



# 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 # MLD0038-24	RECEIVED: <b>RECEIVED</b> By Alex Feyen at 9:17 am, Aug 06, 2024
----------------------	--

### PROJECT DESCRIPTION:

Name of Minor Land Division plat: Dudley Estates
--

### APPLICANT INFORMATION:

Landowner's name: Dudley I, LLC		
Mailing address: PO Box 55		
City: Priest River	State: ID	Zip code: 83856
Telephone: 208-610-4425	Fax:	
E-mail: jakeweimer10@gmail.com		

### REPRESENTATIVE'S INFORMATION:

Representative's name: Jake Weimer		
Company name: Dudley I, LLC		
Mailing address: PO Box 55		
City: Priest River	State: ID	Zip code: 83856
Telephone: 208-610-4425	Fax:	
E-mail: jakeweimer10@gmail.com		

### ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project: Surveyor		
Company name: Sawtooth Land Surveying; Corey Allard Project Manager		
Mailing address: 560 W Canfield Ave, Ste 200		
City: Coeur d'Alene	State: ID	Zip code: 83815
Telephone: 208-290-7365	Fax:	
E-mail: corey@sawtoothls.com		

### PARCEL INFORMATION:

Section #: 32	Township: 56N	Range: 05W	Parcel acreage: 20.000
Parcel # (s): RP56N05W326900A			
Current zoning: R-5		Current use: vacant land	
Comprehensive plan designation:			
Within Area of City Impact:		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, which city?:

**ADDITIONAL PROJECT DESCRIPTION:**

<b>This application is for :</b>			
Lot #1	Proposed acreage:4.84	Remainder	Proposed acreage:NA
Lot #2	Proposed acreage:4.85	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:4.85		
Lot #4	Proposed acreage:4.84		

**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) <b>Note:</b> 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 type="checkbox"/> Yes <input checked="" 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 type="checkbox"/> X <input type="checkbox"/> D <input type="checkbox"/> A <input type="checkbox"/> AE	DFIRM MAP:none
Other pertinent information (attach additional pages if needed): _____ The property is essentially flat. Less than 0.5 acres are 15% slope or greater. Lot size variance application to be submitted together with the MLD given lots are technically 4.85 acres rather than 5.00 acres. This is entirely due to the county road ROW - essentially a technical surveying issue not a reality of usable acreage on the ground.	

**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>All 4 lots have direct access onto Hoo Doo Loop Rd, a paved county road approximately 24' wide. Lot 1 accesses Hoo Doo Loop Rd via Ogilvie Lane, which Lot 1 owns but also has 3rd party road easements on it serving neighbors past Lot 1.</u>	
List existing access and utility easements on the subject property. _____ <u>Neighbors to the north have access and utility easement on across Ogilvie Lane on Lot 1.</u>	

**SERVICES:**

Which power company will serve the project site? Avista
Which fire district will serve the project site? West Pend Oreille Fire

**Sewage disposal will be provided by:**

<input type="checkbox"/>	Existing Community System
<input type="checkbox"/>	Proposed Community System
<input checked="" type="checkbox"/>	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: individual septic with standard drainfields for each lot

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

Will the sanitary restriction be lifted by the Panhandle Health District?	<input type="checkbox"/> Yes <input type="checkbox"/> No
---	--

**Water will be supplied by:**

<input type="checkbox"/>	<u>Existing public or community system</u>
<input type="checkbox"/>	<u>Proposed Community System</u>
<input checked="" type="checkbox"/>	<u>Individual well</u>

Please explain the water source, name of provider, proposed ownership, capacity, system maintenance plan, storage and delivery system and other details: \_\_\_\_\_  
Each lot will have an individual well. This is an area of good wells.

