



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 #

MLD0037-24

RECEIVED:

RECEIVED

By Rob Winningham at 7:47 am, Aug 06, 2024

PROJECT DESCRIPTION:

Name of Minor Land Division plat: Even-Steven First Addition

APPLICANT INFORMATION:

Landowner's name: Kirk E. Ayers & Mary Jo Ayers, Ayers Revocable Trust (Uptic - Mathew Collins contact info below)

Mailing address: [REDACTED]

City: Chelan

State: WA

Zip code: 98116

Telephone: [REDACTED] & [REDACTED]

Fax:

E-mail: [REDACTED] & [REDACTED]

REPRESENTATIVE'S INFORMATION:

Representative's name: Truxton Glahe

Company name: Glahe & Associates

Mailing address: 303 Church St

City: Sandpoint

State: ID

Zip code: 83864

Telephone: 208-265-4474

Fax:

E-mail: truxton@glaheinc.com

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project: Matthew Collins

Company name: Uptic Studios

Mailing address: 402 E. Sprague Ave

City: Spokane

State: WA

Zip code: 99202

Telephone: 509-950-3698 ext. 6

Fax:

E-mail: collins@upticstudios.com

PARCEL INFORMATION:

Section #: 20

Township: 58N

Range: 2W

Parcel acreage:

Parcel # (s): RP045230060050A & RP045230060060A

Current zoning: Alpine Village

Current use: Alpine Community (0-2.5 AC)

Comprehensive plan designation:

Within Area of City Impact: ☐ Yes ☒ No

If yes, which city?:

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

Lot #1	Proposed acreage: 0.13	Remainder	Proposed acreage:
Lot #2	Proposed acreage: 0.05	Do the proposed lots meet the required depth to width ratio and applicable angle of intersection per BCRC 12-621:	<input type="checkbox"/> Yes <input type="checkbox"/> No
Lot #3	Proposed acreage: .04		
Lot #4	Proposed acreage: .06		

SITE INFORMATION:

Does the property contain steep slopes of 15% or greater per the USGS maps?	<input checked="" type="checkbox"/> Yes <input 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Flood Hazard Zones located on site: <input type="checkbox"/> X <input checked="" 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 checked="" type="checkbox"/> Private Easement	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed
<input type="checkbox"/> Public Road	<input 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>Paved, width shown on map</u> _____ _____	
List existing access and utility easements on the subject property. _____ _____ _____	

SERVICES:

Which power company will serve the project site?

Which fire district will serve the project site? Schweitzer Fire

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: Schweitzer Utility Company

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: Schweitzer Utility Company

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: 7/31/2024

Landowner's signature: _____ Date: _____

EVEN-STEVEN FIRST ADDITION

A MINOR LAND DIVISION OF LOTS 1 & 2, EVEN-STEVEN,
LYING IN THE SE¼ OF THE NW¼ OF
SECTION 20, TOWNSHIP 38 NORTH, RANGE 2 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT KIRK E AYERS, TRUSTEE OF THE KIRK E AYERS REVOCABLE TRUST, DATED JULY 9, 2012 AND MARY JO AYERS, TRUSTEE OF THE MARY JO AYERS REVOCABLE TRUST, DATED JULY 9, 2012, HEREBY CERTIFY THAT THEY ARE THE OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS 1-4, THE SAME TO BE KNOWN AS "EVEN-STEVEN FIRST ADDITION" BEING A PORTION OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

LOTS 1 & 2 OF EVEN-STEVEN, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN BOOK 21 OF PLATS, AT PAGE 83, INSTRUMENT NO. 1034855, RECORDS OF BONNER COUNTY, IDAHO.

THE EASEMENT AREA(S) ALONG THE ORIGINAL LINE COMMON TO SAID LOTS 5 & 6, BLOCK 6, IS HEREBY ADJUSTED WITH THIS MINOR LAND DIVISION TO BE 5.0' ON EACH SIDE OF THE NEW ADJUSTED COMMON LINE BETWEEN LOTS 1 & 2 OF THIS MINOR LAND DIVISION.

THE OWNER CERTIFIES THAT LOT 1 OF THIS PLAT SHALL NOT TO BE FURTHER SUBDIVIDED.

KIRK E. AYERS _____ DATE _____

MARY JO AYERS _____ DATE _____

ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF _____

ON _____ BEFORE ME, _____

PERSONALLY APPEARED,
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: _____ (SEAL)

ACKNOWLEDGMENT

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COUNTY OF _____

ON _____ BEFORE ME, _____

PERSONALLY APPEARED,
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: _____ (SEAL)

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.

BONNER COUNTY PLANNING DIRECTOR _____

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT "EVEN-STEVEN FIRST 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 _____

SANITARY RESTRICTION

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 SCHWEITZER UTILITY COMPANY
SEWER SERVICE: SEWAGE DISPOSAL BY SCHWEITZER UTILITY COMPANY

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



TYSON L.A. GLAHE, PLS 14879 _____ DATE _____

1/4	Section	Range	Row	APPROVAL	CLAY
	20	58 N	2 W		
ST-262 (PFD) - AYERS					
DRAWING NAME: ST-262 (PFD) - AYERS M.D. 02/04/2016					

EVEN-STEVEN FIRST ADDITION		Scale	N/A
GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 300 Church Street Sandwich, Idaho 83864 208-385-4474		Checked By	TLAG
		Drawn By	TLAG
		File Date	07/29/2024
		Sheet	2 of 2