



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 # MLD0032-24	RECEIVED: 07/08/2024
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: Weichal Subdivision

APPLICANT INFORMATION:

Landowner's name: Clint Weichal		
Mailing address: [REDACTED]		
City: Spirit Lake	State: Idaho	Zip code: 83869
Telephone: [REDACTED]	Fax:	
E-mail: [REDACTED]		

REPRESENTATIVE'S INFORMATION:

Representative's name: Truxton Glahe		
Company name: Glahe & Associates, Inc.		
Mailing address: 303 Church St.		
City: Sandpoint	State: Idaho	Zip code: 83864
Telephone: 208-265-4474	Fax:	
E-mail: truxton@glaheinc.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: 54N	Range: 4W	Parcel acreage: 9.5 Acres
Parcel # (s): RP014170000020A			
Current zoning: Rural 5		Current use: Rural Residential	
Comprehensive plan designation:			
Within Area of City Impact:		If yes, which city?:	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

ADDITIONAL PROJECT DESCRIPTION:**This application is for :**

Lot #1	Proposed acreage:4.75	Remainder	Proposed acreage:
Lot #2	Proposed acreage:4.75	Do the proposed lots meet the required depth to width ratio and applicable angle of intersection per BCRC 12-621:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Lot #3	Proposed acreage:		
Lot #4	Proposed acreage:		

SITE INFORMATION:

Does the property contain steep slopes of 15% or greater per the USGS maps?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any water courses present on site per the NHD maps? (lakes, streams, rivers & other bodies of water) Note: submerged lands shall not be counted for determining density in a subdivision per BCRC 12-622.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are wetlands present on site per the U.S. Fish and Wildlife Service National Wetland Inventory Maps?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is the subdivision designed around identified natural hazards per BCRC 12-626 (A)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Do existing structures meet required setbacks to proposed lot lines per BCRC Title 12 Chapter 4.1?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Are proposed lots split by city, county, zoning, or public R-O-W boundaries?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Flood Hazard Zones located on site: <input checked="" type="checkbox"/> X <input type="checkbox"/> D <input type="checkbox"/> A <input type="checkbox"/> AE	DFIRM MAP:
Other pertinent information (attach additional pages if needed): _____ _____ _____ _____	

ACCESS INFORMATION:

Please check the appropriate boxes:	
<input type="checkbox"/> Private Easement	<input type="checkbox"/> Existing <input type="checkbox"/> Proposed
<input checked="" type="checkbox"/> Public Road	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed
<input type="checkbox"/> Combination of Public Road/Private Easement	<input type="checkbox"/> Existing <input type="checkbox"/> Proposed
Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, easement/right of way width, road grade. Include recorded instrument number for existing easements/roads & name, if existing: <u>Dirt, see map for width</u> _____ _____	
List existing access and utility easements on the subject property. <u>30' easement for ingress, egress and utilities benefiting lot 1 of Rewop 29</u> _____ _____	

SERVICES:

Which power company will serve the project site? Northern Lights - Avista

Which fire district will serve the project site? Spirit Lake

Sewage disposal will be provided by:☐ Existing Community System☐ Proposed Community System☒ Individual system

Explain the type of sewage system (LSAS, community drain field, individual septic, ect.) capacity, maintenance plan, location of facilities, name of facilities/provider, proposed ownership, if applicable, and other details: _____

Note: Please attach the necessary proof of urban services if required.

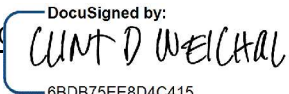
Will the sanitary restriction be lifted by the Panhandle Health District?

☒ Yes ☒ No**Water will be supplied by:**☐ Existing public or community system☐ Proposed Community System☒ Individual well

Please explain the water source, name of provider, proposed ownership, capacity, system maintenance plan, storage and delivery system and other details: _____

