



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 #

MLD0029-25

RECEIVED:

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kyle.snider, 5/5/2025, 7:21:33 AM

PROJECT DESCRIPTION:

Name of Minor Land Division plat. **SELLE VIEW**

APPLICANT INFORMATION:

Landowner's name: **STEWARDSHIP LAND MANAGEMENT, LLC**

Mailing address: **130 MCGEE RD. SUITE 200**

City: **KOOTENAI**

State: ID

Zip code: **83840**

Telephone: **208-255-8597**

Fax: _____

E-mail: **LUKE@EVERGREEN-REALTY.COM**

REPRESENTATIVE'S INFORMATION:

Representative's name: **DAN PROVOLT**

Company name: **PROVOLT LAND SURVEYING**

Mailing address: **PO BOX 580**

City: **PONDERAY**

State: ID

Zip code: **83852**

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 #: **3** Township: **57N** Range: **1W** Parcel acreage: **10.72AC**

Parcel # (s): **R.P03418000020A**

Current zoning: **AF 10 (ZONE CHANGE IN PROGRESS)** Current use: **AG/FOREST 10-20 (COMP. PLAN IN PROGRESS)**

Comprehensive plan designation: **305**

Within Area of City Impact: ☐ Yes ☒ No If yes, which city?: **RURAL RES**

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

Lot #1	Proposed acreage:	Remainder	Proposed acreage:
Lot #2	Proposed acreage:	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) Note: 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 type="checkbox"/> Yes <input checked="" 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: 16017C0950E
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>55'-66' RDW OLD HWY FRONTAGE. GRAVEL 24' WIDE</u>	
List existing access and utility easements on the subject property. <u>SEE APPLICATION MAPS</u>	

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 SEPTIC SYSTEMS

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:

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: [Signature] (REQ) Date: _____

Landowner's signature: _____ Date: _____



Find address or place



Parcel

PIN	RP034180000020A
Owner1	Stewardship Land Management Llc
Owner2	
Property Class Description	515-Land resid rural subdv vac
Tax Code Area	210000
Last Assessed Value	199377
Acres	10.720
Legal Description	3-57N-1W SELLE VALLEY MEADOWS LOT 2
Deed1:	891383
Deed2:	923159
Deed3:	900085
Deed4:	928512
Deed5:	976551

Zoom to

SELLE VIEW

A REPLAT OF LOT 2, SELLE VALLEY MEADOWS, SECTION 3, TOWNSHIP 57 NORTH, RANGE 1 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT STEWARDSHIP LAND MANAGEMENT, LLC AN IDAHO LIMITED LIABILITY COMPANY IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS THE SAME TO BE KNOW AS "SELLE VIEW", BEING LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 57 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

LOT 2, SELLE VALLEY MEADOWS, RECORDED IN BK. 16, PG. 21, RECORDS OF BC, ID.

STEWARDSHIP LAND MANAGEMENT, LLC

BY; JORDAN REDMAN, MEMBER

BY; LUKE WEBSTER, MEMBER

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 2025, BEFORE ME
PERSONALLY APPEARED JORDAN REDMAN IN HIS CAPACITY
AS A MEMBER OF STEWARDSHIP LAND MANAGEMENT, LLC,
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 AS A MEMBER.

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

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 2025, BEFORE ME

PERSONALLY APPEARED LUKE WEBSTER IN HIS CAPACITY
AS A MEMBER OF STEWARDSHIP LAND MANAGEMENT, LLC,
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 AS A MEMBER.

I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE

NOTARY PUBLIC FOR THE STATE OF _____
RESIDING AT: _____
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

NOTES

WATER TO BE SUPPLIED BY INDIVIDUAL WELLS.
SEWER TO BE SUPPLIED BY INDIVIDUAL SYSTEMS.
SOLID WASTE TO BE HAULED TO LAND FILL.
INTENDED USE TO BE RESIDENTIAL.

SUBJECT TO THE FOLLOWING:

- 1) AN EASEMENT GRANTED TO MOUNTAIN STATES POWER, RECORDED NOVEMBER 4, 1952, INSTRUMENT 47564.
- 2) AN EASEMENT GRANTED TO PACIFIC POWER AND LIGHT CO., RECORDED OCTOBER 18, 1954, INSTRUMENT 51492.
- 3) RECORD OF SURVEY RECORDED SEPTEMBER 6, 2012, INSTRUMENT 831975.
- 4) AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES, RECORDED AUGUST 23, 2018, INSTRUMENT 926595.
- 5) DEED OF TRUST, BENEFICIARY ALPHA CAPITAL LLC, DATED SEPTEMBER 24, 2019, RECORDED SEPTEMBER 26, 2019, INSTRUMENT NO. 945803.

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 3, TOWNSHIP 57 NORTH, RANGE 1 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 _____, 2025.

DAN I. PROVOLT, PLS 7879



COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN "PLAT OF SELLE VIEW" 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 _____, 2025

BONNER COUNTY SURVEYOR

PANHANDLE HEALTH DISTRICT 1

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 _____, 2025.

BONNER COUNTY TREASURER

PLANNING DIRECTOR'S CERTIFICATE

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

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 _____, 2025.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 2025, AT _____, M.,
AT THE REQUEST OF _____

INSTRUMENT No. _____, BOOK _____, PAGE _____
FEE: _____

SHEET TITLE:

SELLE VIEW MLD

DATE: 4-21-25
SCALE: NONE

DRAWN: DP

PROVOLT LAND SURVEYING, INC
PO BOX 580, PONDERAY, ID. 83852
208-290-1725

PROJ. NO.: 1089A

SHT. 2 OF 2