



# 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 # MLD0042-24

RECEIVED:

**RECEIVED**

*By Alex Feyen at 3:32 pm, Aug 13, 2024*

### PROJECT DESCRIPTION:

Name of Minor Land Division plat: NEWELL ACRES

### APPLICANT INFORMATION:

Landowner's name: DAVID R. NEWELL AND ELISE A. NEWELL

Mailing address: [REDACTED]

City: BLANCHARD

State: ID

Zip code: 83804

Telephone:

Fax:

E-mail:

### REPRESENTATIVE'S INFORMATION:

Representative's name: JOHN STEARNS, PLS

Company name: STEARNS SURVEYING, LLC

Mailing address: 1869 E SELTICE WAY #353

City: POST FALLS

State: ID

Zip code: 83854

Telephone: 208-696-2017

Fax:

E-mail: John@StearnsSurveying.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 #: 23

Township: 54N

Range: 05W

Parcel acreage: ±10

Parcel # (s): RP54N05W23 5000A

Current zoning: RURAL 5

Current use: RURAL RESIDENTIAL

Comprehensive plan designation: RURAL 5

Within Area of City Impact: ☐ Yes ☒ No

If yes, which city?:

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

Lot #1	Proposed acreage: <b>±4.92</b>	Remainder	Proposed acreage: <b>N/A</b>
Lot #2	Proposed acreage: <b>±4.91</b>	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: <b>N/A</b>		
Lot #4	Proposed acreage: <b>N/A</b>		

**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) <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 checked="" type="checkbox"/> X <input type="checkbox"/> D <input type="checkbox"/> A <input type="checkbox"/> AE	DFIRM MAP: <b>16017C1100E</b>
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>HOOVER RD, ±20' WIDE GRAVEL TRAVEL WAY WIDTH, FLAT GRADE, WITHIN 60' WIDE PUBLIC RIGHT-OF-WAY.</u> _____ _____	
List existing access and utility easements on the subject property. _____ "BLANKET" (CANNOT BE MAPPED) EASEMENT FOR PUBLIC UTILITIES, PER INSTRUMENT NO. 924019. _____	

**SERVICES:**

Which power company will serve the project site? INLAND POWER AND LIGHT CO.

Which fire district will serve the project site? SPIRIT LAKE 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: TO BE DETERMINED BY PANHANDLE HEALTH DEPT. AND ENGINEER.  
DRAINFIELD AREAS ARE ON EACH LOT.

**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: REPRESENTATIVE: John Stearns, PLS Date: 08 12 24

Landowner's signature: Date: