



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 #

MLD0057-24

RECEIVED:

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By david.fisher at 7:54 am, Oct 24, 2024

PROJECT DESCRIPTION:

Name of Minor Land Division plat: KOPF ESTATES

APPLICANT INFORMATION:

Landowner's name: DAVID & NELLIE KOPF

Mailing address: [REDACTED]

City: KENT

State: WA

Zip code: 98032

Telephone: [REDACTED]

Fax:

E-mail: DAVE.S.KOPF@BOEING.COM

REPRESENTATIVE'S INFORMATION:

Representative's name: DAN INLOES

Company name: HMH ENGINEERING, LLC.

Mailing address: 3882 N. SCHREIBER WAY SUITE 104

City: COEUR D'ALENE

State: ID

Zip code: 83815

Telephone: 208-635-5825

Fax:

E-mail: DINLOES@HMH-LLC.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 #: 24

Township: 59N

Range: 2W

Parcel acreage: 31.048

Parcel # (s): RP59N02W240200A

Legal description: WARRANTY DEED 1019869

Current zoning: R 10

Current use: RESIDENTIAL

What zoning districts border the project site?

North: A/F-20	East: R-10
South: R-5	West: R-10
Comprehensive plan designation: RURAL RESIDENTIAL	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: PRIME AG/FOREST LAND 20+AC, NO STRUCTURES. ROLLING HILLS / TIMBER LAND	
South: RURAL RESIDENTIAL - 5-10 AC, RESIDENTIAL STRUCTURES	
East: RURAL RESIDENTIAL - 5-10 AC, RESIDENTIAL STRUCTURES	
West: RURAL RESIDENTIAL - 5-10 AC, RESIDENTIAL STRUCTURES	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: FROM SANDPOINT, HEAD NORTH ON US-2/HWY 95 10.7 MILES. TURN LEFT ON NF-231 / UPPER PACK RIVER ROAD. 2.9 MILES	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information:		
This application is for :		
Proposed lots:	Depth to Width Ratio (D:W)	
Lot #1	Proposed acreage: 17.408	1.780:1
Lot #2	Proposed acreage: 13.640	2.927:1
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: <u>DIVIDE THE 31.048 ACRE PARCEL INTO TWO LOTS. LOT 1 WILL BE 17.408 AC.</u>		
<u>LOT 2 WILL BE 13.640 AC</u>		

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: A PORTION OF THE SUBJECT PARCEL HAS SLOPES LESS THAN 15% BUT THE MAJORITY OF THE SITE HAS SLOPES GREATER THAN OR EQUAL TO 15%. THE SITE IS PRIMARILY TIMBER LAND ON STEEP MOUNTAIN SIDE. THERE ARE EXISTING STRUCTURES ON BOTH PROPOSED LOTS THAT ARE ON SEPERATE SEPTIC SYSTEMS
Water courses (lakes, streams, rivers & other bodies of water): <u>THERE ARE NO WATER COURSES ON OR DIRECTLY ADJACENT TO THE SUBJECT PARCEL</u>
Springs & wells: <u>THERE IS 1 EXISTING WELL SERVING BOTH STRUCTURES. THE WATER SERVICES TO LOT 2 WILL BE DISCONNECTED AND A NEW PRIVATELY OWNED INDIVIDUAL WELL IS PROPOSED ON LOT 2</u>

Existing structures (size & use): THERE IS AN EXISTING SINGLE STORY RESIDENTIAL HOUSE ON PROPOSED LOT 1 AND A SINGLE STORY GARAGE/SHOP ON

PROPOSED LOT 2

Land cover (timber, pastures, etc): TIMBER

Are wetlands present on site? ☐ Yes ☒ No

Source of information: FEMA

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

DFIRM MAP: 16014C0485E

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: THERE IS CURRENTLY 1 DRIVEWAY FOR THIS PROPERTY. THE PROPOSED LOT LINE RUNS ALONG THE EAST BOUNDARY OF THE DRIVEWAY

A 20' WIDE INGRESS/EGRESS EASEMENT FOR THE BENEFIT OF LOT 2 COVERING THE EXISTING DRIVEWAY IS PROPOSED.

☐ 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: BOTH PROPOSED LOTS CURRENTLY HAVE ACCESS TO UPPER PACK RIVER ROAD, A 50' DEEDED RIGHT OF WAY PER

RIGHT OF WAY DEED 88320. UPPER PACK RIVER ROAD IS CURRENTLY A 25' WIDE PAVED 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.

