



# BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)  
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## MINOR LAND DIVISION APPLICATION

### FOR OFFICE USE ONLY:

FILE # MLD0055-24

RECEIVED:

**RECEIVED**

By Alex Feyen at 4:02 pm, Oct 02, 2024

### PROJECT DESCRIPTION:

Name of Minor Land Division plat: Boudro Family Acres

### APPLICANT INFORMATION:

Landowner's name: Dale Boudro

Mailing address:

City: Athol

State: ID

Zip code: 83801

Telephone:

Fax:

E-mail:

### REPRESENTATIVE'S INFORMATION:

Representative's name: Scott Comfort

Company name: James A. Sewell and Associates

Mailing address: 1319 N. Division

City: Sandpoint

State: AZ

Zip code: 83864

Telephone: 208-263-4160

Fax:

E-mail: scomfort@jasewell.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 #: 26

Township: 54N

Range: 3W

Parcel acreage: 49.9

Parcel # (s): RP54N03W260301A

Legal description: 26-54N-3W S 1750FT OF NE LESS E 907.5FT & W 500FT

Current zoning: Rural 5

Current use: Rural Residential

What zoning districts border the project site?

North: Rural 5	East: Rural 5
South: Rural 5	West: Rural 5
Comprehensive plan designation:	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: Rural Residential 21 acres	
South: Rural Residential 10 acres	
East: Rural Residential 10 acres	
West: Rural Residential 10 acres	
Within Area of City Impact: Yes:      No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: <u>Take 95 south to Mara Meadows, head East, site is .75 miles.</u>	

### ADDITIONAL PROJECT DESCRIPTION:

#### Existing plat recording information:

This application is for :MLD

Proposed lots:		Depth to Width Ratio (D:W)
Lot #1	Proposed acreage: 15.0 acres	2.91:1
Lot #2	Proposed acreage: 19.89 acres	2.49:1
Lot #3	Proposed acreage: 15.01 acres	2.82:1
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A

Describe the land division proposal and resulting acreage: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

### 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:  
mostly flat

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Water courses (lakes, streams, rivers & other bodies of water): \_\_\_\_\_

NA

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Springs & wells: \_\_\_\_\_

2 wells on site

\_\_\_\_\_

\_\_\_\_\_

Existing structures (size & use): \_\_\_\_\_  
2 residences, 1 adu, 1 barn, 1 lean to  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Land cover (timber, pastures, etc): \_\_\_\_\_  
Pasture  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Are wetlands present on site? ☐ Yes ☒ No

Source of information:

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

DFIRM MAP:

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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

☐ 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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

☒ 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: \_\_\_\_\_  
paved driveway 20' wide instrument #415388  
\_\_\_\_\_  
\_\_\_\_\_

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

☐ Yes ☒ No

List existing access and utility easements on the subject property.  
100' gas easement inst #217077

**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: Septic

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: Inst#241271 and 355722☐ 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:

Which power company will serve the project site? Northern Lights

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.

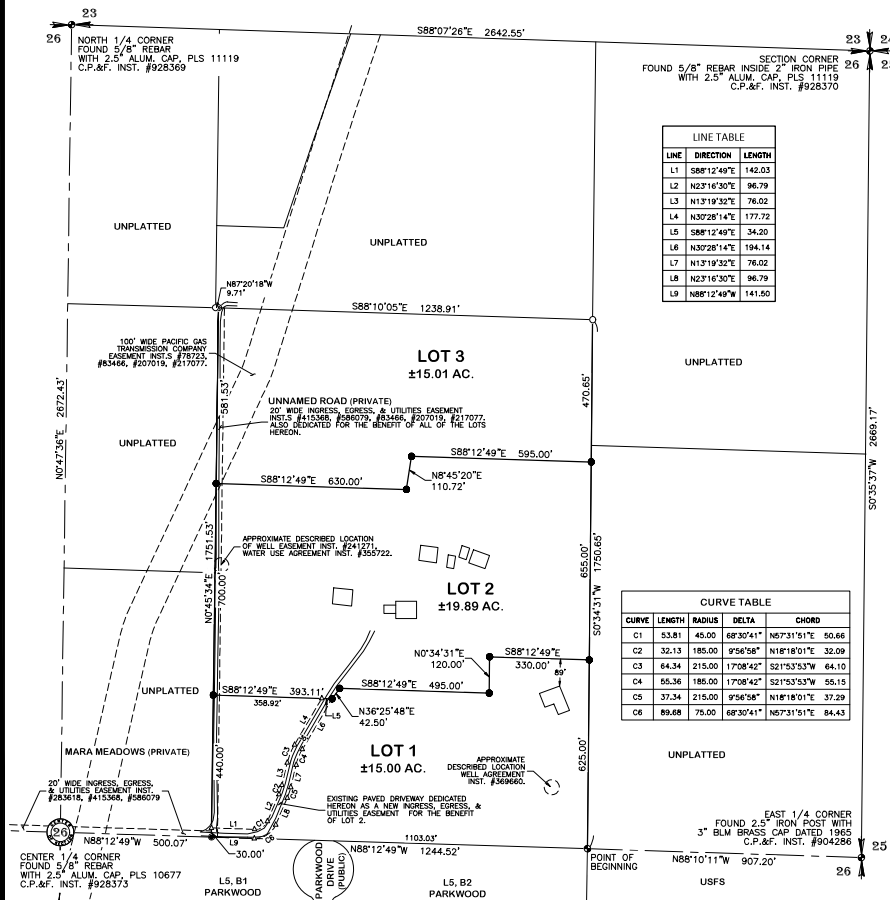
Landowner's signature:  (Rep) Date: 9/25/24

