



# 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 #

MLD0030-25

RECEIVED:

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david.fisher , 5/12/2025, 9:23:18 AM

### PROJECT DESCRIPTION:

Name of Minor Land Division plat: Dixon's Bodie Division

### APPLICANT INFORMATION:

Landowner's name: William "Bill" Dixon

Mailing address:

City: Priest River

State: ID

Zip code: 83856

Telephone:

Fax:

E-mail:

### REPRESENTATIVE'S INFORMATION:

Representative's name: Jesse Bailey

Company name: James A. Sewell & Associates, LLC

Mailing address: 600 4th Street West

City: Newport

State: WA

Zip code: 99156

Telephone: 509-447-3626

Fax:

E-mail: jbailey@jasewell.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 #: 14

Township: 56N

Range: 5W

Parcel acreage: 9.87

Parcel # (s): RP56N05W146751A

Legal description: W1/2 W1/2 SE1/4 SW1/4

Current zoning: R-5

Current use: Residential

What zoning districts border the project site?

North:R-5	East:R-5
South:Suburban	West:R-5
Comprehensive plan designation:R-5	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North:80 acres, Commercial Gravel Pit	
South: 2 acre residential w/ structures; 39 acre residential w/ outbuildings; Bodie Canyon Road ROW	
East:5 acre residential lot w/ structures; 5 acre undeveloped lots	
West:Residential 5-6 acre lots with structures	
Within Area of City Impact: Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: Travel North on Bodie Canyon Road from the intersection of Highway 2 closest to Priest River; commence travel for approx. 1.1 miles. Property will be on the right hand side.	

### ADDITIONAL PROJECT DESCRIPTION:

<b>Existing plat recording information:</b> Dixon's Bodie Division		
<b>This application is for :</b> Minor Land Division		
Proposed lots:2	Depth to Width Ratio (D:W)	
Lot #1	Proposed acreage: 4.93 acres	2:00
Lot #2	Proposed acreage: 4.93 acres	2:00
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: The proposal would split the parent 9.87 acre lot into two individual 4.9 acre lots. The split would result in a north half and a south half of the parent lot.		

### 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: Flat (No Slope)
Water courses (lakes, streams, rivers & other bodies of water):None
Springs & wells: None

Existing structures (size & use): None

Land cover (timber, pastures, etc): Moderate timber coverage

Are wetlands present on site? ☐ Yes ☒ No

Source of information:

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

DFIRM MAP:

Other pertinent information (attach additional pages if needed): None

#### 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: Private 60' Easement along the west boundary line of Lot 1

☒ 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: 60' Right-of-Way of Bodie Canyon Road, paved

☐ 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.

**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: Individual Residential Septic Tank and Drainfield on each proposed lot.

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: Individual Domestic WellsWhich 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:

5-7-25

Landowner's signature:

Date:

DIXON'S BODIE DIVISION

SECTION 14, TOWNSHIP 56 NORTH, RANGE 5 WEST, B.M., BONNER COUNTY, IDAHO

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "DIXON'S BODIE DIVISION" 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

PLANNING DIRECTOR'S CERTIFICATE

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

BONNER COUNTY PLANNING DIRECTOR

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 COMMISSIONERS' CERTIFICATE

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

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

CHAIR, BOARD OF COUNTY COMMISSIONERS

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

RECORDER'S CERTIFICATE

FILED THIS\_\_ DAY OF\_\_\_\_\_, 2025, AT\_\_\_\_\_.M. AT THE REQUEST OF JAMES A. SEWELL AND ASSOCIATES, LLC.

INSTRUMENT NO.\_\_\_\_\_ FEE:\_\_\_\_\_

BONNER COUNTY RECORDER

RECORDER'S  
CERTIFICATE

SUBJECT TO INSTRUMENT NO.

43878 RIGHT OF WAY DEED  
RECORDED: NOVEMBER 14, 1916

SURVEYOR'S CERTIFICATE

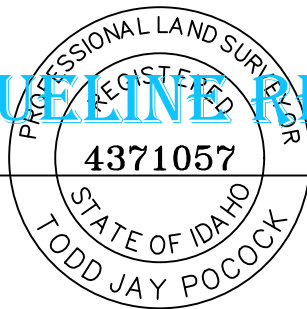
I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 14, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY HEREON AND THE MONUMENTS HAVE BEEN PLACED AND ALL LOT AND BLOCK CORNERS PROPERLY SET AND THAT THE SURVEY IS IN COMPLIANCE WITH PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

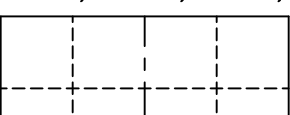

DATED THIS\_\_ DAY OF\_\_\_\_\_, 2025.

