

# 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 #

MLD0013-25

RECEIVED:

3/5/25

### PROJECT DESCRIPTION:

Name of Minor Land Division plat: KDC Land - Lot 1 Replat

### APPLICANT INFORMATION:

Landowner's name: David Luers and Katharine Luers

Mailing address

City: Sandpoint

State: ID

Zip code: 83864

Telephone:

Fax:

E-mail:

### REPRESENTATIVE'S INFORMATION:

Representative's name: Truxton Glahe

Company name: Glahe & Associates, Inc.

Mailing address: 303 Church St

City: Sandpoint

State: ID

Zip code: 83864

Telephone: (208) 265-4474

Fax:

E-mail: truxton@glaheinc.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 #: 1

Township: 55N

Range: 2E

Parcel acreage: 20.61

Parcel # (s): RP016650000010A

Current zoning: Agricultural/forestry 20 (A/f-20)

Current use: Ag/Forest Land (10-20 AC)

Comprehensive plan designation:

Within Area of City Impact: ☒ Yes ☐ No

If yes, which city?: Clark Fork

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

Lot #1	Proposed acreage: 10.00	Remainder	Proposed acreage:
Lot #2	Proposed acreage: 10.60	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:		
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 type="checkbox"/> Yes <input checked="" 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 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 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 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>Mosquito Creek Rd (Public &amp; Prescriptive Easement, 50', Dirt, County Maintained) &amp; Lower Mosquito Creek Rd (Prescriptive Easement, 50', Dirt, County Maintained)</u> <u>The portion of Mosquito Creek Rd that crosses through subject property is a prescriptive easement</u> _____ _____	
List existing access and utility easements on the subject property. <u>See map</u> _____ _____	

**SERVICES:**

Which power company will serve the project site?

Which fire district will serve the project site? Clark Fork Fire

**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: Privately owned septic 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: Privately owned well water system

**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?

Which fire district will serve the project site? Clark Fork Fire

**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: Privately owned septic 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: Privately owned well water system

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

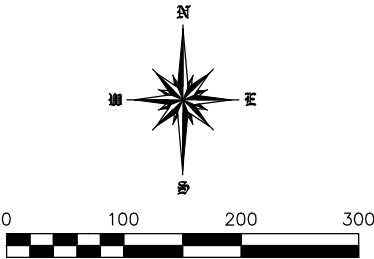
I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post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

DocuSigned by:  
Landowner's signature: Katharine Luers Date: 3/6/2025  
105858E30364433...

Signed by:  
Landowner's signature: [Signature] Date: 3/6/2025  
E851D8704136655...

KDC LAND - LOT 1 REPLAT

REPLAT OF KDC LAND, LOT 1,  
LYING IN A PORTION OF SECTION 1,  
TOWNSHIP 55 NORTH, RANGE 2 EAST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO



LEGEND



SECTIONAL CORNER, AS NOTED.



