

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 # MLD0048-24

RECEIVED:

RECEIVED

By Alex Feyen at 12:34 pm, Sep 05, 2024

PROJECT DESCRIPTION:

Name of Minor Land Division plat: Davis Subdivision

APPLICANT INFORMATION:

Landowner's name: Troy "Buck" Davis & Leeah Marie Davis

Mailing address:

City:

State:

Zip code:

Telephone: 208-448-2181 or 208-610-6040

Fax:

E-mail: qualitycrafthomesid@gmail.com

REPRESENTATIVE'S INFORMATION:

Representative's name: Truxton Glahe

Company name: Glahe & Associates, Inc.

Mailing address: 303 Church St.

City: Sandpoint

State: Idaho

Zip code: 83852

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 #: 20

Township: 57N

Range: 4W

Parcel acreage:

Parcel # (s): RP57N04W202700A, RP57N04W204350A

Current zoning: Rural 5

Current use: Rural Residential

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: 5.00	Remainder	Proposed acreage:
Lot #2	Proposed acreage: 5.04	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: 5.37		
Lot #4	Proposed acreage: 5.37		

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) 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Flood Hazard Zones located on site: <input type="checkbox"/> X <input type="checkbox"/> D <input checked="" type="checkbox"/> A <input checked="" 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>Dirt, see map for width</u> _____ _____ _____	
List existing access and utility easements on the subject property. _____ _____ _____	

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: Individual septic

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

Will the sanitary restriction be lifted by the Panhandle Health District?

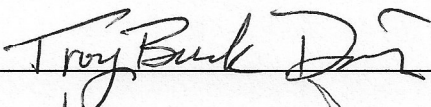
☐ Yes ☐ No**Water will be supplied by:**☐ Existing public or community system☐ Proposed Community System☒ Individual well

Please explain the water source, name of provider, proposed ownership, capacity, system maintenance plan, storage and delivery system and other details: Individual well

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.

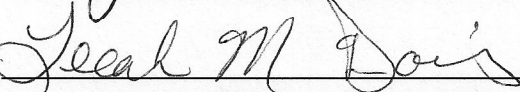
Landowner's signature:



Date:

8/8/24

Landowner's signature:



Date:

8/8/24

DAVIS SUBDIVISION

LYING IN THE NW¼ OF SECTION 20,
TOWNSHIP 57 NORTH, RANGE 4 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



LEGEND



SECTIONAL CORNER, AS NOTED.

SET 5/8" X 24" REBAR AND CAP, PLS 14879

FOUND 5/8" REBAR, NO CAP

FOUND 1/2" REBAR, NO CAP

CALCULATED POINT, NOTHING SET

(R1) RECORD OF SURVEY BY PLS 1947, INST. NO. 487125, 6/19/1996

(R2) RECORD OF SURVEY BY PLS 1947, INST. NO. 525564, 6/12/1998.

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) (EPOCH: 2000.000). ALL BEARINGS REFER TO THE DAHD COORDINATE SYSTEM OF 1983, WEST ZONE, (1103) - US SURVEY FT. REFER TO THE DRAWING FOR SPECIFIC LINE AND MONUMENTS USED.

EASEMENTS OF RECORD

THE FOLLOWING DOCUMENTS OF RECORD PER TITLEONE PLAT CERTIFICATE, FILE NO. 22401544 & 22401528, DATED APRIL 14, 2022.

- 50' WIDE EASEMENT ALONG WEST SIDE OF PRIEST RIVER, INST. NO. 85076, MAY 2, 1934.
- ALL MATTERS, AND ANY RIGHTS, EASEMENTS, INTERESTS OR CLAIMS AS DISCLOSED BY RECORD OF SURVEY INST. NO. 525564, JUNE 12, 1998.
- INGRESS, EGRESS, UTILITIES, AND RIGHT TO TRAVEL ACROSS LAND TO AND FROM RIVER, INST. NOS. 525564 & 524696, JUNE 15, 1998.
- PUBLIC UTILITIES EASEMENT GRANTED TO WASHINGTON WATER POWER COMPANY, INSTRUMENT NO. 532508, SEPTEMBER 3, 1998.
- PUBLIC UTILITIES EASEMENT GRANTED TO NORTHERN LIGHTS, INC., INST. NO. 527162, JULY 8, 1998; INST. NO. 536646, DECEMBER 17, 1998; INST. NO. 872981, MAY 5, 2015.

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 2024, AT _____ O'CLOCK _____ M., AT THE REQUEST OF GLAHE AND ASSOCIATES, INC., AS INSTRUMENT NO. _____

COUNTY RECORDER _____ BY DEPUTY _____ FILE _____

PLACE RECORDING LABEL HERE

SURVEYOR'S NARRATIVE

- THE PURPOSE OF THIS SURVEY IS A BOUNDARY LINE ADJUSTMENT BETWEEN THOSE PARCELS DESCRIBED IN DEEDS #748190, 748190 AND 748193, ALSO TO SUBDIVIDE THE RESULTING NORTHERLY PARCEL INTO 4 CONFORMING LOTS.
- ZONE CHANGE APPROVED



1/4	Section	Range	Row
20	57	4	N
DAVID A. GLAHÉ			
DRAWING NUMBER: 22-038 DAVIS, DATE: 6-12-2024			

DAVIS SUBDIVISION

GLAHE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
303 Church Street
Sandpoint, Idaho 83864
208-265-4474

Scale: 1"=100'
Checked By: TLAG
Drawn By: TLAG
Date: 5/7/2024
Sheet: 1 of 2

DAVIS SUBDIVISION

LYING IN THE NW¼ OF SECTION 20,
TOWNSHIP 57 NORTH, RANGE 4 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT TROY "BUCK" DAVIS & LEEAH MARIE DAVIS, 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 1-4, THE SAME TO BE KNOWN AS "DAVIS SUBDIVISION" BEING A PORTION OF SECTION 20, TOWNSHIP 57 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 20, LYING SOUTHERLY, WESTERLY AND EASTERLY OF THE SHORELINE OF PRIEST RIVER;
AND
THE NORTH 415.00 FEET OF GOVERNMENT LOT 2 OF SECTION 20, TOWNSHIP 57 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.

TROY "BUCK" DAVIS DATE
LEEAH MARIE DAVIS DATE

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

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT "DAVIS 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 , 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 PRIVATELY OWNED WELL WATER SYSTEM
SEWER SERVICE: SEWER SERVICE PROVIDED BY PRIVATELY OWNED SEPTIC

PLANNING DIRECTOR

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

PLANNING DIRECTOR

ACKNOWLEDGMENT

STATE OF

COUNTY OF

ON THIS DAY OF , 2024, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED TROY "BUCK" DAVIS, 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:

SURVEYOR'S CERTIFICATE

I, TYSON L.A. GLAHE, PLS 14879, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 20, TOWNSHIP 57 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, 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 14879

DATE

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

ACKNOWLEDGMENT

STATE OF

COUNTY OF

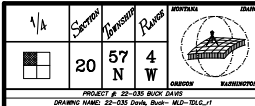
ON THIS DAY OF , 2024, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED LEEAH MARIE DAVIS, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF

RESIDING AT:

MY COMMISSION EXPIRES:



DAVIS SUBDIVISION

GLAHE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
303 Church Street
Sandpoint, Idaho 83864
208-265-4474

Drawn: 1"=100'
Checked By: TLG
Drawn By: TLG
Not Date: 8/7/2024
Sheet: 2 of 2

DRAWING NUMBER: 22-033 DAVIS, Draw: 8/2/2024