A BLANKET ELECTRIC EASEMENT AND A 40' WIDE ELECTRIC EASEMENT PER INSTR. No. 131608 & 588937

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 TANK / DRAINFIELDExplain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: SEPERATE EXISTING SEPTIC / DRAINFIELDS CURRENTLY EXIST WITHIN PROPOSED LOT 1 AND LOT 2

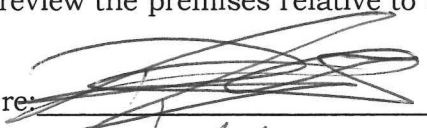
Will the sanitary restriction be lifted by the Panhandle Health District?

☒ Yes ☐ No

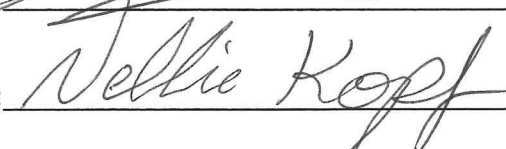
Water will be supplied by:

☐Existing public or community system - List name of provider:☐Proposed Community System - List type & proposed ownership:☒Individual wellPlease explain the water source, capacity, system maintenance plan, storage and delivery system and other details: AN EXISTING WELL ON LOT 1 IS CURRENTLY SERVING BOTH BUILDINGS ON THE PROPERTY. WATER SERVICE WILL BE DISCONNECTED FROM THE GARAGE / SHOP ON LOT 2. A NEW INDIVIDUAL PRIVATELY OWNED WELL IS PROPOSED ON LOT 2Which 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: 

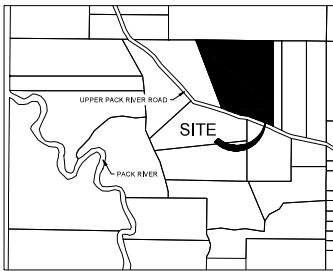
Date:

9/23/2024Landowner's signature: 

Date:

9/23/2024

KOPF ESTATES
SITUATE IN THE NE1/4 OF SECTION 24
TOWNSHIP 59 NORTH, RANGE 2 WEST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO



Vicinity Map:
SCALE: ± 1" = 1000'

PANHANDLE CERTIFICATE:

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 56, CHAPTER 13 ARE IN FORCE FOR LOT 2. NO OWNER SHALL CONSTRUCT ANY BUILDING, DWELLING OR SHELTER WHICH NECESSITATES THE SUPPLYING OF WATER FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED. SEWAGE FACILITIES HAVE BEEN SATISFIED.

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 56, CHAPTER 13 HAVE BEEN SATISFIED FOR LOT 1. SANITARY RESTRICTIONS MAY BE REMOVED IN ACCORDANCE WITH SECTION 56-1306, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

DATE: _____ HEALTH DISTRICT SIGNATURE: _____

COUNTY SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "KOPF ESTATES" 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 CERTIFICATE:

THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON AN ACTUAL FIELD SURVEY IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 13, TITLE 56 OF THE IDAHO CODE. I HEREBY CERTIFY THAT ALL CORNERS AND MONUMENTS SHOWN HEREON HAVE BEEN ESTABLISHED ON THE GROUND THAT ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCE HAVE BEEN COMPLIED WITH. PURSUANT TO IDAHO CODE 56-13A(2)(LL) PER PIPELINE AND HAZARDOUS MATERIALS SAFETY ADMINISTRATION NATIONAL PIPELINE MAPPING SYSTEM, THERE ARE NO EXISTING INTERSTATE NATURAL GAS TRANSMISSION PIPELINES OR INTERSTATE PETROLEUM PRODUCTS PIPELINES WITHIN 1000 FEET OF THIS SUBDIVISION.

DANIEL O. PILCOES, PLS 20888
DATE: 11.11.2024

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT DAVID & NELLIE KOPF ARE THE SOLE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATION AND HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS. THE SAME TO BE KNOWN AS KOPF ESTATES, BEING A PARCEL SITUATE IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 59 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 24 (FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 24 BEARS NORTH 88°37'18" WEST, 357.61 FEET DISTANT); THENCE NORTH 88°37'18" WEST, ON THE NORTH BOUNDARY OF SAID SECTION 24, 860.85 FEET (FROM WHICH A 5/8" REBAR WITH A PLASTIC CAP MARKED "TUCKER PE 1947" BEARS NORTH 00°30'10" EAST, 1.00 FEET DISTANT); SAID POINT BEING THE POINT OF BEGINNING.

