



# BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)  
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## MINOR LAND DIVISION APPLICATION

### FOR OFFICE USE ONLY:

FILE # MLD0036-24

RECEIVED:

**RECEIVED**

By Alex Feyen at 11:13 am, Aug 05, 2024

### PROJECT DESCRIPTION:

Name of Minor Land Division plat: Replat of Lot 1, Block 1, Cedar Grove Second Addition

### APPLICANT INFORMATION:

Landowner's name: Steve Bangman

Mailing address: PO Box 363

City: Sagle

State: ID

Zip code: 83860

Telephone: 208-691-9250

Fax:

E-mail: smbelectric@gmail.com

### REPRESENTATIVE'S INFORMATION:

Representative's name: Scott Comfort

Company name: James A Sewell and Associates

Mailing address: 1319 N. Division

City: Sandpoint

State: ID

Zip code: 83864

Telephone: 208-263-4160

Fax:

E-mail: scomfort@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 #: 16

Township: 56N

Range: 2W

Parcel acreage: 2.4

Parcel # (s): RP025630010010A

Legal description: CEDAR GROVE 2ND ADDN BLK 1 LOT 1

Current zoning: Suburban

Current use: Transition

What zoning districts border the project site?

North:Suburban	East:Suburban
South:Suburban	West:Suburban
Comprehensive plan designation:	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North:1.4 acres residential	
South:1.2 acres residential	
East:1 acre residential	
West:2.4 acres residential	
Within Area of City Impact: Yes:      No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: _____	
From Sandpoint, head south on Highway 95 2.5 miles to Ivy Dr. Turn right, .5 miles, site is on left	

### ADDITIONAL PROJECT DESCRIPTION:

<b>Existing plat recording information:</b>		
<b>This application is for :</b>		
Proposed lots:	Depth to Width Ratio (D:W)	
Lot #1	Proposed acreage:1 acre	1:2
Lot #2	Proposed acreage:1.4 acres	1.75:1
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: _____		
Divide 2.4 acres into 2 parcels		

### 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:	
Land is flat	
Water courses (lakes, streams, rivers & other bodies of water):	
None	
Springs & wells:	
None	



Existing structures (size & use): \_\_\_\_\_

4000 sqft house

Land cover (timber, pastures, etc): \_\_\_\_\_

no cover

Are wetlands present on site? ☐ Yes ☒ No

Source of information:

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

DFIRM MAP:

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: \_\_\_\_\_

☒ 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: \_\_\_\_\_

Ivy Dr. 60 paved road

☐ 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.

**SERVICES:**

Sewage disposal will be provided by:

☒ Existing Community System - List name of sewer district or provider and type of system:  
Sagle Valley Water and Sewer☐ 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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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: Sagle Valley Water and Sewer☐ Proposed Community System - List type & proposed ownership: \_\_\_\_\_☐ Individual wellPlease 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:  (Rep) Date: 7/29/24

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

# REPLAT OF LOT 1, BLOCK 1, CEDAR GROVE SECOND ADDITION

SECTION 16, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN,  
BONNER COUNTY, IDAHO

### COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN "REPLAT OF LOT 1, BLOCK 1, CEDAR GROVE SECOND ADDITION" AND CHECKED THE 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

### PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
BONNER COUNTY PLANNING DIRECTOR

### PANHANDLE HEALTH DISTRICT 1

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.

### 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 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 \_\_\_\_\_, 2024.

\_\_\_\_\_  
BONNER COUNTY TREASURER

### RECORDER'S CERTIFICATE

FILED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024, AT \_\_\_\_ M. IN

BOOK \_\_\_\_ AT PAGE \_\_\_\_ AT THE REQUEST OF JAMES A. SEWELL

AND ASSOCIATES, LLC. AS INSTRUMENT NO. \_\_\_\_\_

\_\_\_\_\_  
BONNER COUNTY RECORDER

RECORDER'S  
CERTIFICATE

### OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT STEVEN BANGEMAN, AN UNMARRIED MAN, IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS AS SHOWN HEREON AND TO BE KNOWN AS "REPLAT OF LOT 1, BLOCK 1, CEDAR GROVE SECOND ADDITION", LOCATED IN SECTION 16, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BEING LOT 1, BLOCK 1 OF CEDAR GROVE SECOND ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK 14 OF PLATS, PAGE 71, RECORDS OF BONNER COUNTY, IDAHO.

SEWER SERVICE IS TO BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEMS.

WATER SERVICE IS TO BE PROVIDED BY SAGLE VALLEY WATER DISTRICT.

\_\_\_\_\_  
STEVEN BANGEMAN

### SUBJECT TO THE FOLLOWING

1. A RIGHT OF WAY EASEMENT BENEFITING MOUNTAIN STATES POWER COMPANY, RECORDED ON JUNE 8, 1940, AFFECTS THE SUBJECT PROPERTY. (INSTRUMENT #1605, RECORDS OF BONNER COUNTY, IDAHO).
2. ALL MATTERS AS DELINEATED ON THE PLAT OF CEDAR GROVE SECOND ADDITION, BK. 14, PG. 71. (INSTRUMENT #949171, RECORDS OF BONNER COUNTY, IDAHO).
3. COVENANTS, CONDITIONS, AND RESTRICTIONS, RECORDED NOV. 26, 2019. (INSTRUMENT #949490 RECORDS OF BONNER COUNTY, IDAHO).
4. EASEMENT FOR COUNTY ROAD RIGHT-OF-WAY, RECORDED OCT. 13, 2020. (INSTRUMENT #967658 RECORDS OF BONNER COUNTY, IDAHO)

### SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DIVIDE LOT 1, CEDAR GROVE SECOND ADDITION, INTO 2 LOTS AS SHOWN.

### OWNERS' ACKNOWLEDGMENT

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR OF 2024, BEFORE ME PERSONALLY APPEARED STEVEN BANGEMAN, AN UNMARRIED MAN, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF \_\_\_\_\_

RESIDING AT: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 16, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY HEREON AND THE MONUMENTS HAVE BEEN PLACED AND ALL LOT AND BLOCK CORNERS PROPERLY SET AND THAT THE SURVEY IS IN COMPLIANCE WITH PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
RUSSELL E. BADGLEY



\_\_\_\_\_  
PLS 12458

SECTION 16, TWP 56N, R2E 2W, 1/4	SHEET TITLE: REPLAT OF LOT 1, BLOCK 1, CEDAR GROVE SECOND ADDITION	PLS 12458-24
		DATE 2024-11-01
	JAMES A. SEWELL AND ASSOCIATES, LLC ENGINEERS - SURVEYORS - PLANNERS SANDPOINT, ID, 83864, (208)263-4160	CHKD BY REB
		CHKD BY SC
		PLS 12458-24
		SHT 1 of 2

SECTION 16, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN,  
BONNER COUNTY, IDAHO

