



Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone (208) 265-1458 - Fax (208) 265-1463

Email: planning@bonnercountyid.gov - Web site: www.bonnercountyid.gov

MINOR LAND DIVISION CHECKLIST

Instructions:

1. Prior to submittal of this application, the applicant is encouraged discuss the proposal with a Planner.
2. Digital submission is encouraged.
3. The following items shall be submitted together with the Minor Land Division application:
 - ☒ A copy of the Minor Land Division plat, prepared and stamped by an Idaho licensed surveyor and containing all required information and plat certifications per Bonner County Revised Code. If submission is not digital please submit a reduced 11X17 copy of the plat.
 - ☒ Boundary closures.
 - ☒ A copy of plat certificate/preliminary title report.
 - ☒ A copy of the currently recorded deed for the subject property.
 - ☐ If within an existing plat, applications shall include an additional copy of the plat, currently recorded, marked with distinguishable lines so as to clearly indicate the existing and proposed lot lines.
 - ☐ Additional information reasonably required for a thorough review of the application, as may be requested by the Planning Director.
 - ☐ Any other information the applicant believes should be considered in the application.
 - ☐ Application filing fee. The application cannot be accepted by the planning department unless accompanied by the appropriate fees. (BCRC 12-265)



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 #

MLD0047-24

RECEIVED:

RECEIVED

By Rob Winningham at 12:08 pm, Aug 27, 2024

PROJECT DESCRIPTION:

Name of Minor Land Division plat: Lau Subdivision

APPLICANT INFORMATION:

Landowner's name: Erik & Barbara Lau

Mailing address: [REDACTED]

City: Priest River

State: ID

Zip code: 83856

Telephone: [REDACTED]

Fax:

E-mail: [REDACTED]

REPRESENTATIVE'S INFORMATION:

Representative's name: Sam Osborne

Company name: Glahe & Associates, Inc.

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:

Company name:

Mailing address:

City:

State:

Zip code:

Telephone:

Fax:

E-mail:

PARCEL INFORMATION:

Section #: 6

Township: 56N

Range: 4W

Parcel acreage: 9.7 (N Parcel) & 9.68 (S Parcel)

Parcel # (s): RP56N04W067800A & RP56N04W067880A

Current zoning: Rural 5

Current use: Rural Residential

Comprehensive plan designation: Rural Residential

Within Area of City Impact: ☐ Yes ☒ No

If yes, which city?:

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

Lot #1	Proposed acreage: 5.01	Remainder	Proposed acreage:
Lot #2	Proposed acreage: 5.01	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: 9.44		
Lot #4	Proposed acreage:		

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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Are wetlands present on site per the U.S. Fish and Wildlife Service National Wetland Inventory Maps?	<input checked="" type="checkbox"/> Yes <input 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 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: 16017C0860E
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 type="checkbox"/> Public Road	<input type="checkbox"/> Existing <input type="checkbox"/> Proposed
<input checked="" type="checkbox"/> Combination of Public Road/Private Easement	<input checked="" type="checkbox"/> Existing <input checked="" 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>SANBORN CREEK RD, EXISTING 50' WIDE PUBLIC R/W PER INST. NO. 61439, ~25' WIDE GRAVEL TRAVELWAY.</u> <u>PROPOSED 30' WIDE R/W, PRIVATE ACCESS FOR LOTS 2 & 3, EXISTING 12' WIDE DIRT TRAVELWAY.</u> _____	
List existing access and utility easements on the subject property. _____ Inst. No 61439 (Sanborn Creek Rd.) Inst. No. 299728 (Northern Lights)	

SERVICES:

Which power company will serve the project site? Northern Lights, Inc.

Which fire district will serve the project site? West Pend Oreille 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: Standard individual septic systems.