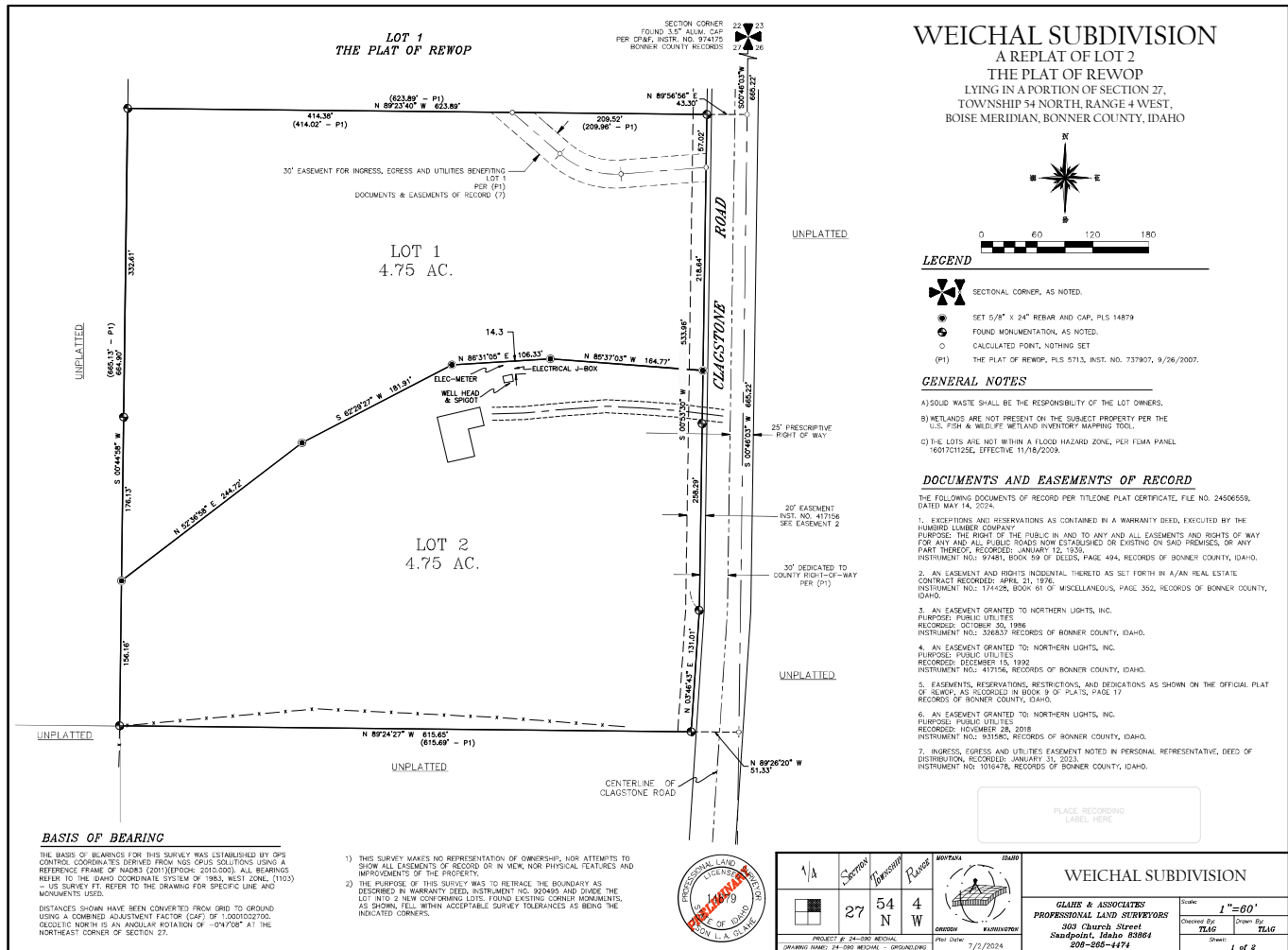
Note: Please attach the necessary proof of urban services if required.

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: 7/3/2024

DocuSigned by:
68DB75EE8D4C415...

Landowner's signature: Clint Weichal _____ Date: 07/03/2024



WEICHAL SUBDIVISION
A REPLAT OF LOT 2
THE PLAT OF REWOP
LYING IN A PORTION OF SECTION 27,
TOWNSHIP 54 NORTH, RANGE 4 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT CLINT WEICHAL, A SINGLE MAN, HEREBY CERTIFIES THAT HE IS THE OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE PLATED INTO LOTS 1 & 2, THE SAME TO BE KNOWN AS "WEICHAL SUBDIVISION" BEING A PORTION OF SECTION 27, TOWNSHIP 54 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:
LOT 2, REWOP 28, ACCORDING TO THE PLAT RECORDED IN BOOK 9 OF PLATS, PAGE 17, RECORDS OF BONNER COUNTY, IDAHO.
TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.

CLINT WEICHAL _____ DATE _____

COUNTY COMMISSIONERS' CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS, BONNER COUNTY, IDAHO.
DATED THIS _____ DAY OF _____, 2024.
CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS _____

PLANNING DIRECTOR

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

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT "WEICHAL SUBDIVISION" AND CHECKED THE RE-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 _____

PANHANDLE HEALTH DISTRICT

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.

WATER AND SEWER NOTE

WATER SERVICE: WATER IS PROVIDED BY PRIVATELY OWNED WELL WATER SYSTEM
SEWER SERVICE: SEWAGE DISPOSAL BY INDIVIDUAL SEPTIC SYSTEM

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 _____, 2024.
BONNER COUNTY TREASURER _____

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 2024, AT _____ O'CLOCK _____ M.,
IN BOOK _____ OF PLATS AT PAGE _____ AT THE REQUEST OF
GLAHE AND ASSOCIATES, INC., AS INSTRUMENT NO. _____
COUNTY RECORDER _____ BY DEPUTY _____
\$ _____ FEE

PLACE RECORDING LABEL HERE

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____
ON THIS _____ DAY OF _____, 2024, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED CLINT WEICHAL, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.
NOTARY PUBLIC: _____
NOTARY PUBLIC FOR THE STATE OF _____
RESIDING AT: _____
MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

I, TYSON L.A. GLAHE, PLS 14879, STATE OF IDAHO, DO 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 54 NORTH, RANGE 4 WEST, BOISE MERIDIAN, 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.
TYSON L.A. GLAHE, PLS 14879 _____ DATE _____



1/4	Section	Range	TOWNSHIP	54	4	W	BOISE MERIDIAN	27	28
PROJECT # 24-080 WEICHAL									Plat Date 11/29/2024
DRAWING NAME: 24-080 WEICHAL - REWOP LOTS									
WEICHAL SUBDIVISION									
GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4174									
Check By TAG									Drawn By TAG
Sheet: 2 of 2									