**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: Jake Weimer Jacob Weimer, VP, Dudley I, LLC Date: 8/2/2024

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

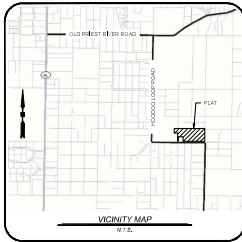
# DUDLEY ESTATES

LOCATED WITHIN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 32,  
TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

### OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT DUDLEY I, LLC, AN IDAHO LIMITED LIABILITY COMPANY, IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS TO BE KNOWN AS "DUDLEY ESTATES" LOCATED IN A PORTION OF SECTION 32, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 100 FEET OF THE EAST 200 FEET OF THE SOUTHWEST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 32, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO AND THE SOUTH HALF (S1/2) OF THE SOUTHWEST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4), SECTION 32, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO LESS A TRACT OF APPROXIMATELY ONE ACRE IN THE SOUTHWEST CORNER DESCRIBED AS FOLLOWS: BEGINNING AT THE WEST 1/4 CORNER COMMON TO SECTION 32, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN AND SECTION 5, TOWNSHIP 55 NORTH, RANGE 5 WEST, BOISE MERIDIAN; THENCE SOUTH 69° 54' 47" EAST 125 FEET TO A POINT; THENCE NORTH 0° 13' 17" EAST 25 FEET TO A CORNER AND THE TRUE POINT OF BEGINNING; THENCE NORTH 0° 13' 17" EAST 200 FEET TO A CORNER; THENCE SOUTH 89° 50' 47" EAST 200 FEET TO A CORNER; THENCE SOUTH 0° 04' 13" WEST 200 FEET TO A CORNER; THENCE NORTH 89° 50' 47" WEST 200 FEET TO A CORNER AND THE TRUE POINT OF BEGINNING, AS SHOWN ON RECORD OF SURVEY, RECORDED JUNE 15, 1982 AS INSTRUMENT NO. 25793, ALSO, EXCEPT THE HOODOO LOOP ROAD RIGHT OF WAY.



JACOB D. WEINER, VICE PRESIDENT  
DUDLEY I, LLC, AN IDAHO LIMITED LIABILITY COMPANY

### SURVEYOR'S CERTIFICATE

I, RON C. HEIDEMANN, No. 17407, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS IS A TRUE SURVEY OF THE PLATTED LAND MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT APPLICABLE CORNER RECORDS HAVE BEEN FILED IN COMPLIANCE WITH THE LAWS OF THE STATE OF IDAHO.



RON C. HEIDEMANN, PLS 17407 DATE \_\_\_\_\_

### ACKNOWLEDGMENT

STATE OF: \_\_\_\_\_  
COUNTY OF: \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ IN THE YEAR OF 2024, BEFORE ME PERSONALLY APPEARED JACOB D. WEINER, KNOWN OR BELIEVED TO BE THE VICE PRESIDENT OF THE DUDLEY I, LLC, AN IDAHO LIMITED LIABILITY COMPANY, WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME ON BEHALF OF THE LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME.

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

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

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

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



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

### COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "DUDLEY ESTATES" 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.

BONNER COUNTY SURVEYOR DATE \_\_\_\_\_

### RECORDER'S CERTIFICATE

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024, AT \_\_\_\_\_ A.M.,  
AT THE REQUEST OF SAWTOOTH LAND SURVEYING, LLC.

INSTRUMENT No. \_\_\_\_\_ FEE: \_\_\_\_\_  
BOOK \_\_\_\_\_ OF PLATS, PAGE \_\_\_\_\_

BONNER COUNTY RECORDER



### PANHANDLE HEALTH DISTRICT 1

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 ARE IN FORCE. NO OWNER SHALL CONSTRUCT ANY BUILDING, SHEDDING OR SHELTER WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

### 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 2024.  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

BONNER COUNTY TREASURER

### PLANNING DIRECTOR'S CERTIFICATE

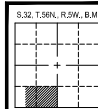
THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

BONNER COUNTY PLANNING DIRECTOR

### 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



560 W. CANFIELD AVE., STE. 200  
COEUR D'ALENE, IDAHO 83815  
(208) 714 - 4544

WWW.SAWTOOTHLS.COM

DATE	DRAWN BY	CHECKED BY	DATE	SHEET
24-02-24	COM	BDH	2/29/24	2/12

# DUDLEY ESTATES

LOCATED WITHIN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 32,  
TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

