



## 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 # MLD0034-24

RECEIVED:

**RECEIVED**

By Alex Feyen at 11:49 am, Jul 22, 2024

#### PROJECT DESCRIPTION:

Name of Minor Land Division plat: Replat of Lot 1, Schilling/Carlin Plat

#### APPLICANT INFORMATION:

Landowner's name: Jeff and Priscilla Michele Hudon

Mailing address: [REDACTED]

City: Cocolalla

State: ID

Zip code: 83813

Telephone: [REDACTED]

Fax:

E-mail: [REDACTED]

#### REPRESENTATIVE'S INFORMATION:

Representative's name: Russel Badgley

Company name: James A. Sewell & Assoc

Mailing address: 1319 N Division Ave

City: Sandpoint

State: ID

Zip code: 83864

Telephone: 208-263-4160

Fax:

E-mail: [rbadgley@jasewell.com](mailto:rbadgley@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 #: 17 Township: 55 North Range: 2 West Parcel acreage: 16.31 acres

Parcel # (s): RP017260000010

Legal description: 17-55N-2W Schilling/Carlin Plat Lot 1

Current zoning: Rural 5

Current use: Residential

What zoning districts border the project site?

North: Rural 5	East: Productivity Forest Land
South: Rural 5	West: Rural 5
Comprehensive plan designation: Rural Residential 5-10 acres	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 21.96 acres, 131-Land-ag/timb w/resid Imp	
South: 7.6 acre lot 131-Land-ag/timb w/resid Imp, 5 acre lot 537-Resid improv, 5 acre lot 537-Resid improv.	
East: 19.96 acre lot 106-Productivity forest land Stimson	
West: 5.27 acre lot 537-Resid improv, 6.18 acre lot 146-Land-ag/timb w/ MH	
Within Area of City Impact: Yes:      No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: From Sandpoint head south on HWY 95 approx. 11 miles, Turn left on Black Tail Road, Left on Old Orchard Rd., First driveway on the right.	

### ADDITIONAL PROJECT DESCRIPTION:

#### Existing plat recording information:

**This application is for :** Minor Land Division of 16.31 acres into two individual lots

Proposed lots:		Depth to Width Ratio (D:W)
Lot #1 1A	Proposed acreage: 6.29 acres	3.33 : 1
Lot #2 1B	Proposed acreage: 10.02 acres	2.75 : 1
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A

Describe the land division proposal and resulting acreage: The proposed minor land division would divide the  
current 16.31 acres into two lots. Lot 1A to be 6.29 acres and Lot 1B to be 10.02 acres. A two lot minor land division.

### 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:  
Mostly flat pasture with a slight swail on the south property edge.

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

Springs & wells: domestic well on Lot 1B



Existing structures (size & use):

Existing residential home, 2200 sq. ft., 60'x40' residential shop 2400 sq. ft. , and two small garden sheds. All on Lot 1B

Land cover (timber, pastures, etc): Pasture, sparse trees.

Are wetlands present on site? ☒ Yes ☐ No

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

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

DFIRM MAP:

Other pertinent information (attach additional pages if needed):

"Possible wetland location in the northwest corner"

No flood zone hazards are present.

#### 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: Gravel road, approx. 12-15' wide with turnouts, flat grade. Old Orchard Road.

☐ 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.  
Northern Lights along the west property line.

**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: at a later date, private septic system.

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 at a later date, private 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

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: \_\_\_\_\_

Landowner's signature: \_\_\_\_\_

Date: \_\_\_\_\_

SECTION 17, TWP 35.0N, RANG 20W.0E	SHEET TITLE: <b>REPLAT OF LOT 1, SCHILLING / CARLIN PLAT</b>	25-25-24 DRAWN: NOLA CHECKED: REB APPROVED: SC 25-25-24-002 25-25-24-002 SHT 1 OF 2
	<b>James A. Sewell and Associates, LLC</b> ENGINEERS - SURVEYORS - PLANNERS SANDPOINT, ID, 83864, (208)263-4160	







