



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 #

MLD0007-25

RECEIVED:

2/26/2025

PROJECT DESCRIPTION:

Name of Minor Land Division plat: Riser Creek Estates

APPLICANT INFORMATION:

Landowner's name: Dean Carlson

Mailing address: [REDACTED]

City: Bellevue

State: WA

Zip code: 98006-2310

Telephone: [REDACTED]

Fax:

E-mail: [REDACTED]

REPRESENTATIVE'S INFORMATION:

Representative's name: Lance Miller

Company name: Lance G. Miller, P.L.S.

Mailing address: 7085 Upper Pack River Road

City: Sandpoint

State: ID

Zip code: 83864

Telephone: 208-263-1533

Fax:

E-mail: lancetrue@gmail.com

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project: Land surveyor, name and info same as above.

Company name:

Mailing address:

City:

State:

Zip code:

Telephone:

Fax:

E-mail:

PARCEL INFORMATION:

Section #: 6

Township: 56N

Range: 2E

Parcel acreage: 15 acres

Parcel # (s): RP56N02E064530A

Current zoning: R5

Current use: Bare Land

Comprehensive plan designation: Rural - Residential (5-10 ac.)

Within Area of City Impact: ☒ Yes ☐ No

If yes, which city?: East Hope

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

Lot #1	Proposed acreage: 5 Acres	Remainder	Proposed acreage: NA
Lot #2	Proposed acreage: 5 Acres	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 Acres		
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:
Other pertinent information (attach additional pages if needed): _____ _____ _____ _____	

ACCESS INFORMATION:

Please check the appropriate boxes:	
<input checked="" 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 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>22' wide Easement Inst No. 483255. 8'-10' wide gravel road, 0% to 8% grade. Bluff Drive and Enchanted Forest Trail.</u> _____ _____	
List existing access and utility easements on the subject property. <u>Bluff Drive, 22' wide Easement, Inst. No. 483255, access to North and East Parcels.</u> <u>Enchanted Forest Trail, access to East adjoiners.</u> _____ _____	

SERVICES:

Which power company will serve the project site? Avista Utilities Inc.

Which fire district will serve the project site? NA

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: Proposed Septic Tank and Drainfield

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: Proposed 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: _____

SERVICES:

Which power company will serve the project site? Avista

Which fire district will serve the project site?

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: Proposed Septic Tank and Drainfield

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: Proposed Individual Wells.