THENCE SOUTH 00°30'10" WEST, 140.81 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "NILES PLS 20888"; SAID POINT BEING COMMON WITH THE NORTHERLY RIGHT OF WAY OF UPPER PACK RIVER ROAD, AND BEING A POINT OF CURVATURE (FROM WHICH A 5/8" REBAR WITH PLASTIC CAP MARKED "TUCKER PE 1947" BEARS NORTH 00°30'10" EAST, 8.70 FEET DISTANT); THENCE THE FOLLOWING TWO (2) COURSES ON THE NORTHERLY RIGHT OF WAY OF UPPER PACK RIVER ROAD: THENCE 788.52 FEET ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 7025.00 FEET, A CENTRAL ANGLE OF 00°46'45", AND WHOSE CHORD BEARS NORTH 88°12'20" WEST, 788.02 FEET, TO A 5/8" REBAR WITH AN ILLEGIBLE PLASTIC CAP; THENCE NORTH 11°18'50" WEST, 216.66 FEET, TO A 5/8" REBAR WITH PLASTIC CAP MARKED "NILES PLS 20888" (FROM WHICH A 5/8" REBAR WITH PLASTIC CAP MARKED "TUCKER PE 1947" BEARS NORTH 20°33'19" WEST, 7.01 FEET DISTANT); THENCE NORTH 20°33'19" WEST, 1216.06 FEET TO A POINT ON THE NORTH BOUNDARY OF SAID SECTION 24, SAID POINT ATTACHED BY A 5/8" REBAR WITH PLASTIC CAP MARKED "TUCKER PE 1947" BEARS SOUTH 20°33'19" EAST, 1.00 FEET DISTANT; THENCE SOUTH 88°37'18" EAST, ON THE NORTH BOUNDARY OF SAID SECTION 24, 1004.53 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 31.048 ACRES (81,352.466 SQ.FT.), MORE OR LESS.

BE IT FURTHER KNOWN THAT:
• AN INTERESTOR'S EASEMENT FOR THE BENEFIT OF LOT 1 AND LOT 2, AS SHOWN ON SHEET 2, IS HEREBY DEDICATED.
• DOMESTIC WATER FOR THIS PLAT IS SUPPLIED BY INDIVIDUAL PRIVATELY OWNED WELLS
• SANITARY SEWER DISPOSAL IS PROVIDED BY INDIVIDUAL SEPTIC & DRAINFIELDS.

DAVID KOPF _____ DATE _____

NELLIE KOPF _____ DATE _____

NOTARY PUBLIC CERTIFICATE:

ACKNOWLEDGEMENT
STATE OF IDAHO)
COUNTY OF _____)
ON THIS ____ DAY OF _____, IN THE YEAR OF 2024, BEFORE ME PERSONALLY APPEARED _____, KNOWN OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME. I HAVE HERETO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC CERTIFICATE:

ACKNOWLEDGEMENT
STATE OF IDAHO)
COUNTY OF _____)
ON THIS ____ DAY OF _____, IN THE YEAR OF 2024, BEFORE ME PERSONALLY APPEARED _____, KNOWN OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME. I HAVE HERETO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

RECORDER'S CERTIFICATE:

FILED THIS ____ DAY OF ____, 2024.
AT ____ O'CLOCK ____ M. IN BOOK ____ OF PLATS AT PAGE ____
AT THE REQUEST OF HMM ENGINEERING
INSTRUMENT NO. _____ FEE: _____

BONNER COUNTY RECORDER _____

COUNTY COMMISSIONER'S CERTIFICATE:

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF BONNER COUNTY, IDAHO.

DATED THIS ____ DAY OF ____ IN THE YEAR OF 2024.

CHAIRMAN OF THE BOARD OF COMMISSIONERS _____

PLANNING AND ZONING ADMINISTRATOR:

THIS PLAT HAS BEEN EXAMINED FOR CONFORMANCE TO THE APPLICABLE ZONING AND SUBDIVISION CODES AND APPROVED.

DATED THIS ____ DAY OF ____ IN THE YEAR OF 2024.

BONNER COUNTY PLANNING DIRECTOR, ET AL _____

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 _____

PN: 823134

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