1. SCHILLING / CARLIN PLAT, BK. 10, PG. 28, INST. #194847
2. BLACKTAIL VALLEY ACRES, BK. 6, PG. 157, INST. #591316
3. BIG SKY SUBDIVISION, BK. 13, PG. 15, INST. #922221
4. SKY HIGH SUBDIVISION, BK. 13, PG. 39, INST. #926827

THE PURPOSE OF THIS SURVEY IS TO DIVIDE LOT 1, OF THE SCHILLING / CARLIN PLAT, INTO 2 INDIVIDUAL LOTS AS SHOWN. THE BOUNDARY WAS DEFINED BY FOUND MONUMENTS PER SAID PLAT.

- 1) ALL REFERENCES ARE FROM RECORDS OF BONNER COUNTY, IDAHO.
- 2) CURRENT ZONING DISTRICT IS RURAL 5 (R-5).
- 3) CURRENT LAND USE IS RURAL RESIDENTIAL (5-10 AC).
- 4) PROPOSED USE IS SINGLE FAMILY RESIDENTIAL.
- 5) WATER SERVICE IS PROVIDED BY RESIDENTIAL WELL OR SPRING.
- 6) SEWER SERVICE IS PROVIDED BY INDIVIDUAL SEPTIC SYSTEM.
- 7) PROPOSED SOLID WASTE DISPOSAL IS COUNTY TRANSFER STATION OR PRIVATE CONTRACTOR.
- 8) PROJECT IS LOCATED WITHIN THE SAGLE FIRE DISTRICT
- 9) WETLANDS ARE APPROXIMATE PER U.S.F.W.S. WETLANDS MAPPER.
- 10) NO FLOOD ZONE HAZARDS ARE PRESENT.
- 11) OLD ORCHARD ROAD IS A PRIVATELY OWNED AND MAINTAINED ACCESS RD.

●.....SET 5/8"x30" REBAR WITH PLASTIC CAP, REB 12458  
 ●.....FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 1947  
 ○.....FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 882  
 ◎.....FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 10559  
 UNLESS OTHERWISE NOTED  
 Δ.....COMPUTED POINT  
 ( ).....RECORD DIMENSION PER REFERENCE SHOWN

RECORDED'S  
CERTIFICATE

SECTION 17, TWP 55N, RANG 29W, R.1M. 	SHEET TITLE: <b>REPLAT OF LOT 1, SCHILLING / CARLIN PLAT</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">DATE: <b>5-23-24</b></td> <td style="width: 25%;">BY: <b>RS</b></td> <td style="width: 25%;">CHECKED: <b>REB</b></td> <td style="width: 25%;">SCALE: <b>AS SHOWN</b></td> </tr> <tr> <td colspan="2" rowspan="2" style="text-align: center; vertical-align: middle;">  </td> <td style="text-align: center;">PROJECT: <b>SC</b></td> <td style="text-align: center;">SHEET: <b>24-001</b></td> </tr> <tr> <td style="text-align: center;">DRAWN: <b>SC</b></td> <td style="text-align: center;">SHEET: <b>24-001</b></td> </tr> <tr> <td colspan="4" style="text-align: center;"> <b>James A. Sewell and Associates, LLC</b>          ENGINEERS - SURVEYORS - PLANNERS          SANDPOINT, ID. 83864, (208)263-4160          SHT. 2 OF 2       </td> </tr> </table>	DATE: <b>5-23-24</b>	BY: <b>RS</b>	CHECKED: <b>REB</b>	SCALE: <b>AS SHOWN</b>			PROJECT: <b>SC</b>	SHEET: <b>24-001</b>	DRAWN: <b>SC</b>	SHEET: <b>24-001</b>	<b>James A. Sewell and Associates, LLC</b> ENGINEERS - SURVEYORS - PLANNERS SANDPOINT, ID. 83864, (208)263-4160 SHT. 2 OF 2			
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