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

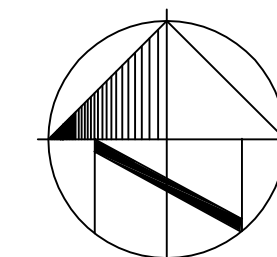
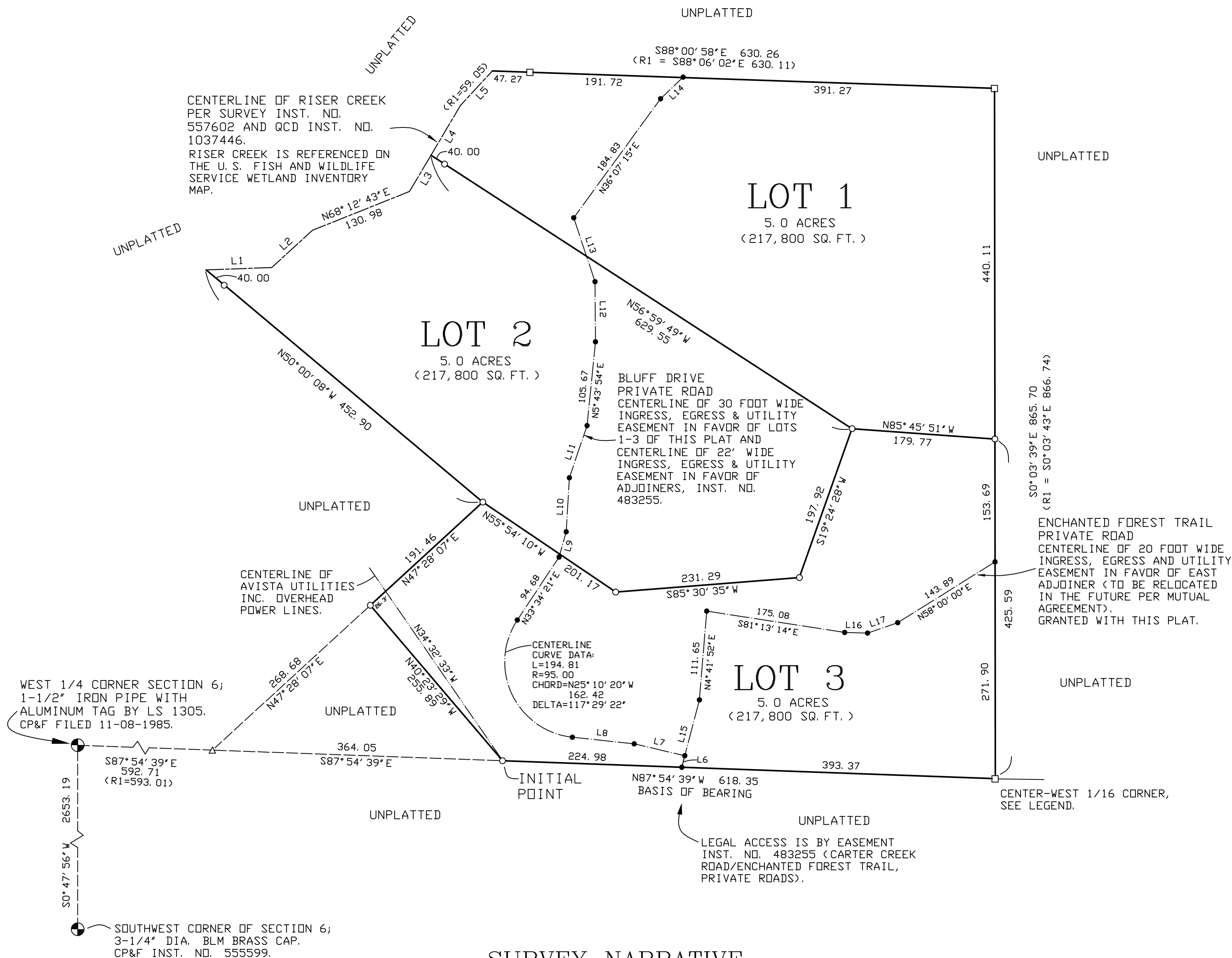
I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post the property or review the premises relative to the processing of this application.

Landowner's signature: Lauren Dean Carlson Date: 2/25/2025

Landowner's signature: _____ Date: _____

RISER CREEK ESTATES

LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 56 NORTH,
RANGE 2 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.



NORTH

SCALE 1" = 100 FEET
TRUE NORTH



LEGEND

- SET 5/8" DIA. X 30" LONG REBAR WITH YELLOW PLASTIC CAP MARKED 'PLS 6107'.
 - MONUMENTATION AS NOTED.
 - FOUND 1/2" DIA. REBAR WITH PLASTIC CAP MARKED 'LS 974'. RECORD OF SURVEY INST. #517491. SET A 5/8" DIA. REBAR WITH YELLOW PLASTIC CAP MARKED 'PLS 6107' ALONG SIDE 1/2" DIA. REBAR.
 - △ FOUND 5/8" DIA. REBAR WITH PLASTIC CAP BY PLS 5713. RECORD OF SURVEY INST. NO. 557602.
- (R1) BEARING AND DISTANCE AS SHOWN IN QUITCLAIM DEED INSTRUMENT NO. 1037446.

LINE TABLE

L I N E	D I S T A N C E	B E A R I N G
L 1	82.15	N87° 52' 49" E
L 2	69.39	N47° 00' 56" E
L 3	52.80	N30° 37' 24" E
L 4	72.55	N30° 37' 24" E
L 5	58.91	N42° 40' 55" E
L 6	14.95	N14° 25' 15" E
L 7	65.18	N76° 46' 45" W
L 8	77.93	N83° 55' 01" W
L 9	33.05	N15° 43' 32" E
L 10	67.83	N3° 19' 51" E
L 11	69.02	N18° 45' 44" E
L 12	75.36	N0° 26' 19" W
L 13	84.42	N18° 26' 38" W
L 14	38.47	N46° 14' 25" E
L 15	87.36	N14° 37' 44" E
L 16	28.74	S88° 23' 21" E
L 17	40.00	N71° 00' 00" E