SET 5/8" X 24" REBAR AND CAP, PLS 14879



PREVIOUSLY SET 5/8" X 24" REBAR AND CAP, PLS 14879



FOUND STANDARD 3 1/4" BLM BRASS CAP



CALCULATED POINT, NOTHING SET

(R1) RECORD OF SURVEY BY PLS 5361, INST. NO. 668349, 1/18/2005

(R2) RECORD OF SURVEY BY PLS 4343, INST. NO. 505479, 6/19/1997

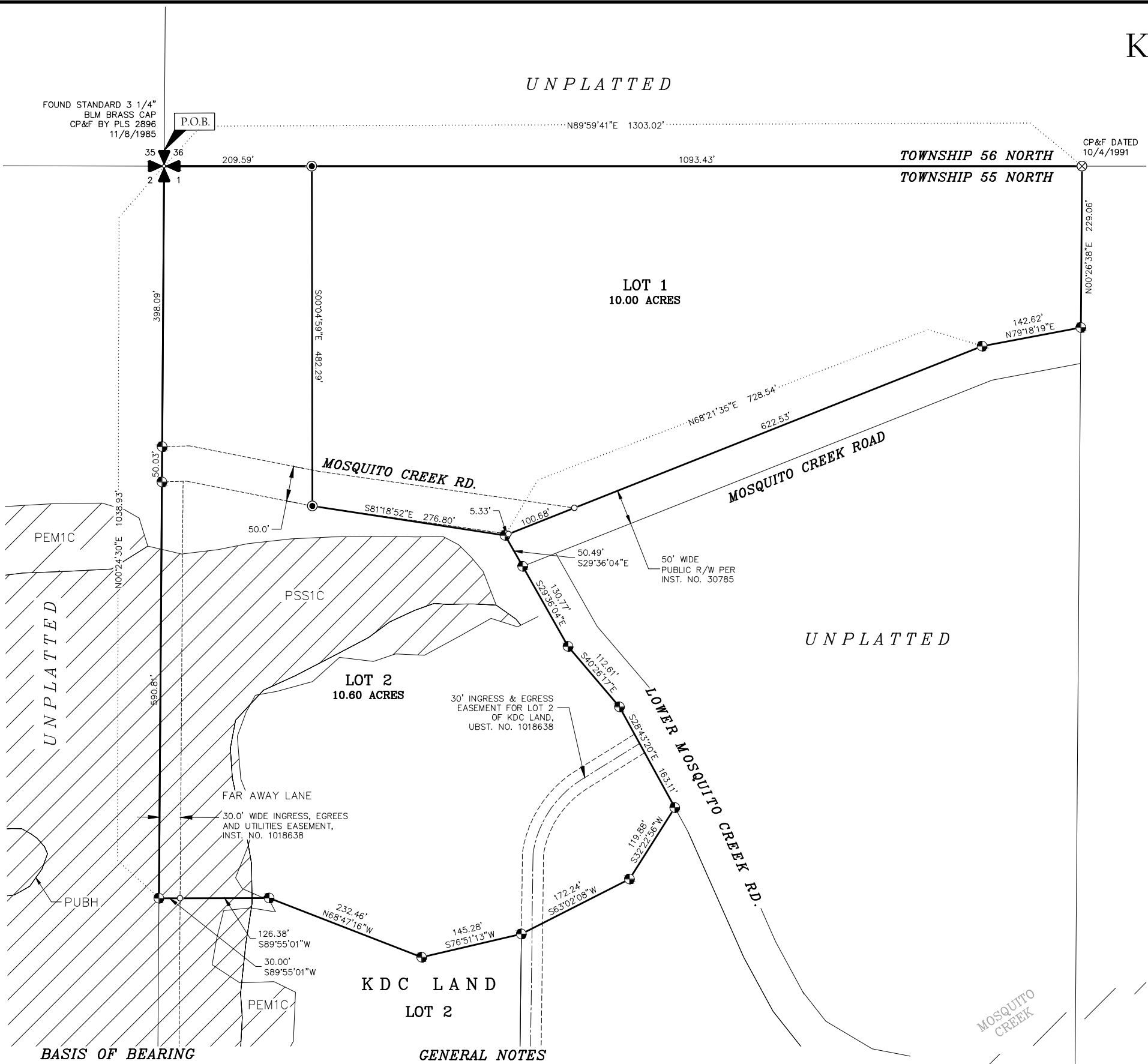
(R3) RECORD OF SURVEY BY PLS 5713, INST. NO. 396954, 10/22/1991

(P1) PLAT OF BERRY DEVELOPMENT BY PLS 5713, INST. NO. 648476, 4/22/2004

(P2) PLAT OF KDC LAND BY PLS 14879, INST. NO. 1018638, 4/5/2023

SURVEYOR'S NARRATIVE

- WETLANDS ARE PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL. SEE HATCHED AREAS FOR DESIGNATIONS.
- THE PROPOSED LOTS ARE CATEGORIZED AS ZONE 'X' PER FEMA PANEL 16017C1018E, EFFECTIVE 11/18/2009.
- THE PURPOSE OF THIS SURVEY IS SPLIT LOT 1 OF KDC LAND INTO TWO (2) NEW LOTS.
- MOSQUITO CREEK ROAD IS PUBLIC PER BONNER COUNTY. THE PORTION THAT CROSSES LOTS 1 & 10 IS A 50' WIDE PRESCRIPTIVE EASEMENT AS SHOWN ON (P1). THIS PORTION IS COUNTY MAINTAINED.
- LOWER MOSQUITO CREEK ROAD IS A 50' WIDE PRESCRIPTIVE EASEMENT AND IS COUNTY MAINTAINED. PER BONNER COUNTY ROAD & BRIDGE - BONNER COUNTY HAS ONLY DONE INTERMITTENT MAINTENANCE OF LOWER MOSQUITO CREEK ROAD AND IS IN THE PROCESS OF DOING A FINAL REPAIR AFTER A WASHOUT AND THE BOARD OF COUNTY COMMISSIONERS IS ANTICIPATED TO FORMALLY CEASE MAINTENANCE OF THE ROAD FOLLOWING THE REPAIR.
- A BLANKET OVERLAND USE EASEMENT IS HEREBY GRANTED TO ALL LOT OWNERS OF KDC LAND FOR INGRESS AND EGRESS, OVER AND ACROSS ALL LOTS. IF ANY LOT OWNER SELLS A LOT, THIS BLANKET OVERLAND USE EASEMENT IS NO LONGER VALID. (PER PLAT OF KDC LAND)



BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS CONTROL COORDINATES DERIVED FROM NGS OPUS SOLUTIONS USING A REFERENCE FRAME OF NAD83 (2011)(EPOCH: 2010.000). ALL BEARINGS REFER TO THE IDAHO COORDINATE SYSTEM OF 1983, WEST ZONE, (1103) - US SURVEY FT. REFER TO THE DRAWING FOR SPECIFIC LINE AND MONUMENTS USED.

DISTANCES SHOWN HAVE BEEN CONVERTED FROM GRID TO GROUND USING A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.0001527333. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°18'18" AT THE NORTHWEST CORNER OF SECTION 1.

GENERAL NOTES

- SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- WETLANDS ARE PRESENT AS SHOWN ON MAP OF THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL.
- THE LOT ARE CATEGORIZED AS ZONE 'X' PER FEMA PANEL 16017C0925EE, EFFECTIVE 11/18/2009.



1/4	SECTION	TOWNSHIP	RANGE	MONTANA	IDAHO
	1	55 N	2 E		
PROJECT #: 25-020 LUERS DRAWING NAME: 25-020 LUERS MLD TDLG					

KDC LAND - LOT 1 REPLAT			
GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474			
Scale:	1"=100'		
Checked By:	TLAG	Drawn By:	TDLG
Plot Date:	3/5/2025	Sheet:	1 of 2

KDC LAND - LOT 1 REPLAT

REPLAT OF KDC LAND, LOT 1,  
LYING IN A PORTION OF SECTION 1,  
TOWNSHIP 55 NORTH, RANGE 2 EAST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS’ CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT DAVID LUERS AND KATHARINE M. LUERS, AS TRUSTEES OF THE DAVID AND KATHARINE LUERS REVOCABLE TRUST, DATED SEPTEMBER 21, 2023, AS TO AN UNDIVIDED 50% INTEREST AND CHRIS MCGINN, AN UNMARRIED MAN, AS TO AN UNDIVIDED 50% INTEREST, HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS 1–2, THE SAME TO BE KNOWN AS ‘KDC LAND – LOT 1 REPLAT’ BEING A PORTION OF SECTION 15, TOWNSHIP 55 NORTH, RANGE 2 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

LOT 1, KDC LAND, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK 20 OF PLATS, PAGE 32, RECORDS OF BONNER COUNTY, IDAHO.

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.

DAVID LUERS \_\_\_\_\_ DATE \_\_\_\_\_

KATHARINE M. LUERS \_\_\_\_\_ DATE \_\_\_\_\_

CHRIS MCGINN \_\_\_\_\_ DATE \_\_\_\_\_

ACKNOWLEDGMENT

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

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

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DAVID LUERS, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC \_\_\_\_\_

NOTARY PUBLIC FOR THE STATE OF \_\_\_\_\_

RESIDING AT: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

ACKNOWLEDGMENT

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

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

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED KATHARINE M. LUERS, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC \_\_\_\_\_

NOTARY PUBLIC FOR THE STATE OF \_\_\_\_\_

RESIDING AT: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

ACKNOWLEDGMENT

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

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

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED CHRIS MCGINN, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC \_\_\_\_\_

NOTARY PUBLIC FOR THE STATE OF \_\_\_\_\_

RESIDING AT: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

SURVEYOR’S CERTIFICATE

I, TYSON L.A. GLAHE, PLS 14879, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT CORNERS PROPERLY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

TYSON L.A. GLAHE, PLS 14879 \_\_\_\_\_ DATE \_\_\_\_\_

DOCUMENTS AND EASEMENTS OF RECORD

THE FOLLOWING DOCUMENTS OF RECORD PER FIRST AMERICAN TITLE INSURANCE COMPANY CERTIFICATE, FILE NO. N–68250, GUARANTEE NO. 5010500–0020116e, DATED JANUARY 31, 2025.

