

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 # **MLD0053-24**

RECEIVED:

RECEIVED

SEP 30 2024

**Bonner County
Planning Department**

PROJECT DESCRIPTION:

Name of Minor Land Division plat: Ernie & Nancy Brandt Trustees

APPLICANT INFORMATION:

Landowner's name: Ernie & Nancy Brandt Trustees

Mailing address [REDACTED]

City: Sandpoint

State: ID

Zip code: 83864

Telephone [REDACTED]

Fax:

E-mail [REDACTED]

REPRESENTATIVE'S INFORMATION:

Representative's name: Taylor Bradish

Company name:

Mailing address: 523 Syringa Heights Road

City: Sandpoint

State: ID

Zip code: 83864

Telephone: 208-304-7506

Fax:

E-mail: tbradish09@gmail.com

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project: Dick Staples- Surveyor

Company name: J.R.S. Surveying, Inc.,

Mailing address: P.O. BOX 3099

City: BONNERS FERRY

State: ID

Zip code: 83805

Telephone: (208) 267-7555

Fax:

E-mail: dstaples@jrssurveying.com

PARCEL INFORMATION:

Section #: 33

Township: 58N

Range: 01W

Parcel acreage: 28.552

Parcel # (s): RP58N01W334350A

Legal description: 3-58N-1W W2SENW LESS S 416FT of W280FT, SESENW 1998 FUQUA 40X60 RP

Current zoning: A/F-10

Current use: Residential and Forestry

What zoning districts border the project site?

| | |
|--|-------------|
| North:A/F-10 | East:A/F-20 |
| South:A/F-20 | West:A/F-10 |
| Comprehensive plan designation:A/F-10,20 | |
| Uses of the surrounding land (describe lot sizes, structures, uses): | |
| North:Residential and Ag lots from 10-20 acres | |
| South:Residential lots from .85-18-2 Forestry- Lots from 12-17 acres | |
| East:Sawmill Facility of 10 acres | |
| West: Residential and Forestry- Lots from 2-20 acres | |
| Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?: | |
| Detailed Directions to Site: | |
| Turn north on Shingle Mill Road from Highway 200 and travel to the junction, turn right on East | |
| Shingle Mill Road. The subject property is on the inside corner when East Shingle Mill road turns north. | |
| | |
| | |

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information:

This application is for :

| Proposed lots: | | Depth to Width Ratio (D:W) |
|----------------|----------------------|----------------------------|
| Lot #1 | Proposed acreage:9.5 | 1:1 |
| Lot #2 | Proposed acreage:9.5 | 1:1 |
| Lot #3 | Proposed acreage:9.5 | 1:1 |
| Lot #4 | Proposed acreage:NA | |
| Remainder | Proposed acreage:0 | N/A |

Describe the land division proposal and resulting acreage: Three lots will be created of equal size with a ROW easement
 ROW easement to access all three parcels.

SITE INFORMATION:

Please provide a detailed description of the following land features:

Topography (lay of the land), including estimated maximum slope, rock outcroppings, benches, etc:
 See Appendix A Topography

Water courses (lakes, streams, rivers & other bodies of water):
 See Appendix A Water Courses

Springs & wells: See Appendix A Springs and Wells

Existing structures (size & use): See Appendix A Existing Structures

Land cover (timber, pastures, etc): See Appendix A Land Cover

Are wetlands present on site? ☒ Yes ☐ No

Source of information: National Wetland Inv.

Flood Hazard Zones located on site: ☒ X ☐ D ☐ A ☐ AE

DFIRM MAP: Unshaded

Other pertinent information (attach additional pages if needed):

ACCESS INFORMATION:

Please check the appropriate boxes:

☒ Private Easement ☐ Existing ☒ Proposed

Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and easement width. Include recorded instrument number for existing easements & name, if existing: See survey for ROW details

☒ Public Road ☒ Existing ☐ Proposed

Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade right-of-way width and name, if existing: Lot 1, the current home is accessed by way of East Shingle Mill Road.

☐ Combination of Public Road/Private Easement ☐ Existing ☐ Proposed

Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and right-of-way/easement width and road name, if existing:

Is public road dedication proposed as part of this minor land division?

☐ Yes ☒ No

List existing access and utility easements on the subject property.

NA. An Oden water easement will go along with a ROW easement to lot 3

SERVICES:

Sewage disposal will be provided by:

- ☐ Existing Community System - List name of sewer district or provider and type of system: _____
- ☐ Proposed Community System - List type & proposed ownership: _____
- ☒ Individual system - List type: Individual drain fields.

