

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 #		RECEIVED:			
MLD0029-24		RECEIVED			
		By I	Rob Winningham	at 11:07 am, Sep 11, 2024	
PROJECT DESCRIPTION:		1			
Name of Minor Land Division plat: Bay	, City Cubdivia	ion			
Name of Willor Land Division plat. Bay	/ City Subdivis	1011			
APPLICANT INFORMATION:					
Landowner's name: Forrest Walker					
Mailing address:					
City: Cocolalla		State:	ID	Zip code: 83813	
Telephone:		Fax:			
E-mail					
REPRESENTATIVE'S INFORMATION	í:				
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 REPRESEI	MTATIVE IN	FORM	TION.		
Name/Relationship to the project: Todd			ATION.		
Company name:	vvaikei / latilei Oi		and the second state of th		
Mailing address: P.O. Box 466					
City: Cocolalla		State:	D	Zip code: 83813	
Telephone: 208-771-0525		Fax:		Zip code, 65615	
E-mail: walkerforrest@hotmail.com		Tax.			
L IIIaii. waikenonest@notmail.com					
PARCEL INFORMATION:					
Section #: 22 Township: 56N	Range:	1W	Parcel acreage:	3.24	
Parcel # (s): RP56N01W226677A					
Legal description: 22-56N-1W BAY CITY MINING O	CLAIM SURV 2354	LESS TAX	51,52,73,74,75, 76 & 82 LE	ESS MINERAL RIGHTS	
Current zoning: Recreation		Current use: 532 - ronresid imprv on cat12/15			
What zoning districts border the project	ct site?				