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: _____

Standard individual 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: _____

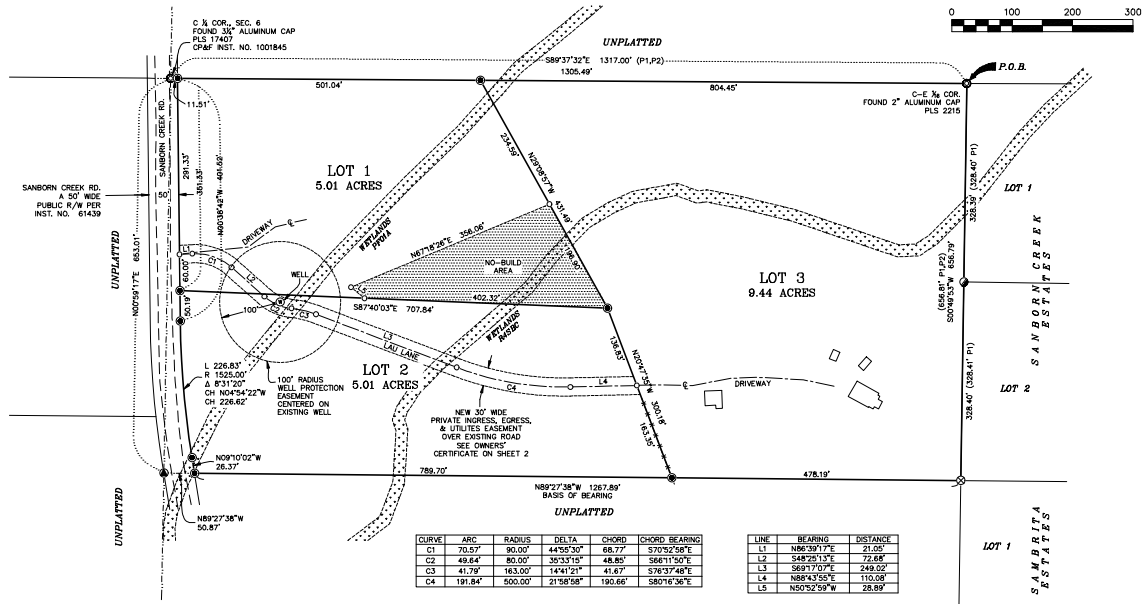
Date: _____

Landowner's signature: _____

Date: _____

LAU SUBDIVISION

LYING IN THE NW¼ OF THE SE¼ OF SECTION 6,
TOWNSHIP 56 NORTH, RANGE 4 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



CURVE	ARC	RADIUS	DELTA	CHORD	CHORD BEARING
C1	70.57°	80.00'	44°55'30"	68.77'	S70°52'58"E
C2	49.84°	80.00'	32°33'15"	48.80'	S68°11'50"E
C3	41.79°	163.00'	14°41'21"	41.67'	S78°37'48"E
C4	191.84°	500.00'	21°58'58"	190.66'	S80°16'36"E

LINE	BEARING	DISTANCE
L1	N86°39'17"E	21.25'
L2	S48°23'15"E	72.68'
L3	S68°17'07"E	249.02'
L4	N88°43'55"E	110.08'
L5	N25°52'59"W	28.89'

LEGEND

- SET 5/8" X 24" REBAR AND CAP, PLS 14879
- ⊙ FOUND ALUMINUM CAP, AS NOTED
- ⊗ FOUND 5/8" REBAR & CAP, PLS 6107
- ⊙ FOUND 1/2" REBAR & CAP, PLS 772
- ⊙ FOUND 5/8" REBAR & CAP, PLS 17407
- CALCULATED POINT, NOTHING SET
- x-x- FENCE
- (P1) SANBORN CREEK ESTATES, BK. 19, PG. 45, 9/13/2022
- (P2) SAMBRITA ESTATES, BK. 19 PLATS, PG. 90, 1/31/2023

GENERAL NOTES / SURVEYOR'S NARRATIVE

- THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE 2 EXISTING PARCELS INTO 3 CONFORMING LOTS.
- THE EXISTING LOCATION OF SANBORN CREEK RD. AS WELL AS FOUND CORNER MONUMENTS WERE USED TO ESTABLISH THE BOUNDARY.
- SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- WETLANDS, CATEGORIZED AS "FF01A" & "745BC" ARE PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL, SHOWN APPROXIMATELY.
- THE LOTS ARE CATEGORIZED AS ZONE "X" PER FEMA PANEL 16017C0860E, EFFECTIVE 11/18/2009.
- NO DWELLING OR STRUCTURE IS PERMITTED TO BE BUILT WITHIN THE NO-BUILD AREA AS SHOWN HEREON WITHOUT THE CONSENT OF THE OWNERS OF BOTH LOTS 2 AND 3.

DOCUMENTS AND EASEMENTS OF RECORD

- THE FOLLOWING DOCUMENTS OF RECORD PER COMMONWEALTH LAND TITLE INSURANCE COMPANY, FILE NO. 685753, GUARANTEE NO. 7195-36-666753-2024.81075-232303875, DATED JUNE 6, 2024.
- RIGHT OF WAY EASEMENT GRANTED TO BONNER COUNTY, BK. 44 OF DEEDS, PG. 253-254, INST. NO. 61439, 6/3/1925, AS SHOWN HEREON (SANBORN CREEK RD.).
 - PUBLIC UTILITIES EASEMENTS GRANTED TO NORTHERN LIGHTS, INC.; INSTRUMENT NO. 299728, 3/5/1985, AND INSTRUMENT NO. 480072, 2/2/1996, BLANKET EASEMENTS; NOT SHOWN HEREON.

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS CONTROL COORDINATES DERIVED FROM NGS OPUS SOLUTIONS USING A REFERENCE FRAME OF NAD83 (2011) (EPSG: 2010.000). ALL BEARINGS REFER TO THE IDAHO COORDINATE SYSTEM OF 1983, WEST ZONE, (1103) - US SURVEY FT. REFER TO THE DRAWING FOR SPECIFIC LINE AND MONUMENTS USED.

DISTANCES SHOWN HAVE BEEN CONVERTED FROM GRID TO GROUND USING A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.000083087. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°04'42" AT THE CENTER OF SECTION 6.