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: _____

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

☒ Yes ☐ No

Water will be supplied by:

- ☒ Existing public or community system - List name of provider: Oden water hookup
- ☐ Proposed Community System - List type & proposed ownership: _____
- ☒ Individual well

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: NA

_____Which power company will serve the project site? Avista

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: E Brandt, TRUSTEE Date: 9/26/2024Landowner's signature: Nancy J. Brandt, TRUSTEE Date: 9/26/2024

Topography

This parcel is mostly flat with some rolling topographic features on the eastern portion of the parcel. These features include a small forested wet area partitioned off by a forested ridge that looks to be the original Shingle Mill Road right of way before the road was moved to its current position. The western portion of the parcel is also flat with two small swales, one in the northwest corner and the other more centrally located.

Water Courses

No named streams or rivers run through the property but the presence of water exists in small depressions and low spots on the property. On the national wetland map there is the headwater of a watercourse running partially through the northwest portion labeled R4SBC which stands for a course that intermittently flows water which surface water is present during the initial growing season but is absent by the end of the growing season. This water course eventually seeps through the ground and runs into Boyer Slough two miles away. This is not a defined wetland or flood plain.

Spring and Wells

One well is located on the property on the southwestern portion under permit 760442.

Existing Structures

One living dwelling currently exists on the property in the southwest portion of the property roughly 3,000 square feet of living area exist. Along with the home there is a detached 2 car garage and various garden sheds. Around the home exists a well-kept yard and garden with a short driveway and roundabout.

Land Cover

This parcel consists of a multi-story multi age timber stand that is the result of past sustainable timber harvest activity that has left a valuable and vigorously growing stand. Toward the southwestern side of the parcel some small open meadows indicate past cattle grazing operations.

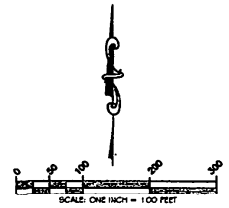
MILL VALLEY SUBDIVISION
IN THE
SE1/4 NW1/4 SECTION 33
TOWNSHIP 58 N., RANGE 1 W., B.M.
BONNER COUNTY, IDAHO
Sheet 1 of 2

BASIS OF BEARINGS

Bearings are based on Idaho State Plane West Zone (1103), NAD83.
 Scale Factor 0.99904770. All distances shown are converted to ground.

LEGEND

- FOUND CORNER EVIDENCE AS NOTED
- SET 5/8" x 30" REBAR AND PLASTIC CAP - PLS 3620
- FOUND 5/8" REBAR AND CAP - PLS 6107
- FOUND 5/8" x 30" REBAR AND PLASTIC CAP - PLS 7540
- COMPLETED POINT
- (N1) RECORD OF SURVEY BY PLS 3316, INSTRUMENT NUMBER 631342
- (D2) RECORD OF SURVEY BY PEPLS 1947, INSTRUMENT NUMBER 439202