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



# SUBDIVISION NAME

## SECTION 26, TOWNSHIP 54 NORTH, RANGE 3 WEST, B.M., BONNER COUNTY, IDAHO



### BASIS OF BEARING

FROM THE CENTER 1/4 CORNER TO THE NORTH 1/4 CORNER OF SECTION 26, TOWNSHIP 54 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, PER RECORD OF SURVEY INST. #1020289.

### REFERENCES

1. RECORD OF SURVEY INST. #1020289
2. RECORD OF SURVEY INST. #914087
3. RECORD OF SURVEY INST. #876082
4. RECORD OF SURVEY INST. #802514
5. RECORD OF SURVEY INST. #429560
6. THE PLAT OF "PARKWOOD" BK. 3, PG. 172, INST. #246347
7. RECORD OF SURVEY INST. #221517

### NOTES

- 1) ALL REFERENCES ARE FROM RECORDS OF BONNER COUNTY, IDAHO.
- 2) CURRENT ZONING DISTRICT IS RURAL 5 (R-5).
- 3) CURRENT LAND USE IS RURAL RESIDENTIAL (5-10 AC).
- 4) PROPOSED USE IS SINGLE FAMILY RESIDENTIAL.
- 5) WATER SERVICE IS PROVIDED BY RESIDENTIAL WELL.
- 6) SEWER SERVICE IS PROVIDED BY INDIVIDUAL SEPTIC SYSTEM.
- 7) PROPOSED SOLID WASTE DISPOSAL IS COUNTY TRANSFER STATION OR PRIVATE CONTRACTOR.
- 8) PROJECT IS LOCATED WITHIN THE SAGLE FIRE DISTRICT.
- 9) WETLANDS ARE NOT PRESENT PER THE U.S.E.W.S. WETLANDS MAPPER.
- 10) NO FLOOD ZONE HAZARDS ARE PRESENT.
- 11) PARKWOOD DRIVE IS PUBLICLY OWNED, AND PRIVATELY MAINTAINED ROAD.
- 12) MARA MEADOWS IS A PRIVATELY OWNED AND MAINTAINED ROAD.
- 13) UNNAMED ROAD IS A PRIVATELY OWNED AND MAINTAINED ROAD.
- 14) THE NEW INGRESS, EGRESS, AND UTILITIES EASEMENT ACROSS LOT 1 IS FOR THE BENEFIT OF LOTS 1 AND 2, AND IS TO BE MAINTAINED BY THE OWNERS OF LOTS 1 AND 2.
- 15) THE EXISTING 20' WIDE INGRESS, EGRESS, & UTILITIES EASEMENT ALONG THE WEST BOUNDARY BENEFITING OTHER PROPERTIES IS ALSO DEDICATED AS A 20' WIDE INGRESS, EGRESS, & UTILITIES EASEMENT FOR THE BENEFIT OF ALL OF THE LOTS HEREON.

### LEGEND

- SET 5/8"X30" REBAR WITH PLASTIC CAP, REB 12458
- FOUND 5/8" REBAR WITH PLASTIC CAP, T.GLAHE PLS 14879
- FOUND 5/8" REBAR WITH PLASTIC CAP, PROVLIT PLS 7879
- FOUND 5/8" REBAR, NO CAP
- FOUND 3.25" ALUMINUM CAP BY RLS 974, C.P.&F. FILED 11/13/79 AS CROSS INDEX T-20-21
- △ COMPUTED POINT
- ( ) RECORD DIMENSION PER REFERENCE SHOWN

RECORDER'S  
CERTIFICATE



SECTION 26, TWP 54N, R3E, B.M. SHEET TITLE: MINOR LAND DIVISION FOR DALE BOUDRO

James A. Sewell and Associates, LLC  
ENGINEERS - SURVEYORS - PLANNERS  
SANDPOINT, ID, 83864, (208)263-4160

DATE: 9-11-24  
SCALE: 1"=200'  
DRAWN: REB  
CHECKED: SC  
PROJECT: 24-001  
SHEET: 2 OF 2