

# BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)  
[planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov) (email) [www.bonnercountyid.gov](http://www.bonnercountyid.gov) (web page)

## MINOR LAND DIVISION APPLICATION

### FOR OFFICE USE ONLY:

FILE #

ML00011-25

RECEIVED:

03/05/2025

### PROJECT DESCRIPTION:

Name of Minor Land Division plat: FEIST MOUNTAIN

### APPLICANT INFORMATION:

Landowner's name: PETER AND LINDA FEIST

Mailing address: PO BOX 167

City: SAGLE

State: IDAHO

Zip code: 83860

Telephone:

Fax:

E-mail: plfeist32@gmail.com

### REPRESENTATIVE'S INFORMATION:

Representative's name: DAN PROVOLT

Company name: PROVOLT LAND SURVEYING

Mailing address: PO BOX 580

City: PONDERAY

State: IDAHO

Zip code: 83952

Telephone: 208-290-1725

Fax:

E-mail: JPROVOLTPLS@GMAIL.COM PROVOLTLANDSURVEYING@GMAIL.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 #: 18

Township: 56N

Range: 1W

Parcel acreage: 21.2

Parcel # (s): RP56N01W183150A

Current zoning: R5 (RECENT ZONE CHANGE APPROVED)

Current use: RURAL RES

Comprehensive plan designation: RURAL RES

Within Area of City Impact: ☐ Yes ☒ No

If yes, which city?:

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

|        |                        |   |   |
|--------|------------------------|---|---|
| Lot #1 | Proposed acreage: 7    | Remainder   | Proposed acreage:   |
| Lot #2 | Proposed acreage: 7    | 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: 7.45 |   |   |
| 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) <b>Note:</b> 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: C0950E  |   |
| Other pertinent information (attach additional pages if needed):<br>_____<br>_____<br>_____<br>_____   |   |

**ACCESS INFORMATION:**

Please check the appropriate boxes:

|   |  |
|---|--|
| <input type="checkbox"/> Private Easement   | <input type="checkbox"/> Existing <input type="checkbox"/> Proposed            |
| <input checked="" type="checkbox"/> Public Road   | <input checked="" 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>ROCKY ROAD TO UPPER ROCKY ROAD, COUNTY OWNED. 50' WIDE GRAVEL</u><br>_____<br>_____ |  |
| List existing access and utility easements on the subject property. <u>SEE ATTACHED SURVEY MAP</u><br>_____<br>_____  |  |

**SERVICES:**

Which power company will serve the project site? AVISTA

Which fire district will serve the project site? SAGLE

**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: TYPICAL PRIVE SEWAGE DISPOSAL SYSTEM

**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

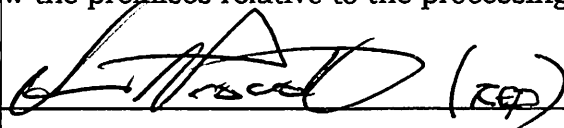
Please explain the water source, name of provider, proposed ownership, capacity, system maintenance plan, storage and delivery system and other details:

TYPICAL PRIVATE WATER 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:

 (REP)

Date:

3-5-25

Landowner's signature:

Date:

# FEIST MOUNTAIN

SECTION 18, TOWNSHIP 56 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

SECTION CORNER  
FOR 7 & 18 ONLY  
FD. 3.25" BLM AC  
CP&F #661770

INITIAL  
POINT

N00°30'20"E  
46.35'

S89°16'57"E 636.41'

BASIS OF BEARING  
S89°16'57"E 2596.78'

S89°16'57"E 636.40'

N89°16'57"W 1323.97'

12

18

13

SECTION CORNER  
FOR 12 & 13 ONLY  
FD. 3.25" BLM AC  
CP&F #876726

GOV'T LOT 1

QUARTER CORNER  
FOR S18 ONLY  
FD. 3.25" BLM AC  
CP&F #611773

18

LOT 1  
7.0 ACRES

N00°30'20"E 435.27'

S00°15'19"W 476.47'

N89°44'41"W 638.49'

N00°30'20"E 241.47'

LOT 2  
7.0 ACRES

S75°00'08"W  
211.16'

N34°37'11"W  
279.18'

R4SBA  
RIVERINE

S00°15'19"W 781.28'

UPPER ROCKY ROAD 50' WIDE COUNTY ROAD PER INST. NO. 104535

N00°30'20"E 739.26'

LOT 3  
7.45 ACRES

N01°02'10"W 366.28'

N89°42'50"W 267.97'

S00°15'19"W 204.83'

N89°15'46"W 642.79'

UNPLATTED

GOV'T LOT 2

## BASIS OF BEARING

BASIS OF BEARING IS TIES TO THE NORTH BOUNDARY OF SECTION 18 BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER

## SURVEYOR'S NOTE

THIS SURVEY WAS PERFORMED USING REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT. THE LINEAR ERROR OF CLOSURE MEETS OR EXCEEDS REQUIREMENTS OF THE STATE OF IDAHO.

## SURVEY REFERENCES

1. UNIT 2, EMERALD VALLEY ESTATES BK 2 PG 124
2. GLO SURVEY DATED 9/23/1897
3. RECORD OF SURVEY INST. NO. 369261
4. RECORD OF SURVEY INST. NO. 1018226
5. RECORD OF SURVEY INST. NO. 611776
6. RECORD OF SURVEY INST. NO. 921083
7. PECK ESTATES BK 8 PG 38

## PURPOSE OF SURVEY/NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW THE LOTS WITHIN A MINOR LAND DIVISION. REFERENCED SURVEYS, FIELD TIES AND GOVERNMENT LOT CALCULATIONS WERE USED TO CALCULATE THE PROPERTY BOUNDARIES.