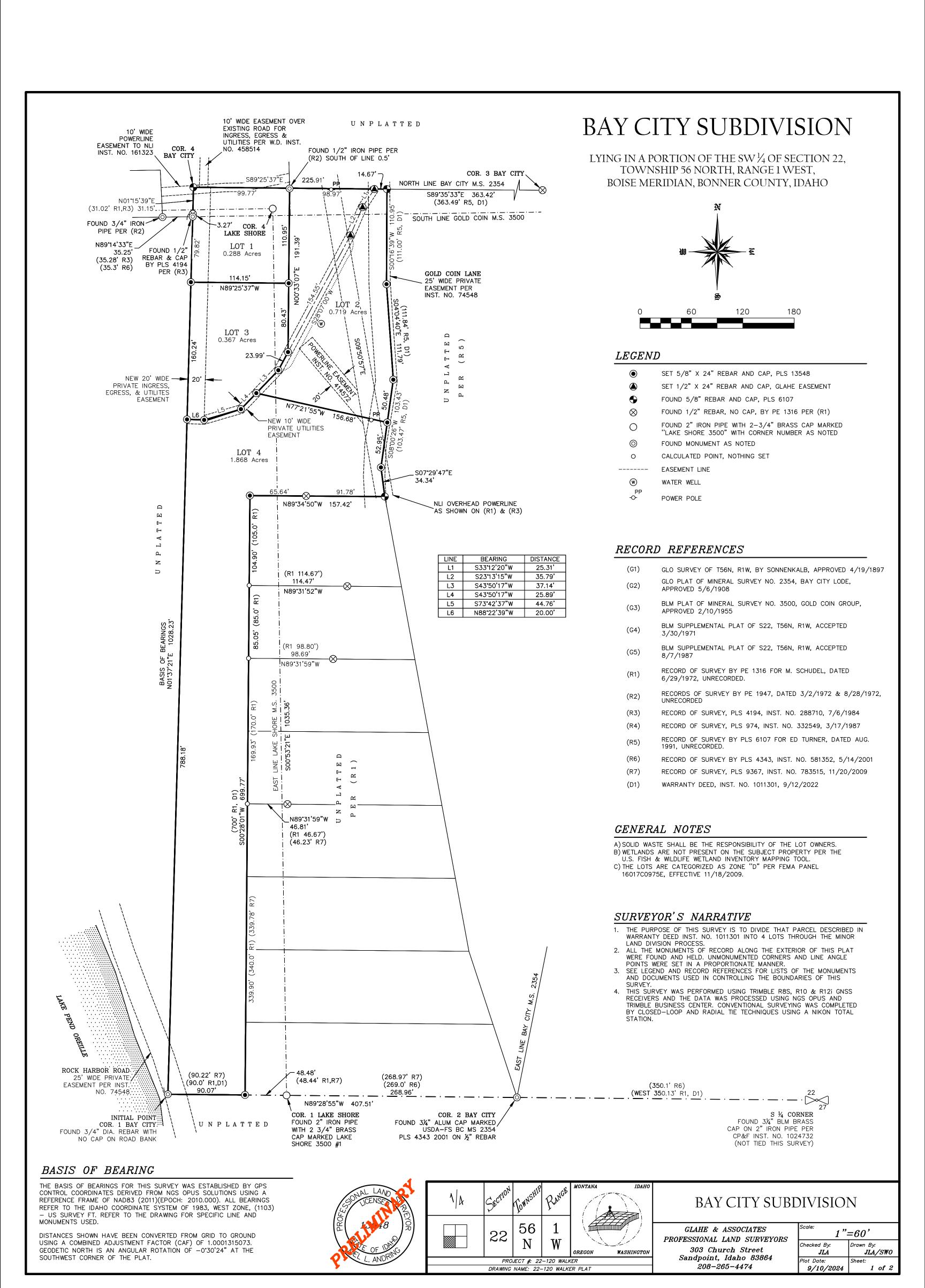
	eation	East: Recreation
South: Reci	reation	West: Recreation
	ensive plan designation: Recreation	
Uses of th	e surrounding land (describe lot siz	zes, structures, uses):
North: 512 -	Land Resid rural tract vac (1.0 AC), 107 - Bare forest la	nd (16.31 AC)
South: 512-	Land Resid rural tract vac	
East: Multiple	unplatted parcels (from 0.4 AC to1.4 AC), "512-Land Resid I	rural tract vac". One 0.36 AC parcel, "534-Resid improv on cat 12", with single family reside
West: 681 - E	xempt prop state statute	, with single ranning reside
Within Are	ea of City Impact: Yes: No: ✓	If yes, which city?:
		& 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
ADDITION	AL PROJECT DESCRIPTION:	
Existing p	lat recording information: N/A	
This appli	cation is for : MLD - 4 lots.	
Proposed lo	ots: 4	Depth to Width Ratio (D:W)
	Proposed acreage: 0.29	2.02 : 1
Lot #1	110posed acreage, 0.29	2.02 : 1
Lot #1 Lot #2	Proposed acreage: 0.72	2.81 : 1
Lot #2		
Lot #2 Lot #3	Proposed acreage: 0.72	2.81 : 1
Lot #2 Lot #3 Lot #4 Remainder	Proposed acreage: 0.72 Proposed acreage: 0.37 Proposed acreage: 1.87 Proposed acreage:	2.81 : 1 2.46 : 1 8.36 : 1
Lot #2 Lot #3 Lot #4 Remainder Describe th	Proposed acreage: 0.72 Proposed acreage: 0.37 Proposed acreage: 1.87 Proposed acreage: le land division proposal and result	2.81 : 1 2.46 : 1 8.36 : 1
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Lot #2 Lot #3 Lot #4 Remainder Describe th atio of 8.37:1. W ot 4 has been des	Proposed acreage: 0.72 Proposed acreage: 0.37 Proposed acreage: 1.87 Proposed acreage: te land division proposal and result //e propose 4 recreational/residential lots, each with a suita igned with a D:W ratio of 8.36: 1, which exceeds code, but m	2.81 : 1 2.46 : 1 8.36 : 1 Ing acreage: The existing 3.24 AC. unplatted parcel is flagpole-shaped with a D:W ble building site in the wide, flatter part of the parcel. Lots 1 - 3 conform to county code. aintains (or rather, slightly improves on) the ratio of the current parcel acres page 1.00 Acres 1.00
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 $Springs \ \& \ wells: \ \underline{\ } \ {\ }$