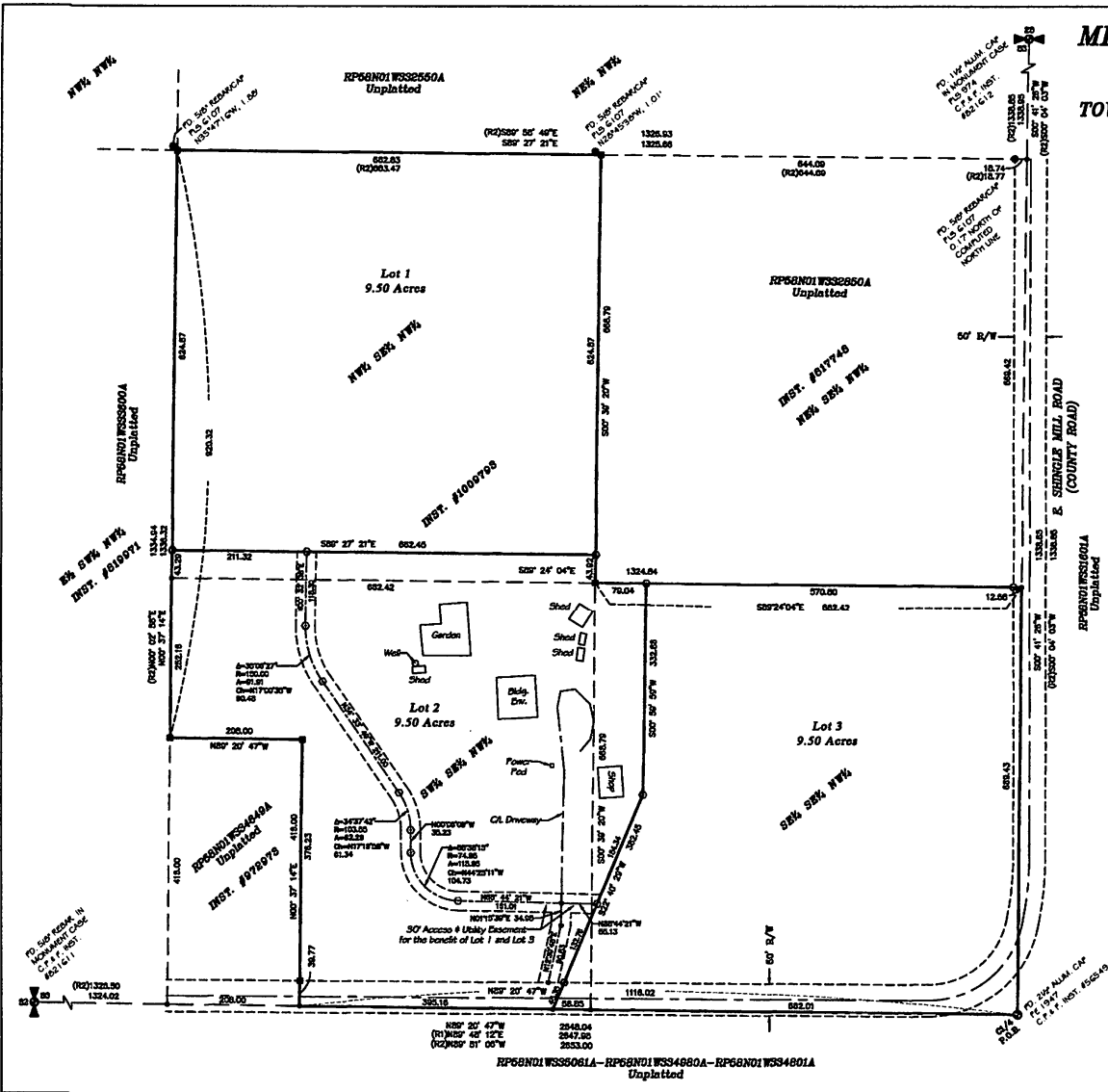
ADJACENT SURVEYS OF RECORD

RECORD OF SURVEY BY PLS 5573, INSTRUMENT NUMBER 373261
 RECORD OF SURVEY BY PLS 6107, INSTRUMENT NUMBER 394541
 RECORD OF SURVEY BY PLS 974, INSTRUMENT NUMBER 420217
 RECORD OF SURVEY BY PEPLS 1947, INSTRUMENT NUMBER 439202
 RECORD OF SURVEY BY PLS 6107, INSTRUMENT NUMBER 531138
 RECORD OF SURVEY BY PEPLS 1947, INSTRUMENT NUMBER 565463
 RECORD OF SURVEY BY PLS 2763, INSTRUMENT NUMBER 644965
 RECORD OF SURVEY BY PLS 3316, INSTRUMENT NUMBER 631342
 RECORD OF SURVEY BY PLS 4997, INSTRUMENT NUMBER 947972



J.R.S. SURVEYING, INC.

| | |
|--------------------------|----------------|
| PO BOX 3090-0470 MAIN | |
| BONNER COUNTY, ID. 83205 | |
| (800) 257-7555 | |
| FLAT | |
| JOB: 2004-08-04-0470 | DATE: 08-04-04 |
| BY: J. R. S. | DATE: 08-04-04 |
| CHK: J. R. S. | DATE: 08-04-04 |
| BONNER COUNTY, IDAHO | JOB NO. 04-04 |



MILL VALLEY SUBDIVISION
IN THE
SE1/4 NW1/4 SECTION 33
TOWNSHIP 58 N., RANGE 1 W., B.M.
BONNER COUNTY, IDAHO
Sheet 2 of 2

OWNERS' CERTIFICATION

Be it known that Ernest H. Brandt and Nancy J. Brandt, Trustees for the Brandt Family Trust are the record owners of the real property described herein and have caused the same to be divided into Lots, the same to be known as Mill Valley Subdivision, being a portion of the Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4) of Section 33, Township 58 North, Range 1 West, Boise Meridian, Bonner County, Idaho and more particularly described as follows:

