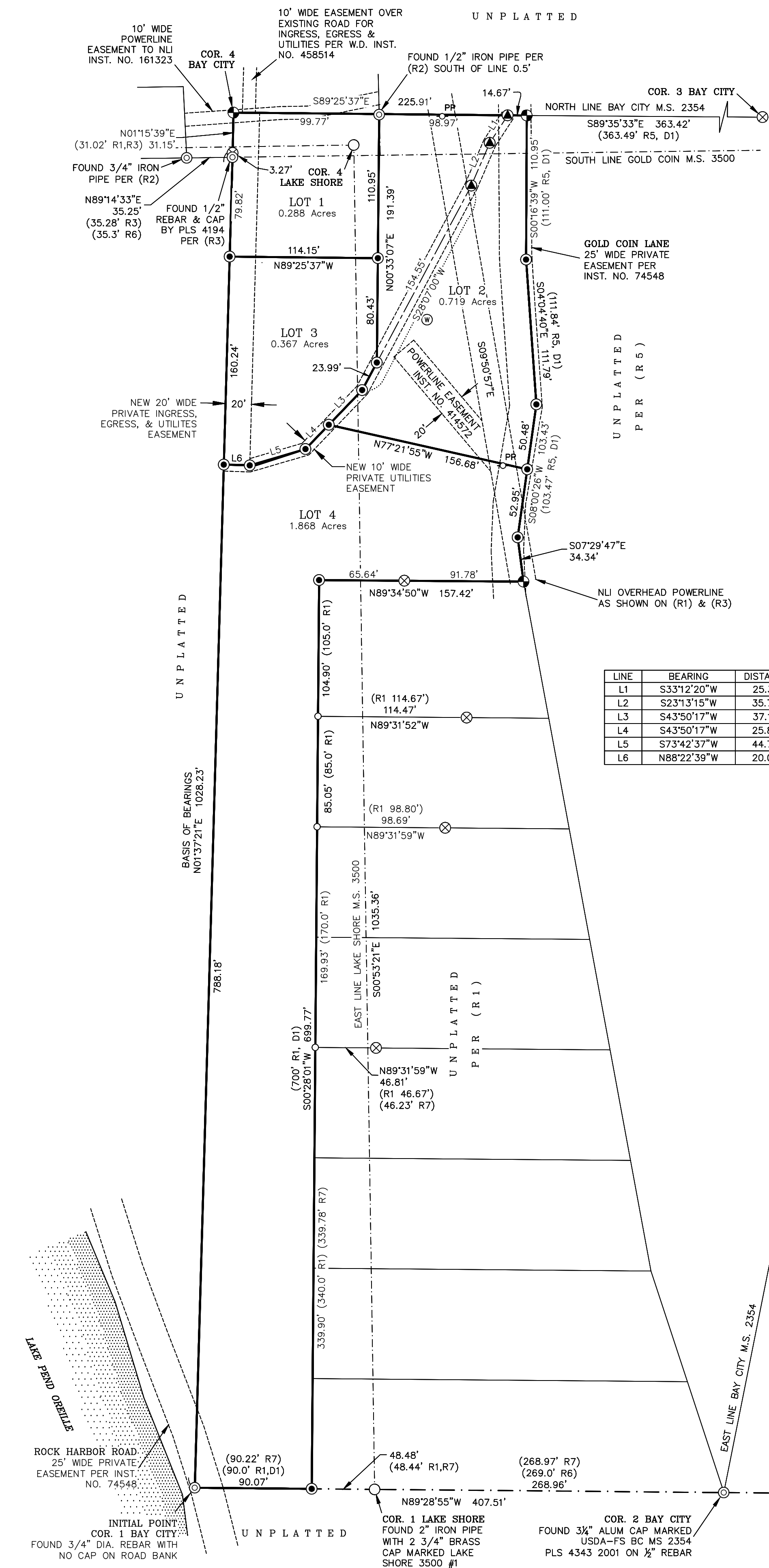
- (G1) GLO SURVEY OF T56N, R1W, BY SONNENKALB, APPROVED 4/19/1897
- (G2) GLO PLAT OF MINERAL SURVEY NO. 2354, BAY CITY LODGE, APPROVED 5/6/1908
- (G3) BLM PLAT OF MINERAL SURVEY NO. 3500, GOLD COIN GROUP, APPROVED 2/10/1955
- (G4) BLM SUPPLEMENTAL PLAT OF S22, T56N, R1W, ACCEPTED 3/30/1971
- (G5) BLM SUPPLEMENTAL PLAT OF S22, T56N, R1W, ACCEPTED 8/7/1987
- (R1) RECORD OF SURVEY BY PE 1316 FOR M. SCHUDEL, DATED 6/29/1972, UNRECORDED.
- (R2) RECORDS OF SURVEY BY PE 1947, DATED 3/2/1972 & 8/28/1972, UNRECORDED
- (R3) RECORD OF SURVEY, PLS 4194, INST. NO. 288710, 7/6/1984
- (R4) RECORD OF SURVEY, PLS 974, INST. NO. 332549, 3/17/1987
- (R5) RECORD OF SURVEY BY PLS 6107 FOR ED TURNER, DATED AUG. 1991, UNRECORDED.
- (R6) RECORD OF SURVEY BY PLS 4343, INST. NO. 581352, 5/14/2001
- (R7) RECORD OF SURVEY, PLS 9367, INST. NO. 783515, 11/20/2009
- (D1) WARRANTY DEED, INST. NO. 1011301, 9/12/2022

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 "D" PER FEMA PANEL 16017C0975E, EFFECTIVE 11/18/2009.

SURVEYOR'S NARRATIVE

- THE PURPOSE OF THIS SURVEY IS TO DIVIDE THAT PARCEL DESCRIBED IN WARRANTY DEED INST. NO. 1011301 INTO 4 LOTS THROUGH THE MINOR LAND DIVISION PROCESS.
- ALL THE MONUMENTS OF RECORD ALONG THE EXTERIOR OF THIS PLAT WERE FOUND AND HELD. UNMONUMENTED CORNERS AND LINE ANGLE POINTS WERE SET IN A PROPORTIONATE MANNER.
- SEE LEGEND AND RECORD REFERENCES FOR LISTS OF THE MONUMENTS AND DOCUMENTS USED IN CONTROLLING THE BOUNDARIES OF THIS SURVEY.
- THIS SURVEY WAS PERFORMED USING TRIMBLE R8S, R10 & R12i GNSS RECEIVERS AND THE DATA WAS PROCESSED USING NGS OPUS AND TRIMBLE BUSINESS CENTER. CONVENTIONAL SURVEYING WAS COMPLETED BY CLOSED-LOOP AND RADIAL TIE TECHNIQUES USING A NIKON TOTAL STATION.



BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS CONTROL COORDINATES DERIVED FROM NGS OPUS SOLUTIONS USING A REFERENCE FRAME OF NAD83 (2011)(EPOCH: 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 1.0001315073. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°30'24" AT THE SOUTHWEST CORNER OF THE PLAT.



1/4	SECTION	TOWNSHIP	RANGE	MONTANA	IDAHO
	22	56 N	1 W		
PROJECT #: 22-120 WALKER DRAWING NAME: 22-120 WALKER PLAT					

BAY CITY SUBDIVISION

GLAHE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
303 Church Street
Sandpoint, Idaho 83864
208-265-4474

Scale: 1"=60'	Checked By: JLA	Drawn By: JLA/SWO
Plot Date: 9/10/2024	Sheet: 1 of 2	