1. A RIGHT OF WAY EASEMENT. RECORDED MAY 2, 1949, INST. NO. 30785. AS SHOWN HEREON, SEE SURVEYOR’S NOTE #4.
2. MATTERS SET FORTH IN RECORD OF SURVEY. RECORDED JANUARY 18, 2005, INST. NO. 668349. SEE SURVEYOR’S NOTE \$5
3. AN INGRESS, EGRESS AND UTILITIES EASEMENT. RECORDED MARCH 1, 2005, INST. NO. 671247. NOT SHOWN ON MAP.
4. MATTERS SET FORTH IN RECORD OF SURVEY. RECORDED MAY 5, 2005, INST. NO. 675987. SEE SURVEYOR’S NOTE #4, NOT SHOWN ON MAP.
5. AN INGRESS, EGRESS AND UTILITIES EASEMENT. RECORDED JUNE 30, 2017, INST. NO. 907497. RE–RECORDED AUGUST 24, 2017, INST. NO. 910294. NOT SHOWN ON MAP.
6. TERMS, CONDITIONS AND PROVISION AS CONTAINED IN AGREEMENT BETWEEN CITY OF CLARK FORK AND DAVIS LUERS. RECORDED JANUARY 25, 2022, INST. NO. 999559. NOT SHOWN ON MAP.
7. TERMS AND CONDITIONS OF ORDINANCE NO. 665, LUERS/MCGINN ZONE CHANGE FILE NO. ZC0039–21. RECORDED APRIL 27, 2022, INST. NO. 1004549. NOT SHOWN ON MAP.
8. TERMS AND CONDITIONS OF BONNER COUNTY PLANNING DEPARTMENT ADMIN EXCEPTION FILE NO. VE0019–22. RECORDED NOVEMBER 10, 2022, INST. NO. 1014051. NOT SHOWN ON MAP.
9. ALL MATTERS AS DELINEATED ON THE OFFICIAL PLAT OF KDC LAND. RECORDED AS BOOK 20 OF PLATS, PAGE 32. NOT SHOWN ON MAP.

COUNTY COMMISSIONERS’ CERTIFICATE

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
CHAIR, BOARD OF BONNER COUNTY COMMISSIONERS

PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
PLANNING DIRECTOR

COUNTY SURVEYOR’S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT AND APPROVE THE SAME FOR RECORDING THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
BONNER COUNTY SURVEYOR

PANHANDLE HEALTH DISTRICT

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50–1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

\_\_\_\_\_  
DATE \_\_\_\_\_ PANHANDLE HEALTH DISTRICT SIGNATURE \_\_\_\_\_

WATER AND SEWER NOTE

WATER SERVICE: WATER IS PROVIDED BY PRIVATELY OWNED WELL WATER SYSTEM  
SEWER SERVICE: SEWAGE DISPOSAL BY PRIVATELY OWNED SEPTIC SYSTEM

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 \_\_\_\_\_, 2025.

\_\_\_\_\_  
BONNER COUNTY TREASURER

RECORDER’S CERTIFICATE

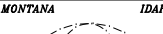

FILED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025, AT \_\_\_\_\_, M.,  
IN BOOK \_\_\_\_\_ OF PLATS AT PAGE \_\_\_\_\_ AT THE REQUEST  
OF GLAHE AND ASSOCIATES, INC., AS INSTRUMENT NO. \_\_\_\_\_.

COUNTY RECORDER \_\_\_\_\_ BY DEPUTY \_\_\_\_\_

\$ \_\_\_\_\_  
FEE



PLACE RECORDING LABEL HERE

1/4		SECTION	TOWNSHIP	RANGE	<div><div>MONTANA</div><div>IDAHO</div><div></div><div>OREGON</div><div>WASHINGTON</div></div>	KDC LAND - LOT 1 REPLAT			
<div></div>	1	55 N	2 E				GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474		Scale: N/A
PROJECT #: 25-020 LUERS						Checked By: TLAG		Drawn By: TDLG	
DRAWING NAME: 25-020 LUERS MLD TDLG						Plot Date: 3/5/2025		Sheet: 2 of 2	