BEGINNING at a 2 1/2" aluminum cap stamped PE 1947 at the Southeast corner of the Northwest Quarter; thence, N 89°20'47" W, 1116.02 feet to a point on the south line of the Southeast Quarter of the Northwest Quarter of the Northwest Quarter; thence N 00°37'14" E, 416.00 feet to a 5/8" rebar and plastic cap stamped PLS 7540; thence N 89°20'47" W, 208.00 feet to a 5/8" rebar and plastic cap stamped PLS 7540 on the west line of the Southeast Quarter of the Northwest Quarter; thence N 00°37'14" E, 920.32 feet to a 5/8" rebar and plastic cap stamped PLS 7540 at the Northwest corner of the Northwest Quarter of the Southeast Quarter of the Northwest Quarter; thence S 69°27'21" E, 662.63 feet to a 5/8" rebar and plastic cap stamped PLS 7540 at the Northwest corner of the Northwest Quarter of the Southeast Quarter of the Northwest Quarter; thence S 00°39'29" W, 668.79 feet to a 5/8" rebar and plastic cap stamped PLS 7540 at the Southeast Quarter of the Northwest Quarter of the Southeast Quarter of the Northwest Quarter; thence S 69°24'04" E, 662.42 feet to the Northeast corner of the Southeast Quarter of the Southeast Quarter of the Northwest Quarter; thence S 00°41'23" W, 668.18 feet on the east line of the Southeast Quarter of the Southeast Quarter of the Northwest Quarter to the TRUE POINT OF BEGINNING.

SUBJECT TO County Road Right of Way.

SUBJECT TO the easements as shown on plat hereon.

Ernest H. Brandt 9/26/2024
Ernest H. Brandt, Trustee
Nancy J. Brandt 9/26/2024
Nancy J. Brandt, Trustee

NOTARY PUBLIC ACKNOWLEDGEMENT

State of Idaho)
ss.)

County of _____)
I hereby certify that on this _____ day of _____, 2024, before me the undersigned, a Notary Public in and for the State of Idaho, duly commissioned and sworn, personally appeared Ernest J. Brandt and Nancy J. Brandt, Trustees for the Brandt Family Trust, known to me to be the person(s) who executed the foregoing Owners' Certificate as the owner and acknowledged to me that they signed the same as their free and voluntary act and deed for the uses and purposes herein stated.

WITNESS my hand and official seal on the day and year above mentioned.

Notary Public in and for the State of Idaho
Residing at:

COUNTY COMMISSIONERS' CERTIFICATE

This plat has been approved and accepted by the Board of County Commissioners of Bonner County, Idaho.

Dated this _____ day of _____, 2024

Chairman of the Board of County Commissioners

PLANNING DIRECTOR'S CERTIFICATE

This plat has been examined and approved. Dated this _____ day of _____, 2024.

Bonner County Planning Director

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 20____.

Dated this _____ day of _____, 2024

Bonner County Treasurer

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.

COUNTY SURVEYOR'S CERTIFICATE

I hereby certify that I have examined the herein MILL VALLEY SUBDIVISION 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

SURVEYOR'S CERTIFICATION

I, James R. Staples, PLS 3620, State of Idaho, do hereby certify that the Plat was prepared by me or under my direction and is based on an actual survey located in Section 33, Township 58 North, Range 1 West, of the Boise Meridian, Bonner County, Idaho; that the distances and angles are shown correctly thereon and that the monuments have been placed and all lot corners are properly set and that the survey is in compliance with all provisions of applicable State Law and Local Ordinances.



COUNTY RECORDER

This Plat was filed for record in the office of the Recorder of Bonner County, Idaho, at the request of J.R.S. Surveying, Inc. the _____ day of _____, 2024, at _____, and duly recorded as Instrument No. _____.

County Recorder

Deputy Recorder

J.R.S. SURVEYING, INC.

PO BOX 3099-0476 MAIN
BOONVILLE, IDAHO 83305
(208) 287-7655

PLAT

FOR ERNEST & NANCY BRANDT

BOOK BY JRM/PLS

FILE BY TRICK, BOV, BLM

RECORDED BY JRM

RECORDED BY JRM

RECORDED BY JRM

RECORDED BY JRM

RECORDED BY JRM

RECORDED BY JRM

RECORDED BY JRM

RECORDED BY JRM

RECORDED BY JRM

RECORDED BY JRM

RECORDED BY JRM

RECORDED BY JRM

RECORDED BY JRM

RECORDED BY JRM

RECORDED BY JRM

RECORDED BY JRM

RECORDED BY JRM

RECORDED BY JRM

RECORDED BY JRM

RECORDED BY JRM

RECORDED BY JRM

RECORDED BY JRM

RECORDED BY JRM

RECORDED BY JRM

RECORDED BY JRM

RECORDED BY JRM

RECORDED BY JRM

RECORDED BY JRM

RECORDED BY JRM