SURVEY NARRATIVE

1. > THE PURPOSE OF THIS SURVEY IS TO DIVIDE THAT TRACT OF LAND DESCRIBED IN QUITCLAIM DEED INSTRUMENT NO. 1037446, RECORDS OF BONNER COUNTY, IDAHO, INTO 3 LOTS, AS ALLOWED BY BONNER COUNTY REVISED CODE.
2. > THE BOUNDARY OF THE PARCEL BEING PLATTED HEREON WAS ESTABLISHED USING SURVEY TIES TO MONUMENTS FOUND AS REFERENCED IN RECORD OF SURVEY INSTRUMENT NUMBERS 517491 AND 557602, RECORDS OF BONNER COUNTY, IDAHO.
3. > DOCUMENTS USED IN PREPARING THIS MINOR LAND DIVISION ARE AS LISTED IN 'DOCUMENTS AND EASEMENTS OF RECORD', SHOWN ON PAGE 2 OF THIS PLAT.
4. > BLUFF DRIVE AND ENCHANTED FOREST TRAIL ARE PRIVATE ROADS. THE CENTERLINE LOCATIONS SHOWN HEREON ARE BASED UPON FIELD TIES TO THE EXISTING ROAD CENTERLINES.

BASIS OF BEARING

THE BEARINGS SHOWN HEREON ARE BASED UPON A BEARING
OF NORTH 87° 54' 39" WEST ON THE SOUTH LINE OF LOT
3, THE SAME AS SHOWN ON RECORD OF SURVEY INST. NO.
557602, RECORDS OF BONNER COUNTY, IDAHO.



02-24-25

LANCE G. MILLER, P.L.S.
PO BOX 2523
SANDPOINT, ID. 83864
(208) 263-1533

RISER CREEK ESTATES

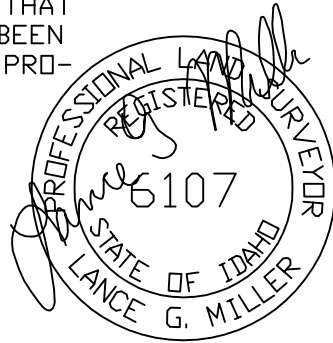
LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 56 NORTH,
RANGE 2 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY AND A SUBDIVISION OF LAND LOCATED IN SECTION 6, T. 56 N., R. 2 E., B.M., BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT AND BLOCK CORNERS PROPERLY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAWS AND LOCAL ORDINANCES.

DATED THIS 24TH DAY OF FEBRUARY, 2025.

James G. Miller
LICENSED SURVEYOR



COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF RISER CREEK 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 _____, 20____.

BONNER COUNTY SURVEYOR

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 _____, 20____.

BONNER COUNTY TREASURER

COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS _____ DAY OF _____, 20____.

CHAIR OF THE BOARD OF COUNTY COMMISSIONERS

PLANNING DIRECTOR'S CERTIFICATE

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

BONNER COUNTY PLANNING DIRECTOR

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 THE SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

WATER AND SEWER SERVICE NOTE:

WATER SERVICE FOR THESE LOTS WILL BE PROVIDED BY INDIVIDUAL WELLS.
SEWAGE DISPOSAL FOR THESE LOTS WILL BE PROVIDED BY SEPTIC TANK AND DRAINFIELD.

ACKNOWLEDGEMENT

STATE OF _____ ss
COUNTY OF _____

ON THIS _____ DAY OF _____, IN THE YEAR OF _____, BEFORE ME PERSONALLY APPEARED LAWRENCE DEAN CARLSON, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME. I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 20____, AT _____ M. IN BOOK _____ OF PLATS AT PAGE _____

AT THE REQUEST OF _____

BONNER COUNTY RECORDER

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT LAWRENCE DEAN CARLSON, A SINGLE MAN, IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED HEREIN, AND HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS, THE SAME TO BE KNOWN AS RISER CREEK ESTATES, LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 56 NORTH, RANGE 2 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

Commencing at the Southwest corner of said Northwest Quarter Section 6 (said point also being the West quarter corner of Section 6); thence S87°54'39"E along the South line of said Northwest Quarter a distance of 592.71 feet (Record = 593.01 feet) to the Southwest corner of that parcel of land described in Quitclaim Deed Instrument Number 557334, records of Bonner County, Idaho, said point also being the Southeast corner of that parcel of land described in Warranty Deed Instrument Number 559875, records of Bonner County, Idaho; thence continuing S87°54'39"E along said South line a distance of 364.05 feet to a point, said point being the Initial Point; thence leaving said South line N40°23'29"W a distance of 255.89 feet to a point on the Easterly line of said parcel described in Instrument Number 559875; thence N47°28'07"E along said Easterly line a distance of 191.46 feet; thence leaving said Easterly line N50°00'08"W a distance of 452.90 feet to a point on the centerline of Riser Creek (said point being the Northerly-most corner of said parcel described in Instrument Number 559875); thence Northeasterly along the centerline of said Riser Creek, the following five (5) courses;