	sting structures (size & use): A pumphouse near the well on proposed Lot 2. zebo on proposed Lot 4.
1	nd cover (timber, pastures, etc):
	wetlands present on site? Ves V No Source of information: U.S. F.&W.
1	wettands present on site. In the Indiana.
	od Hazard Zones located on site: X D A AE DFIRM MAP: 16017C0975E
——————————————————————————————————————	ner pertinent information (attach additional pages if needed):
	CESS INFORMATION: ase 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
	Combination of Public Road/Private Easement
	oublic road dedication proposed as part of this minor land division? Yes No t existing access and utility easements on the subject property.
Inet	Nos. 74578. 150549, 161323, 414572, 422381, & 458514.

SERVICES:

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: 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.)
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.
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.
Carra of the decears. It is to be serviced by Garrield Bay Water and Sewer District's existing main, to be extended to the property
Will the sanitary restriction be lifted by the Panhandle Health District? Wester will be asset in 1.1.
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.
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.
andowner's signature: Joel Andring Date: 9/11/24
andowner's signature: Date:



BAY CITY SUBDIVISION

LYING IN A PORTION OF THE SW $\frac{1}{4}$ OF SECTION 22. TOWNSHIP 56 NORTH, RANGE I WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNER'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT FORREST WALKER, A SINGLE MAN, HEREBY CERTIFIES THAT HE IS THE OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE PLATTED INTO LOTS. THE SAME TO BE KNOWN AS "BAY CITY SUBDIVISION" BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECÍFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT CORNER NO. 1 OF THE BAY CITY LODE, DESCRIBED IN PATENT #26176, BEING ON THE SOUTH LINE OF SAID SECTION 22, MONUMENTED WITH A 3/4" REBAR;

THENCE LEAVING SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID BAY CITY LODE, NORTH 01°37'21" EAST, 1028.23 FEET TO A 1/2" REBAR;

THENCE CONTINUING ALONG SAID WEST LINE, NORTH 01"15'39" EAST, 31.15 FEET TO CORNER NO. 4 BAY CITY LODE, MONUMENTED WITH A 5/8" REBAR AND CAP BY PLS 6107;

THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID BAY CITY LODE, SOUTH 89°25'37" EAST, 225.91 FEET TO THE EASTERLY EDGE OF AN EXISTING ACCESS ROAD (GOLD COIN LANE), MONUMENTED WITH A 5/8" REBAR AND CAP BY PLS 6107;

THENCE LEAVING SAID NORTH LINE AND ALONG SAID EASTERLY ROAD EDGE, THE FOLLOWING FOUR (4) COURSES:

- SOUTH 00°16'39" WEST, 110.95 FEET TO A 5/8" REBAR AND CAP BY PLS 13548;
- 2. SOUTH 04'04'40" EAST, 111.79 FEET TO A 5/8" REBAR AND CAP BY PLS 13548; 3. SOUTH 08'00'26" WEST, 103.43 FEET TO A 5/8" REBAR AND CAP BY PLS 13548;

4. SOUTH 07°29'47" EAST, 34.34 FEET TO A 5/8" REBAR AND CAP BY PLS 6107;

THENCE LEAVING SAID EASTERLY ROAD EDGE, NORTH 89°34'50" WEST, 157.42 FEET TO A 5/8" REBAR AND CAP BY PLS 13548;

THENCE SOUTH 00'28'01" WEST, 699.77 FEET, RETURNING TO SAID SOUTH LINE OF SAID SECTION 22, MONUMENTED WITH A 5/8" REBAR AND CAP BY PLS 13548;

THENCE ALONG SAID SOUTH LINE, NORTH 89°28'55" WEST, 90.07 FEET TO THE POINT OF BEGINNING.