PLACE RECORDING LABEL HERE



1/4 Section 6 Township 56 North Range 4 West		IDAHO	
PROJECT # 24-075 LAU		Print Date 8/22/2024	
DRAWING NAME: 24-075 LAU		Scale 1"=100'	
DRAWN BY: TLAG		CHECKED BY: TLAG	
DATE: 8/22/2024		SHEET: 1 of 2	

LAU SUBDIVISION
GLANCE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
303 Church Street
Sandpoint, Idaho 83864
208-285-4474

LAU SUBDIVISION

LYING IN THE NW¼ OF THE SE¼ OF SECTION 6,
TOWNSHIP 56 NORTH, RANGE 4 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT ERIK LAU AND BARBARA D. LAU, HUSBAND AND WIFE, HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS 1-3, THE SAME TO BE KNOWN AS 'LAU SUBDIVISION' BEING A PORTION OF SECTION 6, TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE PLAT OF SANBORN CREEK ESTATES, AS RECORDED IN BOOK 19 OF PLATS, PG. 45, RECORDS OF BONNER COUNTY, IDAHO, MARKED WITH A 2" ALUMINUM CAP BY PLS 2215;

THENCE ALONG THE WEST LINE OF SAID PLAT OF SANBORN CREEK ESTATES, SOUTH 00°49'53" WEST, 656.79 FEET TO THE SOUTHWEST CORNER OF SAID PLAT OF SANBORN CREEK ESTATES, MARKED WITH A 5/8" REBAR AND CAP BY PLS 8107;

THENCE LEAVING SAID WEST LINE AND ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 (N½ NW¼ SE¼) OF SAID SECTION 6, NORTH 89°27'38" WEST, 1267.89 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SANBORN CREEK ROAD, A COUNTY ROAD, MARKED WITH A 5/8" REBAR AND CAP BY PLS 14878;

THENCE LEAVING SAID SOUTH LINE AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING THREE (3) COURSES:

- NORTH 09°10'02" WEST, 26.37 FEET TO A POINT OF TANGENT CURVATURE TO THE RIGHT, MARKED WITH A 5/8" REBAR AND CAP BY PLS 14878;
- 226.83 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1525.00 FEET AND A DELTA ANGLE OF 08°31'20" (CHORD NORTH 04°54'22" WEST, 226.82 FEET), MARKED WITH A 5/8" REBAR AND CAP BY PLS 14878;
- NORTH 00°08'42" WEST, 401.52 FEET TO THE NORTH LINE OF SAID N½ NW¼ SE¼, MARKED WITH A 5/8" REBAR AND CAP BY PLS 14878;

THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG SAID NORTH LINE, SOUTH 89°37'32" EAST, 1305.49 FEET TO THE POINT OF BEGINNING.

A NEW 30 FT. WIDE PRIVATE INGRESS, EGRESS, AND UTILITIES EASEMENT, OVER AN EXISTING ROAD AS SHOWN HEREON, IS HEREBY DEDICATED AS FOLLOWS:
THAT PORTION OF WHICH OVER AND ACROSS LOT 1 IS HEREBY DEDICATED TO LOT 2 AND LOT 3;
THAT PORTION OF WHICH OVER AND ACROSS LOT 2 IS HEREBY DEDICATED TO LOT 3.

NO DWELLING OR STRUCTURE IS PERMITTED TO BE BUILT WITHIN THE NO-BUILD AREA AS SHOWN HEREON WITHOUT THE CONSENT OF THE OWNERS OF BOTH LOTS 2 AND 3.

ERIK LAU _____ DATE _____

BARBARA D. LAU _____ DATE _____

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ERIK LAU, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC _____

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED BARBARA D. LAU, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC _____

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

COUNTY COMMISSIONERS' CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

DATED THIS _____ DAY OF _____, 20____.

BONNER COUNTY SURVEYOR _____

PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____.

PLANNING DIRECTOR _____

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT 'LAU SUBDIVISION' AND CHECKED THE REPLAT 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 _____, 20____.

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 TO BE PROVIDED BY PRIVATELY OWNED WELL.
SEWER SERVICE: SEWAGE DISPOSAL TYPES AND LOCATIONS HAVE NOT BEEN EVALUATED.

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 _____, 20____.

BONNER COUNTY TREASURER _____

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 20____, AT _____, IN BOOK _____ OF PLATS AT PAGE _____, AT THE REQUEST OF _____, GLAHE & ASSOCIATES, INC., AS INSTRUMENT NO. _____.

COUNTY RECORDER _____ BY DEPUTY _____

\$ _____ FEE

PLACE RECORDING LABEL HERE

SURVEYOR'S CERTIFICATE

I, TYSON L.A. GLAHE, PLS 14878, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT CORNERS PROPERLY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

TYSON L.A. GLAHE, PLS 14878 _____ DATE _____



				LAU SUBDIVISION	
GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Boise, Idaho 83704 208-285-4474				Scale: N/A	
PROJECT # 24-079 LAU DRAWING NAME: 24-079 LAU WLD				Checked By: TLG Drawn By: TLG/270	
Plot Date: 8/22/2024				Sheet: 2 of 2	