- 1.) N87°52'49"E, 82.15 feet;**
- 2.) N47°40'56"E, 69.39 feet;**
- 3.) N68°12'43"E, 130.98 feet;**
- 4.) N30°37'24"E, 125.35 feet;**
- 5.) N42°40'55"E, 58.91 feet (Record = 59.05 feet) to a point in a line which bears N88°00'58"W (Record = N88°06'02"W) from a found ½" rebar by PLS 974, monumenting the Northeast corner of the herein described parcel;**

thence leaving said centerline of Riser Creek, S88°00'58"E a distance of 630.26 feet (Record = S88°06'02"E a distance of 630.11 feet) to the above mentioned ½" rebar by PLS 974; thence S0°03'39"E a distance of 865.70 feet (Record = S0°03'43"E a distance of 866.74 feet) to a found ½" rebar by PLS 974, said rebar being on the East-West centerline of said Section 6; thence N87°54'39"W along said centerline a distance of 618.35 feet to the Initial Point.

LAWRENCE DEAN CARLSON

DOCUMENTS AND EASEMENTS OF RECORD:

(SOURCE: FIRST AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE NO. 5010500-0020083E, DATED 01/09/25.)

- 1.) EASEMENT FOR A WATER PIPELINE, RECORDED IN INSTRUMENT NO. 51250.
- 2.) EASEMENT FOR AN ELECTRIC DISTRIBUTION LINE WITH APPURTENANCES, IN FAVOR OF WASHINGTON WATER POWER COMPANY, RECORDED IN INSTRUMENT NO. 41001.
- 3.) EASEMENT FOR A WATER PIPELINE, RECORDED IN INSTRUMENT NO. 84823.
- 4.) EASEMENT FOR A 60 FOOT RIGHT OF WAY, RECORDED IN INSTRUMENT NO. 147406 AND AMENDED IN INSTRUMENT NO. 147409. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.
- 5.) EASEMENTS IN FAVOR OF GENERAL TELEPHONE COMPANY OF THE NORTHWEST, INC, RECORDED IN INSTRUMENT NUMBERS 295066, 338544 AND 295068.
- 6.) EASEMENT RECORDED IN INSTRUMENT NO. 379493. THE EXACT LOCATION OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.
- 7.) EASEMENT RECORDED IN INSTRUMENT NO. 409135. THE EXACT LOCATION OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.
- 8.) EASEMENT FOR AN ELECTRIC DISTRIBUTION LINE WITH APPURTENANCES, IN FAVOR OF WASHINGTON WATER POWER COMPANY, RECORDED IN INSTRUMENT NO. 141931.
- 9.) EASEMENT RECORDED IN INSTRUMENT NO. 377664.
- 10.) TERMS, PROVISIONS, COVENANTS, CONDITIONS, DEFINITIONS, OBLIGATIONS, EASEMENTS AND RESTRICTIONS, RECORDED IN INSTRUMENT NO. 409263.
- 11.) ACCESS AGREEMENT RECORDED IN INSTRUMENT NO. 483255.
- 12.) EASEMENT FOR A WATER LINE, RECORDED IN INSTRUMENT NO. 543834.
- 13.) EASEMENT FOR INGRESS, EGRESS AND UTILITIES 30 FEET IN WIDTH, RECORDED IN INSTRUMENT NO. 557335. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.
- 14.) EASEMENT FOR INGRESS, EGRESS AND UTILITIES 30 FEET IN WIDTH, RECORDED IN INSTRUMENT NO. 557334. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.
- 15.) EASEMENT FOR INGRESS, EGRESS AND UTILITIES 30 FEET IN WIDTH, RECORDED IN INSTRUMENT NO. 559875. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.
- 16.) EASEMENT FOR INGRESS, EGRESS AND UTILITIES, RECORDED IN INSTRUMENT NO. 1037448. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.
- 17.) RECORD OF SURVEY INSTRUMENT NUMBERS 239952, 517491 AND 557602. ALL IN RECORDS OF BONNER COUNTY, IDAHO.