THE 20' WIDE EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE OWNERS OF THIS PLAT FOR INGRESS, EGRESS AND UTILITY PURPOSES.

THE 10' WIDE UTILITY EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE OWNERS OF THIS PLAT FOR UTILITY PURPOSES.

FORREST WALKER		

ACKNOWLEDGMENT

STATE OF	
COUNTY OF	

ON THIS ______ DAY OF ______, 20___, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED FORREST WALKER, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC		
NOTARY PUBLIC FOR T	HE STATE OF	

RESIDING AT: MY COMMISSION EXPIRES: _____

DOCUMENTS AND EASEMENTS OF RECORD

SUBJECT TO THE FOLLOWING EASEMENTS PER ALLIANCE TITLE & ESCROW REPORT, FILE NO. 603577, DATED MARCH 10, 2022. ALL IN RECORDS OF BONNER COUNTY, ID, UNLESS OTHERWISE NOTED.

- 1. EASEMENTS TO LLOYD E. HAYES ESTATE FOR ROAD PURPOSES, 2/23/1960, INST. NO. 74578. SHOWN HEREON AS ROCK HARBOR AND GOLD COIN LANE.
- 2. EASEMENT TO LEE M. GRIFFIN FOR ACCESS ROAD, 7/9/1973, INST. NO. 150549. NOT SHOWN.
- 3. EASEMENT TO NLI FOR PUBLIC UTILITIES, 10/24/1974, INST. NO. 161323. SHOWN HEREON. 4. EASEMENT TO NLI FOR PUBLIC UTILITIES, 10/28/1992, INST. NO. 414572. SHOWN HEREON AS SERVICE
- 5. EASEMENT FOR ROAD ACCESS, 4/5/1993, INST. NO. 422381. NOT SHOWN. LOCATED OFF-SITE.
- 6. EASEMENT FOR INGRESS, EGRESS & UTILITIES AND RIGHT TO USE 1/2 WATER IN WELL, 1/6/1995, INST. NO. 458514. WELL SHOWN HEREON

COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS _____, 20___.

CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS

PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS _____ DAY OF ____ 20___

PLANNING DIRECTOR

SURVEYOR'S CERTIFICATE

I, JOEL L. ANDRING, PLS 13548, STATE OF IDAHO. DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY, 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.

JOEL L.	ANDRING,	PLS	13548		DATE

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT "BAY CITY SUBDIVISION" AND CHECKED THE PLAT AND COMPUTATIONS THEREON AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE

THIS	DAY	OF	 20	<u>.</u>

BONNER COUNTY SURVEYOR

PANHANDLE HEALTH DISTRICT

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

DATE	PANHANDIE HEALTH DISTRICT SIGNATURE	

WATER AND SEWER NOTE

WATER SERVICE: WATER IS PROVIDED BY THE COMMUNITY WATER SYSTEM. SEWER SERVICE: SEWAGE DISPOSAL IS BY THE GARFIELD BAY WATER AND SEWER DISTRICT.

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	_•
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BONNER COUNTY TREASURER

RECORDER'S CERTIFICATE

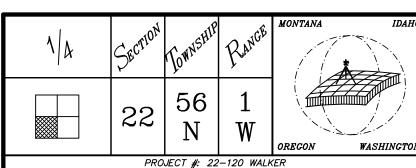
FILED THIS ____ DAY OF _____, 20__, AT _____ IN BOOK _____ OF PLATS AT PAGE ____ AT THE REQUEST OF GLAHE AND ASSOCIATES, INC., AS INSTRUMENT NO.

BY DEPUTY

COUNTY RECORDER

FEE

PREPARED FOR: TODD WALKER P.O. BOX 466 COCOLALLA, ID 83813



DRAWING NAME: 22-120 WALKER PLAT

BAY CITY SUBDIVISION

GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS

N/Ahecked Bv: 303 Church Street JLASandpoint, Idaho 83864 208-265-4474

Drawn Bv: JLA/SWO 9/10/2024 2 of 2