## LEGEND

○ SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS 7879, UNLESS OTHERWISE NOTED

## WATER/SEWER NOTE

WATER SERVICE PROVIDED BY PRIVATE WELLS  
SEWER SERVICE PROVIDED BY PRIVATE SEWER



SCALE 1" = 100'

100' 50' 0' 100'

PRELIMINARY  
COPY



FEIST MOUNTAIN

PROVOLT LAND SURVEYING, INC  
P.O. BOX 580 PONDERAY, ID. 83852  
(208) 290-1725

DATE:  
02-11-25

SCALE:  
1"=100'

PROJ. NO.:  
1529

SHT. 1 OF 2



# FEIST MOUNTAIN

SECTION 18, TOWNSHIP 56 NORTH, RANGE 1 WEST,BOISE MERIDIAN, BONNER COUNTY, IDAHO

## OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT PETER AND LINDA FEIST, HUSBAND AND WIFE, ARE THE RECORD OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS, THE SAME TO BE KNOWN AS "FEIST MOUNTAIN " LOCATED IN A PORTION OF SECTION 18, TOWNSHIP 56 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

THE WEST HALF OF GOVERNMENT LOT 1, SECTION 18, TOWNSHIP 56 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO;

AND

THE NORTH 132 FEET OF THE WEST HALF OF GOVERNMENT LOT 1, SECTION 18, TOWNSHIP 56 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO;

MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 18, SAID POINT BEING THE INITIAL POINT; THENCE ALONG THE NORTH LINE OF SECTION 18 SOUTH 89 DEGREES 16' 57" EAST, 636.41 FEET; THENCE SOUTH 00 DEGREES 15' 19" WEST, 1462.58 FEET; THENCE NORTH 89 DEGREES 15' 46" WEST, 642.79 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID SECTION 18; THENCE ALONG SAID WEST LINE NORTH 00 DEGREES 30' 20" EAST, 1462.33 FEET TO THE INITIAL POINT.

PETER S. FEIST

LINDA S. FEIST

## NOTES

SUBJECT TO THE FOLLOWING:

1. AN EASEMENT FOR THE PURPOSE OF COUNTY ROAD RIGHT-OF-WAY RECORDED DECEMBER 10, 1935 AT INST. NO. 88648
2. AN EASEMENT FOR THE PURPOSE OF COUNTY ROAD RIGHT-OF-WAY RECORDED APRIL 6, 1945 AT INST. NO. 19564
3. AN EASEMENT FOR THE PURPOSE OF COUNTY ROAD RIGHT-OF-WAY RECORDED NOVEMBER 30, 1946 AT INST. NO. 22357
4. AN EASEMENT FOR THE PURPOSE OF COUNTY ROAD RIGHT-OF-WAY RECORDED APRIL 20, 1949 AT INST. NO. 27412
5. A HOMESTEAD DECLARATION RECORDED MARCH 11, 1991 AT INST. NO. 387213
6. AN EASEMENT GRANTED TO NORTHERN LIGHTS FOR THE PURPOSE OF PUBLIC UTILITIES RECORDED FEBRUARY 19, 1992 AT INST. NO. 401612
7. AN EASEMENT GRANTED TO NORTHERN LIGHTS FOR THE PURPOSE OF PUBLIC UTILITIES RECORDED JANUARY 31, 1996 AT INST. NO. 479834
8. AN EASEMENT GRANTED TO GTE INC. FOR THE PURPOSE OF PUBLIC UTILITIES RECORDED APRIL 17, 1996 AT INST. NO. 483615
9. AN EASEMENT GRANTED TO NORTHERN LIGHTS INC. FOR THE PURPOSE OF PUBLIC UTILITIES RECORDED DECEMBER 17, 1998 AT INST. NO. 536693
10. AN EASEMENT GRANTED TO NORTHERN LIGHTS INC. FOR THE PURPOSE OF PUBLIC UTILITIES RECORDED OCTOBER 14, 2005 AT INST. NO. 689687
11. BONNER COUNTY ORDINANCE NO. 719-PLANNING ZC0010-24 ZONE CHANGE RECORDED FEBRUARY 13, 2025 AT INST. NO. 1043669

## ACKNOWLEDGMENT

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME PERSONALLY APPEARED PETER S. FEIST AND LINDA S. FEIST KNOWN OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY 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

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 25, TOWNSHIP 56 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY HEREON AND THE MONUMENTS HAVE BEEN PLACED AND ALL LOT AND BLOCK CORNERS PROPERLY SET AND THAT THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

DAN I. PROVOLT, PLS 7879

## COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN ["NAME OF PLAT"] 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

## SANITARY RESTRICTIONS

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 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\_\_\_\_.  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BONNER COUNTY TREASURER

BY:

## PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BONNER COUNTY PLANNING DIRECTOR

## COUNTY COMMISSIONERS' CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COMMISSIONERS, BONNER COUNTY, IDAHO.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

## RECORDER'S CERTIFICATE

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_, M.,  
AT THE REQUEST OF PROVOLT LAND SURVEYING, INC.

INSTRUMENT No. \_\_\_\_\_ FEE: \_\_\_\_\_

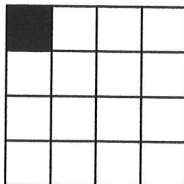
BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

COUNTY RECORDER

BY DEPUTY

RECORDER'S  
CERTIFICATE

S.18, T.56N., R.1W., B.M.



FEIST MOUNTAIN

PROVOLT LAND SURVEYING, INC  
P.O. BOX 580 PONDERAY, ID. 83852  
(208) 290-1725

DATE: 2-11-25  
SCALE: NONE  
DRAWN: JP  
PROJ. NO.: 1529  
CAD FILE: S-MLD-FEIST  
SHT. 2 OF 2