BLUELINE REVIEW

DATE

TODD J. POCOCK  
PLS No. 4371057



SECTION 14, TWP 56N, RNG 5W.,B.M.	SHEET TITLE:		DATE: 05-09-25
	DIXON'S BODIE DIVISION		SCALE: NONE
		<b>James A. Sewell and Associates, LLC</b> ENGINEERS – SURVEYORS – PLANNERS NEWPORT, WASHINGTON, 99156, (509)447-3626	DRAWN: JMB
			CHECKED: TJP
			PROJ.NO.: 04175-25-001
			CAD FILE NO. DIXON-MLD-2025
		SHT 1 OF 2	



# DIXON'S BODIE DIVISION

SECTION 14, TOWNSHIP 56 NORTH, RANGE 5 WEST, B.M., BONNER COUNTY, IDAHO

## SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DEFINE THE BOUNDARY OF BONNER COUNTY PARCEL NUMBER RP56N05W146751A AND TO DIVIDE SAID PARCEL INTO LOTS AS SHOWN HEREON.

## SURVEYOR'S NOTES

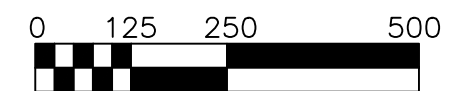
- 1) THE PROPERTY CONTAINED WITHIN THE DISTINCTIVE BOUNDARY SHOWN HEREON LIES IN FEMA ZONE X, DEPICTED ON THE FIRM PANEL 16017C0858E EFFECTIVE DATE 11/18/2009.
- 2) THERE ARE NO FEDERALLY RECOGNIZED WETLANDS ON THE SUBJECT PROPERTY ACCORDING TO THE NATIONAL WETLANDS INVENTORY MAP FOR THE AREA.

## BASIS OF BEARING

BEING FROM THE SOUTHEAST SECTION CORNER TO THE SOUTH QUARTER CORNER AS SHOWN ON "BODIE CANYON ACRES". RECORDED AS INSTRUMENT NO. 424289, IN BOOK 4, PAGE 168 ON MAY 10TH, 1993 BY PLS NO. 775. RECORDS OF BONNER COUNTY, IDAHO.



SCALE-1"=250'



SCALE IN FEET

## LEGEND

- \* ..... SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS No. 4371057  
 O ..... FOUND 3/4" REBAR WITH 2" ALUMINUM CAP STAMPED "PE/LS 775",  
 UNLESS OTHERWISE NOTED.  
 ● ..... FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 20538  
 ( ) ..... INFORMATION AS SHOWN ON THE PLAT OF "BODIE CANYON ACRES",  
 RECORDED AS INSTRUMENT NO. 424289 BY PLS NO. 775. RECORDED  
 ON MAY 10TH, 1993 IN BOOK 4, PAGE 168. RECORDS OF BONNER  
 COUNTY, IDAHO.

## CORNER NOTES

- ① ..... FOUND ALUMINUM CAP, PLS NO. 775 ON SECTION LINE, BEARS 7.15' SOUTH OF THE NORTH RIGHT-OF-WAY LINE OF BODIE CANYON ROAD
- ② ..... FOUND CONCRETE MONUMENT WITH ALUMINUM CAP, PLS NO. 775, BEARS 2.87' FROM THE NORTH RIGHT-OF-WAY LINE OF BODIE CANYON ROAD AND 8.08' NORTH OF THE SECTION LINE
- ③ ..... FOUND ALUMINUM CAP, PLS NO. 775, BEARS 6.58' NORTH OF SECTION LINE

RECORDED'S  
CERTIFICATE

SECTION 14, TWP 56N, RNG 5W.,B.M.

SHEET TITLE:

**DIXON'S BODIE DIVISION**

James A. Sewell and Associates, LLC

ENGINEERS - SURVEYORS - PLANNERS  
NEWPORT, WASHINGTON, 99156, (509)447-3626

DATE: 05-09-25

SCALE:  
1"=250'

RAWN: JMB

CHECKED: TJP

ROJ.NO.:  
4175-25-001

AD FILE NO.  
JYON MLD 2025

IXON-MLD-2025

SHT2\_OF\_2

10/10/2016

